

**NOTICE OF MEETING AND PROPOSED AGENDA
OSKALOOSA HOUSING TRUST FUND COMMITTEE**

Thursday, August 1, 2013 – 12:00 NOON

Conference Room – City Hall

1. CALL TO ORDER/ROLL CALL:
2. APPROVAL OF MINUTES
3. REQUEST FOR DEMOLITION GRANT FROM RICHARD LANCIAL, LANCIAL INVESTMENTS L.L.C., FOR A HOUSE LOCATED AT 811 A AVENUE WEST

Explanation: Mr. Richard Lancial has applied for funds under the Demolition Assistance Grant/Loan Program for a property located at 811 A Avenue West. The assessed value of the house is \$29,030 and the land is assessed at \$9,380. The current house is in poor condition. The existing land use is a residential home proposed to be converted to a laundry facility and a rental home. The applicant is proposing to demolish the existing home and build a two story building. The ground level will have a 2,000 square foot laundry facility and the upper level will have two apartment units. The value of the proposed laundry facility is estimated at \$300,000.

The current zoning of the property is Urban Corridor District with an A Avenue Commercial Corridor Overlay District (UC/AV). The Oskaloosa Municipal Zoning Code Table 17.08b “Permitted Uses by Zoning Districts” does not permit the use of laundry services in an Urban Corridor District. The zoning code permits the use of duplex residential in a UC District. The applicant can either apply to rezone the subject property or request to change the permitted land uses in a UC district.

Note: Listed below are definitions and permitted use types by zoning districts as per Oskaloosa Municipal Code Chapter 17.06.

- Laundry Services. Establishments primarily engaged in the provision of laundering, cleaning or dyeing services other than those classified as personal services. Typical uses include bulk laundry and cleaning plants, diaper services, or linen supply services. [Section 17.06.070]
- Duplex Residential. The use of a legally-described lot for two dwelling units, each occupied by one family within a single building, excluding manufactured or mobile home units, but including modular housing units. . [Section 17.06.040]
- Multiple-Family Residential. The use of a site for three or more dwelling units within one building not otherwise defined as townhouse units. [Section 17.06.040]

Use Types	AG	RR	R- 1	R- 2	R- 3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI
Residential Uses															
Duplex				P	P		P	C							
Multiple-family					P		C	P	C	P	C				
Commercial Uses															
Laundry services										C	P	P		P	P

Budget Consideration: Expenditure up to \$4,000

Attachments: Demolition application, Plan, Mahaska County website/picture of existing structure, Warranty Deed, Survey of Plat, Oskaloosa Municipal Code Table 17.08b.

4. DISCUSSION AND POSSIBLE ACTION ON A SUBORDINATION POLICY FOR THE OHTF PROGRAMS
5. MISCELLANEOUS
 - a. Approval of claims
 - b. Accounting report
6. CITIZENS TO BE HEARD
7. 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.

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, July 18, 2013 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Taylor at 12:04 p.m. with the following members present: Rob Taylor, Valinn McReynolds, Jon Sullivan, Dave Polkowske, Bernice Hahn, Dan Adams, Joe Caligiuri, Julia Ross, Kandes Dalbey, and Randell Davis. Members absent: Kathie Dykstra, Noel C. Stahle and Leon McCullough. Also present: City Manager Michael Schrock, City Clerk Amy Miller, Charlie Comfort, Marilyn Johannes and Dylan Mulfinger (arrived later in the meeting).

It was moved by Dalbey, seconded by Ross to approve the June 6, 2013 Housing Trust Fund Committee Minutes. Motion carried unanimously.

Taylor asked that the FY 2013 Financial Report item be discussed before action on the demolition grant requests and asked for the balance in the accounts. Miller reviewed the FY 2013 Financial Report.

Schrock told the committee he was in favor of approval of the demolition grant request from Brian Booy of Brian Booy Construction L.L.C. Schrock said Booy submits documents timely and builds well-constructed buildings. It was moved by Adams, seconded by Davis to approve demolition grant funds up to \$4,000 for demolition of the structure located at 921 South H Street. Motion carried unanimously.

