



## Agenda

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

November 27, 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 November 13, 2023 minutes.
- [2.](#) Claims resolution in the amount of \$527,306.37.
- [3.](#) Consideration of a motion approving the Class 'E' Alcohol License for SuperMart.
- [4.](#) Consideration of a motion approving the proposed sale of city owned real property located at 11 12th Avenue SW as recommended by the Planning, Finance, Enterprise, and Economic Development Committee.

**Ordinances**

- [5.](#) Consideration of an ordinance updating the floodplain management. - Third and Final Reading.

**Resolutions**

- [6.](#) Consideration of a resolution scheduling public hearing on proposed sale of city owned real property located at 11 12th Avenue SW.
- [7.](#) Consideration of a resolution approving a road diet for North Frederick reducing the lanes from four to three north of the Intersection of Frederick and Highway 150.

**Motions**

- [8.](#) Consideration of a motion approving Annual Urban Renewal Report re: Fiscal Year 2022-2023 TIF Debt Outstanding.

- [9.](#) Consideration of a motion to approve staff applying for the Community Catalyst Building Remediation program offered by the Iowa Economic Development Authority for 1 South Frederick.

**Committee Reports**

- [10.](#) Report from Payne on the Library Board minutes.
- [11.](#) Report from Payne on the Housing Board Minutes.

**Council Updates**

**Mayor's Report**

**City Administrator's Report**

- [A.](#) City Administrator.

**Adjournment**

- [ii.](#) Additional Information.
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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  
November 13, 2023 - 6:00 PM

## Pledge of Allegiance

## Call to Order

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

## Roll Call

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

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

**Absent:** Lenz

## Additions or Deletions

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

All aye. Motion carried.

## Citizens Public Comments

Todd Bradley of Performance Rehab has concerns about the school being in charge of the wellness center as he believes it would become a school activity-based center not community based.

## Consent Agenda

1. Consideration of a motion approving the October 23, 2023 minutes.

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

All aye. Motion carried.

## Ordinances

2. Consideration of an ordinance updating the floodplain management. - Second Reading

A motion was made by Weber, seconded by Garrigus to approve the second reading of the ordinance updating the floodplain management.

Ayes: Weber, Garrigus, Seeders, Payne, Stewart

Nays: NA

Absent: Lenz

Motion carried.

## Resolutions

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

A motion was made by Seeders, seconded by Weber to adopt Resolution No. 5486-2023.

Ayes: Weber, Garrigus, Seeders, Payne, Stewart

Nays: NA

Absent: Lenz

Motion carried.

4. Consideration of a resolution approving a 28E Agreement with the Oelwein Community School District for the Williams Wellness Center.

A motion was made by Seeders, seconded by Garrigus to adopt Resolution No. 5487-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: Stewart

Absent: Lenz

Motion carried.

5. Consideration of a resolution providing notice of termination to MercyOne for the 28E agreement that will allow administration of the Williams Wellness Center.

A motion was made by Seeders, seconded by Weber to adopt Resolution No. 5488-2023.

Ayes: Weber, Garrigus, Seeders, Payne

Nays: Stewart

Absent: Lenz

Motion carried.

6. Consideration of a resolution approving a competitive quote of \$24,900.00 from Bryan Construction for the Fall-Winter 2023 Demolition Project.

A motion was made by Payne, seconded by Stewart to adopt Resolution No. 5489-2023.

Ayes: Weber, Seeders, Payne, Stewart

Nays: NA

Absent: Lenz

Abstain: Garrigus

Motion carried.

#### **Committee Reports**

7. Report from Stewart on the October Airport Board minutes.

For full minutes, please visit: <https://www.cityfoelwein.org/bc-ab/page/airport-board-29>

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

8. Consideration of a motion to approve the Mayor's recommendation to appoint Nathan Schares to the Airport Board.

A motion was made by Stewart, seconded by Garrigus to approve the Mayor's recommendation to appoint Nathan Schares to the Airport Board. All aye. Motion carried.

Mayor DeVore congratulated City Administrator Mulfinger on attaining the Credentialed Manager designation from the International City/County Management Association.

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

City Attorney Herman provided a report to Council via email.

#### **Adjournment**

A motion was made by Weber, seconded by Garrigus to adjourn the meeting at 6:12 PM.

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

ATTEST:

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

I, Dylan Mulfinger, City Administrator in and for the City of Oelwein, Iowa do hereby certify that the above and foregoing is a true accounting of the Council Proceedings held November 13, 2023 and copy of said proceedings was furnished to the Register November 16, 2023.

\_\_\_\_\_  
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>					
RAY O'HERRON CO INC	2301698	Gage Voshell Uniform	10/18/2023	57.99	.00
RAY O'HERRON CO INC	2302132	Voshell uniforms	10/20/2023	139.11	.00
RAY O'HERRON CO INC	2304840	G. Voshell name bar	11/02/2023	33.80	.00
Total 001-1100-61810 UNIFORM:				230.90	.00
<b>001-1100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	101223121	SACOP Transport from airport	10/13/2023	27.56	27.56
CARDMEMBER SERVICES	101823121	SACOP-IACP Transport to airport	10/18/2023	24.04	24.04
CARDMEMBER SERVICES	268797	uniform vendor meeting meal121/	10/25/2023	16.99	16.99
CARDMEMBER SERVICES	583300620153	ILEA Event Meal for Ward, Wurzer	10/27/2023	59.88	59.88
GAGE VOSHELL	2	ILEA Meals	11/06/2023	48.49	48.49
Total 001-1100-61990 EMPLOYEE PERSONNEL EXPENSE:				176.96	176.96
<b>001-1100-63100 BUILDING</b>					
CARDMEMBER SERVICES	113-5636009-3	Amazon-garage duster	10/05/2023	43.99	43.99
Total 001-1100-63100 BUILDING:				43.99	43.99
<b>001-1100-63310 VEHICLE</b>					
ADVANCED AUTOMOTIVE INC	5036	car 8 oil change	11/01/2023	53.25	.00
ADVANCED AUTOMOTIVE INC	5039	car 3 oil change	11/01/2023	54.00	.00
ADVANCED AUTOMOTIVE INC	5042	car 5 oil change	11/01/2023	53.25	.00
ARNOLD MOTOR SUPPLY LLP	09NV103363	washer fluid et al	11/15/2023	65.99	.00
ARNOLD MOTOR SUPPLY LLP	09NV103669	bulb for 130's squad	11/20/2023	5.10	.00
CARDMEMBER SERVICES	10242023121	SACOP-IACP Meeting parking	10/24/2023	63.00	63.00
MIDWEST COLLISION CENTER I	5185	car 6 tow	10/31/2023	100.00	.00
O'REILLY AUTOMOTIVE STORE	0390-471590	Headlamp Car 9	08/29/2023	16.82	16.82
WEX BANK	92945345	FUEL PURCHASES	10/31/2023	2,583.40	2,583.40
Total 001-1100-63310 VEHICLE:				2,994.81	2,663.22
<b>001-1100-63510 RADIO REPAIRS</b>					
CARDMEMBER SERVICES	3416	ear pieces	11/02/2023	534.96	534.96
Total 001-1100-63510 RADIO REPAIRS:				534.96	534.96
<b>001-1100-63730 COMMUNICATIONS</b>					
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	998.20	998.20
Total 001-1100-63730 COMMUNICATIONS:				998.20	998.20
<b>001-1100-63750 CELLULAR/PAGING</b>					
T-MOBILE USA INC	993066656 202	Replace cells on new plan for sup	10/21/2023	2,450.26	2,450.26
Total 001-1100-63750 CELLULAR/PAGING:				2,450.26	2,450.26
<b>001-1100-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	11/06/2023	89.36	89.36
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	20.39	20.39

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	20.99	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	888.96	888.96
Total 001-1100-63810 UTILITIES:				1,019.70	998.71
<b>001-1100-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1615	MONTHLY PD CLEANING - OCT	11/13/2023	368.00	.00
Total 001-1100-64090 JANITORIAL:				368.00	.00
<b>001-1100-64910 TELETYPE CONTRACT</b>					
IA DEPT OF PUBLIC SAFETY	155	JULY-SEPT TELETYPE BILLING	10/12/2023	1,391.52	.00
Total 001-1100-64910 TELETYPE CONTRACT:				1,391.52	.00
<b>001-1100-64950 CONTRACTS</b>					
BLACKHAWK AUTOMATIC SPRI	117257	sprinkler inspections	11/10/2023	165.00	.00
COPY SYSTEMS INC	IN503300	COPIER MAINT SUPPORT	11/06/2023	40.56	.00
Total 001-1100-64950 CONTRACTS:				205.56	.00
<b>001-1100-65041 EQUIPMENT</b>					
CARDMEMBER SERVICES	112-8245916-7	amazon order-flashlight	10/27/2023	128.99	128.99
CARDMEMBER SERVICES	SO113919	TAC battery	11/01/2023	107.64	107.64
Total 001-1100-65041 EQUIPMENT:				236.63	236.63
<b>001-1100-65060 OFFICE SUPPLIES</b>					
CARDMEMBER SERVICES	11801824	Voshell business cards	11/02/2023	49.21	49.21
CARDMEMBER SERVICES	NTC11335583	G. Voshell name plate	11/02/2023	41.00	41.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	163.78	.00
Total 001-1100-65060 OFFICE SUPPLIES:				253.99	90.21
<b>001-1100-65102 INVESTIGATION</b>					
NARTEC INC	19584	test ampules	11/14/2023	361.04	.00
US CELLULAR	453072630 202	CAMERA	11/02/2023	20.29	20.29
Total 001-1100-65102 INVESTIGATION:				381.33	20.29
<b>001-1100-65130 COMPUTER SUPPLIES</b>					
CONVERGINT TECHNOLOGIES	IN00117362	Tech support for security software	11/13/2023	328.00	.00
Total 001-1100-65130 COMPUTER SUPPLIES:				328.00	.00
<b>001-1500-63100 BUILDING</b>					
HAWKEYE FIRE & SAFETY COM	134323	ANNUAL FIRE EXT INSPECTION	09/30/2023	26.20	26.20
Total 001-1500-63100 BUILDING:				26.20	26.20
<b>001-1500-63310 VEHICLE</b>					
WEX BANK	92945345	FUEL PURCHASES	10/31/2023	126.99	126.99
Total 001-1500-63310 VEHICLE:				126.99	126.99
<b>001-1500-63730 COMMUNICATIONS</b>					
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	83.18	83.18

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-1500-63730 COMMUNICATIONS:				83.18	83.18
<b>001-1500-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	10/27/2023	46.99	46.99
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	11/06/2023	22.27	22.27
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	75.61	75.61
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	120.14	.00
ALLIANT ENERGY	8600344075 20	ELECTRIC SERVICE	10/20/2023	22.48	22.48
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	31.30	31.30
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	153.68	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	122.11	122.11
Total 001-1500-63810 UTILITIES:				594.58	320.76
<b>001-1500-64950 CONTRACTS</b>					
FELD FIRE	0431088-IN	fire truck servicing	11/10/2023	2,982.00	.00
HORAN CLEANING LLC	1615	MONTHLY FD CLEANING - OCT	11/13/2023	96.00	.00
Total 001-1500-64950 CONTRACTS:				3,078.00	.00
<b>001-1500-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	3.78	.00
Total 001-1500-65060 OFFICE SUPPLIES:				3.78	.00
<b>001-1700-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	55.27	.00
Total 001-1700-63310 VEHICLE:				55.27	.00
<b>001-1700-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74382	PRIORITIZING BANDWIDTH - CI	11/01/2023	39.80	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	110.91	110.91
Total 001-1700-63730 COMMUNICATIONS:				150.71	110.91
<b>001-1700-63750 CELLULAR/PAGING</b>					
US CELLULAR	453072630 202	TABLET	11/02/2023	52.23	52.23
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	30.65	30.65
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	53.49	53.49
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	43.49	43.49
US CELLULAR	453072630 202	TABLET	11/02/2023	70.00	70.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	21.75	21.75
Total 001-1700-63750 CELLULAR/PAGING:				271.61	271.61
<b>001-1700-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	50.00	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	151.34	.00
Total 001-1700-65060 OFFICE SUPPLIES:				201.34	.00
<b>001-2510-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00800	LEGAL/PROFESSIONAL FEES -	11/16/2023	705.00	.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-2510-64110 LEGAL EXPENSE:				705.00	.00
<b>001-2510-64950 CONTRACTS</b>					
VAN WINKLE JACOB ENGINEER	6624252 2000	Structural assessment at 27 S Fre	10/28/2023	968.75	.00
Total 001-2510-64950 CONTRACTS:				968.75	.00
<b>001-2510-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	9.45	.00
Total 001-2510-65060 OFFICE SUPPLIES:				9.45	.00
<b>001-2800-63100 BUILDING</b>					
ACE HARDWARE	A280969	CAB SCREWS/TAPE/FINISH BLA	10/13/2023	43.97	.00
ACE HARDWARE	A280969	RETURNED SAW BLADE	10/13/2023	15.99-	.00
Total 001-2800-63100 BUILDING:				27.98	.00
<b>001-2800-63730 COMMUNICATIONS</b>					
AUREON COMMUNICATIONS	0789004155 20	AIRPORT PHONE SERVICE	11/01/2023	32.07	32.07
COMMUNITY DIGITAL WIRELES	0510000374 20	AIRPORT INTERNET SERVICE	11/01/2023	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	10/13/2023	19.07	19.07
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	20.38	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	218.08	218.08
Total 001-2800-63810 UTILITIES:				257.53	237.15
<b>001-2800-64950 CONTRACTS</b>					
TEGELER AVIATION LLC	2023 11 01	NOVEMBER FBO FEE	11/01/2023	3,059.82	.00
Total 001-2800-64950 CONTRACTS:				3,059.82	.00
<b>001-2800-65041 EQUIPMENT</b>					
MODERN BUILDING PRODUCT	140304	2X10' fir boards	11/20/2023	99.40	.00
MODERN BUILDING PRODUCT	140306	2x12, Lag, strike anchor, wood scr	11/20/2023	662.79	.00
Total 001-2800-65041 EQUIPMENT:				762.19	.00
<b>001-2800-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	20.10	.00
Total 001-2800-65060 OFFICE SUPPLIES:				20.10	.00
<b>001-4100-60100 SALARY</b>					
MARTIN GARDNER ARCHITECT	2300574	Architectural Services	11/07/2023	350.00	.00
Total 001-4100-60100 SALARY:				350.00	.00
<b>001-4100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	11092023	Grand Harbor Resort - ILA	11/09/2023	279.04	279.04
ROTARY CLUB OF OELWEIN	337	Dues	10/16/2023	125.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-4100-61990 EMPLOYEE PERSONNEL EXPENSE:				404.04	279.04
<b>001-4100-63100 BUILDING</b>					
HOMETOWN PEST CONTROL	10312023	PEST CONTROL	10/31/2023	75.00	.00
PLUMB SUPPLY COMPANY	36090.001	FURNACE FILTERS	10/31/2023	119.52	.00
Total 001-4100-63100 BUILDING:				194.52	.00
<b>001-4100-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	48.04	.00
Total 001-4100-63310 VEHICLE:				48.04	.00
<b>001-4100-63730 COMMUNICATIONS</b>					
CENTURYLINK	503191595 202	LIBRARY PHONE SERVICE	10/24/2023	105.66	105.66
Total 001-4100-63730 COMMUNICATIONS:				105.66	105.66
<b>001-4100-63810 UTILITIES</b>					
ALLIANT ENERGY	5998790000 20	LIBRARY GAS SERVICE	10/20/2023	33.53	33.53
ALLIANT ENERGY	5998790000 20	LIBRARY ELECTRIC SERVICE	10/20/2023	1,447.15	1,447.15
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	520.77	520.77
Total 001-4100-63810 UTILITIES:				2,001.45	2,001.45
<b>001-4100-64092 MOWING SAUR LOT</b>					
SCHMITT CLEANING SERVICES	11123	MOWING	11/01/2023	58.00	.00
Total 001-4100-64092 MOWING SAUR LOT:				58.00	.00
<b>001-4100-64950 CONTRACTS</b>					
SCHMITT CLEANING SERVICES	11123	CLEANING	11/01/2023	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 8/30/2023--11/13/2023	11/13/2023	7.56	.00
QUILL.COM	35060493	Ink, Toner & Disinfectant	11/10/2023	342.17	.00
SUSAN MACKEN	11142023	POSTAGE	11/14/2023	105.60	.00
UNIQUE MANAGEMENT	6118722	COLLECTION SERVICE	11/01/2023	58.25	.00
Total 001-4100-65060 OFFICE SUPPLIES:				513.58	.00
<b>001-4100-65077 PASSPORT EXPENSES</b>					
SUSAN MACKEN	11142023	PASSPORT POSTAGE	11/14/2023	115.80	.00
Total 001-4100-65077 PASSPORT EXPENSES:				115.80	.00
<b>001-4100-65220 BOOKS,FILM,CD'S,ETC</b>					
BAKER & TAYLOR	2037907608	BOOKS	10/31/2023	1,460.73	.00
CARDMEMBER SERVICES	11092023	Amazon-Movies	11/09/2023	72.84	72.84
CARDMEMBER SERVICES	11092023	Petersen Law Firm - Books	11/09/2023	15.00	15.00
FOOD NETWORK MAGAZINE	11012023	MAGAZINE SUBSCRIPTION	11/01/2023	49.97	.00
MIDWEST TAPE LLC	2000017215	Hoopla - Digital Content	11/03/2023	3,000.00	.00
TASTE OF HOME	1628403	PAID MAGAZINE SUBSCRIPTIO	11/01/2023	12.98	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-4100-65220 BOOKS,FILM,CD'S,ETC:				4,611.52	87.84
<b>001-4300-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	65381b7e910d	CPSI class	10/24/2023	575.00	575.00
COVENANT OCCUPATIONAL M	72561	DRUG TEST - J JOHNSON	10/16/2023	60.00	.00
Total 001-4300-61990 EMPLOYEE PERSONNEL EXPENSE:				635.00	575.00
<b>001-4300-63200 BUILDING</b>					
CARDMEMBER SERVICES	113-7397522-9	Sign	10/13/2023	25.83	25.83
LUMBER RIDGE HOME SOURC	a171773	Lumber	10/18/2023	390.00	.00
LUMBER RIDGE HOME SOURC	a171780	Lumber	10/18/2023	66.54	.00
Total 001-4300-63200 BUILDING:				482.37	25.83
<b>001-4300-63201 VETERAN PARK MONUMENT</b>					
CREATIVE BRICK & CONCRETE	719817	BRICK VETRANS PARK	10/09/2023	209.37	209.37
Total 001-4300-63201 VETERAN PARK MONUMENT:				209.37	209.37
<b>001-4300-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	460.93	.00
Total 001-4300-63310 VEHICLE:				460.93	.00
<b>001-4300-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74383	PRIORITIZING BANDWIDTH - UT	11/01/2023	49.75	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	27.73	27.73
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	57.48	57.48
Total 001-4300-63730 COMMUNICATIONS:				134.96	85.21
<b>001-4300-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	10/27/2023	123.00	123.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	171.21	171.21
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	241.87	241.87
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	217.95	.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	169.69	.00
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	63.40	.00
Total 001-4300-63810 UTILITIES:				987.12	536.08
<b>001-4300-65041 EQUIPMENT</b>					
ARNOLD MOTOR SUPPLY LLP	09nv102459	595 Filters	10/31/2023	45.75	.00
ARNOLD MOTOR SUPPLY LLP	09nv102890	filters	11/07/2023	57.98	.00
ARNOLD MOTOR SUPPLY LLP	09nv102910	filters	11/07/2023	56.40	.00
ARNOLD MOTOR SUPPLY LLP	09nv102934	filters	11/08/2023	42.60	.00
JOHN DEERE FINANCIAL F.S.B.	p69453	Chainsaw clutch	10/18/2023	54.91	54.91
JOHN DEERE FINANCIAL F.S.B.	P69796	clutch return	10/23/2023	46.55-	46.55-
JOHN DEERE FINANCIAL F.S.B.	P70885	Chainsaw	11/07/2023	517.99	517.99
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	662.89	.00
O'REILLY AUTOMOTIVE STORE	0390-478856	Spark Plugs	11/09/2023	82.82	.00
Total 001-4300-65041 EQUIPMENT:				1,474.79	526.35

