



**City of Oskaloosa
City Council Special Meeting
Council Chambers
City Hall, 220 S. Market Street
Oskaloosa, IA 52577
Agenda
February 4, 2016**

1. Roll Call- 5:00 P.m.

_____ Mayor David Krutzfeldt, Council Members:

_____ Burnett, _____ Caligiuri, _____ Jimenez, _____ Moore _____ Ver Steeg,

_____ Walling, _____ Yates.

Documents: [ROLL CALL 20160204.DOCX](#)

2. Approve February 4, 2016 Agenda

3. Consider A Resolution Approving The Submission Of A Community Development Block Grant Application For Downtown Revitalization In The City Of Oskaloosa, Iowa. (PUBLIC HEARING)

Documents: [CITY COUNCIL COMMUNICATION FACADE GRANT.DOCX](#), [FACADE GRANT RESOLUTION.DOCX](#), [PROPERTY LIST 212016.DOCX](#), [OSKALOOSA_2016_FACADE_PARTICIPATINGPROPERTIES_20160201.PDF](#), [113_115 N.MARKET.PDF](#), [117 N.MARKET.PDF](#), [120 N.MARKET.PDF](#), [114 N.MARKET.PDF](#), [110 N.MARKET.PDF](#), [113_115 HIGH AVE E.PDF](#), [113 NORTH 1ST.PDF](#), [120_122 NORTH 1ST.PDF](#), [114 NORTH 1ST.PDF](#), [201 HIGH AVE E \(2\).PDF](#), [203_205 HIGH AVE E.PDF](#), [207_209 HIGH AVE E.PDF](#), [RESPONSE LETTER.PDF](#)

4. Adjournment

If you require special accommodations, please contact the City Manager's Office at least 24 hours prior to the meeting at (641) 673-9431.



City Council Communication

Meeting Date: February 4, 2016

Requested By: Mayor & City Council

Item Title: Call to Order and Roll Call – 5:00 p.m.

1. Roll Call: _____ Mayor David Krutzfeldt, Council Members:

_____ Burnett, _____ Caligiuri, _____ Jimenez, _____ Moore,

_____ Ver Steeg, _____ Walling, _____ Yates.

2. Approve February 4, 2016 Agenda

Explanation:

Not applicable.

Budget Consideration:

Not applicable.

Attachments:

None.



City Council Communication
Meeting Date: February 4, 2016
Requested By: City Manager's Office

Item Title: PUBLIC HEARINGS

Consider a Resolution Approving the Submission of a Community Development Block Grant Application for Downtown Revitalization in the City of Oskaloosa, Iowa. (PUBLIC HEARING)

Explanation:

The City of Oskaloosa is currently working toward applying for Community Development Block Grant through the Iowa Economic Development Authority.

Successful applications from communities the size of Oskaloosa could be awarded up to \$500,000 for building façade improvements and other downtown revitalization projects. To qualify for the program, applications must meet at least one identified national objective. The City of Oskaloosa, with guidance from the IEDA staff, has identified the slum or blight national objective as the best suited for an application from the city.

A targeted area of the downtown was identified, comprised of 41 buildings in the 100 block of High Avenue West, the 100 block of High Avenue East, and the 200 Block of High Avenue East. The attached Slum and Blight Survey shows each building location. City staff held meetings with local property owners to determine interest and support in the application. A total of 11 owners, who collectively own or control 14 of the 41 properties within the target area, have expressed support for the application.

The CDBG Downtown Revitalization Program has been in operation for several years. During that time, a number of Iowa communities have participated in the program and have successfully renovated portions or all of their downtowns.

The local effort envisions the grant funds being used to encourage other public and private entities to donate funds to create a larger and more substantive project than either pool of money could on its own. A variety of guidelines are used to preserve the downtown's historical features and ensure all work complies with existing federal and state regulations.

The \$250,000 from the city will be used to pay architect fees, grant administration fees,

and construction costs. The grant application is due February 5, 2016. If Oskaloosa is awarded a grant, an 18-month contract between the state and the city will be required. The contract would require the revitalization projects comply with various federal programs, including Davis-Bacon, historic preservation and other regulatory guidelines. Building owners will be asked to sign temporary easements of 5-7 years to assure any work conducted under the program is not altered in the near future.

Recommended Action: Open public hearing, receive comments, close hearing; and approve the Resolution Approving the Submission of a Community Development Block Grant Application for Downtown Revitalization in the City of Oskaloosa, Iowa.

Budget Consideration:

Approval of this item provides the city with authority to apply for the grant and to cash flow façade grant expenses using available funds from the city’s General Fund – Utility Franchise Fees. Reimbursement of the funds expended will occur through future Tax Increment Financing revenue received in FY2018 and FY2019 if the debt is certified by the City Council.

Attachments:

Resolution, List of Property Owners, Slum and Blight Survey Map, Proposed Facade Improvement Plans, Resident’s Comments

RESOLUTION NO. _____

A RESOLUTION APPROVING THE SUBMISSION OF A COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION FOR DOWNTOWN REVITALIZATION IN THE CITY OF OSKALOOSA, IOWA

WHEREAS, the City Council has determined that downtown revitalization is a high priority for the City of Oskaloosa; and

WHEREAS, the target area was determined to be blighted by Resolution No. 15-10-120 and, if funded, the project will eliminate blight conditions caused by physical deterioration of storefronts; and

WHEREAS, the City Council of Oskaloosa, Iowa, submits an application requesting assistance not to exceed \$500,000 from the Iowa Economic Development Authority through the Community Development Block Grant program; and

WHEREAS, local match will be provided in the amount of \$250,000 from the City of Oskaloosa, with additional assistance from the participating property owners in the amount of \$_____ for a total project cost of \$_____; and

WHEREAS, the Oskaloosa City Clerk published a notice for a Public Hearing that was scheduled on February 4, 2016 at 5:00 p.m.; and

WHEREAS, The City of Oskaloosa held a Public Hearing at the above mentioned time and date to gather input on the proposed application to the Iowa Economic Development Authority for CDBG Downtown Revitalization funds for façade improvements to buildings in downtown Oskaloosa; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSKALOOSA, IOWA, the City Council authorizes the submission of a 2016 Community Development Block Grant Downtown Revitalization Program application for the purpose of revitalizing a targeted area of the downtown.