Joe Caligiuri indicated Gregory Meyer had visited with him regarding Meyer's plans for demolition of the structure located at 714 North C Street and Caligiuri provided the committee with background information regarding the property at 714 and 718 North C Street. It was moved by Ross, seconded by Dalbey to approve demolition grant funds up to \$4,000 for demolition of the structure located at 714 North C Street. (The lots located at 714 and 718 North C Street will be combined to meet requirements.) Motion carried unanimously.

It was moved by Adams, seconded by Davis to approve demolition grant funds up to \$4,000 for demolition of the structure located at 433 North 6th Street. Motion carried unanimously.

Miller explained that an OHTF member had contacted her and asked that a revision be made to the OHTF Subordination Policy and also amend all plan agreements. Adams said he had asked for the revision in order to allow a client to lower the amount of time to pay off a loan by decreasing the time from 30 months to 20 months which increased their payments by over \$300 monthly. After discussing the pros and cons of changing the plan the committee asked staff to find out if the plan could be changed to allow refinancing to pay off a loan sooner.

Taylor pointed out that according to the minutes from the last meeting Kandes Dalbey had agreed to accept election as chair and Dan Adams had agreed to continue to serve as vice-chair.

Taylor asked for nominations for chair. Ross moved to nominate Kandes Dalbey, Hahn seconded and motion carried unanimously.

Taylor asked for nominations for vice-chair. Ross moved to nominate Dan Adams, Hahn

seconded, motion carried unanimously.

It was moved by Polkowske, seconded by Adams to approve the June claims list for payment. Motion carried unanimously except for Ross who abstained.

Committee consensus was to hold the next meeting on the first Thursday of the month which is August 1.

Sullivan reported the grant application for the old post office building did not get approved with Section 5 applications, but there may be a chance that applications will be received later under Section 6 in late to mid-fall. Sullivan said 12 out of 54 units in our category got approved and indicated the projects that were approved consisted of a larger number of units (old post office was 6 units).

The meeting adjourned at 12:40 p.m.

Minutes by Marilyn Johannes

CITY OF OSKALOOSA, IOWA
DEMOLITION ASSISTANCE PROGRAM APPLICATION

Applicant's Name: Lanciel Investments LLC
 Applicant's Address: 2866 Newark Way Oskaloosa Ia. 52577
 Daytime Phone #: 641 660 1022
 Address of property to be demolished: Bill Ave. West Oskaloosa

Legal Description of property to be demolished:

By signing this application the applicant acknowledges that he/she is aware that if improvements are not made on the property within two years of the date of dispersal that equal or exceed the current assessed value of the improvements to be demolished that the funds granted by the City will have to be repaid according to the City of Oskaloosa Housing Trust Fund Demolition Assistance Grant Program Plan. The applicant also verifies that the property is not occupied. The applicant further guarantees that the debris will be properly disposed of and will hold the City harmless for any damage or injury that may be caused during the demolition.


 Signature _____
 Date 7-23-13

_____ TO BE FILLED OUT BY STAFF _____

- Evidence of title received
- Verification that applicant has authority to act on behalf of owner if applicant is different from owner
- Bids Received
- Copy of demolition permit
- Assessed value of property before Demo: _____
- Land \$9,380 improvements _____
- Assessed value of property after Demo: _____
- Land _____ improvements _____
- Date property was demolished: _____
- Total cost of demolition: _____
- Total DAP grant: _____
- Date grant proceeds issued: _____
- Date new improvements were made: _____

OHTF Chair Approval: _____ Housing Dept. Approval: _____

Oskaloosa Housing Trust Fund Demolition Assistance Grant Program

INTRODUCTION

Removal of dilapidated housing within the City of Oskaloosa is critical to the long-range development of the community. The 2000 census reflects an abundance of low-end housing in Oskaloosa that causes obvious appearance problems for the community's neighborhoods as well as draining the value of other properties. The implementation of this program is designed to reduce the cost of redevelopment of existing lots within the community that provides benefits by decreasing the need to develop new subdivisions and allows for opportunities to develop affordable housing.