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>001-4300-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	25.00	.00
QUADIENET FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	12.60	.00
Total 001-4300-65060 OFFICE SUPPLIES:				37.60	.00
<b>001-4300-65070 SUPPLIES</b>					
ACE HARDWARE	a280620	plant supplies	10/09/2023	33.51	.00
ACE HARDWARE	a280799	dugout stain - Wings	10/11/2023	157.61	.00
ACE HARDWARE	a280818	skate park fasteners	10/11/2023	12.56	.00
ACE HARDWARE	a280881	fasteners	10/12/2023	38.76	.00
ACE HARDWARE	b128328	Stain	10/25/2023	119.98	.00
ACE HARDWARE	b128435	caulk gun	10/27/2023	19.53	.00
ARNOLD MOTOR SUPPLY LLP	09nv103538	Shop supplies	11/17/2023	35.04	.00
CARDMEMBER SERVICES	113-1018997-8	vacuum breaker	10/13/2023	41.39	41.39
JOHN DEERE FINANCIAL F.S.B.	3022502	Floor Dry	10/31/2023	44.97	44.97
LUMBER RIDGE HOME SOURC	a171791	decking	10/19/2023	22.37	.00
Total 001-4300-65070 SUPPLIES:				525.72	86.36
<b>001-4320-63730 COMMUNICATIONS</b>					
US CELLULAR	453072630 202	INTERNET - CAMPGROUND	11/02/2023	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	10/20/2023	1,254.83	1,254.83
Total 001-4320-63810 UTILITIES:				1,254.83	1,254.83
<b>001-4320-65070 SUPPLIES</b>					
ACE HARDWARE	a281741	torx bits	10/23/2023	11.99	.00
JOHN DEERE FINANCIAL F.S.B.	3017744	RV Antifreeze	10/16/2023	59.22	59.22
Total 001-4320-65070 SUPPLIES:				71.21	59.22
<b>001-4400-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
CARDMEMBER SERVICES	65302df5a1da9	IPRA Membership	10/18/2023	180.00	180.00
Total 001-4400-61990 EMPLOYEE PERSONNEL EXPENSE:				180.00	180.00
<b>001-4400-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	26.59	.00
Total 001-4400-63310 VEHICLE:				26.59	.00
<b>001-4400-63730 COMMUNICATIONS</b>					
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	43.50	43.50
Total 001-4400-63730 COMMUNICATIONS:				43.50	43.50
<b>001-4400-63810 UTILITIES</b>					
ALLIANT ENERGY	8600344075 20	ELECTRIC SERVICE	10/20/2023	20.38	20.38
Total 001-4400-63810 UTILITIES:				20.38	20.38

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>001-4400-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	10.71	.00
Total 001-4400-65060 OFFICE SUPPLIES:				10.71	.00
<b>001-4400-65220 ADULT SOFTBALL</b>					
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	35.33	.00
Total 001-4400-65220 ADULT SOFTBALL:				35.33	.00
<b>001-4400-65240 BASKETBALL</b>					
CARDMEMBER SERVICES	114200974070	Fox 40 whistle	10/26/2023	35.87	35.87
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	50.05	.00
Total 001-4400-65240 BASKETBALL:				85.92	35.87
<b>001-4400-65260 VOLLEYBALL</b>					
TREASURER STATE OF IOWA	1-33-000974 2	SEPTEMBER SALES TAX	09/30/2023	64.44	64.44
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	150.47	.00
Total 001-4400-65260 VOLLEYBALL:				214.91	64.44
<b>001-4400-65280 FLAG FOOTBALL</b>					
TREASURER STATE OF IOWA	1-33-000974 2	SEPTEMBER SALES TAX	09/30/2023	97.80	97.80
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	17.99	.00
Total 001-4400-65280 FLAG FOOTBALL:				115.79	97.80
<b>001-4400-65290 SOCCER</b>					
TREASURER STATE OF IOWA	1-33-000974 2	SEPTEMBER SALES TAX	09/30/2023	35.65	35.65
Total 001-4400-65290 SOCCER:				35.65	35.65
<b>001-4400-65380 DODGEBALL</b>					
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	1.30	.00
Total 001-4400-65380 DODGEBALL:				1.30	.00
<b>001-4410-63100 BUILDING</b>					
ACE HARDWARE	b127649	pump room fittings	10/13/2023	36.49	.00
ACE HARDWARE	b127658	pump room fittings	10/13/2023	14.92	.00
ACE HARDWARE	b127813	PVC Fittings	10/16/2023	2.77	.00
CARDMEMBER SERVICES	113-7397522-9	Directional tape	10/13/2023	51.41	51.41
LUMBER RIDGE HOME SOURC	b91291	Concessions paint	10/09/2023	279.00	.00
Total 001-4410-63100 BUILDING:				384.59	51.41
<b>001-4410-63730 COMMUNICATIONS</b>					
MEDIACOM COMMUNICATIONS	00090674 2023	POOL PHONE/INTERNET SERVI	11/09/2023	175.56	175.56
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.46	55.46
Total 001-4410-63730 COMMUNICATIONS:				231.02	231.02
<b>001-4410-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	44.82	44.82
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	41.95	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-4410-63810 UTILITIES:				86.77	44.82
<b>001-4410-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	43.70	.00
Total 001-4410-65060 OFFICE SUPPLIES:				43.70	.00
<b>001-4500-63100 BUILDING</b>					
LUMBER RIDGE HOME SOURC	a171112	Form material	10/03/2023	246.49	.00
Total 001-4500-63100 BUILDING:				246.49	.00
<b>001-4500-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	396.89	.00
Total 001-4500-63310 VEHICLE:				396.89	.00
<b>001-4500-63730 COMMUNICATIONS</b>					
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	45.56	.00
Total 001-4500-63730 COMMUNICATIONS:				45.56	.00
<b>001-4500-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	50.24	50.24
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	59.04	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	62.74	62.74
Total 001-4500-63810 UTILITIES:				172.02	112.98
<b>001-4500-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	570.49	.00
Total 001-4500-65041 EQUIPMENT:				570.49	.00
<b>001-4500-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	9.45	.00
Total 001-4500-65060 OFFICE SUPPLIES:				9.45	.00
<b>001-4500-65070 SUPPLIES</b>					
ACE HARDWARE	b127466	ratchets	10/10/2023	54.98	.00
Total 001-4500-65070 SUPPLIES:				54.98	.00
<b>001-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 10	REIMBURSE - IMFOA CONF MIL	10/24/2023	110.14	110.14
BRENDA MICHELS	2023 11 15	REIMBURSE - MILAGE BUDGET	11/15/2023	52.83	52.83
HOLIDAY INN-AIRPORT	477734	LODGING-BARB IMFOA	10/20/2023	112.00	112.00
IOWA PRISON INDUSTRIES	374368	IPI - UNIFORMS - IMFOA BR	10/06/2023	12.58	.00
Total 001-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				287.55	274.97
<b>001-6200-63100 BUILDING</b>					
ACE HARDWARE	A280242	DOOR LOCK - CITY HALL	10/04/2023	13.99	.00
ACE HARDWARE	A280954	SAW BLADE/CAULK/BLADE	10/13/2023	42.95	.00
LOCKSPERTS INC	5514	SERVICE CALL - REKEY/LOCK	11/06/2023	98.66	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-6200-63100 BUILDING:				155.60	.00
<b>001-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354494	FIRSTNET INTERNET SERVICE	10/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV74382	PRIORITIZING BANDWIDTH - CI	11/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	78.13	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.46	55.46
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	66.82	66.82
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	34.79	34.79
Total 001-6200-63730 COMMUNICATIONS:				285.32	167.39
<b>001-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	32.41	32.41
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	51.49	.00
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	11/06/2023	14.10	14.10
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	25.04	25.04
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	88.06	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	52.33	52.33
Total 001-6200-63810 UTILITIES:				263.43	123.88
<b>001-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50292	COMPLETION - AUDIT FIELD W	10/31/2023	3,815.00	.00
Total 001-6200-64010 AUDIT:				3,815.00	.00
<b>001-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1615	MONTHLY CITY HALL CLEANIN	11/13/2023	97.33	.00
Total 001-6200-64090 JANITORIAL:				97.33	.00
<b>001-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	11/16/2023	643.96	.00
LYNCH DALLAS PC	150213-00700	LEGAL/PROFESSIONAL FEES -	11/16/2023	60.00	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	11/16/2023	455.06	.00
LYNCH DALLAS PC	150213-01100	LEGAL/PROFESSIONAL FEES -	10/27/2023	114.00	.00
LYNCH DALLAS PC	150213-01400	LEGAL/PROFESSIONAL FEES -	11/16/2023	18.00	.00
LYNCH DALLAS PC	150213-05500	LEGAL/PROFESSIONAL FEES -	11/16/2023	469.50	.00
Total 001-6200-64110 LEGAL EXPENSE:				1,760.52	.00
<b>001-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303984388	SEPT 25 MINUTES	10/04/2023	49.91	.00
OELWEIN PUBLISHING CO	303989505	PH COMP PLAN	10/14/2023	7.94	.00
OELWEIN PUBLISHING CO	303989512	OCT 09 MINUTES	10/14/2023	61.58	.00
OELWEIN PUBLISHING CO	303989908	ANNUAL FINANCIAL REPORT	10/19/2023	91.22	.00
OELWEIN PUBLISHING CO	303993975	OCTOBER CLAIMS	10/27/2023	127.19	.00
OELWEIN PUBLISHING CO	303993976	OCT 23 MINUTES	10/27/2023	74.70	.00
OELWEIN PUBLISHING CO	303993977	SEPT RECEIPTS	10/27/2023	11.76	.00
Total 001-6200-64140 LEGAL PUBLICATION:				424.30	.00
<b>001-6200-64200 ELECTION</b>					
FAYETTE CO AUDITOR	2023 11 07	CITY ELECTION EXPENSES	11/07/2023	1,405.01	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 001-6200-64200 ELECTION:				1,405.01	.00
<b>001-6200-64950 CONTRACTS</b>					
CREATIVE PLANNING HOLDCO	CP145920	TWO FACTOR AUTHENTICATIO	10/23/2023	2,350.00	.00
Total 001-6200-64950 CONTRACTS:				2,350.00	.00
<b>001-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	A280732	FLY TRAP	10/10/2023	3.19	.00
COPY SYSTEMS INC	IN503627	COPIER MAINT SUPPORT	11/08/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP146430	HOSTED EXCHANGE PLAN 2 -	11/01/2023	8.00	.00
CREATIVE PLANNING HOLDCO	CP146430	HOSTED EXCHANGE	11/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP146573	EMAIL SECURITY	11/01/2023	36.00	.00
CREATIVE PLANNING HOLDCO	CP146594	WEBROOT	11/01/2023	31.33	.00
CREATIVE PLANNING HOLDCO	CP146934	YUBIKEY 5 NFC SECURITY KEY	11/16/2023	240.00	.00
KERNS COMPANY INC	140958	CALENDARS	11/06/2023	109.71	.00
LEVERAGE PRINTING	14006	LARGE LAMINATED POSTERS	10/26/2023	138.08	.00
PTM DOCUMENT SYSTEMS/PRI	87808	1099NEC FORMS	11/02/2023	50.97	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	30.74	.00
Total 001-6200-65060 OFFICE SUPPLIES:				725.55	.00
<b>051-1300-64131 EMERGENCY MANAGEMENT</b>					
FAYETTE CO TREASURER	EMA 2023 08 1	1ST HALF EMA FUND 2023-2024	08/15/2023	10,941.38	.00
Total 051-1300-64131 EMERGENCY MANAGEMENT:				10,941.38	.00
<b>110-2100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
COVENANT OCCUPATIONAL M	72561	DRUG TEST - S KUENNEN	10/16/2023	103.00	.00
DANCORE	4684	Hats	10/20/2023	45.00	.00
JOHN DEERE FINANCIAL F.S.B.	3015965	high vis sweatshirt	10/10/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3015986	High Vis sweatshirt	10/10/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3016382	Hi Vis Sweatshirt	10/11/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3022662	St - J. Rehkemmer pants	11/01/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3024796	Men Rigby Flx pants	11/07/2023	49.99	49.99
Total 110-2100-61990 EMPLOYEE PERSONNEL EXPENSE:				397.95	249.95
<b>110-2100-63200 SNOW SUPPLIES</b>					
BMC AGGREGATES LC	159771	Concrete Sand	10/31/2023	1,202.06	1,202.06
Total 110-2100-63200 SNOW SUPPLIES:				1,202.06	1,202.06
<b>110-2100-63310 VEHICLE</b>					
ACE HARDWARE	A281994	Cleat 4.5"	10/26/2023	5.58	.00
ARNOLD MOTOR SUPPLY LLP	09NV101619	Starter, Oil filter #75	10/18/2023	142.75	.00
ARNOLD MOTOR SUPPLY LLP	09NV102488	Oil Filter	10/31/2023	28.20	.00
ARNOLD MOTOR SUPPLY LLP	09NV103272	Oil Filter, Fuel filter	11/14/2023	152.87	.00
DONS TRUCK SALES INC	538448	CTR bearing #73	11/16/2023	59.66	.00
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	1,289.86	.00
Total 110-2100-63310 VEHICLE:				1,678.92	.00
<b>110-2100-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74383	PRIORITIZING BANDWIDTH - UT	11/01/2023	49.75	.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	45.56	.00
MEDIACOM COMMUNICATIONS	00116348 2023	STREETS INTERNET SERVICE	10/28/2023	98.99	98.99
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	27.73	27.73
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	43.49	43.49
Total 110-2100-63730 COMMUNICATIONS:				265.52	170.21
<b>110-2100-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	18.41	18.41
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	241.87	241.87
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	217.95	.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	20.37	.00
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	36.22	36.22
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	178.59	.00
Total 110-2100-63810 UTILITIES:				713.41	296.50
<b>110-2100-65041 EQUIPMENT</b>					
ARNOLD MOTOR SUPPLY LLP	09NV101957	Fuel filter - Case	10/23/2023	53.77	.00
ARNOLD MOTOR SUPPLY LLP	09NV102007	Oil, filter Case	10/24/2023	70.91	.00
ARNOLD MOTOR SUPPLY LLP	09NV102014	Rechargeable work light	10/24/2023	37.49	.00
HOUSBY HEAVY EQUIPMENT, L	P59086	Filters / tail light	11/03/2023	144.79	.00
JOHN DEERE FINANCIAL F.S.B.	P68706	Hydraulic hose sweeper	10/09/2023	114.82	114.82
MIDWEST COLLISION CENTER I	9405-20	2-31 Top post batteries	11/13/2023	140.00	.00
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	819.21	.00
Total 110-2100-65041 EQUIPMENT:				1,380.99	114.82
<b>110-2100-65060 OFFICE SUPPLIES</b>					
COPY SYSTEMS INC	IN503627	COPIER MAINT SUPPORT	11/08/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	12.50	.00
CREATIVE PLANNING HOLDCO	CP146607	CLOUD CONT DESKTOP	11/01/2023	28.00	.00
QUADIENNT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	22.05	.00
Total 110-2100-65060 OFFICE SUPPLIES:				74.58	.00
<b>110-2100-65070 SUPPLIES</b>					
ACE HARDWARE	A280301	Slip Joint Pliers 8"	10/05/2023	10.99	.00
GRAINGER	9897589181	paper towel, TP	11/07/2023	183.32	.00
JOHN DEERE FINANCIAL F.S.B.	3016858	Glass cleaner	10/13/2023	5.98	5.98
JOHN DEERE FINANCIAL F.S.B.	3020158	Duct Tape, Brake Cleaner, Slip ho	10/24/2023	42.94	42.94
MULGREW OIL CO	1332151	DEF 55/1 Drum	08/04/2023	220.00	220.00
MULGREW OIL CO	1336811	Hydraulic Fluid 55/1 drum	08/16/2023	553.98	553.98
MULGREW OIL CO	1358220	FINANCE FEES AUGUST INVOI	09/30/2023	6.86	6.86
MULGREW OIL CO	13684250	15W40 55/1 drum oil	10/26/2023	723.13	723.13
SUPERIOR WELDING SUPPLY	274282	Welding gas	11/07/2023	84.15	.00
Total 110-2100-65070 SUPPLIES:				1,831.35	1,552.89
<b>110-2300-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	10/27/2023	383.51	383.51
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	10/27/2023	8,539.77	8,539.77
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	11/06/2023	53.53	53.53
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	440.52	440.52
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	504.77	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 110-2300-63810 UTILITIES:				9,922.10	9,417.33
<b>110-2300-65041 EQUIPMENT</b>					
KENS ELECTRIC	34593468	Photo eye thru box	11/13/2023	33.86	.00
Total 110-2300-65041 EQUIPMENT:				33.86	.00
<b>110-2400-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	11/06/2023	159.51	159.51
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	70.85	70.85
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	72.29	.00
Total 110-2400-63810 UTILITIES:				302.65	230.36
<b>110-2700-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	73.76	.00
Total 110-2700-65041 EQUIPMENT:				73.76	.00
<b>110-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50292	COMPLETION - AUDIT FIELD W	10/31/2023	2,180.00	.00
Total 110-6200-64010 AUDIT:				2,180.00	.00
<b>112-3820-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	164.01	164.01
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	21,368.82	21,368.82
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	21,368.35	.00
Total 112-3820-61500 MEDICAL-HEALTH:				42,901.18	21,532.83
<b>112-3820-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	2,147.24	.00
Total 112-3820-61600 WORKMENS COMPENSATION:				2,147.24	.00
<b>112-3820-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	130.50	130.50
ADVANTAGE ADMINISTRATORS	2023 10 20	OCT 20 MEDICAL CLAIMS	10/20/2023	56.42	56.42
ADVANTAGE ADMINISTRATORS	2023 10 27	OCT 27 MEDICAL CLAIMS	10/27/2023	22.86	22.86
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS	11/03/2023	105.49	105.49
ADVANTAGE ADMINISTRATORS	2023 11 10	NOV 10 MEDICAL CLAIMS	11/10/2023	152.81	152.81
ADVANTAGE ADMINISTRATORS	2023 11 17	NOV 17 MEDICAL CLAIMS	11/17/2023	20.56	20.56
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	130.50	130.50
Total 112-3820-61840 CLAIMS-SIDE FUND:				619.14	619.14
<b>112-3830-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	21.69	21.69
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	5,211.81	5,211.81
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	5,211.69	.00
Total 112-3830-61500 MEDICAL-HEALTH:				10,445.19	5,233.50
<b>112-3830-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	1,643.05	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	6.19	.00
Total 112-3830-61600 WORKMENS COMPENSATION:				1,649.24	.00
<b>112-3830-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	26.10	26.10
ADVANTAGE ADMINISTRATORS	2023 10 20	OCT 20 MEDICAL CLAIMS	10/20/2023	452.35	452.35
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS	11/03/2023	65.00	65.00
ADVANTAGE ADMINISTRATORS	2023 11 17	NOV 17 MEDICAL CLAIMS	11/17/2023	35.00	35.00
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	26.10	26.10
Total 112-3830-61840 CLAIMS-SIDE FUND:				604.55	604.55
<b>112-3840-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	55.56	55.56
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	7,702.03	7,702.03
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	7,701.86	.00
Total 112-3840-61500 MEDICAL-HEALTH:				15,459.45	7,757.59
<b>112-3840-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	1,313.39	.00
Total 112-3840-61600 WORKMENS COMPENSATION:				1,313.39	.00
<b>112-3840-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	43.50	43.50
ADVANTAGE ADMINISTRATORS	2023 10 20	OCT 20 MEDICAL CLAIMS LIBR	10/20/2023	35.00	35.00
ADVANTAGE ADMINISTRATORS	2023 10 27	OCT 27 MEDICAL CLAIMS - LIB	10/27/2023	51.72	51.72
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS - LIB	11/03/2023	16.03	16.03
ADVANTAGE ADMINISTRATORS	2023 11 10	NOV 10 MEDICAL CLAIMS LIBR	11/10/2023	175.50	175.50
ADVANTAGE ADMINISTRATORS	2023 11 17	NOV 17 MEDICAL CLAIMS - LIB	11/17/2023	974.87	974.87
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	43.50	43.50
Total 112-3840-61840 CLAIMS-SIDE FUND:				1,340.12	1,340.12
<b>112-3860-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	56.45	56.45
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	4,343.17	4,343.17
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	4,343.07	.00
Total 112-3860-61500 MEDICAL-HEALTH:				8,742.69	4,399.62
<b>112-3860-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	37.46	.00
Total 112-3860-61600 WORKMENS COMPENSATION:				37.46	.00
<b>112-3860-61840 CLAIMS-SIDE FUND Q HRA FEE</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	26.10	26.10
ADVANTAGE ADMINISTRATORS	2023 10 27	OCT 27 MEDICAL CLAIMS	10/27/2023	17.50	17.50
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS	11/03/2023	158.43	158.43
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	26.10	26.10
Total 112-3860-61840 CLAIMS-SIDE FUND Q HRA FEE:				228.13	228.13