BE IT FURTHER RESOLVED, the City of Oskaloosa does hereby commit \$250,000 for the Oskaloosa Façade Grant Program.

PASSED AND APPROVED the ____ day of _____ 2016.

David Krutzfeldt, Mayor

ATTEST:

Amy Miller, City Clerk



Dylan Mulfinger
Management Analyst
Dylan.Mulfinger@oskaloosaiowa.org
220 South Market St
Oskaloosa, IA 52577
Phone: (641) 673-9431

To: Michael Schrock
From: Dylan Mulfinger
Date: February 2, 2016
Subject: Oskaloosa Façade Property List

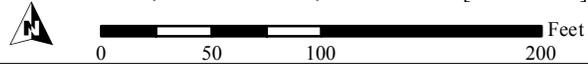
Below are the property owners participating in the Oskaloosa Façade Improvement Program as of 2/1/2016.

113-115 N Market	Tom Rielly
117 N Market	Randal McDonald
120 N Market	Leonard Grimes
114 N Market	SIEDA
110 N Market	Randy Stravers
113 High Ave E	Lyle Siefering
113 N 1st	Mike and Rhonda Foubert
122 N 1st	Randy Steenhoek
114 N 1st	Mahaska County Outreach
201 High Ave E	Lloyd Phillips (Kraig Phillips)
203-205 High Ave E	Tammy McMains
207-209 High Ave E	Tammy McMains

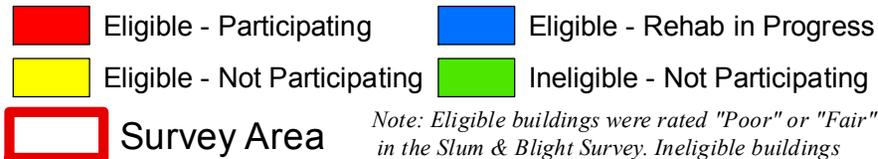
2016 Oskaloosa Facade Project - Status of Participation

Map features are representations of original data sources and do not replace or modify land surveys, deeds, or other legal instruments defining land ownership or use. There is no expressed or implied warranty of accuracy, quality, or completeness of any specific purpose or use.

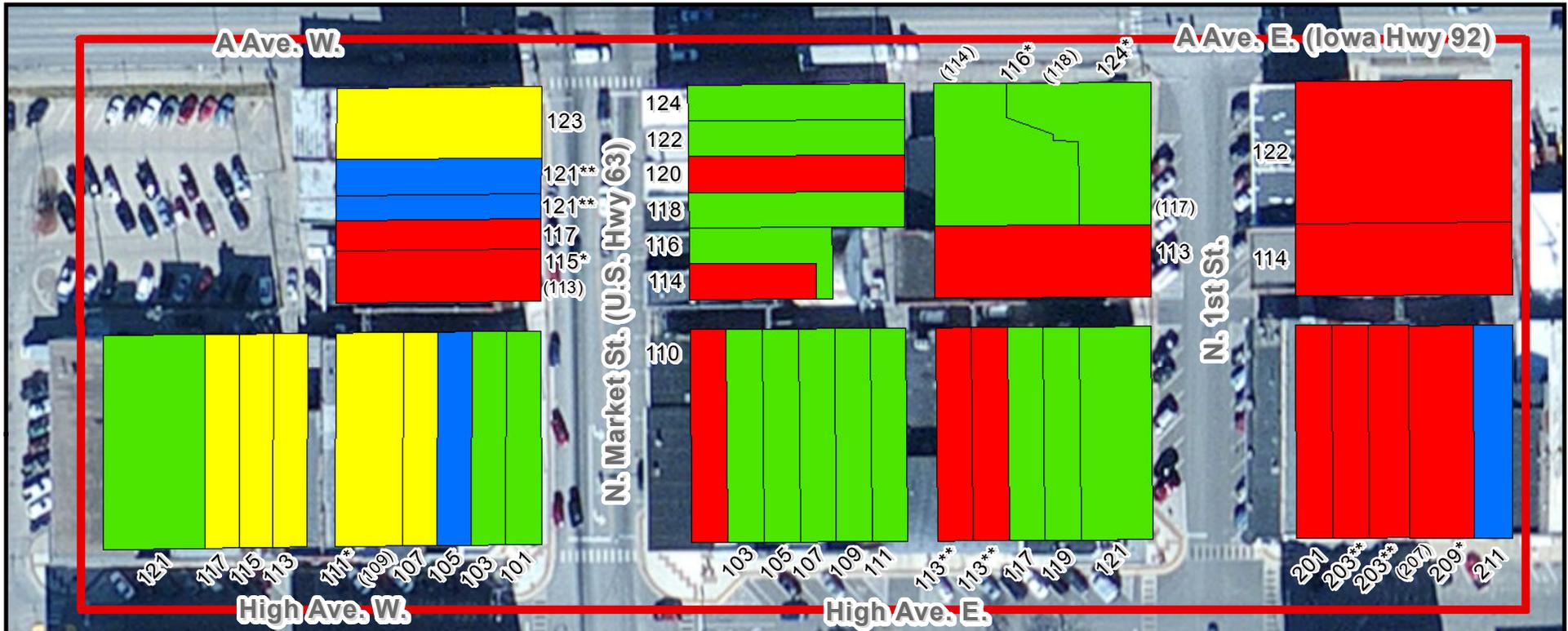
Map prepared by Area 15 Regional Planning Commission
Sources: ESRI, Iowa DNR GIS, Mahaska Co. [02.01.2016]