PROGRAM OVERVIEW

The OHTF will provide a grant in the lesser amount of:

- 1) Actual and reasonable costs incurred by the owner of the property, or;
- 2) \$4,000 toward the costs of removal and disposal of vacant dilapidated housing structures within the City of Oskaloosa.

In consideration of the grant, the borrower shall agree to redevelop the property within two years. The assessed value of the redeveloped property shall equal or exceed the value of the structure(s) removed. If the improvements are not made within the two year period, the grant shall be repaid as stated in the Demolition Assistance Grant Program plan. Security for the grant shall be considered subordinate to any first mortgage lien related to the redevelopment of the subject property.

All applications shall have the review and approval of the OHTF Committee.

DISPOSAL OF DEMOLITION DEBRIS

All debris shall be properly disposed of in compliance with the rules and regulations of the

City of Oskaloosa including the removal and disposal of hazardous materials, such as asbestos.

GRANT PROCESSING PROCEDURES

Applications must be received and approved by the OHTF prior to demolition work commencing. Any work started prior to application approval shall be deemed ineligible for reimbursement. Applications shall be on the forms provided by the OHTF and include the following information:

1. A minimum of two bids for the demolition.
2. If the applicant is not the owner (i.e. executor of an estate) proof that the applicant has the authority to act on behalf of the owner.
3. Copy of the demolition permit for the property (to be provided after City grant approval).

The owner will be responsible for monitoring the demolition work, although City inspections will occur as required by the permits and to verify completion of the work. Upon completion of the demolition the City will issue a check payable to the owner and demolition contractor.

The OHTF shall be appraised of any improvements made to the property once the demolition has been completed so that the OHTF can determine compliance with the program's intent and issue the owner a Release of Lien.

ELIGIBLE COSTS

Costs eligible for reimbursement to the owner under this program shall be the actual and reasonable cost of:

- *Demolition permit
- *Disconnecting utilities

*Removal and proper disposal of hazardous waste

*Removal and proper disposal of above and below grade structure.

FEES

There is a \$75 application processing fee. The borrower shall also be responsible for all filing fees associated with the grant. All fees shall be paid before any demolition funds are released.