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>123-4410-67990 PARK CAPITAL</b>					
ADEN RABER	1334	Complex Roof	11/20/2023	2,154.50	.00
Total 123-4410-67990 PARK CAPITAL:				2,154.50	.00
<b>136-4310-65073 TREES FOREVER</b>					
ACE HARDWARE	a280235	Rope	10/04/2023	79.96	.00
ACE HARDWARE	b127911	Rope for trees	10/17/2023	63.92	.00
Total 136-4310-65073 TREES FOREVER:				143.88	.00
<b>160-1710-63100 BUILDING</b>					
ACE HARDWARE	A280955	lightbulbs and screwdriver for buil	10/13/2023	35.53	.00
CARDMEMBER SERVICES	2000-025	Auto closing hinges for back entry	11/15/2023	25.67	25.67
Total 160-1710-63100 BUILDING:				61.20	25.67
<b>160-1710-63310 VEHICLE</b>					
ADVANCED AUTOMOTIVE INC	4996	'16 Chevy Equinox - tire repair	10/26/2023	24.95	.00
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	127.16	.00
Total 160-1710-63310 VEHICLE:				152.11	.00
<b>160-1710-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74382	PRIORITIZING BANDWIDTH - CI	11/01/2023	39.80	.00
Total 160-1710-63730 COMMUNICATIONS:				39.80	.00
<b>160-1710-63750 CELLULAR/PAGING</b>					
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	30.65	30.65
US CELLULAR	453072630 202	TABLET	11/02/2023	70.00	70.00
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	21.75	21.75
Total 160-1710-63750 CELLULAR/PAGING:				122.40	122.40
<b>160-1710-64080 INSURANCE-LIABILITY</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	111.39	.00
Total 160-1710-64080 INSURANCE-LIABILITY:				111.39	.00
<b>160-1710-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	4.41	.00
Total 160-1710-65060 OFFICE SUPPLIES:				4.41	.00
<b>160-5200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354494	FIRSTNET INTERNET SERVICE	10/28/2023	10.31	10.31
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	78.13	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.45	55.45
Total 160-5200-63730 COMMUNICATIONS:				143.89	65.76
<b>160-5200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50292	COMPLETION - AUDIT FIELD W	10/31/2023	2,725.00	.00
Total 160-5200-64010 AUDIT:				2,725.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>160-5200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	11/16/2023	429.31	.00
LYNCH DALLAS PC	150213-00700	LEGAL/PROFESSIONAL FEES -	11/16/2023	40.00	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	11/16/2023	303.37	.00
LYNCH DALLAS PC	150213-01100	LEGAL/PROFESSIONAL FEES -	10/27/2023	76.00	.00
LYNCH DALLAS PC	150213-01400	LEGAL/PROFESSIONAL FEES -	11/16/2023	12.00	.00
LYNCH DALLAS PC	150213-05500	LEGAL/PROFESSIONAL FEES -	11/16/2023	313.00	.00
SPEER FINANCIAL INC	2023 11 17	LEGAL SERVICES TIF REPOR	11/17/2023	400.00	.00
Total 160-5200-64110 LEGAL EXPENSE:				1,573.68	.00
<b>160-5200-64133 TOURISM</b>					
ALLIANT ENERGY	6464321877 20	ELECTRIC SERVICE	11/06/2023	72.86	72.86
ALLIANT ENERGY	8100421000 20	ELECTRIC SERVICE	11/06/2023	23.42	23.42
Total 160-5200-64133 TOURISM:				96.28	96.28
<b>160-5200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303984347	PH SALE OF PROPERTY - 9 1ST	10/03/2023	33.16	.00
OELWEIN PUBLISHING CO	303984388	SEPT 25 MINUTES	10/04/2023	16.64	.00
OELWEIN PUBLISHING CO	303989505	PH COMP PLAN	10/14/2023	7.94	.00
OELWEIN PUBLISHING CO	303989506	PN SALE OF PROPERTY - 12 AV	10/14/2023	30.46	.00
OELWEIN PUBLISHING CO	303989512	OCT 09 MINUTES	10/14/2023	20.53	.00
OELWEIN PUBLISHING CO	303989908	ANNUAL FINANCIAL REPORT	10/19/2023	30.41	.00
OELWEIN PUBLISHING CO	303993975	OCTOBER CLAIMS	10/27/2023	42.40	.00
OELWEIN PUBLISHING CO	303993976	OCT 23 MINUTES	10/27/2023	24.90	.00
OELWEIN PUBLISHING CO	303993977	SEPT RECEIPTS	10/27/2023	3.92	.00
Total 160-5200-64140 LEGAL PUBLICATION:				210.36	.00
<b>160-5200-64950 CONTRACTS</b>					
FEHR GRAHAM ENGINEERING	119321	PROJECT 23-1311 PARK CONC	10/27/2023	3,072.00	.00
Total 160-5200-64950 CONTRACTS:				3,072.00	.00
<b>160-5200-65060 OFFICE SUPPLIES</b>					
COPY SYSTEMS INC	IN503627	COPIER MAINT SUPPORT	11/08/2023	12.03	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	8.19	.00
Total 160-5200-65060 OFFICE SUPPLIES:				20.22	.00
<b>161-5225-64030 ADMINISTRATIVE COSTS</b>					
UPPER EXPLORERLAND	FY24508	OCTOBER 2023 ADMIN COSTS I	10/31/2023	1,032.07	.00
Total 161-5225-64030 ADMINISTRATIVE COSTS:				1,032.07	.00
<b>161-5225-64031 IRP LOAN 3 PYMNT</b>					
USDA RURAL DEVELOPMENT	2023 10 15	IRP LOAN # 3 PAYMENT 61-04	10/15/2023	21,225.00	21,225.00
Total 161-5225-64031 IRP LOAN 3 PYMNT:				21,225.00	21,225.00
<b>161-5225-68510 IRP LOAN 2 PYMNT</b>					
USDA RURAL DEVELOPMENT	2023 10 08	IRP LOAN #2 PAYMENT 61-03	10/08/2023	21,225.00	21,225.00
Total 161-5225-68510 IRP LOAN 2 PYMNT:				21,225.00	21,225.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>167-1500-65041 EQUIPMENT</b>					
FAREWAY STORES INC	00127060	Regional training food	10/23/2023	19.61	.00
KERNS COMPANY INC	140888	footballs	09/27/2023	609.97	609.97
KERNS COMPANY INC	140890	frisbees	09/27/2023	564.25	564.25
Total 167-1500-65041 EQUIPMENT:				1,193.83	1,174.22
<b>177-1100-65150 FORFEITURES</b>					
KIESLER POLICE SUPPLY INC	IN225793	Duty Weapon Replacements	10/25/2023	1,624.64	.00
MIDWEST COLLISION CENTER I	5181	battery for oil truck	10/25/2023	140.00	.00
Total 177-1100-65150 FORFEITURES:				1,764.64	.00
<b>302-5030-64950 CONTRACTS</b>					
FOX STRAND INC	203895	2022 RES HOUSING DEMO	11/09/2023	786.00	.00
STEVEN HENNEBERRY	2000-024	Asbestos testing for 2023 Demo b	10/14/2023	2,345.00	.00
Total 302-5030-64950 CONTRACTS:				3,131.00	.00
<b>310-5200-67850 CONSTRUCTION</b>					
MATT CONSTRUCTION INC	2023 10 23	PAY REQUEST # 4 & FINAL 202	10/23/2023	77,480.64	77,480.64
Total 310-5200-67850 CONSTRUCTION:				77,480.64	77,480.64
<b>314-7520-64070 ENGINEERS</b>					
MSA PROFESSIONAL SERVICE	R08884010.0 -	PROJECT R08884010.0 OELWEI	10/18/2023	5,015.00	.00
Total 314-7520-64070 ENGINEERS:				5,015.00	.00
<b>360-7520-64950 CONTRACTS</b>					
FOX STRAND INC	203896	OEL NE SANITARY SEWER IMP	11/09/2023	14,749.00	.00
UPPER EXPLORERLAND	FY24517	OCTOBER 2023 CDBG SEWER#	10/31/2023	2,932.56	.00
Total 360-7520-64950 CONTRACTS:				17,681.56	.00
<b>387-7560-64950 CONTRACTS</b>					
FEHR GRAHAM ENGINEERING	119322	PROJECT 23-500 OELWEIN EVE	10/27/2023	4,620.75	.00
Total 387-7560-64950 CONTRACTS:				4,620.75	.00
<b>600-6200-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	66.85	66.85
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	8,889.29	8,889.29
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	8,889.12	.00
Total 600-6200-61500 MEDICAL-HEALTH:				17,845.26	8,956.14
<b>600-6200-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	726.29	.00
Total 600-6200-61600 WORKMENS COMPENSATION:				726.29	.00
<b>600-6200-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	43.50	43.50
ADVANTAGE ADMINISTRATORS	2023 10 27	OCT 27 MEDICAL CLAIMS	10/27/2023	8.75	8.75
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS	11/03/2023	79.21	79.21
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	43.50	43.50