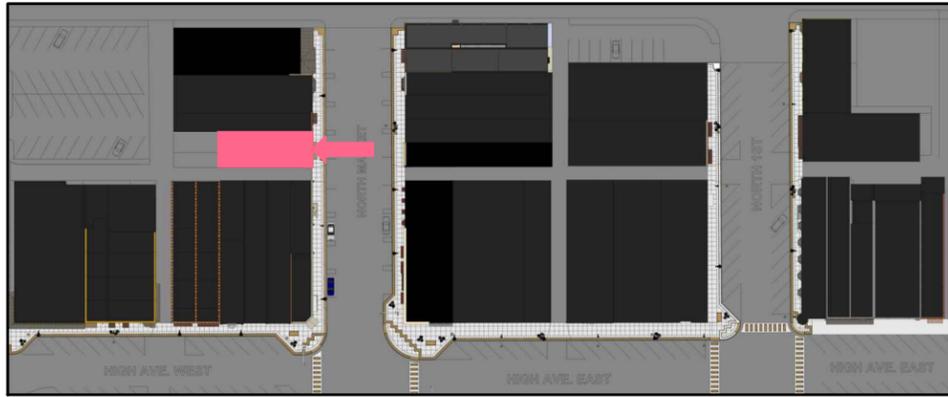
Building Status for CDBG Grant



Note: Eligible buildings were rated "Poor" or "Fair" in the Slum & Blight Survey. Ineligible buildings were rated "Good" or "Excellent".



- *The parcel for 111 High Ave W. includes 2 addresses: 109 & 111 High Ave W.
- *The parcel for 209 High Ave E includes 2 addresses: 207 & 209 High Ave E.
- *The parcel for 115 N. Market St. includes 2 addresses: 113 & 115 N. Market St.
- *The parcel for 116 A Ave. E. includes 3 addresses: 114, 116, & 118 A Ave. E.
- *The parcel for 124 A Ave. E. includes 2 addresses: 124 A Ave. E. & 117 N. 1st St.
- **There are 2 parcels for 113 High Ave E. One is associated with the west half (113 High Ave. E.) and one associated with the east half (115 High Ave. E.).
- **There are 2 parcels for 203 High Ave E. One is associated with the west half (203 High Ave. E.) and one associated with the east half (205 High Ave. E.).
- **There are 2 parcels for 121 N. Market St. One is associated with the north half (121 N. Market St.) and one is associated with the south half (119 N. Market St.).



SITE MAP



EXISTING PERSPECTIVE



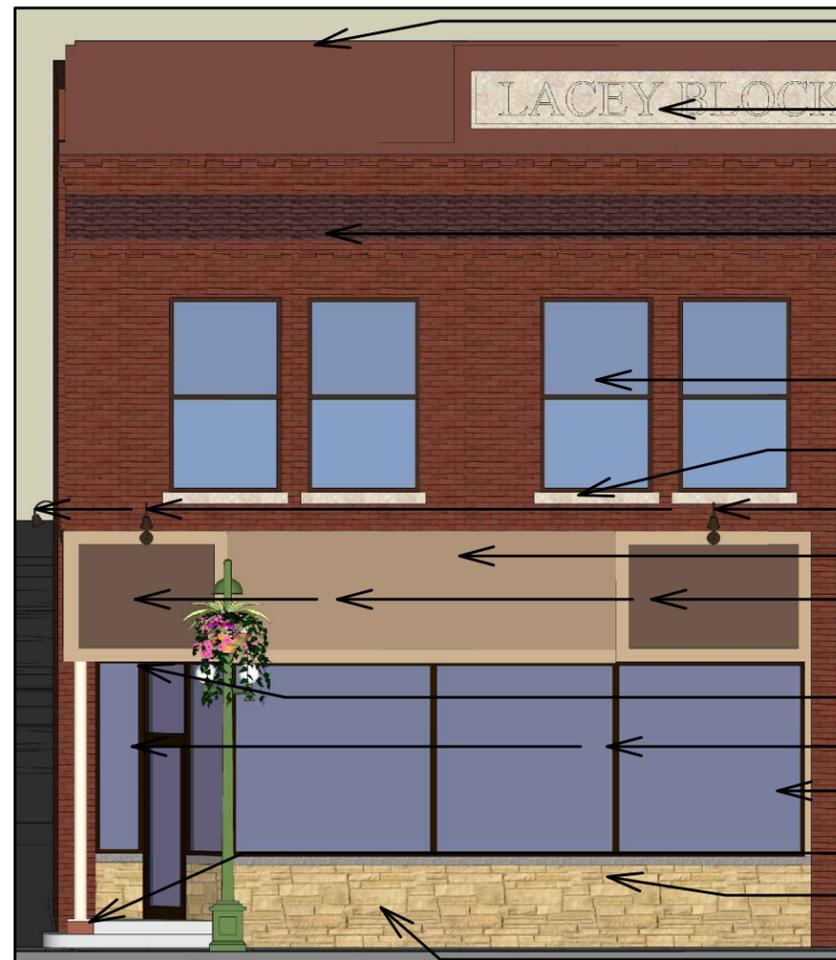
PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