SELF HELP

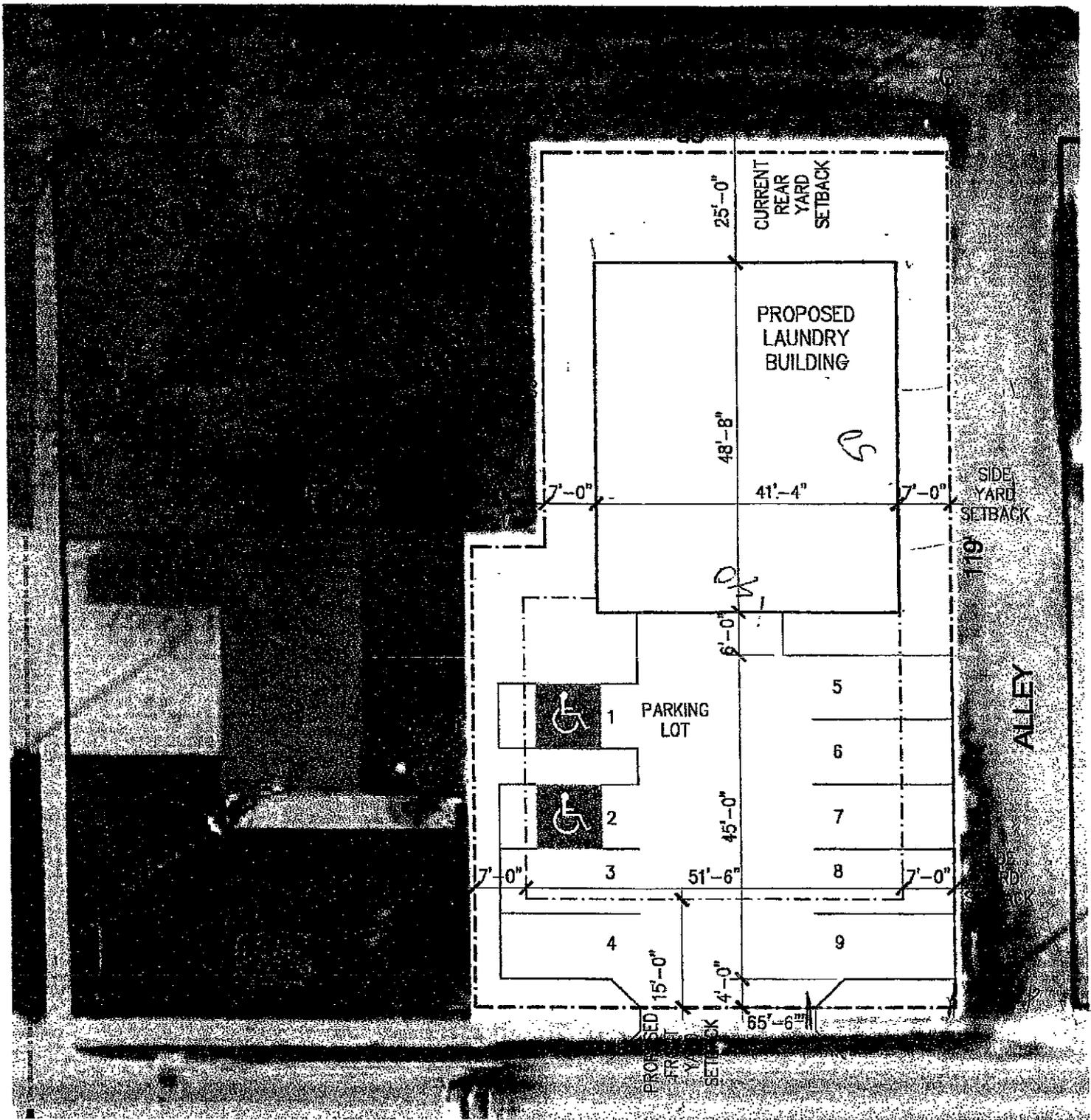
It shall be the policy of the OHTF Committee that in situations where an owner wishes to do his/her own work on a demolition project that the allowable demolition cost shall be defined as those actual and reasonable costs incurred (e.g. cost of permits and rental of machinery and/or tools for actual and reasonable time to complete the task they are rented for) are the allowable cost. The OHTF will not reimburse the owner or owner's employees for time/wages expended on the project.

RETURN COMPLETED APPLICATIONS TO:

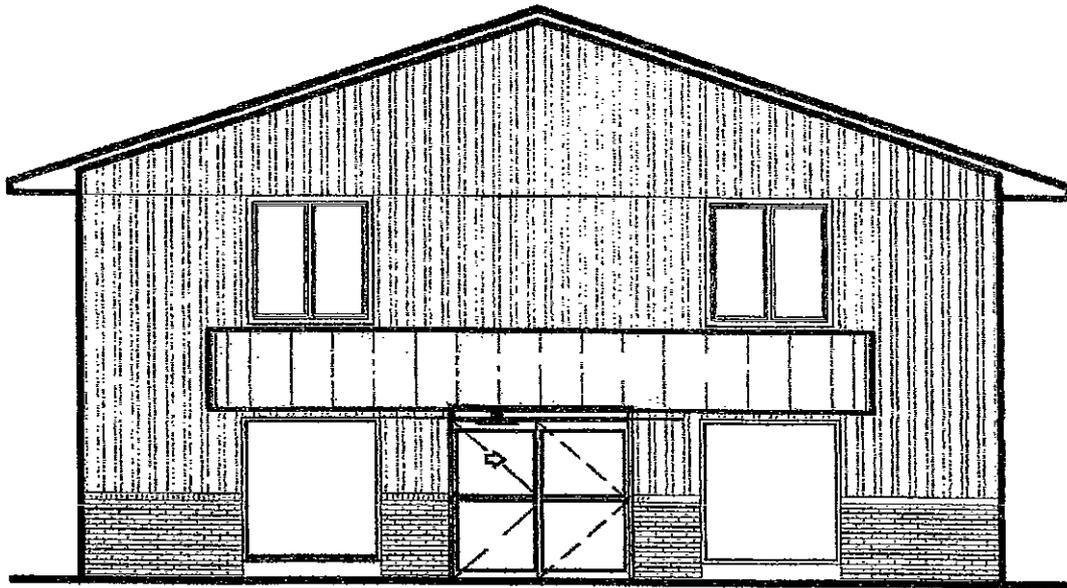
City of Oskaloosa-Building Official
804 South D Street
Oskaloosa, IA 52577