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 600-6200-61840 CLAIMS-SIDE FUND:				174.96	174.96
<b>600-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 10	REIMBURSE - IMFOA CONF MIL	10/24/2023	110.14	110.14
BRENDA MICHELS	2023 11 15	REIMBURSE - MILAGE BUDGET	11/15/2023	52.84	52.84
HOLIDAY INN-AIRPORT	477734	LODGING-BARB IMFOA	10/20/2023	112.00	112.00
IOWA PRISON INDUSTRIES	374368	IPI - UNIFORMS - IMFOA BR	10/06/2023	12.58	.00
IOWA RURAL WATER ASSOC	10.30.23	IA Rural Water yearly	10/30/2023	455.00	.00
Total 600-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				742.56	274.98
<b>600-6200-63100 BUILDING</b>					
ACE HARDWARE	A280242	DOOR LOCK - CITY HALL	10/04/2023	14.00	.00
LOCKSPERTS INC	5514	SERVICE CALL - REKEY/LOCK	11/06/2023	98.67	.00
Total 600-6200-63100 BUILDING:				112.67	.00
<b>600-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354494	FIRSTNET INTERNET SERVICE	10/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV74382	PRIORITIZING BANDWIDTH - CI	11/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	78.13	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	96.90	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.45	55.45
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	26.09	26.09
Total 600-6200-63730 COMMUNICATIONS:				306.69	91.86
<b>600-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	54.01	54.01
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	85.81	.00
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	11/06/2023	14.11	14.11
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	18.78	18.78
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	66.03	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	87.22	87.22
Total 600-6200-63810 UTILITIES:				325.96	174.12
<b>600-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50292	COMPLETION - AUDIT FIELD W	10/31/2023	1,090.00	.00
Total 600-6200-64010 AUDIT:				1,090.00	.00
<b>600-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1615	MONTHLY CITY HALL CLEANIN	11/13/2023	97.33	.00
Total 600-6200-64090 JANITORIAL:				97.33	.00
<b>600-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	11/16/2023	536.63	.00
LYNCH DALLAS PC	150213-00700	LEGAL/PROFESSIONAL FEES -	11/16/2023	50.00	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	11/16/2023	379.22	.00
LYNCH DALLAS PC	150213-01100	LEGAL/PROFESSIONAL FEES -	10/27/2023	95.00	.00
LYNCH DALLAS PC	150213-01400	LEGAL/PROFESSIONAL FEES -	11/16/2023	15.00	.00
LYNCH DALLAS PC	150213-05500	LEGAL/PROFESSIONAL FEES -	11/16/2023	391.25	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
Total 600-6200-64110 LEGAL EXPENSE:				1,467.10	.00
<b>600-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303984388	SEPT 25 MINUTES	10/04/2023	22.18	.00
OELWEIN PUBLISHING CO	303989512	OCT 09 MINUTES	10/14/2023	27.37	.00
OELWEIN PUBLISHING CO	303989908	ANNUAL FINANCIAL REPORT	10/19/2023	40.54	.00
OELWEIN PUBLISHING CO	303993975	OCTOBER CLAIMS	10/27/2023	56.53	.00
OELWEIN PUBLISHING CO	303993976	OCT 23 MINUTES	10/27/2023	33.20	.00
OELWEIN PUBLISHING CO	303993977	SEPT RECEIPTS	10/27/2023	5.23	.00
Total 600-6200-64140 LEGAL PUBLICATION:				185.05	.00
<b>600-6200-64182 WATER EXCISE TAX</b>					
TREASURER STATE OF IOWA	1-33-809659 2	SEPTEMBER WET TAX	09/30/2023	6,429.66	6,429.66
TREASURER STATE OF IOWA	1-33-809659 2	OCTOBER WET TAX	10/31/2023	5,931.68	.00
Total 600-6200-64182 WATER EXCISE TAX:				12,361.34	6,429.66
<b>600-6200-64950 CONTRACTS</b>					
CREATIVE PLANNING HOLDCO	CP145920	TWO FACTOR AUTHENTICATIO	10/23/2023	2,350.00	.00
Total 600-6200-64950 CONTRACTS:				2,350.00	.00
<b>600-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	A280732	FLY TRAP	10/10/2023	3.20	.00
COPY SYSTEMS INC	IN503627	COPIER MAINT SUPPORT	11/08/2023	12.03	.00
CREATIVE PLANNING HOLDCO	CP146430	HOSTED EXCHANGE	11/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP146573	EMAIL SECURITY	11/01/2023	36.00	.00
CREATIVE PLANNING HOLDCO	CP146594	WEBROOT	11/01/2023	31.33	.00
CREATIVE PLANNING HOLDCO	CP146934	YUBIKEY 5 NFC SECURITY KEY	11/16/2023	240.00	.00
KERNS COMPANY INC	140958	CALENDARS	11/06/2023	109.72	.00
LEVERAGE PRINTING	14006	LARGE LAMINATED POSTERS	10/26/2023	138.09	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	404.94	.00
U S POST OFFICE	1056 2023 10	WATER BILLS POSTAGE PERMI	10/20/2023	155.00	.00
U S POST OFFICE	2023 10 30	NOV WATER BILL POSTAGE	10/30/2023	310.71	310.71
Total 600-6200-65060 OFFICE SUPPLIES:				1,506.52	310.71
<b>600-8100-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
COVENANT OCCUPATIONAL M	72561	DRUG TEST - M IRVINE	10/16/2023	135.00	.00
DANCORE	4684	Hats	10/20/2023	45.00	.00
JOHN DEERE FINANCIAL F.S.B.	3016207	Hi Vis sweatshirt	10/11/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3016382	Hi Vis Sweatshirt	10/11/2023	49.99	49.99
JOHN DEERE FINANCIAL F.S.B.	3020920	Mens canvas work pants	10/26/2023	49.99	49.99
Total 600-8100-61990 EMPLOYEE PERSONNEL EXPENSE:				329.97	149.97
<b>600-8100-63310 VEHICLE</b>					
JOHN DEERE FINANCIAL F.S.B.	3020417	Aarmorall Tire Roam, Micro towels	10/25/2023	13.18	13.18
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	609.67	.00
Total 600-8100-63310 VEHICLE:				622.85	13.18
<b>600-8100-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74383	PRIORITIZING BANDWIDTH - UT	11/01/2023	49.75	.00



Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	210.50	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	110.91	110.91
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	61.82	61.82
US CELLULAR	453072630 202	TABLET	11/02/2023	48.09	48.09
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	27.15	27.15
Total 600-8100-63730 COMMUNICATIONS:				508.22	247.97
<b>600-8100-63810 UTILITIES</b>					
ALLIANT ENERGY	4830253977 20	ELECTRIC SERVICE	11/06/2023	4,844.63	4,844.63
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	1,419.70	1,419.70
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	181.40	181.40
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	163.46	.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	984.34	.00
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	26.63	26.63
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	70.88	.00
Total 600-8100-63810 UTILITIES:				7,691.04	6,472.36
<b>600-8100-64900 GIS</b>					
NEWCOM TECHNOLOGIES INC	50315	GIS support training	08/15/2023	1,400.00	1,400.00
Total 600-8100-64900 GIS:				1,400.00	1,400.00
<b>600-8100-64920 ONE CALL</b>					
IOWA ONE CALL	255331	ONE CALLS	10/25/2023	24.75	.00
Total 600-8100-64920 ONE CALL:				24.75	.00
<b>600-8100-65041 EQUIPMENT</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	90.94	.00
Total 600-8100-65041 EQUIPMENT:				90.94	.00
<b>600-8100-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	25.00	.00
CREATIVE PLANNING HOLDCO	CP146607	CLOUD CONT DESKTOP	11/01/2023	28.00	.00
OFFICE TOWNE INC	124178	Ink, office supplies	11/01/2023	325.34	.00
Total 600-8100-65060 OFFICE SUPPLIES:				378.34	.00
<b>600-8100-65070 SUPPLIES</b>					
ACE HARDWARE	A281004	paint brush	10/13/2023	1.54	.00
ARNOLD MOTOR SUPPLY LLP	09NV102862	NPT Tank Valve	11/07/2023	8.37	.00
BMC AGGREGATES LC	158588	3/4" Roadstone	10/13/2023	2,193.05	2,193.05
EUROFINS ENVIRONMENT TES	3100130747	WATER SAMPLES	10/31/2023	262.15	.00
GRAINGER	9897589181	paper towel, TP	11/07/2023	183.31	.00
HAWKINS INC	6623508	AZONE	11/13/2023	3,514.67	.00
JOHN DEERE FINANCIAL F.S.B.	3022662	H2O - supplies	11/01/2023	53.95	53.95
MANATTS INC	5120997	500 blk E. Charles concrete	11/14/2023	376.20	.00
MULGREW OIL CO	1330972	#2 PRM Dyed DSL	08/03/2023	140.98	140.98
MULGREW OIL CO	1358220	FINANCE FEES AUGUST INVOI	09/30/2023	6.86	6.86
UTILITY EQUIPMENT CO	30068263-000	SS Repair Clamp	10/23/2023	997.76	.00
UTILITY EQUIPMENT CO	30068270-000	Radio Detection 4" ring clamp	10/23/2023	376.20	.00
Total 600-8100-65070 SUPPLIES:				8,115.04	2,394.84

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>600-8100-67850 METER SYSTEM</b>					
MUNICIPAL SUPPLY INC	890128-IN	Iperl Meters	10/31/2023	9,920.00	.00
Total 600-8100-67850 METER SYSTEM:				9,920.00	.00
<b>640-8250-63311 GASOLINE</b>					
MULGREW OIL CO	1351753	UNLEADED GAS	09/14/2023	11,568.38	11,568.38
Total 640-8250-63311 GASOLINE:				11,568.38	11,568.38
<b>670-8400-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	31.50	.00
U S POST OFFICE	2023 10 30	NOV WATER BILL POSTAGE	10/30/2023	146.22	146.22
Total 670-8400-65060 OFFICE SUPPLIES:				177.72	146.22
<b>670-8420-64950 BLACKHAWK CONTRACT</b>					
KLUESNER SANITATION LLC	70818	monthly garbage & recycling picku	11/01/2023	30,453.84	30,453.84
Total 670-8420-64950 BLACKHAWK CONTRACT:				30,453.84	30,453.84
<b>671-8410-65060 OFFICE SUPPLIES</b>					
U S POST OFFICE	2023 10 30	NOV WATER BILL POSTAGE	10/30/2023	73.10	73.10
Total 671-8410-65060 OFFICE SUPPLIES:				73.10	73.10
<b>672-4310-64951 TREE REMOVAL</b>					
ACE HARDWARE	B128417	Sharpening	10/26/2023	29.00	.00
JOHN DEERE FINANCIAL F.S.B.	P69307	Chain saw oil	10/17/2023	39.02	39.02
JOHN DEERE FINANCIAL F.S.B.	P69839	Parts for Chainsaw	10/23/2023	79.30	79.30
MAURER TREE SERVICE LLC	2037	ROW trees	10/23/2023	8,000.00	.00
MAURER TREE SERVICE LLC	2042	tree removal	11/06/2023	1,600.00	.00
MAURER TREE SERVICE LLC	2049	Tree removal	11/19/2023	6,400.00	.00
Total 672-4310-64951 TREE REMOVAL:				16,147.32	118.32
<b>680-8220-63730 COMMUNICATIONS</b>					
CARDMEMBER SERVICES	3397 JR 2023 1	YES! MUSIC MONTHLY SUB	10/25/2023	8.94	8.94
Total 680-8220-63730 COMMUNICATIONS:				8.94	8.94
<b>680-8220-64180 SALES TAX</b>					
TREASURER STATE OF IOWA	1-33-000974 2	SEPTEMBER SALES TAX	09/30/2023	557.14	557.14
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	792.91	.00
Total 680-8220-64180 SALES TAX:				1,350.05	557.14
<b>680-8220-65041 EQUIPMENT</b>					
CARDMEMBER SERVICES	114200974070	Cable Handles	10/26/2023	13.23	13.23
CARDMEMBER SERVICES	114424697507	Yoga Blocks & Straps	10/30/2023	49.27	49.27
CARDMEMBER SERVICES	39462306	Xertube	10/30/2023	112.95	112.95
JOHNSON CONTROLS INC	1-1312415822	24 hour fobs & maintenance	09/29/2023	1,375.00	.00
PUSH PEDAL PULL INC	371224	PREVENTATIVE MAINT	11/15/2023	210.00	.00
Total 680-8220-65041 EQUIPMENT:				1,760.45	175.45

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>680-8220-65060 OFFICE SUPPLIES</b>					
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	29.88	.00
Total 680-8220-65060 OFFICE SUPPLIES:				29.88	.00
<b>680-8220-65070 SUPPLIES</b>					
COPY SYSTEMS INC	IN503626	COPIER MAINT SUPPORT	11/08/2023	44.58	.00
JOHN DEERE FINANCIAL F.S.B.	3023215	Paint Tape	11/03/2023	20.37	20.37
Total 680-8220-65070 SUPPLIES:				64.95	20.37
<b>680-8220-65350 AFTER SCHOOL PROGRAMS</b>					
CARDMEMBER SERVICES	114200974070	After School Drinks & Snacks	10/26/2023	53.68	53.68
FAREWAY STORES INC	28900	After School Drinks	10/27/2023	5.36	.00
Total 680-8220-65350 AFTER SCHOOL PROGRAMS:				59.04	53.68
<b>700-6200-61500 MEDICAL-HEALTH</b>					
UNUM LIFE INSURANCE CO O	0618207-0015	LIFE INSURANCE PREMIUM	10/25/2023	76.36	76.36
WELLMARK INC	232840005107	AUGUST 2023 HOSPITAL INSUR	10/20/2023	8,889.31	8,889.31
WELLMARK INC	233140010768	AUGUST 2023 HOSPITAL INSUR	11/15/2023	8,889.10	.00
Total 700-6200-61500 MEDICAL-HEALTH:				17,854.77	8,965.67
<b>700-6200-61600 WORKMENS COMPENSATION</b>					
IMWCA	INV88316	WORKERS COMP PREM 23-24	11/01/2023	661.99	.00
Total 700-6200-61600 WORKMENS COMPENSATION:				661.99	.00
<b>700-6200-61840 CLAIMS-SIDE FUND</b>					
ADVANTAGE ADMINISTRATORS	10921	SELF FUND MEDICAL INS	11/17/2023	52.20	52.20
ADVANTAGE ADMINISTRATORS	2023 10 27	OCT 27 MEDICAL CLAIMS	10/27/2023	8.75	8.75
ADVANTAGE ADMINISTRATORS	2023 11 03	NOV 03 MEDICAL CLAIMS	11/03/2023	330.45	330.45
ADVANTAGE ADMINISTRATORS	2023 11 10	NOV 10 MEDICAL CLAIMS	11/10/2023	694.37	694.37
ADVANTAGE ADMINISTRATORS	2023 11 17	NOV 17 MEDICAL CLAIMS	11/17/2023	70.18	70.18
ADVANTAGE ADMINISTRATORS	608 2023 10	SELF FUND MEDICAL INS	10/20/2023	52.20	52.20
Total 700-6200-61840 CLAIMS-SIDE FUND:				1,208.15	1,208.15
<b>700-6200-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
BARB RIGDON	2023 10	REIMBURSE - IMFOA CONF MIL	10/24/2023	110.14	110.14
BRENDA MICHELS	2023 11 15	REIMBURSE - MILAGE BUDGET	11/15/2023	52.84	52.84
HOLIDAY INN-AIRPORT	477734	LODGING-BARB IMFOA	10/20/2023	112.00	112.00
IOWA PRISON INDUSTRIES	374368	IPI - UNIFORMS - IMFOA BR	10/06/2023	12.59	.00
Total 700-6200-61990 EMPLOYEE PERSONNEL EXPENSE:				287.57	274.98
<b>700-6200-63100 BUILDING</b>					
ACE HARDWARE	A280242	DOOR LOCK - CITY HALL	10/04/2023	14.00	.00
LOCKSPERTS INC	5514	SERVICE CALL - REKEY/LOCK	11/06/2023	98.67	.00
Total 700-6200-63100 BUILDING:				112.67	.00
<b>700-6200-63730 COMMUNICATIONS</b>					
AT&T MOBILITY LLC	287315354494	FIRSTNET INTERNET SERVICE	10/28/2023	10.32	10.32
BIGLEAF NETWORKS INC	INV74382	PRIORITIZING BANDWIDTH - CI	11/01/2023	39.80	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	78.12	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.45	55.45
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	26.09	26.09
Total 700-6200-63730 COMMUNICATIONS:				209.78	91.86
<b>700-6200-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	54.00	54.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	85.80	.00
ALLIANT ENERGY	8482421000 20	ELECTRIC SERVICE - CAR CHA	11/06/2023	14.11	14.11
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	18.78	18.78
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	66.03	.00
EAGLE POINT ENERGY 5 LLC	OELWEIN 61	ELECTRIC SERVICE	11/01/2023	87.23	87.23
Total 700-6200-63810 UTILITIES:				325.95	174.12
<b>700-6200-64010 AUDIT</b>					
T P ANDERSON & COMPANY PC	50292	COMPLETION - AUDIT FIELD W	10/31/2023	1,090.00	.00
Total 700-6200-64010 AUDIT:				1,090.00	.00
<b>700-6200-64090 JANITORIAL</b>					
HORAN CLEANING LLC	1615	MONTHLY CITY HALL CLEANIN	11/13/2023	97.34	.00
Total 700-6200-64090 JANITORIAL:				97.34	.00
<b>700-6200-64110 LEGAL EXPENSE</b>					
LYNCH DALLAS PC	150213-00600	LEGAL/PROFESSIONAL FEES -	11/16/2023	536.63	.00
LYNCH DALLAS PC	150213-00700	LEGAL/PROFESSIONAL FEES -	11/16/2023	50.00	.00
LYNCH DALLAS PC	150213-01000	LEGAL/PROFESSIONAL FEES -	11/16/2023	379.21	.00
LYNCH DALLAS PC	150213-01100	LEGAL/PROFESSIONAL FEES -	10/27/2023	95.00	.00
LYNCH DALLAS PC	150213-01400	LEGAL/PROFESSIONAL FEES -	11/16/2023	15.00	.00
LYNCH DALLAS PC	150213-05500	LEGAL/PROFESSIONAL FEES -	11/16/2023	391.25	.00
Total 700-6200-64110 LEGAL EXPENSE:				1,467.09	.00
<b>700-6200-64140 LEGAL PUBLICATION</b>					
OELWEIN PUBLISHING CO	303984388	SEPT 25 MINUTES	10/04/2023	22.19	.00
OELWEIN PUBLISHING CO	303989512	OCT 09 MINUTES	10/14/2023	27.36	.00
OELWEIN PUBLISHING CO	303989908	ANNUAL FINANCIAL REPORT	10/19/2023	40.55	.00
OELWEIN PUBLISHING CO	303993975	OCTOBER CLAIMS	10/27/2023	56.52	.00
OELWEIN PUBLISHING CO	303993976	OCT 23 MINUTES	10/27/2023	33.20	.00
OELWEIN PUBLISHING CO	303993977	SEPT RECEIPTS	10/27/2023	5.23	.00
Total 700-6200-64140 LEGAL PUBLICATION:				185.05	.00
<b>700-6200-64180 SALES TAX</b>					
TREASURER STATE OF IOWA	1-33-000974 2	SEPTEMBER SALES TAX	09/30/2023	1,991.16	1,991.16
TREASURER STATE OF IOWA	1-33-000974 2	OCTOBER SALES TAX	10/31/2023	3,638.78	.00
Total 700-6200-64180 SALES TAX:				5,629.94	1,991.16
<b>700-6200-64950 CONTRACTS</b>					
CREATIVE PLANNING HOLDCO	CP145920	TWO FACTOR AUTHENTICATIO	10/23/2023	2,350.00	.00
Total 700-6200-64950 CONTRACTS:				2,350.00	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>700-6200-65060 OFFICE SUPPLIES</b>					
ACE HARDWARE	A280732	FLY TRAP	10/10/2023	3.20	.00
COPY SYSTEMS INC	IN503627	COPIER MAINT SUPPORT	11/08/2023	12.04	.00
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	37.50	.00
CREATIVE PLANNING HOLDCO	CP146430	HOSTED EXCHANGE	11/01/2023	28.00	.00
CREATIVE PLANNING HOLDCO	CP146573	EMAIL SECURITY	11/01/2023	36.00	.00
CREATIVE PLANNING HOLDCO	CP146594	WEBROOT	11/01/2023	31.34	.00
CREATIVE PLANNING HOLDCO	CP146934	YUBIKEY 5 NFC SECURITY KEY	11/16/2023	240.00	.00
KERNS COMPANY INC	140958	CALENDARS	11/06/2023	109.72	.00
LEVERAGE PRINTING	14006	LARGE LAMINATED POSTERS	10/26/2023	138.09	.00
QUADIENT FINANCE USA INC	80284692 2023	POSTAGE 8/30/2023--11/13/2023	11/13/2023	535.82	.00
U S POST OFFICE	1056 2023 10	WATER BILLS POSTAGE PERMI	10/20/2023	155.00	.00
U S POST OFFICE	2023 10 30	NOV WATER BILL POSTAGE	10/30/2023	383.82	383.82
Total 700-6200-65060 OFFICE SUPPLIES:				1,710.53	383.82
<b>700-8310-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
DANCORE	4684	Hats	10/20/2023	30.00	.00
Total 700-8310-61990 EMPLOYEE PERSONNEL EXPENSE:				30.00	.00
<b>700-8310-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	102.71	.00
Total 700-8310-63310 VEHICLE:				102.71	.00
<b>700-8310-63810 UTILITIES</b>					
ALLIANT ENERGY	0106966292 20	ELECTRIC SERVICE	10/27/2023	506.63	506.63
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	26.66	26.66
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	60.47	60.47
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	54.49	.00
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	29.10	.00
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	8.88	8.88
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	23.63	.00
Total 700-8310-63810 UTILITIES:				709.86	602.64
<b>700-8310-64900 GIS</b>					
NEWCOM TECHNOLOGIES INC	50315	GIS support training	08/15/2023	1,400.00	1,400.00
Total 700-8310-64900 GIS:				1,400.00	1,400.00
<b>700-8310-64920 ONE CALL</b>					
IOWA ONE CALL	255331	ONE CALLS	10/25/2023	24.75	.00
Total 700-8310-64920 ONE CALL:				24.75	.00
<b>700-8310-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP146607	CLOUD CONT DESKTOP	11/01/2023	28.00	.00
Total 700-8310-65060 OFFICE SUPPLIES:				28.00	.00
<b>700-8310-65070 SUPPLIES</b>					
UTILITY EQUIPMENT CO	30068270-000	Radio Detection 4" ring clamp	10/23/2023	376.21	.00
Total 700-8310-65070 SUPPLIES:				376.21	.00