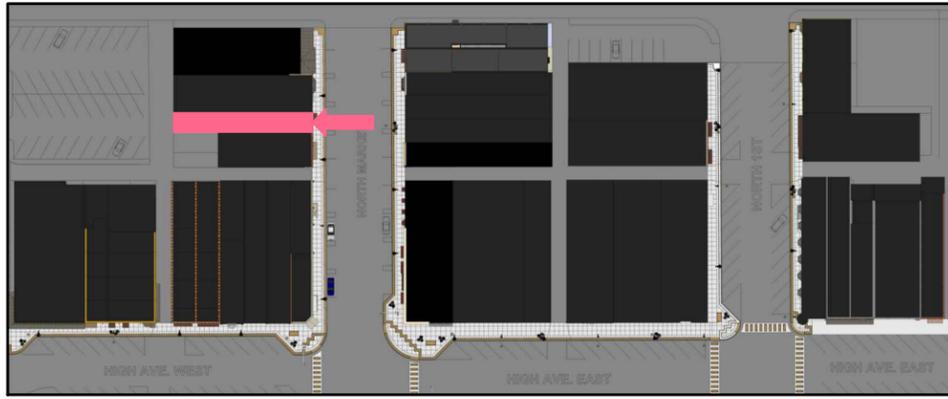
HISTORIC PHOTOGRAPH



PROPOSED RENDERING

- ← REPAIR/ REPLACE EXISTING TERRACOTTA COPING
- ← REPLICATE HISTORIC BUILDING SIGNAGE
- ← TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- ← NEW ALUM. CLAD WINDOWS (4 TOTAL).
- ← SKIM COAT EXIST. SILLS (4 TOTAL).
- ← PROVIDE NEW DOWN LIGHTS (3 TOTAL)
- ← PROVIDE NEW AWNING
- ← NEW CEMENT BD. PANELING & TRIM
- ← NEW SOFFIT & CAN LIGHTS
- ← NEW STOREFRONT WINDOWS & DOORS
- ← REMOVE SIDE WALL & LEVEL FLOOR
- ← TUCKPOINT EXIST. COLUMN
- ← REUSE REMOVED STONE TO FILL IN ENTRY
- ← TUCKPOINT EXIST. LOWER BRICK

113-115 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



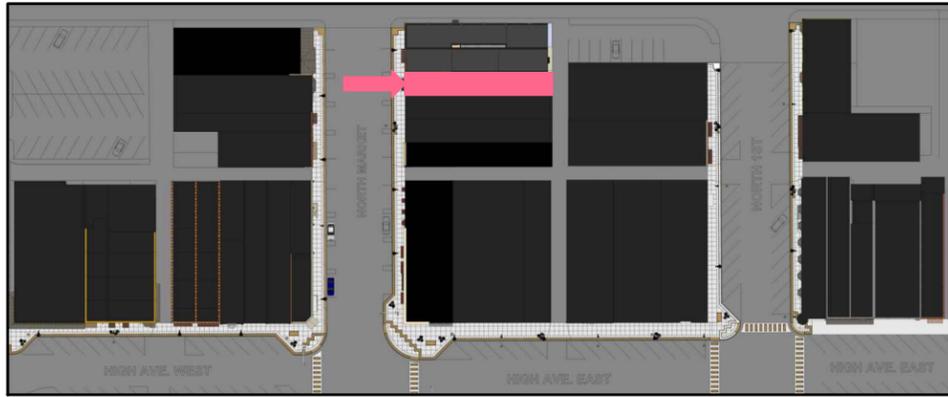
HISTORIC PHOTOGRAPH



PROPOSED RENDERING

- REPAIR/ REPLACE TERRACOTTA COPING
- REPLICATE HISTORIC BUILDING SIGNAGE
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- NEW ALUM. CLAD WINDOWS (2 TOTAL).
- SKIM COAT EXIST. SILLS (2 TOTAL)
- NEW DOWN LIGHTS (4 TOTAL)
- PROVIDE NEW AWNING
- PROVIDE NEW CEMENT BD. TRIM & PANELS
- NEW SOFFIT & CAN LIGHTS
- EXPOSE BRICK ON SIDE ENTRY
- NEW STOREFRONT WINDOWS & DOORS W/ SPANDREL GLASS ON DOOR
- NEW METAL CLAD 2ND LEVEL DOOR W/ HALF GLASS.
- TUCKPOINT EXIST. LOWER BRICK

117 N. MARKET



SITE MAP



EXISTING PHOTOGRAPH



EXISTING PERSPECTIVE



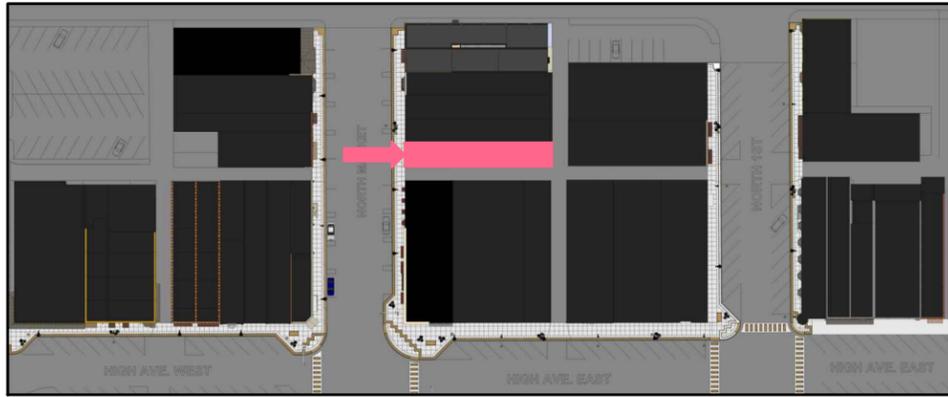
PROPOSED PERSPECTIVE



PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- NEW METAL ROOF & FLASHING
- ADD STRUCTURAL SUPPORTS UNDER BAY WINDOW TO PREVENT FURTHER MOVEMENT. REPAIR BAY WINDOW SOFFIT.
- NEW CEMENT BD. PANELING & TRIM WITH NEW CANVAS AWNING
- NEW 2ND LEVEL ENTRY DOOR
- NEW STOREFRONT WINDOWS & DOORS
- NEW CEMENT BD. PANELING & TRIM.