FOR MORE INFORMATION CONTACT:

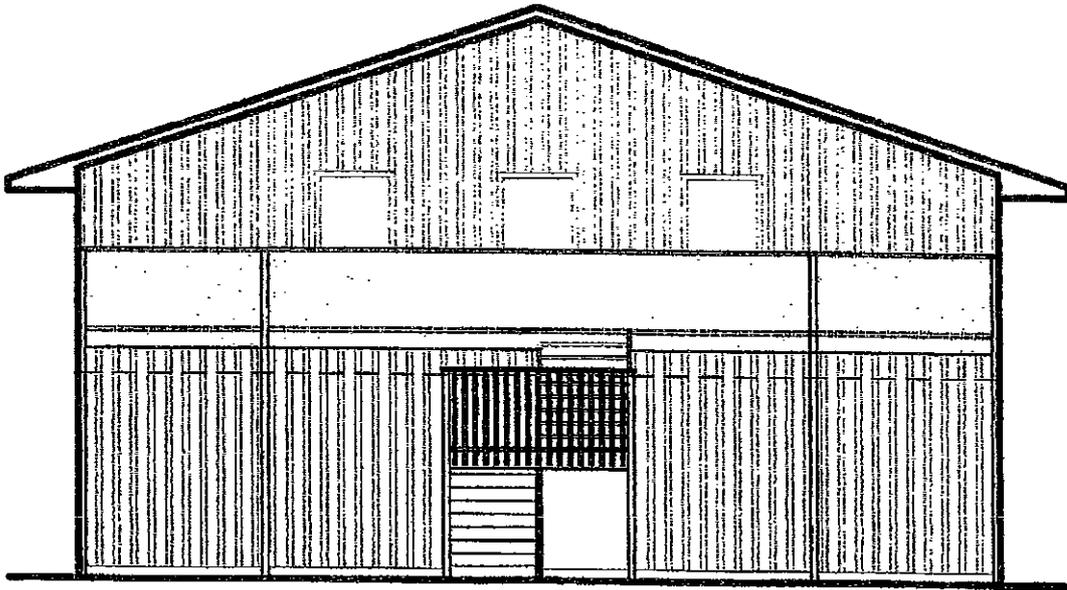
The City of Oskaloosa
Building Inspection Department @ 673-7472 or,
City Clerk @641-673-9431



