

OSKALOOSA CITY COUNCIL  
REGULAR MEETING  
June 19, 2023

The Oskaloosa City Council met in regular session on Monday, June 19, 2023 at 6:00 p.m. with Mayor Krutzfeldt presiding and the following members answering roll call: Almond, Burnett, Caligiuri, Comfort, Hermsen and Ossian. Absent: Drost.

Brant Bollman, 211 South Market, commented regarding Art on the Square and downtown events. Pam Blomgren, 305 North 10<sup>th</sup> Street, commented regarding Ink Stains and literary arts during Art on the Square. Cathy Christie, 1108 C Avenue East, read the community poem created during Art on the Square. Alicia Helm, 401 South Market Street, commented regarding the petition filed in the city clerk's office and the election in November. Larry Russell, 2877 Fairfax, and Steve Watts, 1311 South 2<sup>nd</sup> Street, commented regarding the alley vacation request for 1311 South 2<sup>nd</sup> Street

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

1. June 19, 2023 Agenda
2. June 5, 2023 City Council Regular Meeting Minutes
3. June 1, 2023 City Council Special Meeting Minutes
4. Receive and file the following reports and communications from advisory and operating boards and commissions:
  - a. June 6, 2023 Planning and Zoning Commission Meeting Minutes
5. Receive and file financial reports for May 2023
6. Approval of a liquor license application:
  - a. A renewal application for a Class C Retail Alcohol License for Mi Ranchito, Inc. dba Mi Ranchito Restaurant, 200 High Avenue West, Suite #31/33.
7. Approval of FY2024 Retail Cigarette/Tobacco/Nicotine/Vapor Permits.

The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, 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. 4 in the amount of \$172,375.12 to KLC Construction, Inc. for work completed on the 2022 Sanitary Sewer Project. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Caligiuri, seconded by Hermsen to approve final payment in the amount of \$4,435.52 to Area 15 Regional Planning Commission, and accept and

approve the final CDBG budget amendment for work completed on the Façade Improvement Project Phase III. The roll was called and the vote was:

AYES: Almond, Burnett, Caligiuri, Comfort, 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. 4 in the amount of \$6,250.00 to Josiah Updegraff for work completed on the Edmundson Park – Masonry Work Project. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

It was moved by Caligiuri, seconded by Hermsen to approve payment of \$10,000.00 to Seda Consulting for training and the MPO Annual Subscription fee. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

Caligiuri introduced Resolution No. 23-06-74 entitled “RESOLUTION APPROVING THE DISPOSAL OF SURPLUS CITY-OWNED EQUIPMENT” and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

It was moved by Caligiuri, seconded by Hermsen to approve and engage Ahlers & Cooney as legal counsel for emergency management matters. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

Caligiuri introduced “AN ORDINANCE ESTABLISHING A VACANT BUILDINGS CODE” and moved its approval on the third reading. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said ordinance duly adopted. The ordinance was assigned No. 1461.

Caligiuri introduced "AN ORDINANCE AMENDING TITLE 13, CHAPTER 13.16, ELECTRIC FRANCHISE, WITH MIDAMERICAN ENERGY COMPANY FOR THE PURPOSE OF INCREASING FRANCHISE FEE" and moved its approval on the third reading. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said ordinance duly adopted. The ordinance was assigned No. 1462.

Caligiuri introduced "AN ORDINANCE AMENDING TITLE 13, CHAPTER 13.12, NATURAL GAS FRANCHISE, WITH MIDAMERICAN ENERGY COMPANY FOR THE PURPOSE OF INCREASING FRANCHISE FEE" and moved its approval on the third reading. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said ordinance duly adopted. The ordinance was assigned No. 1463.

Sean Murphy, Engineer Technician, presented information regarding the project to dredge the pond at Edmundson Park.

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 the South 7<sup>th</sup> Street Improvements Project. There were no oral or written comments received. The Mayor declared said hearing closed.

Caligiuri introduced Resolution No. 23-06-75 entitled "RESOLUTION TO APPROVE THE FINAL PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE SOUTH 7<sup>TH</sup> STREET IMPROVEMENTS PROJECT" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

The Mayor announced this is the time and place for the public hearing on the vacation and sale of the 56.2 foot by 16.5 foot section of the north-south alley adjacent to 1311 South 2<sup>nd</sup> Street. There were no oral or written comments received. The Mayor declared said hearing closed.