120 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



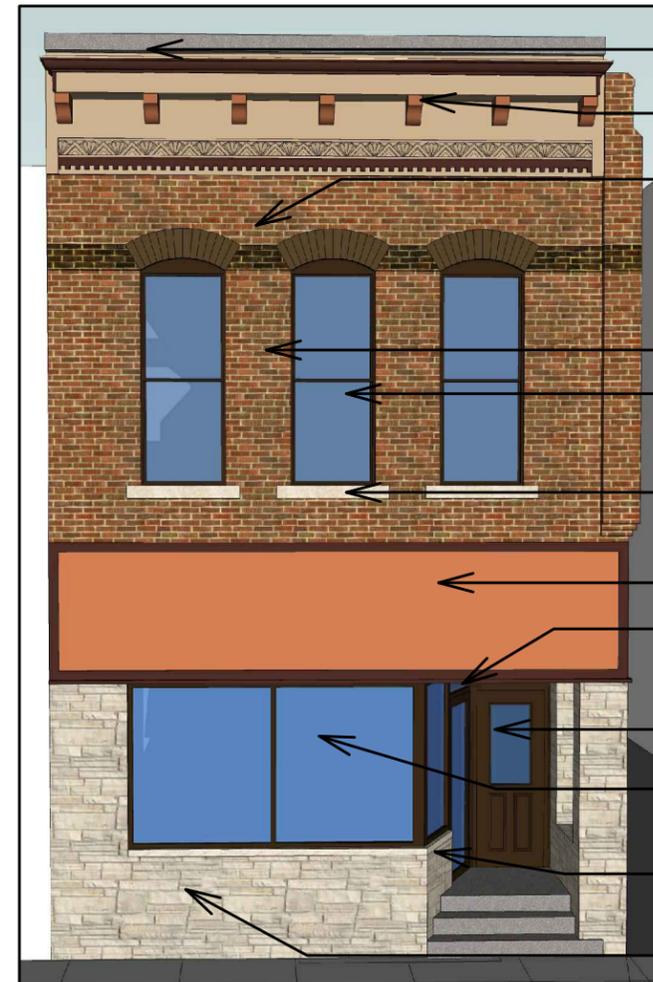
PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



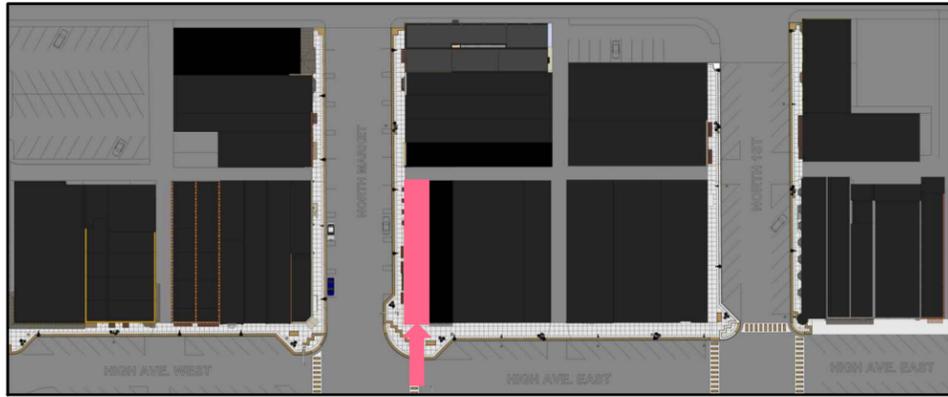
HISTORIC PHOTOGRAPH



PROPOSED RENDERING

- PROVIDE NEW 20 GA. STEEL COPING.
- PROVIDE NEW CORNICE
- TUCKPOINT ENTIRE BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- REMOVE SLIPCOVER (NOT SHOWN)
- REPLACE DOUBLE HUNG WINDOWS W/ NEW ALUM. CLAD (3 TOTAL)
- NEW CAST STONE SILLS (3 TOTAL)
- NEW CEMENT BD. PANELING & TRIM
- NEW CEMENT BD. SOFFIT W/ RECESSED CAN LIGHT
- NEW UPPER LEVEL DOOR
- NEW STORE FRONT DOOR
- REPAINT EXIST. HANDRAILS (NOT SHOWN)
- TUCKPOINT LOWER STONE & SILLS

114 N. MARKET



SITE MAP



EXISTING PHOTOGRAPH



PROPOSED RENDERING - N MARKET

- PROVIDE NEW CORNICE
- PATCH EXIST. STUCCO & REPAINT
- REPLACE 2ND LEVEL WINDOWS (9 ON SIDE & 3 ON FRONT)
- REPLACE SECOND LEVEL DOOR
- PROVIDE NEW AWNINGS (3 TOTAL).
- REPLACE STAIR TREADS. REPAIR, PRIME & PAINT STAIR RISERS.
- REPAIR & REPAINT EXISTING WINDOW & TRIM SURROUNDINGS
- PROVIDE NEW METAL CLAD DOOR
- REPLACE EXIST. BASEMENT DOOR (NOT SHOWN) W/ NEW
- REPLACE EXIST. LOWER LEVEL WINDOWS W/ NEW STORE FRONT WINDOWS. PROVIDE CEMENT BD. PANEL & TRIM AS SHOWN.



