

OSKALOOSA CITY COUNCIL  
REGULAR MEETING  
February 18, 2020

The Oskaloosa City Council met in regular session on Tuesday, February 18, 2020 at 6:00 p.m. with Mayor Krutzfeldt presiding and the following members answering roll call: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates. Absent: None.

It was moved by Moore, seconded by Yates to approve the consent agenda:

1. February 18, 2020 Agenda
2. February 3, 2020 City Council Regular Meeting Minutes
3. Receive and file the following reports and communications from advisory and operating boards and commissions:
  - a. February 3, 2020 Oskaloosa Airport Commission Minutes
  - b. February 6, 2020 Oskaloosa Housing Trust Fund Committee Meeting Minutes
  - c. February 4, 2020 Planning and Zoning Commission Regular Meeting Minutes
4. Receive and file financial reports for January 2020.
5. Approve liquor license applications:
  - a. A new 5-day Class C Liquor License for Sodexo America, LLC dba Penn Central Mall, 200 High Avenue West, Southeast Corner of Court, effective February 22, 2020.
  - b. Renewal application for a Class C Liquor License with Sunday Sales for The Klubhouse LLC dba The Klubhouse, LLC, 607 High Avenue West.
  - c. An ownership update due to a change in management for a Class C Beer Permit for F.O.G., L.L.C. dba F.O.G., L.L.C., 2214 South 11<sup>th</sup> Street, Pro shop only.
  - d. Renewal application for a Class C Beer Permit with Sunday Sales for F.O.G., L.L.C. dba F.O.G., L.L.C., 2214 South 11<sup>th</sup> Street, Pro shop only.
  - e. Renewal application for a Class C Liquor License with Sunday Sales for Harry L Anderson Post No 34 Iowa dba Harry Anderson Post #34 American Legion, 302 High Avenue East.
  - f. Renewal application for a Special Class C Liquor License with Sunday Sales for Taso's, Inc. dba Taso's Steakhouse, 109-111 High Avenue West.

The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Moore, seconded by Yates to appoint Michael Collins, Matt Montavon and Jenifer Rice to the Municipal Housing Agency Board for terms that expire February 28, 2022. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Moore, seconded by Yates to approve Change Order 2, Change Order 3, and Pay Application No. 2 in the amount of \$23,750.00 to Pro-Line Building Company of Iowa for work completed on the Edmundson Golf Pro Shop Renovation Project. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Moore, seconded by Yates to approve Pay Application No. 6 in the amount of \$27,704.78 to Northern Escrow Inc. FBO Cornerstone Commercial Contractors, Inc., and \$1,222.00 to Curtis Architecture & Design for a total of \$28,924.78 for work completed on the Façade Improvement Project Phase II. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said motion approved.

Moore introduced Resolution No. 20-02-21 entitled "RESOLUTION FOR SETTING THE DATE FOR A PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE, AND SETTING BID OPENING DATE FOR THE OSKALOOSA EARLY CHILDHOOD EDUCATION AND RECREATION CENTER PROJECT" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-22 entitled "RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING TO AMEND THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA, BY CHANGING THE ZONING OF THE PROPERTY LOCATED AT 2005 SUFFOLK ROAD FROM HC (HIGHWAY COMMERCIAL DISTRICT) TO RR (RURAL RESIDENTIAL DISTRICT)" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-23 entitled "RESOLUTION SETTING THE DATE FOR A PUBLIC HEARING FOR AN APPLICATION TO ANNEX PROPERTY LOCATED AT 2314 HIGHWAY 23 TO THE CITY OF OSKALOOSA" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-24 entitled "A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT APPLICATION TO THE MAHASKA COUNTY COMMUNITY FOUNDATION FOR IMPROVEMENTS TO THE STONE STAIRS AT THE EDMUNDSON PARK" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-25 entitled "A RESOLUTION AUTHORIZING THE OSKALOOSA PARKS DEPARTMENT TO SUBMIT A GRANT APPLICATION TO THE MAHASKA COUNTY COMMUNITY FOUNDATION TO PURCHASE EQUIPMENT FOR EDMUNDSON PARK" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-26 entitled "RESOLUTION APPROVING SUBMITTAL OF A GRANT APPLICATION TO MAHASKA COUNTY COMMUNITY FOUNDATION" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-27 entitled "A RESOLUTION AUTHORIZING THE CONTRACT WITH L.A. LAWNCARE FOR THE PURPOSE OF MOWING AND TRIMMING SERVICES FOR CITY FACILITIES AND PROPERTIES" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing for the purpose of updating the public on the status of the façade improvements project funded, in part, by the Community Development Block Grant (CDBG) program.