It was moved by Caligiuri to approve the vacation and sale of the 56.2 foot by 16.5 foot section of the north-south alley adjacent to 1311 South 2<sup>nd</sup> Street. The motion died for lack of a second.

Comfort introduced Resolution No. 23-06-76 entitled "RESOLUTION DENYING THE VACATION AND SALE OF THE 56.2 FOOT BY 16.5 FOOT SECTION OF THE NORTH-SOUTH ALLEY ADJACENT TO 1311 SOUTH 2<sup>ND</sup> STREET" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

AYES: Almond, Burnett, Comfort, Hermsen and Ossian

NAYS: Caligiuri

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 23-06-77 entitled "A RESOLUTION AUTHORIZING AND APPROVING THE CITY MANAGER SIGNING AND EXECUTING AN IMPROVEMENTS PROJECT GRANT AGREEMENT WITH THE FAA FOR WORK AT THE OSKALOOSA MUNICIPAL AIRPORT" and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Margaret Ratcliff, Ratcliff and Blake Insurance Professionals, reviewed the proposal for FY2024 Property, Liability, Automobile, Equipment and Workers Compensation Insurance.

Burnett introduced Resolution No. 23-06-78 entitled "RESOLUTION ADOPTING THE PROPOSAL FOR FISCAL YEAR 2024 PROPERTY, LIABILITY, AUTOMOBILE, EQUIPMENT AND WORKERS COMPENSATION INSURANCE FOR A COST OF \$310,142" and moved its approval with the addition of \$3,889.51 premium to reduce the deductible for City Hall and Library buildings from \$25,000.00 per building to \$10,000.00 per occurrence. Comfort seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Almond introduced Resolution No. 23-06-79 entitled "A RESOLUTION AMENDING THE 2023 FEE SCHEDULE TO INCLUDE REGISTRATION OF VACANT BUILDINGS" and moved its approval. Caligiuri seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Comfort introduced Resolution No. 23-06-80 entitled "RESOLUTION APPROVING AN AGREEMENT BETWEEN GARDEN & ASSOCIATES, LTD. AND THE CITY OF OSKALOOSA TO PROVIDE PROFESSIONAL SERVICES FOR THE 2024 SANITARY SEWER IMPROVEMENT PROJECT " and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

Whereupon the Mayor declared said resolution duly adopted.

Hermsen introduced "AN ORDINANCE AMENDING TITLE 17 'ZONING', OF THE OSKALOOSA MUNICIPAL CODE TO CHANGE THE 'DOWNTOWN RESIDENTIAL' LAND USE TYPE TO 'MIXED USE RESIDENTIAL' AND ALLOW IN ALL BUSINESS DISTRICTS" and moved its approval on the second reading. Comfort seconded the motion. It was moved by Caligiuri, seconded by Almond to waive the rules requiring three separate readings of an ordinance. The roll was called for the suspension of the rules and the vote was:

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

Whereupon the Mayor declared said motion approved. The roll was called for final passage of the ordinance and the vote was:

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

Whereupon the Mayor declared said ordinance duly adopted. The ordinance was assigned No. 1464.

Almond introduced Resolution No. 23-06-81 entitled "RESOLUTION APPROVING THE SITE PLAN FOR A MIXED-USE BUILDING AND SITE DEVELOPMENT ON PART OF OUTLOT C OF GATEWAY COMMERCIAL PARK " and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 23-06-82 entitled "RESOLUTION TO AMEND AN AGREEMENT WITH GARDEN & ASSOCIATES, LTD. FOR CONSTRUCTION PHASE SERVICES FOR THE SOUTH 7<sup>TH</sup> STREET IMPROVEMENTS PROJECT " and moved its approval. Comfort seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

Caligiuri introduced Resolution No. 23-06-83 entitled "A RESOLUTION OF THE CITY COUNCIL OF OSKALOOSA AWARDDING A CONTRACT TO JONES CONTRACTING CORP FOR THE SOUTH 7<sup>TH</sup> STREET IMPROVEMENTS PROJECT " and moved its approval. Hermsen seconded the motion. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said resolution duly adopted.

It was moved by Caligiuri, seconded by Almond to hold a closed session under Iowa Code Section 21.5.1.i. to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. The roll was called and the vote was:

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

NAYS: None

Whereupon the Mayor declared said motion approved.

The meeting adjourned to closed session at 7:20 p.m. and reconvened to open session at 8:24 p.m.

It was moved by Comfort, seconded by Hermsen that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 8:25 p.m.

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David Krutzfeldt, Mayor

ATTEST:

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Amy Miller, City Clerk