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
<b>700-8500-61990 EMPLOYEE PERSONNEL EXPENSE</b>					
DANCORE	4684	Hats	10/20/2023	30.00	.00
MATT ROGERS	502711190	Grade 4 Exam - passed	11/21/2023	32.29	32.29
Total 700-8500-61990 EMPLOYEE PERSONNEL EXPENSE:				62.29	32.29
<b>700-8500-63310 VEHICLE</b>					
OELWEIN FUEL FUND	2023 10 31	FUEL OCT 01 2023 TO OCT 31 2	10/31/2023	364.72	.00
Total 700-8500-63310 VEHICLE:				364.72	.00
<b>700-8500-63730 COMMUNICATIONS</b>					
BIGLEAF NETWORKS INC	INV74383	PRIORITIZING BANDWIDTH - UT	11/01/2023	49.75	.00
MEDIACOM COMMUNICATIONS	0003535 2023	PHONE/INTERNET SERVICE	11/16/2023	282.46	.00
RINGCENTRAL INC	CD_00068894	PHONE SERVICE	11/05/2023	55.46	55.46
US CELLULAR	453072630 202	CELLPHONE SERVICE	11/02/2023	27.15	27.15
Total 700-8500-63730 COMMUNICATIONS:				414.82	82.61
<b>700-8500-63810 UTILITIES</b>					
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	10/13/2023	6,530.43	6,530.43
ALLIANT ENERGY	6455490000 20	ELECTRIC SERVICE	11/13/2023	5,884.53	.00
ALLIANT ENERGY	9707011000 20	GAS SERVICE	10/16/2023	37.63	37.63
ALLIANT ENERGY	9707011000 20	GAS SERVICE	11/14/2023	190.19	.00
Total 700-8500-63810 UTILITIES:				12,642.78	6,568.06
<b>700-8500-65041 EQUIPMENT</b>					
IOWA PUMP WORKS INC	022889	On-site labor / travel time	11/21/2023	3,600.70	.00
JOHN DEERE FINANCIAL F.S.B.	3022624	CPVC pipe, Union, Fittings	11/01/2023	14.16	14.16
Total 700-8500-65041 EQUIPMENT:				3,614.86	14.16
<b>700-8500-65060 OFFICE SUPPLIES</b>					
CREATIVE PLANNING HOLDCO	CP146430	PREMIUM OFFICE 365	11/01/2023	25.00	.00
OFFICE TOWNE INC	124178	Ink	11/01/2023	197.63	.00
Total 700-8500-65060 OFFICE SUPPLIES:				222.63	.00
<b>700-8500-65070 SUPPLIES</b>					
EUROFINS ENVIRONMENT TES	3100130556	WASTEWATER SAMPLES	10/31/2023	722.85	.00
FAREWAY STORES INC	63371	BATTERIES/PAPER TOWELS/IC	10/17/2023	61.85	.00
LUMBER RIDGE HOME SOURC	A172018	Shipping samples	10/24/2023	95.23	.00
VAN METER INDUSTRIAL INC	S013010080.0	14 - fuses WT	11/08/2023	533.82	.00
Total 700-8500-65070 SUPPLIES:				1,413.75	.00
<b>706-8315-64030 ADMINISTRATIVE COSTS</b>					
SPEER FINANCIAL INC	2023 10 25	PROFESSIONAL SERVICES - S	10/25/2023	4,500.00	.00
Total 706-8315-64030 ADMINISTRATIVE COSTS:				4,500.00	.00
Grand Totals:				523,307.63	285,294.03

---

Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid
-------------	----------------	-------------	--------------	--------------------	-------------

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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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
54918	10/24/2023	LEEANN CARMODY	20.00-
54973	10/26/2023	JADE STUDER	20.00-
54975	10/26/2023	TYLER THOMPSON	25.00-
55302	10/26/2023	JADE STUDER	25.00-
57472	10/26/2023	SILVESTRE ALONSO	86.28-
57629	10/26/2023	BETH SPAIN	116.69-
57631	10/26/2023	BRANDON DEGRIEF	32.02-
57874	10/26/2023	CARDELL BROWN	51.14-
58057	10/26/2023	RYAN PFIESTER	445.53-
58217	10/26/2023	STEPHEN GREGORY OR DAYANAIRA CATES	27.74-
58351	10/26/2023	CONNIE OR THOMAS OAKES	29.43-
58816	10/24/2023	CONNIE PEYTON	12.64-
61271	10/24/2023	CONNIE PEYTON	12.64
61272	10/24/2023	CITY OF OELWEIN	20.00
61281	10/26/2023	IOWA TREASURER OF STATE	829.40
61282	10/26/2023	THOMAS OAKES	29.43
61286	10/31/2023	MARGARET SPENCER	132.32
61300	11/08/2023	CAROLYN VINE	2,650.00
61306	11/16/2023	HACIENDA DEL RIO	208.94
61307	11/16/2023	DEB HEDBERG	110.17
61308	11/16/2023	JENNIFER HICKEY	113.38
61309	11/16/2023	RON HUFFORD JR	156.81
61310	11/16/2023	KIM LAWLESS	156.88
61311	11/16/2023	JAMES OR DEBRA RECKER	156.76
61312	11/16/2023	MIKAYLA SANDERS	156.74
61313	11/16/2023	AMY OR HANCE THROCKMORTON	156.74
Grand Totals:			3,998.74



(App-191136)

License or Permit Type

---

**License or Permit Type**

**Length of License Requested**

Class E Retail Alcohol License

12 Month

**Tentative Effective Date**

**Tentative Expiration Date**

2024-01-01

2024-12-31

Privileges / Sub-Permits Information

---

**Privileges**

**Sub-Permits**

Premises Information

---

**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)**

VISION 786 LLC

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

super mart

**Indicate how the business will be operated**

Corporation

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

88-3569764

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

718903

**Tentative Expiration Date**

Dec 31, 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**

701 South Frederick Avenue, Oelwein, Iowa, Fayette

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

**\* (required) Premises Street**

701 South Frederick Avenue

**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**

lease

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

1

**Premises Type**

Convenience Store

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

Yes

**Does or will your licensed location wholesale alcoholic beverages to on-premises retail alcohol licensees?**

No

**\* (required) The total square footage of the entire retail sales area plus any alcoholic beverage storage areas of the business. This includes areas of walk-in alcoholic beverage coolers that are accessible to the public.**

1,550

**Hours of Operation: Beginning**

6:00 AM

**Hours of Operation: Ending**

2:00 AM

**Hours deliveries may be received: Beginning**

6:00 AM

Hours deliveries may be received: Ending

11:00 PM

Are the hours of deliveries flexible?

Yes

Contact Information

\* (required) Contact Name

waleed parvez

\* (required) Business

(required) Extension

(319) 283-9337

\* (required) Email Address

supermart786@hotmail.com

\* (required) Phone

(required) Extension

(319) 830-2729

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

701 South Frederick Avenue, Oelwein, Iowa, Fayette

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

Mailing Street

701 South Frederick Avenue

Mailing Suite/Apt Number

Mailing City

Mailing State

Oelwein

Iowa

Item 3.

**Mailing Zip/Postal Code**

50662

**Mailing County**

Fayette

### Ownership

---

**waleed parvez**

**Position:** owner

**SSN:** XXX-XX-7120

**US Citizen:** Yes

**Ownership:** 100%

**DOB:** 07/27/1990

### Criminal History Information

---

**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

## Local Authority Information

**Extension**

**\* (required) Daytime Phone for**

- **Local Authority**

(319) 283-5440

**Sketch on File**

Yes

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

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

Yes

**Premise's Address Correct?**

Yes

**Premises Zoned Properly?**

Yes

**Fire Inspection Completed?**

No

**Health Inspection Completed?**

No

**Was a DCI background check run?**

No

**Previous License Number for this Location**

**\* (required) Local Authority Email Address**

deputyclerk@cityofeelwein.org

**Comments**

**Amount Owed to Local Authority**

0.00

## Document Upload Information

---

DOCUMENT NAME

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

\*\*Purchase agreements not accepted

UPLOADED DOCUMENTS

**Midwest to vision 786 Lease**

ADDITIONAL COMMENTS

---

DOCUMENT NAME

Sketch

UPLOADED DOCUMENTS

**sketch for super mart**

ADDITIONAL COMMENTS

# Offer to Purchase City Properties



To purchase City-owned real estate, completely fill out this form. The timeline is usually about 90 days. Your offer will be sent to the Planning, Finance, Enterprise & Economic Development committee who will review the application and forward it to City Council for approval. At the appropriate time, we will schedule a date and time for buyer(s) to sign and provide a payment of the offered.

11 12<sup>th</sup> Ave SW  
Property Address

1820402002  
Property Parcel Number

Dmitry Baycharov  
Buyer's or Buyers' Full, Legal Name(s) and/or Full Legal Business Name and Number Alternate mailing address

13 12<sup>th</sup> Ave SW Oelwein, IA 50662 / 431 S Euclid Ave.  
Buyer's or Buyers' Address, City, State, ZIP Oak Park, IL 60302

dmitrybaycharov@gmail.com  
Buyer's or Buyers' Email Address

(708) 634-8792  
Buyer's or Buyers' Phone

Are you being represented by a real estate agent or lawyer?  Yes  No

### Buyer Representative Name and Contact Information

**DB** INITIALS If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

I intend to expand my property to the south (adjacent) and tentatively build a house in the following two (2) years. I would like to extend a bonafide offer of \$1,500.

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,000 per lot).

Dmitry Baycharov  
Buyer Printed Name (As will appear on deed)

~~Dmitry Baycharov~~  
Buyer Printed Name (As will appear on deed)

Buyer Signature

11/13/23  
Date

Buyer Signature

Date

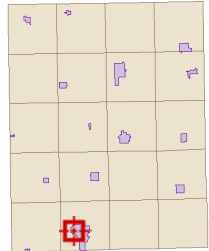
Buyers' Legal Relationship to Each Other



## 11 12th Ave SW



### Overview



### Legend

- Corporate Limits
- Parcels
- Major Highways**
- County Highway
- Federal Highway
- State Highway
- Roads

<b>Parcel ID</b>	1820402002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	20-91-9	<b>Class</b>	R		City Hall 20 2nd Ave. SW
<b>Property Address</b>	11 12TH AVE. SW	<b>Acreage</b>	0.38		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOTS 3 & 4 BLK 6				
	ARMSTRONGS ADD				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

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Date created: 11/17/2023  
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Developed by Schneider  
 GEOSPATIAL

ORDINANCE NO. 1209

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.

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

Attest:

\_\_\_\_\_

Dylan Mulfinger, City Administrator

First Reading on October 23, 2023:

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

AYES    NAYS    ABSENT    ABSTAIN

Recorded November 28, 2023.

Weber	x
Garrigus	x
Lenz	x
Stewart	x
Seeders	x
Payne	x

Second Reading on November 13, 2023:

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

	AYES	NAYS	ABSENT	ABSTAIN
Weber	x			
Garrigus	x			
Lenz			x	
Stewart	x			
Seeders	x			
Payne	x			

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
Weber				
Garrigus				
Lenz				
Stewart				
Seeders				
Payne				

**RESOLUTION NO. \_\_\_\_\_ - 2023**

**RESOLUTION SCHEDULING PUBLIC HEARING ON PROPOSED SALE OF CITY OWNED  
REAL PROPERTY LOCATED AT 11-12<sup>th</sup> AVE. SW.**

**WHEREAS**, the City of Oelwein, Iowa, is the owner of real property (“Property”) situated in the City of Oelwein, Fayette County, Iowa, located at 11-12<sup>th</sup> Ave. SW., Oelwein, Iowa, also identified by Parcel No. 1820402002, legally described as follows:

**Lots 3 & 4, Block 6, Armstrong’s Addition to Oelwein, City of Oelwein, Fayette County,  
Iowa**

**WHEREAS**, the City acquired title to the Property by Tax Sale Deed dated and recorded on September 28, 2018, in Book 2018 Page 2728, records of the Fayette County, Iowa Recorder, and

**WHEREAS**, the Council has received an offer to purchase said property from Dmitry Baycharov, a single person, for the sum of \$1,500.00, and other good and valuable consideration; and

**WHEREAS**, the Council finds that continued City ownership of the property serves no public purpose, and that the transfer, consistent with the received offer, is appropriate and in the best interests of the City of Oelwein; and

**WHEREAS**, the City Council finds that a public hearing must be set and held prior to the sale and transfer of real property.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OELWEIN IOWA, AS FOLLOWS:**

**SECTION 1: *Public Hearing*:** City Council will hold a public hearing as part of its regular meeting at 6:00 P.M. on December 11, 2023, at City Hall, 20 2<sup>nd</sup> Ave. SW, Oelwein, IA, for purposes of obtaining public input on the proposed sale of the Property as set forth above.

**SECTION 2: *Publication of Notice*:** The City Clerk is directed to publish notice of said public hearing, which publication shall be not less than four (4) nor more than twenty (20) days prior to the date set for said public hearing pursuant to the requirements of Iowa Code § 364.7 and 362.3.

**SECTION 3: *When Effective*.** This Resolution shall be effective upon its passage and approval as provided by law.

PASSED AND APPROVED this 27<sup>th</sup> day of November, 2023.

\_\_\_\_\_  
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 the following votes were cast:

- Stewart
- Weber
- Lenz
- Garrigus
- Seeders
- Payne

**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:

**Lots 3 & 4, Block 6, Armstrong's Addition to Oelwein, City of Oelwein, Fayette County, Iowa**

Located at 11 - 12<sup>th</sup> Ave. SW., Oelwein, Iowa  
Parcel No. 1820402002

The City proposes to sell the property to Dmitry Baycharov 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 December 11, 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 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@cityfoelwein.org](mailto:dmulfinger@cityfoelwein.org), on or before the date and time of the Public Hearing.