Bradley J. Grefe, the grant administrator from Area 15 Regional Planning Commission, reported that in July 2018, the Iowa Economic Development Authority (IEDA) awarded CDBG funds to the City of Oskaloosa for the purpose of making façade improvements to buildings on the west side of the Oskaloosa City Square.

The City qualified for CDBG funds based on the HUD National Objective of “preventing or eliminating slums or blight”. A slum & blight inventory survey was performed by RPC staff in March 2018 and the City Council passed a resolution designating the “slum and blight area” in April 2018. To qualify for the grant, at least 25% of the target area must be in fair or poor condition, and to qualify for the program a building must be designated as in fair or poor condition. There were seven parcels in the target area; five were classified as “fair” (71%) and two were classified as “poor” (29%). The ratings for each building are determined by applying a variety of criteria outlined by IEDA.

The original scope of work for the project was to rehabilitate the twelve facades on six buildings. Major work items included: masonry repair, upper-level window repair/replacement, painting, and storefront repair/replacement. The City applied for and was awarded \$450,000 in Community Development Block Grant funds. The City was to match the grant award with \$286,133 in local funds, comprised of both City TIF funds and local property owner match. The original estimated cost of the project was \$736,133.

After the grant was awarded, but before procurement for construction began, one façade was removed from the project as the owner had found a new tenant that needed work done immediately to start-up their business. Although several local contractors had expressed interest in the project, only one bid was received. The contract for construction was awarded Cornerstone Commercial Contractors (Corning, IA). The original bid was \$811,792. The architect analyzed the submission and worked with the contractor to rectify a couple of bid errors in the amount of masonry, resulting in a slightly reduced overall project cost of \$794,962. As the project budget was higher than expected, the City requested and was awarded an additional \$50,000 in CDBG funds. The City and owner match amounts also increased slightly, as well. The overall project cost currently sits at \$836,744, which includes grant administration costs.

Construction began in August 2019. Currently, two buildings are over 75% complete, one is over 40% complete, and the remaining three are about 25% complete. The project is expected to be complete by June 2020. Including pay application #6, the contractor has billed approximately 41% of the total contract amount and the grant administrator (Area 15 RPC) has billed 100% of the contract amount. Although it is not

accounted for in the grant match, architecture firm (Curtis Architecture & Design) has billed about 93% of the contract amount for construction observation.

The CDBG contract end date is July 31, 2021.

Open for comments, concerns, and questions. One question was asked with regard to selection of properties to include in the grant program. It was noted that the eligible properties, by definition, must be in need of a great deal of work and that the hope is that the money property owners save from the grant assisting in front and/or side façade rehab can be reinvested in other portions of the property once the grant is complete.

No written comments were received. Approximately 20 people were in attendance. The Mayor declared said hearing closed.

The Mayor announced this is the time and place for the public hearing on levying a special assessment against the property at 322 North C Street for nuisance abatement in accordance with the city code of the city of Oskaloosa, Iowa and that citizens would now have the opportunity to comment. No oral or written comments were received. The Mayor declared said hearing closed.

Walling introduced Resolution No. 20-02-28 entitled "RESOLUTION LEVYING A SPECIAL ASSESSMENT AGAINST THE PROPERTY AT 322 NORTH C STREET FOR NUISANCE ABATEMENT IN ACCORDANCE WITH THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA" and moved its approval. Drost seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing on accepting the bid and approving conveyance of city-owned property located at 321 North E Street to Classic Living LLC for \$1,500 and that citizens would now have the opportunity to comment. No oral or written comments were received. The Mayor declared said hearing closed.

Caligiuri introduced Resolution No. 20-02-29 entitled "RESOLUTION ACCEPTING THE BID AND APPROVING CONVEYANCE OF CITY-OWNED PROPERTY LOCATED AT 321 NORTH E STREET TO CLASSIC LIVING LLC FOR \$1,500" and moved its approval. Ottosson seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing on approving FY2021 Maximum Property Tax Dollars and that citizens would now have the opportunity to comment. No oral or written comments were received. The Mayor declared said hearing closed.