PROPOSED RENDERING - HIGH AVE

- PROVIDE NEW CORNICE
- REPLACE 2ND LEVEL WINDOWS W/ NEW
- PATCH EXIST. STUCCO & REPAINT
- PROVIDE NEW LIGHTS (2 TOTAL)
- REMOVE STUCCO FROM ARCH WAY & INSTALL ARCH TOP WINDOW MATCHING DETAIL ON SIDE.

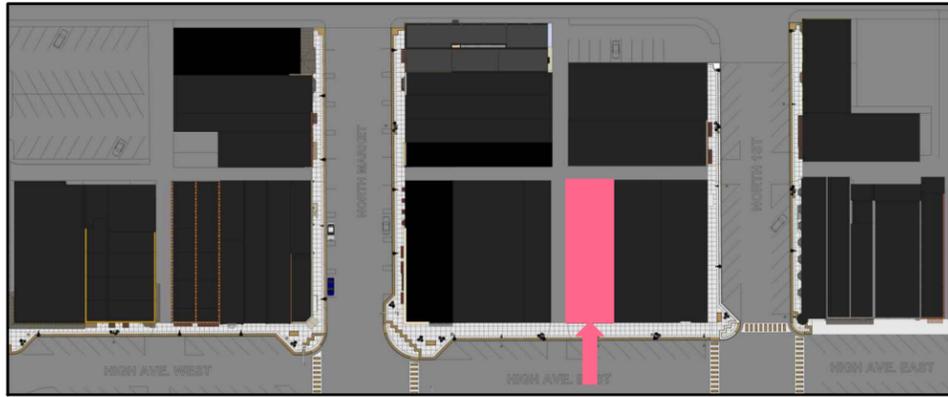


EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

110 N. MARKET



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



PROPOSED RENDERING

NEW 20 GA. STEEL COPING.

TUCKPOINT 33% OF FACADE, REMOVE MISC. METAL & FASTENERS

PRIME & PAINT STRUCTURAL BRACKETS (NOT SHOWN).

REPLACE ALL STEEL LINTELS ABOVE WINDOWS (10 TOTAL)

REPLACE 2ND & 3RD STORY WINDOWS WITH NEW ALUM. CLAD WINDOWS (10 TOTAL).

REPLACE EXIST. PAINTED BRICK W/ NEW BRICK (COLOR TBD)

REPLACE EXIST. LIGHT FIXTURES W/ NEW

SKIM COAT ALL EXISTING SILLS

REPLACE EXIST. DOOR THRESHOLD W/ NEW

REMOVE MAROON PANELS, REPLACE W/ NEW CEM. BD. PANELS & TRIM

EXISTING STOREFRONT TO REMAIN, RETRIM & RECAULK STOREFRONT

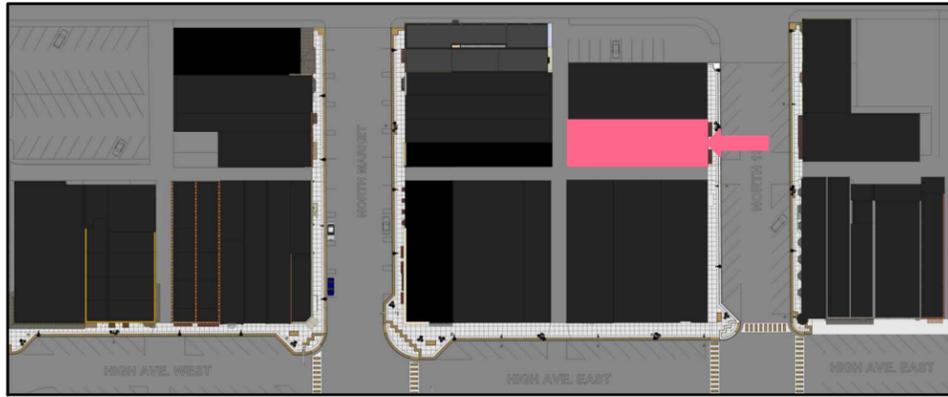
PRIME & PAINT STEEL COLUMNS (2 TOTAL)

REPAIR FOUNDATION UNDER THIS COLUMN.

NEW CEMENT BD. TRIM & PANELS

REPLACE EXIST. TERRAZZO W/ NEW

113-115 HIGH AVE. EAST



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



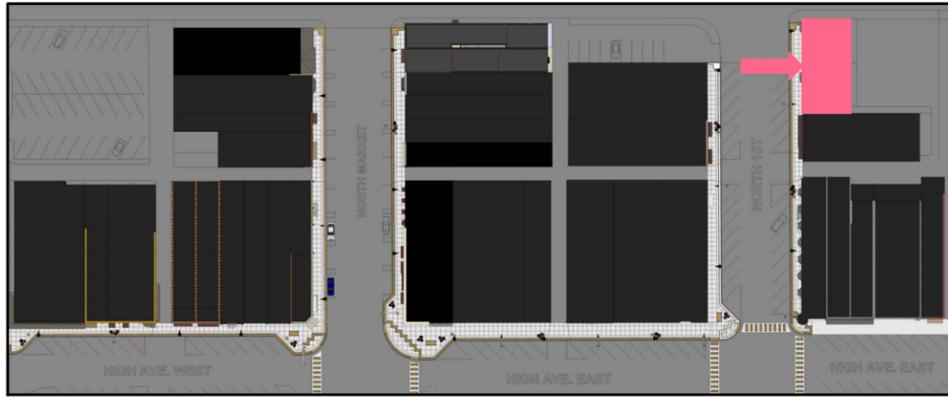
EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR OR REPLACE EXIST. TERRA COTTA COPING
- REPAIR & REPAINT METAL ARCHITRAVE
- NEW ALUM. CLAD WINDOWS (7 TOTAL)
- SKIM COAT EXIST. SILLS
- PROVIDE NEW DOWN LIGHTS UNDER AWNINGS (2 TOTAL), NOT SHOWN.
- PROVIDE NEW AWNINGS (2 TOTAL)
- NEW CEMENT BD. PANELS & TRIM
- NEW STOREFRONT WINDOWS & DOOR
- REPAIR COLUMNS
- NEW CEMENT BD. PANELS & TRIM
- REPAIR CONC. STEP