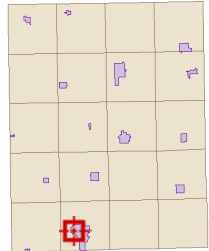
Dylan Mulfinger, City Administrator  
City of Oelwein, Iowa





# 11 12th Ave SW



### Overview



### Legend

-  Corporate Limits
-  Parcels
- Major Highways**
-  County Highway
-  Federal Highway
-  State Highway
-  Roads

<b>Parcel ID</b>	1820402002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	20-91-9	<b>Class</b>	R		City Hall 20 2nd Ave. SW
<b>Property Address</b>	11 12TH AVE. SW	<b>Acreage</b>	0.38		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	LOTS 3 & 4 BLK 6				
	ARMSTRONGS ADD				
	<i>(Note: Not to be used on legal documents)</i>				

*Disclaimer: Fayette County, the Fayette County Assessor and their employees make every effort to produce and publish the most current and accurate information possible. The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. See the recorded documents for more detailed legal information. Data is provided in "as is" condition. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Fayette County and its employees assume no responsibility for the consequences of inappropriate uses or interpretations of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified. If you have questions about this site please contact the Assessor's Office at (563) 422-3397.*

Date created: 11/17/2023  
 Last Data Uploaded: 11/17/2023 3:37:00 AM



RESOLUTION NO. \_\_\_\_\_-2023

RESOLUTION APPROVING A ROAD DIET FOR NORTH FREDERICK REDUCING THE LANES FROM FOUR TO THREE NORTH OF THE INTERSECTION OF FREDERICK AND HIGHWAY 150

WHEREAS, the Iowa Department of Transportation will be doing work on Highway 150 through town; and

WHEREAS, this is the best time to perform a road diet on North Frederick; and

WHEREAS, a road diet is preferred as the current traffic counts do not warrant a four lane; and

WHEREAS, the reduction of lanes is a city council decision; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Oelwein, Iowa Approves a Road Diet for North Frederick Reducing the Lanes from Four to Three North of the Intersection of Frederick and Highway 150

Passed and approved on November 27, 2023.

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

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

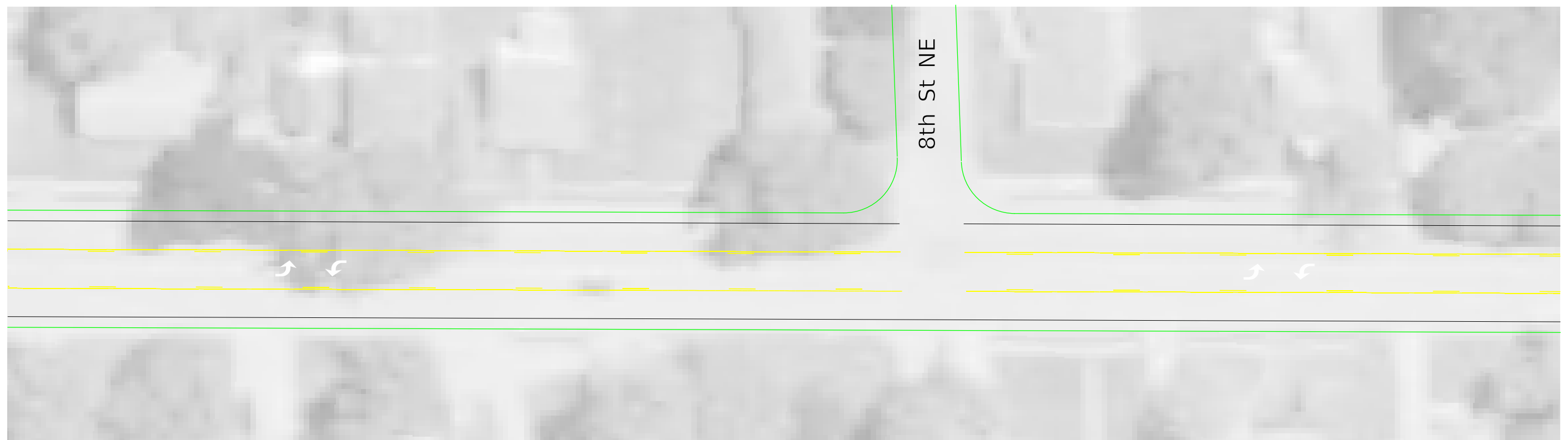
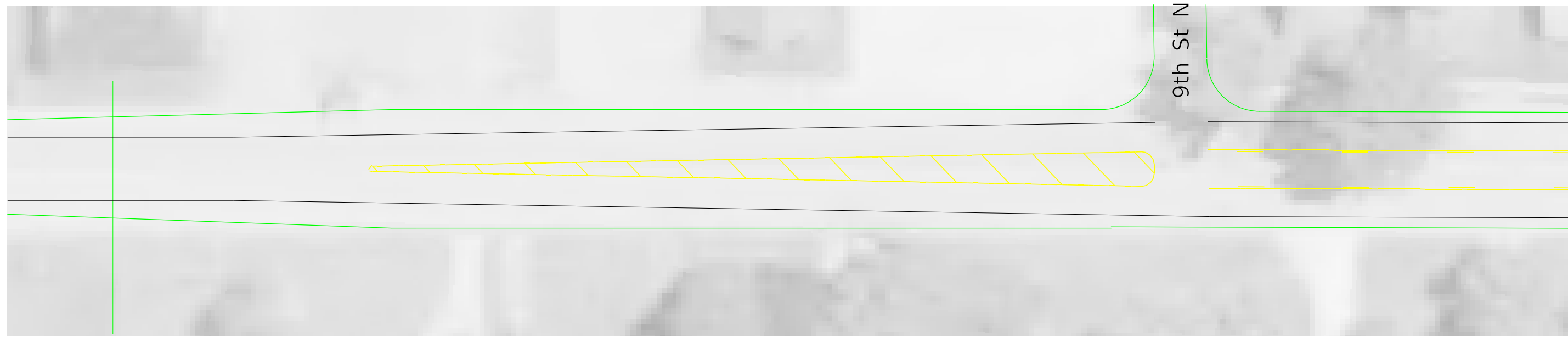
AYES      NAYS      ABSENT      ABSTAIN

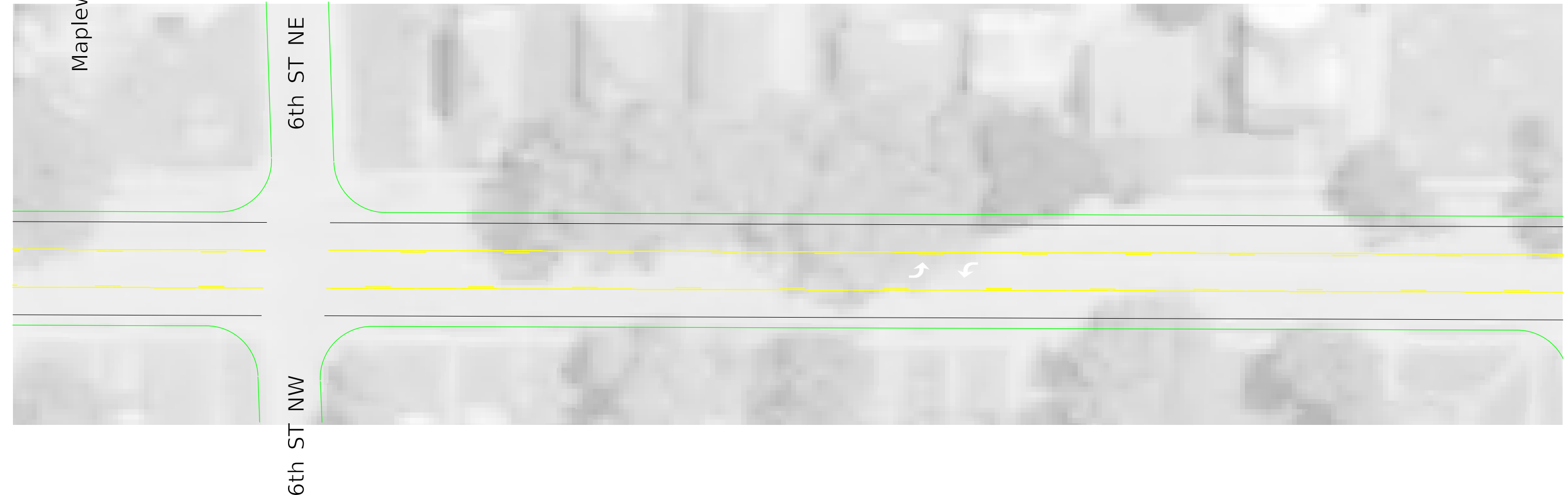
Attest:

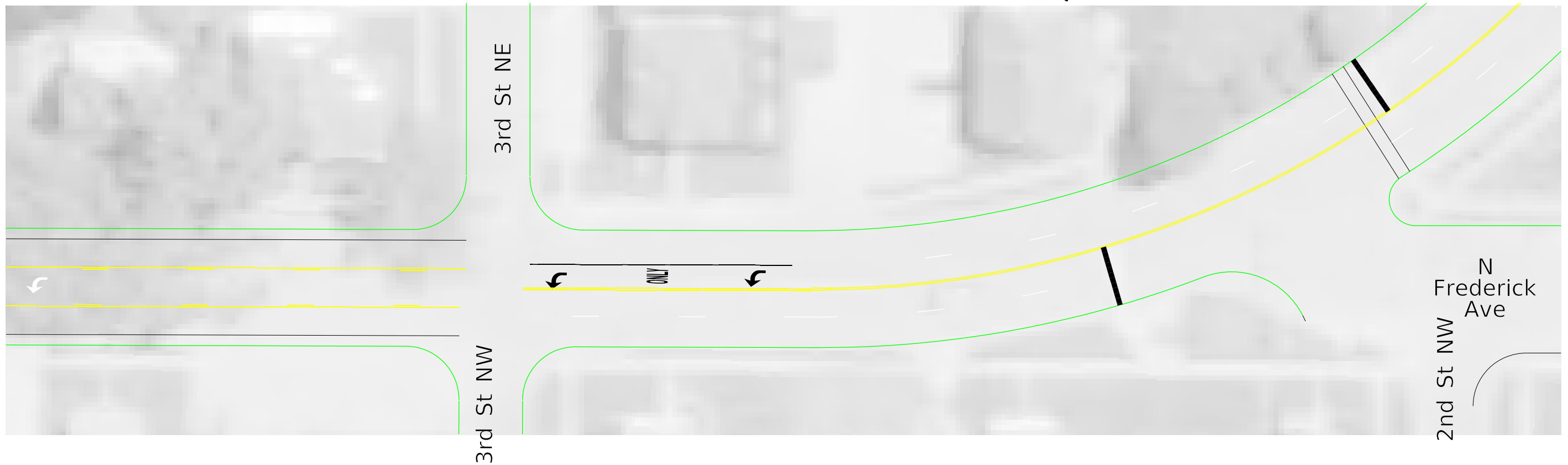
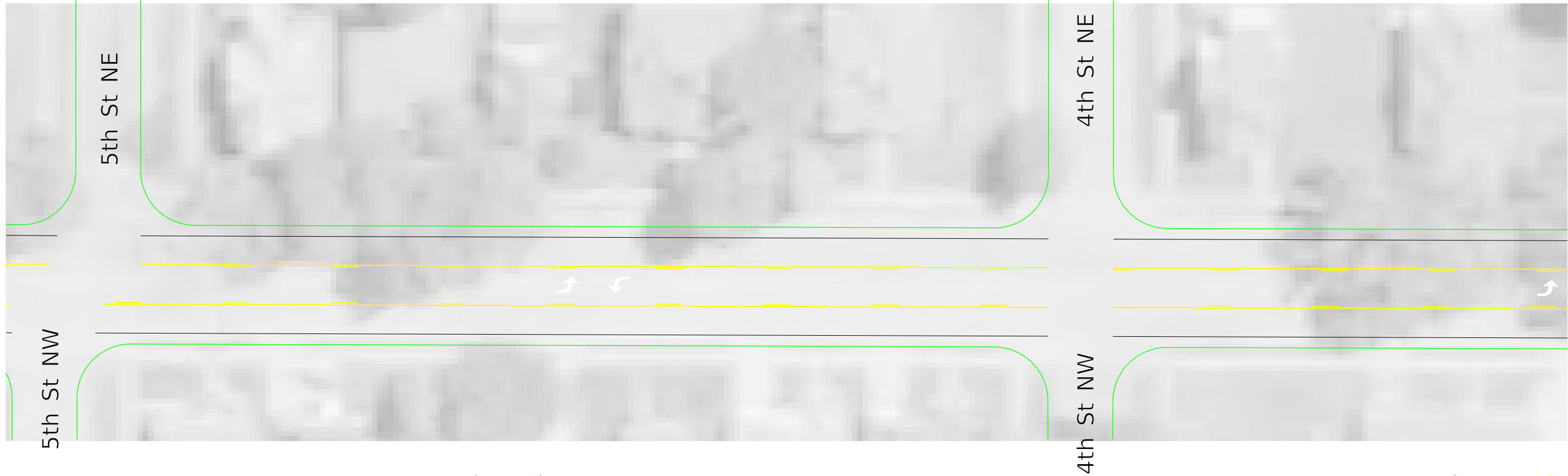
Stewart  
Weber  
Lenz  
Garrigus  
Seeders  
Payne

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

Recorded November 28, 2023.









**Levy Authority Summary**

Local Government Name: OELWEIN  
 Local Government Number: 33G316

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
OELWEIN #2 URBAN RENEWAL	33004	9
OELWEIN JAMES DEVELOPMENT URBAN RENEWAL	33009	1
OELWEIN CENTRAL URBAN RENEWAL	33012	2

**TIF Debt Outstanding: 10,314,215**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:	441,183	0	Amount of 07-01-2022 Cash Balance Restricted for LMI
TIF Revenue:	823,598		
TIF Sp. Revenue Fund Interest:	7,927		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
<b>Total Revenue:</b>	<b>831,525</b>		
Rebate Expenditures:	95,633		
Non-Rebate Expenditures:	811,703		
Returned to County Treasurer:	0		
<b>Total Expenditures:</b>	<b>907,336</b>		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:	365,372	0	Amount of 06-30-2023 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance: 9,041,507**

Item 8.

**Urban Renewal Area Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL  
 UR Area Number: 33004

UR Area Creation Date: 11/1991

UR Area Purpose: see attached plan

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330108	330109	0
OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330110	330111	0
JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM	330112	330113	0
OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.	330193	330194	0
OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.	330195	330196	92,781
OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.	330197	330198	1,423,834
OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	330221	330222	357,720
OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	330227	330228	20,002,725
OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM	330231	330232	806,630

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	133,610	1,347,940	8,569,901	28,042,070	0	-3,704	38,246,750	0	38,246,750
Taxable	118,967	729,640	7,712,911	25,237,863	0	-3,704	33,895,722	0	33,895,722
Homestead Credits									8

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** **226,433** **0** **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 791,180  
 TIF Sp. Revenue Fund Interest: 7,927  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 799,107**

Rebate Expenditures: 93,507  
 Non-Rebate Expenditures: 661,703  
 Returned to County Treasurer: 0  
**Total Expenditures: 755,210**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** **270,330** **0** **Amount of 06-30-2023 Cash Balance Restricted for LMI**



## Projects For OELWEIN #2 URBAN RENEWAL

### Forsyth Management Co., LLC

Description:	New building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Midwest Motorcycles Inc/Deans Honda

Description:	New building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### East Penn Manufacturing

Description:	Land Aquisition/New Building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### Boulders Inn

Description:	New building
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

### ICE Manufacturing

Description:	Addition to building
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

### HyVee Dollar Fresh

Description:	Remodel bldg and add pumps outside
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### BR Development Kwik Star

Description:	New building, pumps, and car wash
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For OELWEIN #2 URBAN RENEWAL

### Forsyth Management Co 1-10 yrs LLC

Debt/Obligation Type:	Rebates
Principal:	319,452
Interest:	0
Total:	319,452
Annual Appropriation?:	Yes
Date Incurred:	06/27/2011
FY of Last Payment:	2024

### Motorcycles Midwest, Inc./Deans Honda

Debt/Obligation Type:	Rebates
Principal:	43,598
Interest:	0
Total:	43,598
Annual Appropriation?:	Yes
Date Incurred:	12/23/2013
FY of Last Payment:	2023

### East Penn Manufacturing Co

Debt/Obligation Type:	Rebates
Principal:	3,340,000
Interest:	0
Total:	3,340,000
Annual Appropriation?:	Yes
Date Incurred:	10/26/2015
FY of Last Payment:	2039

### 2016A GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,000,000
Interest:	403,800
Total:	3,403,800
Annual Appropriation?:	Yes
Date Incurred:	01/25/2016
FY of Last Payment:	2028

### 2016B GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	365,000
Interest:	30,015
Total:	395,015
Annual Appropriation?:	No
Date Incurred:	09/22/2016
FY of Last Payment:	2029

### 2016C GO Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0

Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 09/22/2016  
FY of Last Payment: 2020

Item 8.

