

Study Session Minutes - Oskaloosa City Council

Monday, June 6, 2022

Council Chambers

220 South Market Street

4:45 PM

Present: Mayor Krutzfeldt; Council Members Almond, Burnett, Caligiuri, Comfort, Drost, Hermsen.

Ossian arrived at 4:46.

Absent: None

Staff in attendance: Amy Miller, Shawn Christ, Mike Flahive, Scott Vaughan

Others in attendance: Anthony Christner and son A.J. Christner.

1. Discussion regarding tax incentive request from Christner Properties, LLC. In March 2022 the city approved a planned unit development (PUD) for a three-tenant commercial building at 717-723 High Avenue West. The anchor tenant is Clean Laundry. The property is not located in an eligible property tax abatement area. Developer Anthony Christner requested a 5-year tax abatement totaling \$63,079.25. Attorney Nathan Overberg of Ahlers Cooney informed us tax abatement cannot be utilized but the city may consider a TIF rebate tied to a development agreement under the city's Urban Renewal Plan. At the meeting Christner announced Warehouse Barbeque backed out due to staffing difficulties. He is still interested in constructing a portion of the building for Clean Laundry and asked for assistance to get their rent to \$2.50-\$3.50 per square foot. Burnett said the city is interested in helping businesses and stated a desire to work with him. Other council members agreed. Christner said he will revise his plan and discuss with the county assessor to get an updated assessed value. He will provide updated values to the city to forward to their legal staff. Burnett stated a desire to hold a special meeting if needed.
2. Discussion regarding the ISO Building Code Effectiveness Grading Schedule (BCEGS) Classification and adoption of newer building codes. The city received its Building Code Effectiveness Grading Schedule (BCEGS) survey results and will be downgraded from a Class 4 to a Class 5, largely based on the older code versions currently adopted by the city. Staff has reviewed our processes and recommends adoption of the 2021 code editions to remain at a Class 4 rating. Council reviewed significant changes in the new code editions and discussed local amendments, which will carry over. Staff will work with permit holders to inform them of new code provisions and will offer a grace period for projects already in process. After questions and comments, there was general support to proceed with the proposed changes.

Meeting adjourned at 5:50 PM

Minutes by Christ