113 NORTH 1ST



SITE MAP



PROPOSED RENDERING

- REPAIR / REPLACE EXISTING TERRACOTTA COPING.
- REPLACE EXIST. 2ND LEVEL WINDOWS (9 TOTAL)
- REPLACE DORMER WINDOWS, NEW ROOF, EXTERIOR WD., PRIME & PAINT
- SKIM COAT EXIST. SILLS (9 TOTAL)
- PRIME & REPAINT EXIST. STEEL LINTELS
- CEMENT BD. PANELS & TRIM ABOVE EXISTING WINDOWS & DOOR



EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR / REPLACE EXISTING TERRACOTTA COPING.
- REPLACE EXIST. 2ND LEVEL WINDOWS (6 TOTAL)
- SKIM COAT EXIST. SILLS (6 TOTAL)

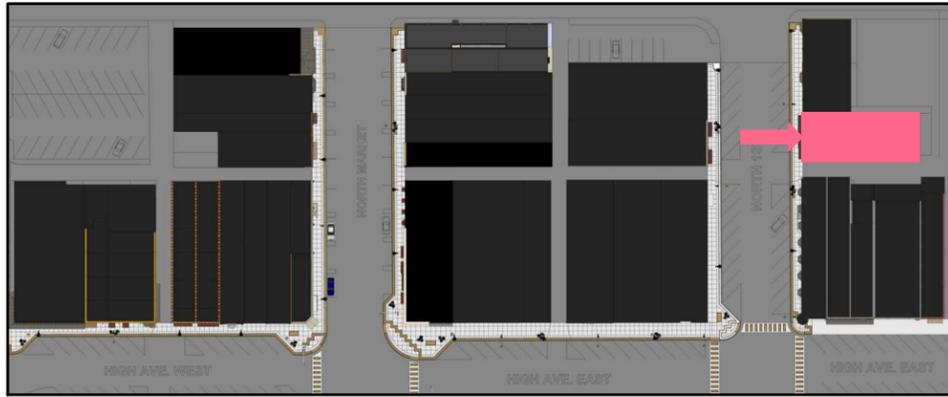


EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

122 NORTH 1ST



SITE MAP



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH



PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING.
- TUCKPOINT 50% OF BUILDING FACADE WITH MORTAR MATCHING ORIGINAL, REMOVE ALL FASTENERS, BRACKETS & MISC. METAL.
- CLEAN ALL BRICK ON FACADE
- NEW ALUM. CLAD WINDOWS (6 TOTAL)
- NEW CONCRETE SILLS
- REPLACE WALL SCONCES (3 TOTAL)
- NEW STOREFRONT WINDOWS, EXTERIOR STOREFRONT DOOR, & INTERIOR DOOR
- REPAIR & SKIM COAT EXIST. CONC. STOOP & RAMP
- NEW GUARDRAILS