### **Boulders Inn**

Debt/Obligation Type: Rebates  
Principal: 297,780  
Interest: 0  
Total: 297,780  
Annual Appropriation?: Yes  
Date Incurred: 05/30/2017  
FY of Last Payment: 2030

### **Water Fund Loan 11-14-16**

Debt/Obligation Type: Internal Loans  
Principal: 183,568  
Interest: 0  
Total: 183,568  
Annual Appropriation?: No  
Date Incurred: 12/01/2016  
FY of Last Payment: 2030

### **2016C GO Bond**

Debt/Obligation Type: Gen. Obligation Bonds/Notes  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 09/22/2016  
FY of Last Payment: 2020

### **Water Fund Loan 10-9-17**

Debt/Obligation Type: Internal Loans  
Principal: 199,202  
Interest: 0  
Total: 199,202  
Annual Appropriation?: No  
Date Incurred: 12/01/2018  
FY of Last Payment: 2030

### **Water Fund Loan 11-26-18**

Debt/Obligation Type: Internal Loans  
Principal: 207,527  
Interest: 0  
Total: 207,527  
Annual Appropriation?: No  
Date Incurred: 11/26/2018  
FY of Last Payment: 2030

### **Forsyth Management Co 11-20 yrs**

Debt/Obligation Type: Rebates  
Principal: 750,000  
Interest: 0  
Total: 750,000

Annual Appropriation?: Yes  
Date Incurred: 01/26/2016  
FY of Last Payment: 2033

Item 8.

### **ICE Manufacturing**

Debt/Obligation Type: Rebates  
Principal: 106,570  
Interest: 0  
Total: 106,570  
Annual Appropriation?: Yes  
Date Incurred: 12/14/2020  
FY of Last Payment: 2033

### **HyVee Dollar Fresh**

Debt/Obligation Type: Rebates  
Principal: 400,000  
Interest: 0  
Total: 400,000  
Annual Appropriation?: Yes  
Date Incurred: 10/12/2020  
FY of Last Payment: 2034

### **B R Development Kwik Star**

Debt/Obligation Type: Rebates  
Principal: 350,000  
Interest: 0  
Total: 350,000  
Annual Appropriation?: Yes  
Date Incurred: 05/11/2020  
FY of Last Payment: 2034

## Non-Rebates For OELWEIN #2 URBAN RENEWAL

TIF Expenditure Amount:	555,100
Tied To Debt:	2016A GO Bond
Tied To Project:	East Penn Manufacturing

TIF Expenditure Amount:	106,603
Tied To Debt:	2016B GO Bond
Tied To Project:	East Penn Manufacturing

# Rebates For OELWEIN #2 URBAN RENEWAL

## 1007 Industrial Park Dr.

TIF Expenditure Amount: 49,661  
 Rebate Paid To: Forsythe Management Co.  
 Tied To Debt: Forsyth Management Co 1-10 yrs  
 LLC  
 Tied To Project: Forsyth Management Co., LLC  
 Projected Final FY of Rebate: 2024

## 2645 S Frederick Ave

TIF Expenditure Amount: 12,476  
 Rebate Paid To: Motorcycles Widwest/Deans  
 Honda  
 Tied To Debt: Motorcycles Midwest, Inc./Deans  
 Honda  
 Tied To Project: Midwest Motorcycles Inc/Deans  
 Honda  
 Projected Final FY of Rebate: 2026

## 421 Rock Island Rd

TIF Expenditure Amount: 28,134  
 Rebate Paid To: Boulders Inn  
 Tied To Debt: Boulders Inn  
 Tied To Project: Boulders Inn  
 Projected Final FY of Rebate: 2029

## 1001 Industrial Park Rd

TIF Expenditure Amount: 3,236  
 Rebate Paid To: Ice Manufacturing  
 Tied To Debt: ICE Manufacturing  
 Tied To Project: ICE Manufacturing  
 Projected Final FY of Rebate: 2032

## 1345 S Frederick St

TIF Expenditure Amount: 0  
 Rebate Paid To: HyVee Dollar Fresh  
 Tied To Debt: HyVee Dollar Fresh  
 Tied To Project: HyVee Dollar Fresh  
 Projected Final FY of Rebate: 2034

## Jobs For OELWEIN #2 URBAN RENEWAL

Project:	East Penn Manufacturing
Company Name:	East Penn Manufacturing
Date Agreement Began:	05/17/2017
Date Agreement Ends:	06/30/2039
Number of Jobs Created or Retained:	350
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	65,000,000
Total Estimated Cost of Public Infrastructure:	4,500,000

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330109  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	827,100	5,589,011	3,482,450	0	-3,704	10,051,790	0	10,051,790
Taxable	0	447,708	5,030,110	3,134,205	0	-3,704	8,708,364	0	8,708,364
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	3,741,586	6,313,908	0	6,313,908	220,222

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY AG/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330111  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	133,610	0	0	0	0	0	133,610	0	133,610
Taxable	118,967	0	0	0	0	0	118,967	0	118,967
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	107,854	25,756	0	25,756	580

FY 2023 TIF Revenue Received: 0



Item 8.

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: JEFFERSON TWP/OELWEIN SCH/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330113  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	520,840	367,040	0	0	0	887,880	0	887,880
Taxable	0	281,932	330,336	0	0	0	612,268	0	612,268
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	278,660	609,220	0	609,220	14,115

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/CITY LAUNDERING/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330194  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,176,380	0	0	0	1,176,380	0	1,176,380
Taxable	0	0	1,058,742	0	0	0	1,058,742	0	1,058,742
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	971,850	204,530	0	204,530	7,134

FY 2023 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/ICE MANUFACTURING/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330196  
 TIF Taxing District Base Year: 2020  
 FY TIF Revenue First Received: 2011  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2017

	UR Designation
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	576,550	0	0	576,550	0	576,550
Taxable	0	0	0	518,895	0	0	518,895	0	518,895
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	473,460	103,090	92,781	10,309	360

FY 2023 TIF Revenue Received: 3,236

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/FORSYTH/OELWEIN UR2 TIF INCREM.  
 TIF Taxing District Inc. Number: 330198  
 TIF Taxing District Base Year: 2011  
 FY TIF Revenue First Received: 2014  
 Subject to a Statutory end date? No

	UR Designation
Slum	02/1991
Blighted	02/1991
Economic Development	02/1991

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	1,757,820	0	0	1,757,820	0	1,757,820
Taxable	0	0	0	1,582,038	0	0	1,582,038	0	1,582,038
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	16,420	1,582,038	1,423,834	158,204	5,518

FY 2023 TIF Revenue Received: 49,661

Item 8.

**TIF Taxing District Data Collection**

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/DEAN'S HONDA/OELWEIN UR2 TIF INCREM.	
TIF Taxing District Inc. Number:	330222	
TIF Taxing District Base Year:	2014	<b>UR Designation</b>
FY TIF Revenue First Received:	2017	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	441,630	0	0	0	441,630	0	441,630
Taxable	0	0	397,467	0	0	0	397,467	0	397,467
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	36,360	397,467	357,720	39,747	1,386

FY 2023 TIF Revenue Received: 12,476

**TIF Taxing District Data Collection**

Local Government Name:	OELWEIN (33G316)	
Urban Renewal Area:	OELWEIN #2 URBAN RENEWAL (33004)	
TIF Taxing District Name:	OELWEIN CITY/OELWEIN SCH/EAST PENN/OELWEIN UR2 TIF INCREM.	
TIF Taxing District Inc. Number:	330228	
TIF Taxing District Base Year:	2016	<b>UR Designation</b>
FY TIF Revenue First Received:	2019	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	22,225,250	0	0	22,225,250	0	22,225,250
Taxable	0	0	0	20,002,725	0	0	20,002,725	0	20,002,725
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	108,170	20,002,725	20,002,725	0	0

FY 2023 TIF Revenue Received: 697,673

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN #2 URBAN RENEWAL (33004)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/BOULDERS INN/OELWEIN UR2 TIF INCREM  
 TIF Taxing District Inc. Number: 330232

	UR Designation
TIF Taxing District Base Year: 2017	Slum No
FY TIF Revenue First Received: 0	Blighted No
Subject to a Statutory end date? No	Economic Development No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	995,840	0	0	0	995,840	0	995,840
Taxable	0	0	896,256	0	0	0	896,256	0	896,256
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	21,530	896,256	806,630	89,626	3,126

FY 2023 TIF Revenue Received: 28,134

**Urban Renewal Area Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL  
 UR Area Number: 33009

UR Area Creation Date: 11/2001

UR Area Purpose: See attached plan

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM	330165	330166	0

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,915,560	0	1,915,560
Taxable	0	0	0	0	0	0	1,221,170	0	1,221,170
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 0      **Amount of 07-01-2022 Cash Balance Restricted for LMI** 0

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 0      **Amount of 06-30-2023 Cash Balance Restricted for LMI** 0

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN JAMES DEVELOPMENT URBAN RENEWAL (33009)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN JAMES DEV UR TIF INCREM  
 TIF Taxing District Inc. Number: 330166  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2014

	UR Designation
Slum	No
Blighted	No
Economic Development	11/2001

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	1,915,560	0	1,915,560
Taxable	0	0	0	0	0	0	1,221,170	0	1,221,170
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	1,750	1,221,170	0	1,221,170	42,593

FY 2023 TIF Revenue Received: 0

**Urban Renewal Area Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL  
 UR Area Number: 33012

UR Area Creation Date: 04/2005

UR Area Purpose: see attached plan

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM	330173	330174	828,356
OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM	330229	330230	60,954

**Urban Renewal Area Value by Class - 1/1/2021 for FY 2023**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	625,450	14,269,632	803,540	0	-3,704	16,806,323	0	16,806,323
Taxable	0	338,558	12,842,671	723,186	0	-3,704	14,609,233	0	14,609,233
Homestead Credits									6

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2022:** 214,750      0      **Amount of 07-01-2022 Cash Balance Restricted for LMI**

TIF Revenue: 32,418  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 32,418**

Rebate Expenditures: 2,126  
 Non-Rebate Expenditures: 150,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 152,126**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2023:** 95,042      0      **Amount of 06-30-2023 Cash Balance Restricted for LMI**

## Projects For OELWEIN CENTRAL URBAN RENEWAL

### Downtown Streetscape

Description:	revitalization of the downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Performance Rehab

Description:	remodel building at new location
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### Downtown Improvements Grant

Description:	expand, improve building, renovate 2nd story housing Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	No
Payments Complete:	No



## Debts/Obligations For OELWEIN CENTRAL URBAN RENEWAL

### 2011 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	04/11/2005
FY of Last Payment:	2022

### Performance Rehab

Debt/Obligation Type:	Rebates
Principal:	17,703
Interest:	0
Total:	17,703
Annual Appropriation?:	Yes
Date Incurred:	07/11/2017
FY of Last Payment:	2024

### LOST Yr 1 2017 Transfer Downtown Businesses

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/10/2018
FY of Last Payment:	2020

### LOST Yr 2 2018 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/26/2018
FY of Last Payment:	2021

### LOST Yr 3 2019 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	11/12/2019
FY of Last Payment:	2021

### LOST Yr 4 2020 Transfer Downtown Business Grant

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0

Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 11/09/2020  
FY of Last Payment: 2022

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### **LOST Yr 5 2021 Transfer Downtown Business Grant**

Debt/Obligation Type: Internal Loans  
Principal: 150,000  
Interest: 0  
Total: 150,000  
Annual Appropriation?: Yes  
Date Incurred: 10/25/2021  
FY of Last Payment: 2028

### **LOST Yr 6 2022 Transfer Downtown Business Grant**

Debt/Obligation Type: Internal Loans  
Principal: 75,000  
Interest: 0  
Total: 75,000  
Annual Appropriation?: Yes  
Date Incurred: 11/14/2022  
FY of Last Payment: 2029

### **LOST Yr 7 2023 Transfer Downtown Business Grant**

Debt/Obligation Type: Internal Loans  
Principal: 75,000  
Interest: 0  
Total: 75,000  
Annual Appropriation?: Yes  
Date Incurred: 10/23/2023  
FY of Last Payment: 2030

## Non-Rebates For OELWEIN CENTRAL URBAN RENEWAL

TIF Expenditure Amount: 0  
 Tied To Debt: 2011 GO Bonds  
 Tied To Project: Downtown Streetscape

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 1 2017 Transfer  
 Downtown Businesses  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 2 2018 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 3 2019 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 4 2020 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 150,000  
 Tied To Debt: LOST Yr 5 2021 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 6 2022 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

TIF Expenditure Amount: 0  
 Tied To Debt: LOST Yr 7 2023 Transfer  
 Downtown Business Grant  
 Tied To Project: Downtown Improvements Grant

## Rebates For OELWEIN CENTRAL URBAN RENEWAL

### 204 E Charles

TIF Expenditure Amount:	2,126
Rebate Paid To:	Performance Rehab
Tied To Debt:	Performance Rehab
Tied To Project:	Performance Rehab
Projected Final FY of Rebate:	2024

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**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/OELWEIN CENTRAL UR INCREM  
 TIF Taxing District Inc. Number: 330174  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2009  
 Subject to a Statutory end date? No

	UR Designation
Slum	03/2005
Blighted	03/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	625,450	14,061,272	803,540	0	-3,704	16,597,963	0	16,597,963
Taxable	0	338,558	12,655,147	723,186	0	-3,704	14,421,709	0	14,421,709
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	15,681,270	920,397	828,356	92,041	3,210

FY 2023 TIF Revenue Received: 30,292

**TIF Taxing District Data Collection**

Local Government Name: OELWEIN (33G316)  
 Urban Renewal Area: OELWEIN CENTRAL URBAN RENEWAL (33012)  
 TIF Taxing District Name: OELWEIN CITY/OELWEIN SCH/PERFORMANCE REHAB/OELWEIN CENTRAL UR INCREM  
 TIF Taxing District Inc. Number: 330230  
 TIF Taxing District Base Year: 2017  
 FY TIF Revenue First Received: 0  
 Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2021 for FY 2023

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	208,360	0	0	0	208,360	0	208,360
Taxable	0	0	187,524	0	0	0	187,524	0	187,524
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2023	106,770	101,590	60,954	40,636	1,417

FY 2023 TIF Revenue Received: 2,126



To: Mayor and City Council  
From: Dylan Mulfinger  
Subject: Administrator Memo  
Date: 11/27/2023

1 South Frederick has a failing north wall. This caused the building to be evacuated on the apartments and store front that are adjacent to the wall. This wall failure was discovered in June of 2023. The current property owner has worked to get quotes for repair with those ranging from \$175,000 to \$400,000. The property owner, on Monday November 20, 2023, proposed giving the building to the city as the owner cannot make the repair.

At the November 23 meeting with the owner, city staff advised applying for the Community Catalyst Building Remediation program offered by the Iowa Economic Development Authority (IEDA). Specifically, staff wanted to apply for the emergency program that does not require meeting the normal deadlines. The building owner was in favor of moving forward with the repair if the grant could be obtained and the city would partner. After contacting Jim Thompson, Downtown Economic Development Specialist, with IEDA, staff learned this building does not qualify for the emergency program.

Staff is now asking City Council if City Council wants to apply for the regular catalyst program. Below is a breakdown for funds.

- \$100,000 Catalyst Funds
- \$50,000 Local TIF Program Funds
- \$50,000 Property Owner

The City Council would have to agree to apply and set aside downtown TIF dollars to provide a city partnership that is essential to the application.

Should the City Council decide not to apply for the catalyst program, city staff will advise the owner to tear down the building. This is not an easy decision for the city as the future of the downtown is something to consider.

**Timeline**

Preapplication due January 29, 2024

Applications due April 15, 2024

Awarded June 2024

24 months to complete improvements

**Comprehensive Plan**

Page 16 in the comp plans shows that residents are in favor of investing in the downtown.

Page 19 talks about a strength of downtown is its walkability.



Page 20 list enhancing downtown businesses as an opportunity for beautification.

Page 39 under economic development: **Goal 2:** Support strategic economic growth within the Downtown area and provide additional retailers, businesses, and services for the community.

Chapter Five of the plan specifically points out Downtown and the need for investment.

# COMMUNITY CATALYST BUILDING REMEDIATION PROGRAM



261-45.1(15) Purpose. Pursuant to Iowa Code sections 15.231 and 15.106A, the authority is directed to establish a community catalyst building remediation program fund for the purpose of providing grants to cities for the remediation or redevelopment of underutilized buildings. The authority shall administer the fund in a manner to make grant moneys annually available to cities for the purposes of this chapter.

## PROGRAM DEFINITION

Through the Community Catalyst Building Remediation Program, the Iowa Economic Development Authority (IEDA) will provide grants to communities for the redevelopment, rehabilitation or deconstruction of buildings to stimulate economic growth or reinvestment in the community. Strong applications will show the potential of catalytic economic growth in the community; improve appearances and safety; make use of underutilized property, exhibit appropriate design standards; and be well-funded. Economic growth may include the creation of additional jobs, growth of new or existing businesses, development of new housing units, increase property values or potential population growth.

