

OSKALOOSA CITY COUNCIL
REGULAR MEETING
April 4, 2022

The Oskaloosa City Council met in regular session on Monday, April 4, 2022 at 6:00 p.m. with Mayor Krutzfeldt presiding and the following members answering roll call: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian. Absent: None.

Randy Brostrom, 3047 Newland, commented on the A Avenue and Market Street Three Lane Conversion Project.

It was moved by Caligiuri, seconded by Hermsen to approve the consent agenda:

1. April 4, 2022 Agenda
2. March 21, 2022 City Council Regular Meeting Minutes
3. March 28, 2022 City Council Special Meeting Minutes
4. Receive and file the following reports and communications from advisory and operating boards and commissions:
 - a. March 7, 2022 Oskaloosa Airport Commission Minutes
5. Payment of claims for March 2022
6. Approval of a liquor license application:
 - a. Renewal application for a Class B Beer Permit with Outdoor Service for Southern Iowa Fair and Exposition dba Southern Iowa Fair and Exposition, 615 North I Street.

The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Caligiuri, seconded by Hermsen to approve Pay Application No. 7 in the amount of \$48,733.98 to Christner Contracting, Inc., and \$1,960.00 to Curtis Architecture & Design for work completed on the Façade Improvement Project Phase III. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said motion approved.

Caligiuri introduced Resolution No. 22-04-42 entitled "RESOLUTION SETTING A DATE FOR A PUBLIC HEARING FOR THE SALE OF CITY-OWNED PROPERTY LOCATED ADJACENT TO 433 NORTH 6TH STREET" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 22-04-43 entitled "RESOLUTION SCHEDULING A PUBLIC HEARING ON VACATION AND SALE OF THE 120 FOOT BY 16.5 FOOT SECTION OF THE EAST-WEST ALLEY ADJACENT TO 207 SOUTH 3RD STREET" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 22-04-44 entitled "RESOLUTION AMENDING RESOLUTION NO. 93-7-75 AND APPROVING PUBLIC PURPOSE FOR CERTAIN EXPENDITURES OF PUBLIC FUNDS" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced there were vacancies on the Airport Commission, Board of Adjustment, Building Code Board of Appeals, Civil Service Commission, Historic Preservation Commission, Municipal Housing Board, Planning and Zoning Commission, and Oskaloosa Municipal Water Board.

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 improvement 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 September 2020, 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 south 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 July 2020 and the City Council passed a resolution designating the "slum and blight area" later that month. 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 eleven parcels in the target area; two were classified as excellent, five as fair and four as poor

[81% qualify]. 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 eleven 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 \$500,000 in Community Development Block Grant funds. The City was to match the grant award with \$358,825 in local funds, comprised of both City TIF funds and local property owner match (25% of the cost of construction on their building). The estimated cost of the project was \$858,825.

Although the overall scope of work has not changed, the overall project cost has increased somewhat. Two bids were received and the contract for construction was awarded Christner Contracting, Inc. (Ottumwa, IA). Their bid of \$890,184.69 was higher than the estimates that had been developed prior to “pandemic pricing”. Similar projects bid at the same time had returned much higher discrepancies and with the uncertainty of what we might get if we were to rebid, the contract was awarded at that price. As this construction budget was higher than expected, the City and owner match amounts also increased slightly, as well. The overall grant project cost currently sits at approximately \$940,000, which includes a construction contingency; grant administration costs; and some fees paid like construction insurance, easement recording, asbestos testing, and public notices.

Construction began in August 2021. As of the March pay application, three buildings were approximately 40% complete and two were just over 10% complete by scheduled cost. The project is expected to be complete by October 2022. Including pay application #7, the contractor has billed approximately 33% of the total contract amount and the grant administrator (Area 15 RPC) has billed 37% of the contract amount. The CDBG contract end date is July 31, 2023.

Open for comments, concerns, and questions. No questions were asked. One councilmember noted that he has received several comments from people from out of town who complement the commitment to downtown improvements.

No written comments were received. Approximately 10 people were in attendance. The Mayor declared said hearing closed.

The Mayor announced this is the time and place for the public hearing to approve the final plans, specifications, form of contract, and estimated cost for the Downtown Resurfacing Project. There were no oral or written comments received. The Mayor declared said hearing closed.

Hermsen introduced Resolution No. 22-04-45 entitled “RESOLUTION TO APPROVE THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND

ESTIMATED COST FOR THE DOWNTOWN RESURFACING PROJECT” and moved its approval. Comfort seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 22-04-46 entitled “A RESOLUTION OF THE CITY COUNCIL OF OSKALOOSA AWARDDING CONTRACT TO NORRIS ASPHALT AND PAVING CO., LC FOR THE DOWNTOWN RESURFACING PROJECT” and moved its approval. Drost seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Drost introduced Resolution No. 22-04-47 entitled “RESOLUTION TO PROCEED BY EMINENT DOMAIN PURSUANT TO IOWA CODE §6B.2C TO CONDEMN REAL ESTATE IN OSKALOOSA IOWA FOR THE PURPOSES OF SANITARY SEWER IMPROVEMENTS ” with the correction of the legal address from Lot 31 to Lot 30 and moved its approval. Comfort seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 22-04-48 entitled “A RESOLUTION OF THE CITY COUNCIL OF OSKALOOSA AWARDDING A CONTRACT TO KLC CONSTRUCTION, LLC FOR THE 2022 SANITARY SEWER PROJECT” and moved its approval. Drost seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian
NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Agenda items 10 and 11 were not considered due to rescheduling.

It was moved by Hermsen, seconded by Caligiuri to hold a closed session under Iowa Code Section 21.5.1.i. to evaluate the professional competency of individuals whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to those individuals’ reputations and the individuals request a closed session. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen and Ossian

NAYS: None

Whereupon the Mayor declared said motion approved.

The meeting adjourned to closed session at 6:29 p.m. Burnett left the meeting at 7:30 p.m. Council reconvened to open session at 8:04 p.m.

It was moved by Comfort, seconded by Caligiuri that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 8:05 p.m.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk