

OSKALOOSA CITY COUNCIL  
REGULAR MEETING  
July 20, 2020

The Oskaloosa City Council met in regular session on Monday, July 20, 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 Yates, seconded by Caligiuri to approve the consent agenda:

1. July 20, 2020 Agenda
2. July 6, 2020 City Council Regular Meeting Minutes
3. Receive and file the following reports and communications from advisory and operating boards and commissions:
  - a. June 10, 2020 Civil Service Commission Meeting Minutes
  - b. July 15, 2020 Civil Service Commission Meeting Minutes
  - c. July 2, 2020 Oskaloosa Housing Trust Fund Committee Meeting Minutes
  - d. May 18, 2020 Oskaloosa Public Library Board of Trustees Meeting Minutes
  - e. June 22, 2020 Oskaloosa Public Library Board of Trustees Meeting Minutes
  - f. July 7, 2020 Planning and Zoning Commission Regular Meeting Minutes
  - g. June 8, 2020 Oskaloosa Water Board Regular Meeting Minutes
  - h. June 2020 Water Department Month End Reports
4. Receive and file financial reports for June 2020.

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 Yates, seconded by Caligiuri to appoint Linda Russell to the Planning and Zoning Commission for a term that expires April 2025. 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 Yates, seconded by Caligiuri to approve a new application for a Class B Liquor License (Hotel/Motel) for Oskaloosa Gateway Hotel dba Fairfield Inn & Suites, 2325 Coal Mine Loop, effective July 29, 2020. 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 Yates, seconded by Caligiuri to approve Pay Application No. 12 in the amount of \$82,519.67 to Northern Escrow Inc FBO Cornerstone Commercial Contractors, Inc., and \$1,200.00 to Curtis Architecture & Design 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.

It was moved by Yates, seconded by Caligiuri to approve Pay Application No. 1 in the amount of \$43,996.40 to TK Concrete, Inc. for work completed on the 3<sup>rd</sup> Avenue East Pavement Rehabilitation 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 Yates, seconded by Caligiuri to approve Pay Application No. 2 - Final in the amount of \$2,850.00 to JC Construction LLC and Change Order No. 1 - Final to reflect final quantity adjustments for work completed on the 6<sup>th</sup> Street Curb and Gutter Replacement Project – Phase 2. 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.

Yates introduced Resolution No. 20-07-119 entitled “RESOLUTION APPROVING AN ELECTRIC VEHICLE SITE HOST AGREEMENT BETWEEN MIDAMERICAN ENERGY COMPANY, THE CITY OF OSKALOOSA, AND HY-VEE, INC. FOR PROPERTY LOCATED AT 110 SOUTH D STREET, OSKALOOSA” 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.

Yates introduced Resolution No. 20-07-120 entitled “RESOLUTION SCHEDULING A TIME FOR HEARING FOR CONSIDERING THE MATTER OF LEVYING A SPECIAL ASSESSMENT AGAINST PRIVATE PROPERTY FOR SIDEWALK REPLACEMENT BY THE CITY IN ACCORDANCE WITH SECTION 12.12 OF THE CITY CODE OF THE CITY OF OSKALOOSA, IOWA, AND DIRECTING NOTICE TO THE OWNER OF THE PROPERTY TO BE ASSESSED” 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.

Yates introduced Resolution No. 20-07-121 entitled "RESOLUTION ADOPTING A BLOODBORNE PATHOGENS EXPOSURE CONTROL PLAN AND PROCEDURES FOR THE CITY OF OSKALOOSA" 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.

It was moved by Yates, seconded by Caligiuri to receive and file the January through June 2020 report from Mahaska Chamber and Development Group. 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 Yates, seconded by Caligiuri to receive and file the Second Quarter 2020 quarterly report from Mahaska Community Recreation Foundation. 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.

Dustin Hook, Oskaloosa Fire Department, presented the 2020 2<sup>nd</sup> Quarter Code Enforcement report.

It was moved by Drost, seconded by Caligiuri to approve Pay Application No. 2 in the amount of \$879,401.50 to Rochon Corporation of Iowa, Inc. for work completed on the Early Childhood Education and Recreation Center. 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.

Burnett introduced Resolution No. 20-07-122 entitled "RESOLUTION ACCEPTING THE WORK OF JC CONSTRUCTION LLC FOR 6<sup>TH</sup> STREET CURB AND GUTTER REPLACEMENT PROJECT – PHASE 2" 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.

Yates introduced Resolution No. 20-07-123 entitled "A RESOLUTION OF NECESSITY TO ESTABLISH THE BOUNDARIES OF THE OSKALOOSA FAÇADE IMPROVEMENTS PHASE III PROJECT AREA BY IDENTIFYING THE DISTRICT BOUND BY LOTS 1, 4, AND 5, OF ORIGINAL PLAT BLOCK 28 AS A BLIGHTED AREA IN 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 authorizing submission of a Community Development Block Grant application for Phase Three of the Oskaloosa Façade Improvement Program.

Bradley Grefe from the Area 15 Regional Planning Commission discussed the City's proposed application to the Iowa Economic Development Authority (IEDA) Community Development Block Grant (CDBG) Downtown Revitalization Fund (DTR) for the purposes of façade improvements. This project was borne from the success of the 2016 and 2018 projects on the northern and western sides of Oskaloosa's City Square Commercial Historic District. The proposed project builds on those successful ventures, targeting the southern block of the square for improvements.

As discussed earlier in the meeting, a "blighted area" must exist within downtown Oskaloosa for the community to be eligible for the grant funding. City Council established a blighted area comprised of lots 1, 4, and 5 of Block 28 in the Original Plat. To determine individual eligibility for the CDBG program, buildings in the target area were rated Poor, Fair, Good, or Excellent according to HUD criteria. At least 25% of the buildings in the target area must be poor or fair for it to be considered "blighted." There are 10 total parcels in the target area; 4 were rated "poor", 5 were rated "fair" and 1 was rated "excellent". This means that 90% of the buildings in the target area classify as "blighted". Of the 9 parcels that were eligible to participate in the grant program, 6 will be participating in the 2020 Oskaloosa Façade Improvement Project application. There will be 5 property owners participating. In those 6 parcels, there are 9 storefronts (what IEDA considers "primary" façades) and 3 side façades that are being included in the application for a total of 12 facades.

The total grant-eligible cost of the project is estimated to be \$858,825. If approved, we would apply for \$500,000 of grant funding. The \$358,825 in matching funds will come from the City in the amount of \$156,476, as well as funds from each property owner totaling \$202,349, which amounts to 25% of construction costs. Additionally, the City has agreed to contract for architectural final design, mortar testing, and construction observation work if the grant is awarded.

If approved, the grant will be submitted on or before Friday, July 31, 2020. Awards likely will be announced in September. If funded, final architectural design will take place in the fall, final environmental review and SHPO consultation will take place in the winter, and the project should be ready to go to bid in the early spring so that construction can begin in the late spring of 2021. If all goes well, it is conservatively expected that the project will wrap up by mid-2022. As with our other projects, the City, Main Street, and contractors will work with each property owner participating, their occupants, and their neighbors to minimize disruption to business and residential access.

As the Community Development and Housing Needs Assessment used in the previous two grants is more than 3 years old, the existing CDHNA was reviewed and amended.

Open for comments, concerns, and questions. No written comments were received. The Mayor declared said hearing closed.

Caligiuri introduced Resolution No. 20-07-124 entitled "A RESOLUTION AUTHORIZING SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR PHASE III OF THE OSKALOOSA FAÇADE IMPROVEMENT PROGRAM" 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 levying a special assessment against private property owned by Clabaugh Enterprises, Inc. c/o Larry Clabaugh at 404 South 17<sup>th</sup> Street in Oskaloosa, Iowa for clean up to abate a nuisance existing pursuant to the order of the Mahaska County District Court and that citizens would now have the opportunity to comment. There were no oral or written comments received. The Mayor declared said hearing closed.

Burnett introduced Resolution No. 20-07-125 entitled "RESOLUTION LEVYING A SPECIAL ASSESSMENT AGAINST THE PROPERTY OWNED BY CLABAUGH ENTERPRISES, INC. C/O LARRY CLABAUGH AT 404 SOUTH 17<sup>TH</sup> STREET IN OSKALOOSA, IOWA FOR CLEAN UP TO ABATE A NUISANCE EXISTING PURSUANT TO THE ORDER OF THE MAHASKA COUNTY DISTRICT COURT" 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.

The Mayor announced this is the time and place for the public hearing on authorizing the vacation and sale of the 176 to 178 foot by 16.5 foot section of the north-south alley adjacent to 931 South D Street and that citizens would now have the opportunity to comment. There were no oral or written comments received. The Mayor declared said hearing closed.

Yates introduced Resolution No. 20-07-126 entitled "RESOLUTION AUTHORIZING THE VACATION AND SALE OF THE 176 to 178 FOOT BY 16.5 FOOT SECTION OF THE NORTH-SOUTH ALLEY ADJACENT TO 931 SOUTH D STREET." 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.

Yates introduced "AN ORDINANCE AMENDING OSKALOOSA MUNICIPAL CODE CHAPTERS 17.22.020 'SUPPLEMENTAL USE REGULATIONS AGRICULTURAL USES' AND 17.24.030 'SETBACK ADJUSTMENTS'" and moved its approval on the second reading. 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 ordinance approved on the second reading.

Moore introduced "AN ORDINANCE AMENDING OSKALOOSA MUNICIPAL CODE CHAPTER 17.24.035 'SINGLE-FAMILY RESIDENTIAL MINIMUM WIDTH ADJUSTMENTS'" and moved its approval on the second reading. Walling 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 Yates, seconded by Drost that the meeting adjourn. Motion carried unanimously. The meeting adjourned at 7:23 p.m.

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David Krutzfeldt, Mayor

ATTEST:

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Amy Miller, City Clerk