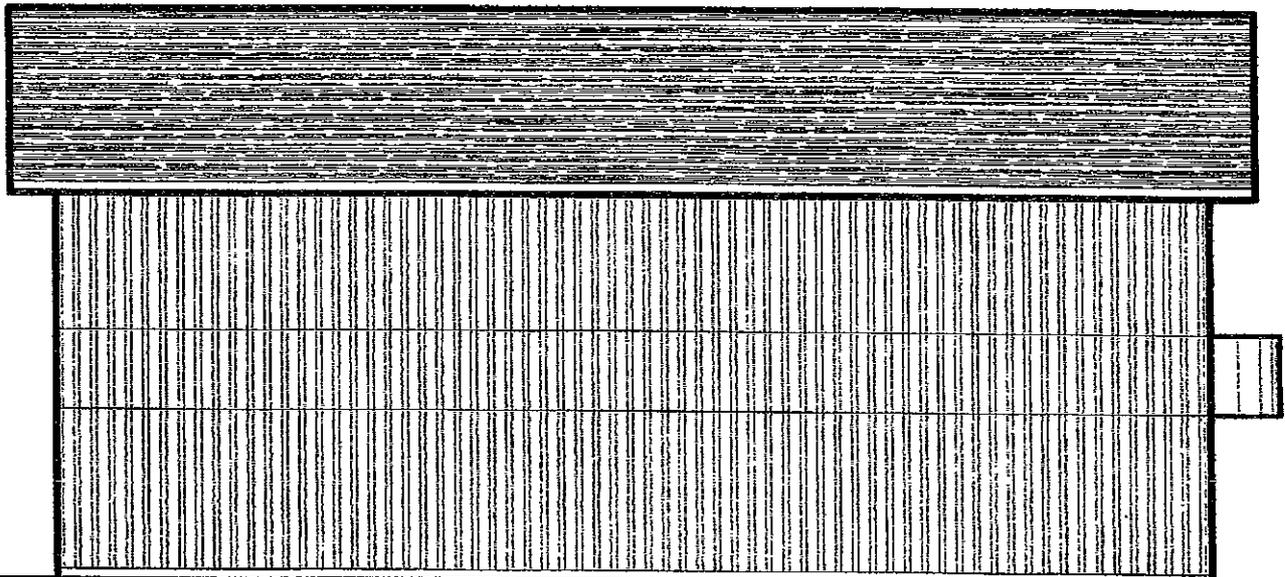
A AVE West



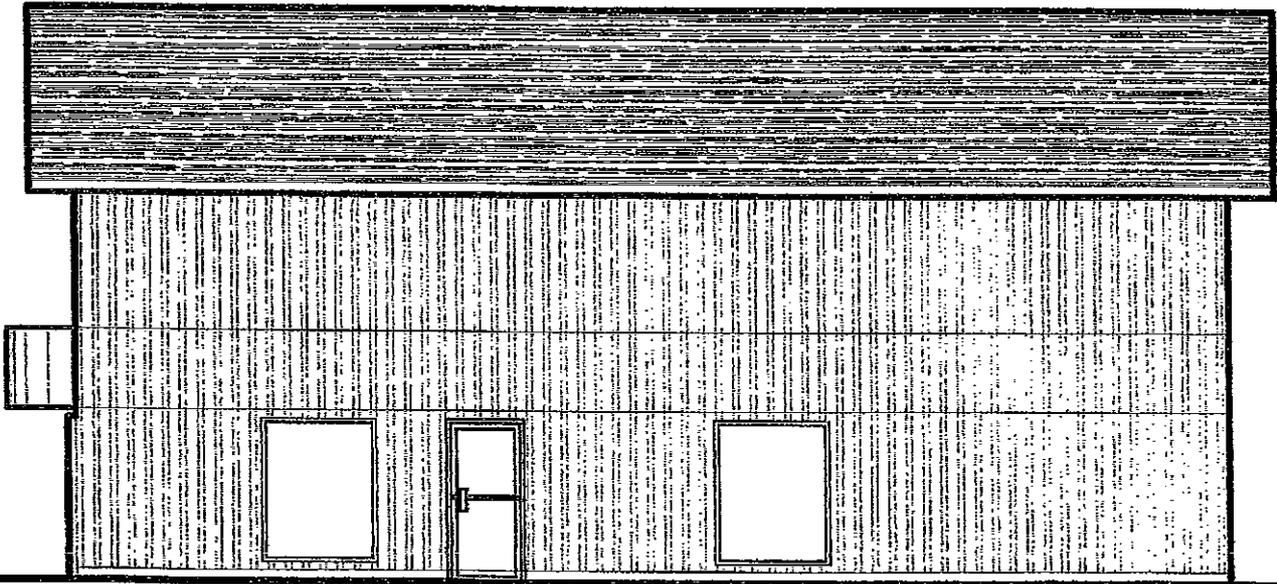
FRONT ELEVATION SCHEMATIC "A"
SCALE 1/8"=1'-0"