Burnett introduced Resolution No. 20-02-30 entitled "RESOLUTION APPROVING FY2021 MAXIMUM PROPERTY TAX DOLLARS" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Yates introduced Resolution No. 20-02-31 entitled "RESOLUTION ADOPTING THE PROPOSED FY2020 BUDGET AMENDMENT AND THE PROPOSED FY2021 BUDGET AND SETTING DATE FOR PUBLIC HEARING" and moved its approval. Caligiuri seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Ottosson introduced Resolution No. 20-02-32 entitled "A RESOLUTION SETTING THE TIME AND PLACE TO CONDUCT A PUBLIC HEARING ON THE CITY OF OSKALOOSA CAPITAL IMPROVEMENT PLAN, FISCAL YEARS 2021 THROUGH 2025" and moved its approval. Drost seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing on approving the final plans, specifications, form of contract, and estimated cost for Phase 1 of 6<sup>th</sup> Street Curb and Gutter Replacement Project and that citizens would now have the opportunity to comment. Gary Van Engelenhoven, 702 2<sup>nd</sup> Avenue East, and Frank Glandon, 701 2<sup>nd</sup> Avenue East, commented. The Mayor declared said hearing closed.

Burnett introduced Resolution No. 20-02-33 entitled "RESOLUTION TO APPROVE THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR PHASE 1 OF 6<sup>TH</sup> STREET CURB AND GUTTER REPLACEMENT PROJECT" and moved its approval. Yates seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced Resolution No. 20-02-34 entitled "A RESOLUTION OF THE CITY COUNCIL OF OSKALOOSA AWARDING A CONTRACT TO TK CONCRETE, INC. FOR PHASE 1 OF THE 6<sup>TH</sup> STREET CURB AND GUTTER REPLACEMENT PROJECT" and moved its approval. Ottosson seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing on approving the final plans, specifications, form of contract, and estimated cost for Division 1 of the Phase 3 Sanitary Sewer System Improvements Project and that citizens would now have the opportunity to comment. No oral or written comments were received. The Mayor declared said hearing closed.

Moore introduced Resolution No. 20-02-35 entitled "RESOLUTION TO APPROVE THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR DIVISION 1 OF THE PHASE 3 SANITARY SEWER SYSTEM IMPROVEMENTS PROJECT" and moved its approval. Caligiuri seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Ottosson introduced Resolution No. 20-02-36 entitled "A RESOLUTION TO REJECT THE BID FOR PROJECT 1.1 OF DIVISION 1 OF THE PHASE 3 SANITARY SEWER IMPROVEMENTS PROJECT" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Moore introduced "AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF OSKALOOSA, IOWA BY CHANGING THE ZONING OF THE PROPERTY LOCATED AT 418 HIGH AVENUE EAST FROM CC (COMMUNITY COMMERCIAL DISTRICT) TO R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)" and moved its approval on the second reading. Drost seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said ordinance approved on the second reading.

It was moved by Caligiuri, seconded by Moore to hold a closed session under Iowa Code Section 20.17(3) to discuss collective bargaining strategy regarding agreements with Oskaloosa Professional Fire Fighters, Local 636, Public Professional and Maintenance Employees Local 2003 – Police, and Public Professional and Maintenance Employees Local 2003 – Mixed. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said motion approved.

The meeting adjourned to closed session at 6:51 p.m. and reconvened to open session at 7:15 p.m.

Yates introduced Resolution No. 20-02-37 entitled "RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF OSKALOOSA, IOWA AND OSKALOOSA PROFESSIONAL FIREFIGHTERS, LOCAL 636, REGARDING WAGES, BENEFITS, AND RULES OF WORK" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Yates introduced Resolution No. 20-02-38 entitled "RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF OSKALOOSA, IOWA AND PPME LOCAL 2003 - POLICE" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Yates introduced Resolution No. 20-02-39 entitled "RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF OSKALOOSA, IOWA AND PPME LOCAL 2003 - MIXED" and moved its approval. Moore seconded the motion. The roll was called and the vote was:

AYES: Burnett, Caligiuri, Drost, Moore, Ottosson, Walling and Yates

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

It was moved by Caligiuri, seconded by Moore that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 7:18 p.m.



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David Krutzfeldt, Mayor

ATTEST:

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Amy Miller, City Clerk