## PROGRAM DETAILS

- Funding based on annual availability
- Maximum grant: \$100,000
- 40% of funds will be awarded to cities with populations under 1,500
- A mandatory pre-application process will precede the official grant application
- Applications are by invitation only, after approved pre-application
- City must be the applicant and provide financial and/or in-kind resources
- Funds available for the rehabilitation of one commercial building per community or two buildings with same ownership that are adjacent
- Deconstruction is allowed in dire situations or for safety reasons

## PROJECT EXAMPLES

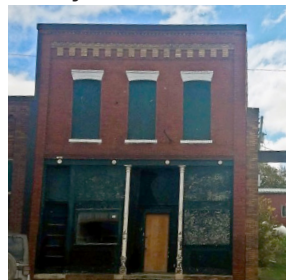
### Adair



### Atkins



### Casey



### Scoring Criteria (100 points total)

- Existing Building (10 points total)
- Building Improvements (20 points total)
- Economic Impact (30 points total)
- Project Funding, Budget and Partnerships (30 points total)
- Impact on Area/District (10 points total)

Questions may be directed to Jim Thompson, 515.348.6183 or email [catalyst@iowaeda.com](mailto:catalyst@iowaeda.com).



# Community Catalyst Building Remediation

This grant program assists communities with the redevelopment or rehabilitation of buildings to stimulate economic growth or reinvestment in the community.

## Program Definition

- Provides financial assistance to cities
- Must stimulate economic growth
- Strong application will be a catalyst for additional growth
- Exhibit appropriate design
- Be well-funded and demonstrate partnerships

## Program Details

- Applicant must be a city
- Grant \$100,000
- 40% of funds will be awarded to cities with populations under 1,500
- Mandatory pre-application process
- Applications are by invitation only
- City must provide financial resources

# FY 2024 Application Cycle

- » All pre-applications and applications submitted through Iowa Grants @ [iowagrants.gov](http://iowagrants.gov)
- » Pre-applications may be submitted and approved starting September 15, 2023
- » Pre-applications must be submitted by January 29, 2024, to be considered eligible for this fiscal year's funding cycle
- » Applications are by invitation ONLY
- » Application Deadline: April 15, 2024
- » Announcement: June 2024
  - Project Commencement: after award letter from IEDA
  - Project Completion: 24 months after award

## Community Catalyst Building Remediation Grant

### Scoring Criteria

The Community Catalyst Building Remediation grant program assists in the comprehensive, appropriate rehabilitation of important but underutilized buildings that will create new business and upper floor residential uses. These small to mid-level, city endorsed projects will come with broad based community support and serve as models for future investment in adjacent properties, downtowns or communities.

**Existing Building:** The proposed project will rehabilitate an important building(s) in a community and/or district. Importance will be measured by the building's architecture, location, size, history and commercial importance. The impact of the project based on this building's current condition, use and potential are extremely important.

#### 10 Points Maximum

A strong application will:

- Will clearly describe the building and why it is important to the downtown/community.
- Will represent an impactful improvement to the building.
- Will clearly describe the current condition of the building and indicate a need for rehabilitation.
- Will clearly describe the current use of the building on all floors.
- Makes use of a property that is largely underutilized (vacant or inappropriate uses).
- Involve a building in an extremely important location such as the heart of the downtown.
- Will exhibit an important process for selecting this building for the catalyst grant and indicate that this project fits into local priorities.

A weak application will not communicate the importance of the building to the community/district or will represent a building with less potential to impact the community visually or economically. Building location is of lesser importance to the community. Current use and condition is not specifically and thoroughly described. A meaningful and strategic selection of this specific building for the catalyst grant has not been communicated or executed.

**Proposed Building Improvement:** The proposed remediation will use appropriate rehabilitation practices and techniques. This well-planned project represents a substantial rehabilitation that capitalizes on the unique character and development opportunities of the building(s). When appropriate, conforms to historic preservation practices. The project is shovel ready and when complete will represent significant visual impact.

#### 20 Points Maximum

A strong application will:

- Will clearly and concisely describe the proposed scope of work.
- Thoroughly explain treatment of specific features of the building.
- Exhibit sympathetic treatment of historic structures.

- Will improve the appearance of the building/district/community.
- Will improve safety in the district/community.
- Involves a complete rehab of a building (entire building).
- Show appropriate recycling and diversion of materials from the landfill. This includes a remediation plan, including abatement of hazardous materials such as asbestos.
- Exhibits that the project is shovel ready with a reasonable timeline for completion.
- Shows plans/designs for all element of the improvement including interior floor plans, façade designs, color schemes, etc.
- Includes historic current photographs of the building (exterior and interior).

A weak application will not make a case for appropriate design base on scope of work, design description and plans. The scope of work is not thoroughly described. Rehabilitation of historic buildings do not indicate that historic preservation standards are met. The project does not represent a total rehabilitation, for example, upper story spaces are left untouched. Photos are not included or are inadequate. The project does not appear to be ready to go. No mention is made of recycling and abatement of hazardous materials.

**Economic Impact:** The building rehabilitation will spur true economic impact in the community by filling underutilized space with appropriate uses that meet local demand. This includes first floor business growth and upper story residential. Economic impact can also be measured by jobs created and customers drawn to the district. Actual, committed uses represent the perfect scenario.

### **30 Points Maximum**

A strong application will:

- Will clearly show what economic development will occur as a result of the project.
- Will at the very lease bring a commercial space to a “white box” stage of development. Committed business are always better.
- Uses will meet a local market void with information that backs this market void up.
- Will add housing units to a downtown/community.
- Will likely stimulate additional investment.

A weak application will give little evidence of economic impact for example, no new businesses, no new housing, or uses that do not match up with local market needs. The future use of the building is unknown or questionable. Because of location, the project will not significantly impact other business development.

**Funding, Budget and Partnerships:** The proposed project will exhibit ample and reasonable funding from a number of sources. The property owner is significantly involved in the funding of the project. The City is a financial and/or in-kind contributor and supporter of the project. Funding is secured and the applicant has done due diligence in investigating funding sources and partners. Likely project partners are identified and defined. Indicates that the Catalyst Grant clearly fills a funding gap and that the project is dependent on it.

### **30 Points Maximum**

A strong application will:

- Explain what financial/feasibility analysis has been completed to justify the project.
- Shows that there is financial and perhaps in-kind support from the property owner, City and community.
- Shows solid estimates of proposed work based on project plans.
- Shows excellent local financial match. At least 60% of the project will be funded with local sources. More is better.
- If in-kind support is used, specifically show sources. These sources are legitimate.
- Complete financial form in its entirety.
- Shows a reasonable project budget.
- List any other financial incentives/programs that are being used on this project.
- Clearly define property owner's involvement.
- Show that funding is secured (in-hand). For example, show legitimate letters from financial institutions that clearly outline terms of financing.
- Indicates that the Catalyst grant truly fills a gap and the grant is needed for project completion.

A weak application will fail to identify funding sources necessary to carry the project out. In-kind support is poorly defined. Numbers do not add up. Cost estimates appear to be too low. Applicant does not consider additional funding sources. Involvement by the property owner is vague or unknown. The project does not appear to need the grant for completion. For example, it is difficult to make a case for a \$100,000 grant on a multi-million project. Funding or segments of funding is not secured for example, "grant applied for" or no letter from bank indicating financing.

**Impact on Area/District:** The proposed project will have an immediate impact on the district/community and serve as a model and catalyst for future development. The project will provide a boost to an underperforming district, a difficult block or perhaps be a model for upper story housing development. The project will occur in a community that has design recommendations, maintenance ordinances and ordinances that ban downtown, storefront housing.

**10 Points Maximum**

A strong application will:

- Be a catalyst for future projects in the vicinity of the project address.
- Describe how the project will be a "best practice" model for future projects.
- Indicate that the area in which the project is being done, is underperforming defined by building maintenance problems and vacancy.
- Indicate that this investment will be protected because the community has ordinances that ban storefront housing; require minimum maintenance standards; and guide design in downtown buildings.
- Have economic impact on underperforming district or block

A weak application provides no evidence that the project can be a model for future success. Perhaps the district that the building is in has seen much success and there are few remaining red flags. The applicant community has made no attempts to limit safety and maintenance problems in the district.

**Sustainability/Smart Growth Principles:** Proposed project promotes sustainability and smart growth principles including the goals and intended outcomes of the project relative to green development/sustainable development practices.

**Required but not scored**

A strong application will:

- Promote sustainability and smart growth principles.
- Clearly state goals and intended outcomes relative to green development/sustainable development practices.
- Describe how project will meet the IEDA Green Street Criteria.

A weak application will show little or no adherence to smart growth principles or green streets criteria.

Scores:

Existing Building (0-10 Points)	_____
Proposed Building Improvement (0-20 Points)	_____
Economic Impact (0-30 Points)	_____
Funding, Budget and Partnerships (0-30 Points)	_____
Impact on the Area/District (0-10 Points)	_____
Total Score	_____
Sustainability/Smart Growth Principles	Required but not scored

Pre-Application Scoring Evaluation  
Date \_\_\_\_\_

“Community catalyst” means a building or buildings which, if remediated, would stimulate additional economic growth or reinvestment in the community, especially private sector financial investment. A community catalyst project will be expected to have a significant positive impact on the community.

“Economic growth” means the project should include:

	Yes	No
the creation of additional jobs	___	___
growth of new or existing businesses	___	___
development of new housing units	___	___
increased property values of the project	___	___
potential population growth	___	___
public/private sector investment	___	___

The building will be located in an area central to the city’s economic development activities. \_\_\_      \_\_\_

Project will be a model & the stimulant for additional projects. \_\_\_      \_\_\_

The selected building is a priority for the city \_\_\_      \_\_\_

The Catalyst grant is essential to the project \_\_\_      \_\_\_

Pre-applications with a majority (7 or more) Yes responses will receive an invitation.

Pre-applications with a majority (4 or more) No responses will be denied an invitation.

Applicant City \_\_\_\_\_ Total Score \_\_\_\_\_

Reviewed by \_\_\_\_\_ Results - Invite \_\_\_\_\_

Jim Thompson

Supervisor \_\_\_\_\_ No Invite \_\_\_\_\_

Jim Engle

Comments

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## Oelwein Public Library Minutes

The Oelwein Public Library Board of Trustees held their meeting on Tuesday, November 14, 2023 at 5:00 p.m. at the library.

**Present:** VanDenHul, Berryman, Mars, Payne, Mulfinger, Kerns, and Harris.

**Absent:** Ingersoll

Vice-president Berryman called the meeting to order at 5:05.

**Agenda and Minutes:** Mars made a motion to approve the agenda and the minutes. Seconded by VanDenHul. Motion carried.

**Correspondences and Communications:** City Administrator Mulfinger addressed the Board. He expressed his thanks and appreciation for their continued service. He spoke about the budget for FY25. Mulfinger left the meeting at 5:16.

**Correspondences:** None

**Trustee Training:** None

**Director's Report:** None

### Friend's Report:

- Treasurers report – Income - Donations \$65.00 – Cemetery Walk \$ 89.00 – Book and Bake Sale \$ 1300.65
- Treasurers report – Expenses – Memorials \$ 75.00 – Ghost Hunters Program \$ 100.00, Postage \$ 66.00
- The Friends Appreciation Tea was held November 9, 2023
- The Christmas Tree will be put up and decorated on November 27, 2023
- The Chocolate Fest will be held in February
- The next meeting is November 11, 2023.

**Bills:** VanDenHul made a motion to accept the bills. Seconded by Mars. Motion carried.

Kern arrived at 5:20.

Kerns made a motion to adjourn at 5:30.

Respectfully submitted,  
Catherine Harris

Next meeting is Tuesday, December 12, 2023 at 4:30.





# Minutes

Housing Committee

Oelwein City Hall, 20 Second Avenue SW, Oelwein, Iowa

November 15, 2023 - 4:00 PM

## Roll Call

**Present:** Mayor Brett DeVore, Lynda Payne, Dave Lenz, Warren Fisk

**Also Present:** Building Official Kral, Upper Explorerland Regional Planning Commission Rachelle Howe

**Absent:** NA

## Pledge of Allegiance

### Discussions

-Discussion with Upper Explorerland on First-Time Homebuyers Grant.

Rachelle was not given complete information to present to the group, more info to come on details for First-Time Homebuyer grant.

-Discussion on Upcoming "Home Repair Pilot Program" with potential for \$35000 in assistance to homeowners and potentially even landlords based on certain criteria.

Contract-sale owners would NOT qualify. Would replace or co-exist with CDBG Repair program.

-Discussed Lead Paint training and certification requirements for contractors involved in grant bids

-Numerous programs would still have a gradient of 80%+ based Low-To-Moderate Income based requirements and qualifications depending on family household size

-More details will be released and updated by Rachelle to the Housing Committee Members and bank staff as they are available

-2024 NEIRHTF Owner-Occupied, First-time home buyer, and Landlord/For-profit, and non-profit application information is available at [www.uerpc.org](http://www.uerpc.org)

## Adjournment



To: Mayor and City Council  
From: Dylan Mulfinger  
Subject: Administrator Memo  
Date: 11/27/2023

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### Consent Agenda

1. Consideration of a motion approving the November 13, 2023 minutes.
2. Claims resolution.
3. Consideration of a motion approving the Class 'E' Alcohol License for SuperMart.
4. Consideration of a motion approving the proposed sale of city owned real property located at 11 12th Avenue SW as recommended by the Planning, Finance, Enterprise, and Economic Development Committee.

### Ordinances

5. Consideration of an ordinance updating the floodplain management. - Third and Final 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 third and final reading.

### Resolutions

6. Consideration of a resolution scheduling public hearing on proposed sale of city owned real property located at 11 12th Avenue SW.
  1. This has been city property since 2018. This property requires a long run for utilities. The buyer owns the property to the south and will add to their property. The City Administrator recommends approving the resolution.
7. Consideration of a resolution approving a road diet for North Frederick reducing the lanes from four to three north of the Intersection of Frederick and Highway 150.
  1. This will take the four lanes down to three lanes north of the last stoplight on Highway 150. The three lane starts at the intersection of Highway 150 and North Frederick. This reduction is warranted based on traffic numbers and has multiple safety benefits. This reduction is in line with the city's comprehensive plan. The City Administrator recommends approving the resolution.

### Motions

8. Consideration of a motion approving Annual Urban Renewal Report re: Fiscal Year 2023-2024 TIF Debt Outstanding.



1. This report is completed annually. This report tells the state how many dollars we paid out in our Tax Increment Financing (TIF) agreements. The City Administrator recommends approving the motion.
9. Consideration of a motion to approve staff applying for the Community Catalyst Building Remediation program offered by the Iowa Economic Development Authority for 1 South Frederick.
1. The city council has a significant decision to make on this building. This could set a precedence for saving downtown buildings. The City Administrator recommends approving the motion as applying for the grant will only use staff time and is not a major commitment. Being awarded the grant will help save a corner building in the downtown.



**Wastewater News:** Oct 2023 - Pump #1 at the Main lift station went out of operation, replacement part will ship in early December. A leak was discovered in the non-pot water line, crews are working to repair. A change order was placed and accepted for the Reed Bed project. Communication with City Laundry continues regarding their signature of the new treatment agreement.

- Monthly Activities -

- \*Treated 22,1600,000 gallons of wastewater.
- \*Largest daily flow was 1,061,000 gallon.
- \*Average daily flow was 710,000 gallons.
- \*Applied 126,000 gallons of bio-solids to the reed beds.
- \*Achieved a 97.4% Biochemical Oxygen Demand removal.
- \*Achieved a 98.8% Total Suspended Solids removal.
- \*Analyzed 435 wastewater samples in the cities state certified lab.
- \*30 samples submitted to Test America.
- \*Completed and submitted state Discharge Monitoring Report and the five Industrial reports.

*NON-scheduled work* - Worked on Effluent valve actuator, and replaced it, and is now operable.

- Scheduled work -

- \*Perform maintenance on blower #1
- \*Perform maintenance on blower #2

- Upcoming work - Getting Matt certified with his Grade 4.

- \*Changing oil in blowers / maintenance. Two remaining.
- \*Run new conduit for SBR #2 Dissolved oxygen probe.
- \*Replace flexible weather conduit on SBR's getting worn. \*\*\*Reed Bed Expansion project.

**Water / Street News:** The overfill buckets were replaced at the Street shop fuel site. CEU classes were attended in both Manchester, and Waterloo. Ash tree wound down with nearly 100 removed. Benefits and wage discussions have begun for 7/1/24 budget. Mack received his CDL!

- Monthly Activities -

- \*Pumped 17,234,000 gallons water from the wells.
- \*Completed 84 work orders from City Hall
- \*Performed 84 locates marking location of city water, sewer, storm sewers and electrical.
- \*Delivered 31 red door tags giving the final notice of impending shut down services.
- \*Shut down 14 services for nonpayment.
- \*Daily water rounds consisting of chlorine residual testing, well and lift station checks.

*NON-scheduled work* - Kitchen upgrades happened at the airport, due to past water damage.

- Scheduled work -

- \*Sewer jetting continued in the SW, with three visits to the same area.
- \*Holiday decor is coming out of storage and being evaluated for broke / missing pieces.
- \*Barricades were removed and opened the 10 blk of E. Charles for two-way traffic again.
- \*Stump removal and clean up continues with sweeping before the weather changes.
- \*Quarterly Safety meeting was held in the Fire Station, Jerrod R. coordinated the meeting.

*Upcoming projects* - Equipment maintenance continues, cutting edges from DOT have been received. Salt and sand are being prepped for everyone's favorite season.

- \*Work continues in coordination with the DOT for speed zone, and upcoming diamond grinding of HWY 3 currently scheduled for 2/24.