BACK ELEVATION SCHEMATIC
SCALE 1/8" = 1'-0"

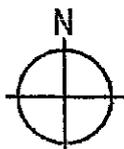
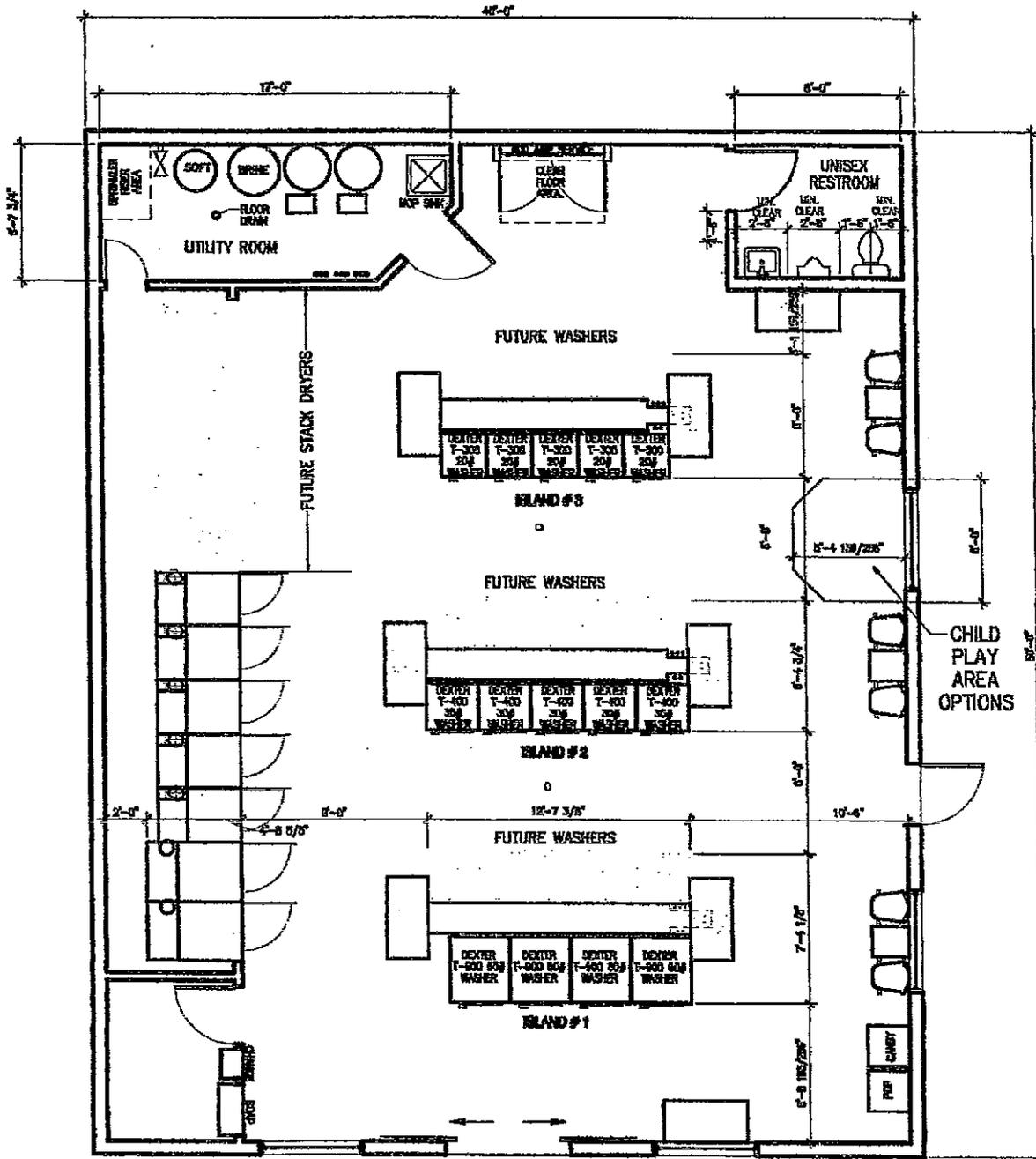