114 NORTH 1ST



EXISTING PHOTOGRAPH



EXISTING PERSPECTIVE



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

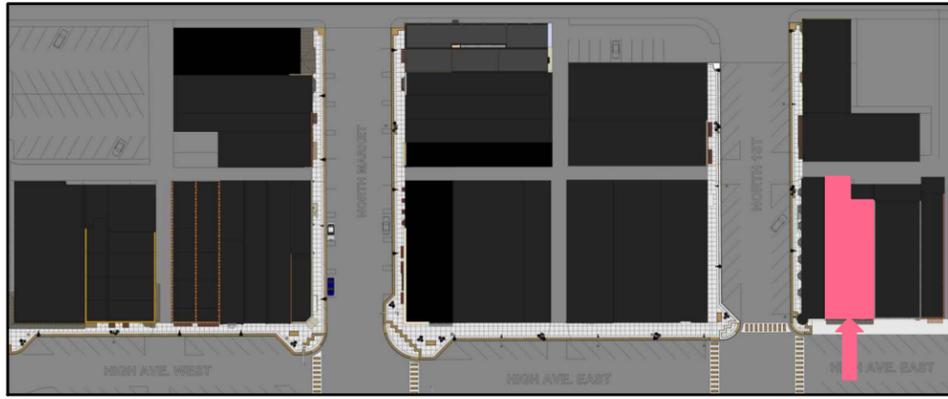


PROPOSED PERSPECTIVE



EXISTING PHOTOGRAPH

201 HIGH AVE. EAST



SITE MAP



EXISTING PHOTOGRAPH



EXISTING PERSPECTIVE



PROPOSED PERSPECTIVE

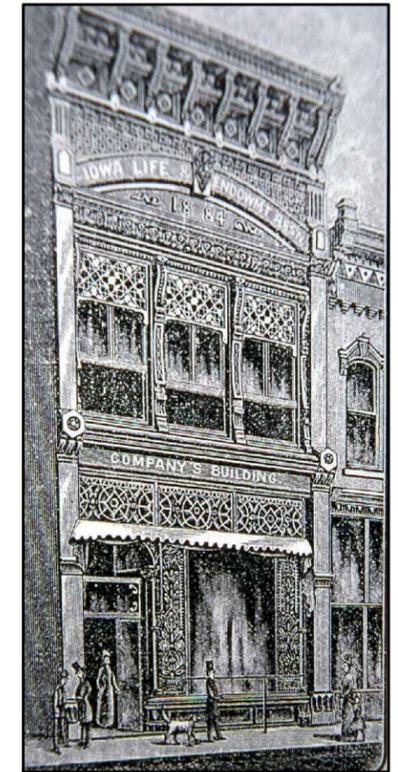


PROPOSED RENDERING

- REPAIR/ REPLACE EXISTING TERRACOTTA COPING.
- PROVIDE NEW PAINT FOR EXIST. BRICK
- SCRAPE, PRIME, & PAINT EXIST. METAL WORK
- NEW DORMER WINDOWS, REPAIR EXTERIOR WD., NEW SHINGLES
- PAINT EXIST. STUCCO
- SKIM CAST STONE SILLS
- NEW ALUM. CLAD WINDOWS (6 TOTAL)
- PROVIDE DOWN LIGHTS FOR SIGNAGE, 3 TOTAL (NOT SHOWN)

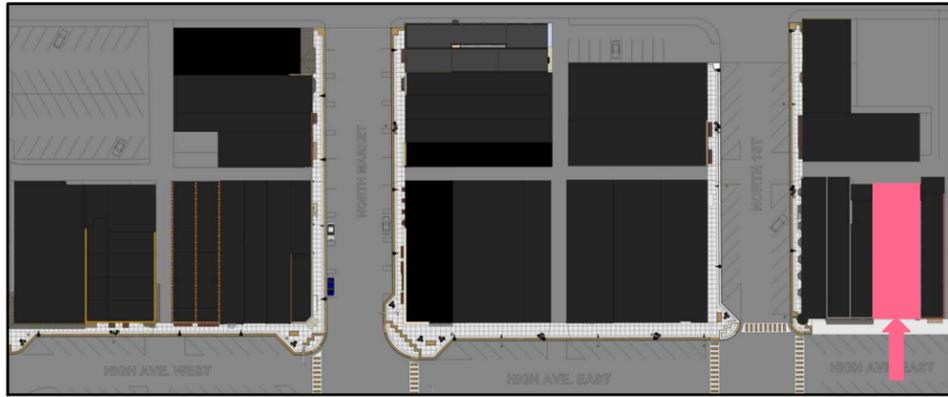


1895 PHOTOGRAPH



HISTORICAL IMAGE

203-205 HIGH AVE. EAST



SITE MAP



EXISTING PERSPECTIVE



EXISTING PHOTOGRAPH



PROPOSED RENDERING

PROVIDE NEW 20 GA. METAL COPING OVER CURRENT CONC. COPING.

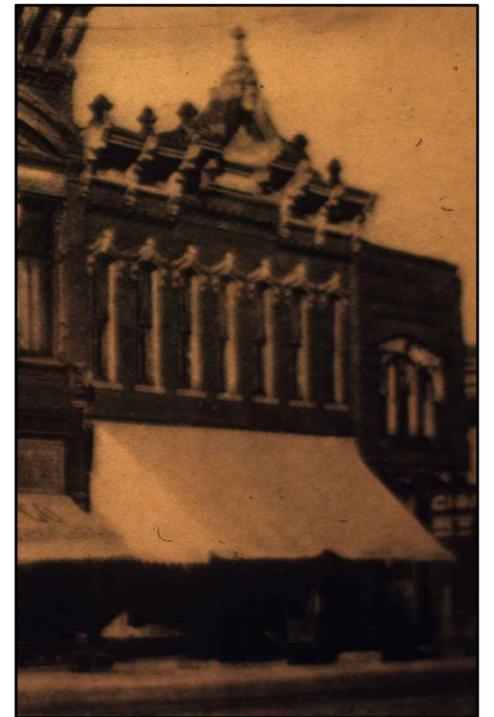
REPAIR, PRIME, & PAINT EXIST. METAL

REPAIR & PAINT EXIST. WINDOWS (7 TOTAL)

SKIM CAST STONE SILLS



PROPOSED PERSPECTIVE



1895 PHOTOGRAPH

207-209 HIGH AVE. EAST



CURTIS ARCHITECTURE & DESIGN PC

NOT FOR CONSTRUCTION
FOR GRANT APPLICATION ONLY
1/25/2016

February 1, 2016

Mr. Dylan Mulfinger:

I feel we need to stop requesting grant money !!!

The city, State & Federal governments all need money. There is no free money.

I feel building owners should pay for what they want on the downtown buildings.

I am a Senior Citizen (Born 1931) during the depression, If we did not have the money we made do or saved for what we needed.

We moved to Oskaloosa 14 years ago from a century family farm.

We own a 38 year old house in Oskaloosa. We paid for new roof shingles. Our taxes are \$2,578- a year.

We need street repair.

We need a new YMCA.

The sidewalk High Ave West (by Taso's) is so sloped - dangerous to walk with a cane.

This is comments requested in Friday January 29th Oskaloosa Herald for public input. For February 5PM Hearing

RECEIVED

FEB 01 2016

CITY CLERK OF OSKALOOSA

Phone 641-673-6084

Thank you

Lois I Hess

411 1st Ave E

Oskaloosa, Ia 52577-3108