WEST ELEVATION SCHEMATIC
SCALE 1/8" = 1'-0"



EAST ELEVATION SCHEMATIC

SCALE 1/8" = 1'-0"



EQUIPMENT PLAN
NO SCALE

INBOX

CONTACTS

CALENDAR

811 a ave w demo

Compose

Delete

Inbox (1)

Drafts

Sent

Spam (1)

Trash

FOLDERS

MESSENGER

APPLICATIONS

Move Spam Actions

811 a ave w demo Jul 15, 2013

From dougconiglio coniglio

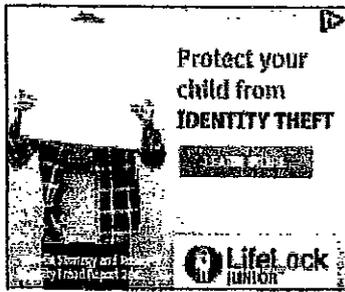
To rickswoodworking@yahoo.com

1 Attachment 25.5KB

XLS 25KB

7.15.13
RICHARD
LANCIAL

Save



Hi Richard,
Thanks for the opportunity to quote your work,
please call with any questions.

DOUG CONIGLIO

EXODUS EXCAVATING LLC

641 569 0667 CELL

P.O. Box 24
Beacon, IA 52534

Proposal Submitted To: <i>Richard Lancial</i>	Job Name <i>Demo</i>	Job #
Address	Job Location <i>811 Ave W</i>	
	Date <i>7-9-13</i>	Date of Plans
Phone #	Fax #	Architect

We hereby submit specifications and estimates for:

Demo house at 811 A Ave W
haul to landfill and remove all concrete = \$4750⁰⁰
Haul in dirt & pack in. = \$3800⁰⁰
Demolition permit = \$35⁰⁰
total estimate = \$8585⁰⁰

Home owner will have all utilities disconnected except sewer service which I will cap in hole.

We propose hereby to furnish material and labor — complete in accordance with the above specifications for the sum of:

\$ *8585⁰⁰* Dollars

with payments to be made as follows: *due within 30 days of completion*

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted *Antea D Smith*

Note — this proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date of Acceptance _____

Signature _____

Summary

Parcel ID 1013341007
Office Map 919
Property Address 811 A Ave West
 Oskaloosa
Sec/Twp/Rng 13-75-16
Brief Legal Description LOT 6 BLK 3 EXC W 5' N 54' & E 5' S 66' LOT 5 BLK 3 WEST OSK
 ALOOSA
 (Note: Not to be used on legal documents)
Document(s) REC: 2013-1002 (3/22/2013)
 REC: 276-425
Gross Acres 0.00
Exempt Acres N/A
Net Acres 0.00
CSR N/A
Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District OSKALOOSA
School District OSKALOOSA SCH



Click to Enlarge

If this property is being split, please contact the Assessor's Office at 641-673-5805 for property information.

Owner

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Lancial Investments LLC % Lancial, Richard L Jr 2866 Newland Way Oskaloosa, IA 52577-		

Land

Lot Dimensions	Front Footage	Front	Rear	Side 1	Side 2
Main Lot		10.00	10.00	66.00	66.00
Sub Lot 2		55.00	55.00	120.00	120.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.17 Acres; 7,260 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style N/A
Year Built 1910
Condition Below Normal
Grade what's this? N/A
Brick or Stone Veneer
Total Gross Living Area 1,556 SF
Attic Type None;
Basement Area Type Full
Basement Area 998
Basement Finished Area

Plumbing
Fireplaces
Porches
Decks
Additions
Garages

1 Full Bath;
 1S Frame Enclosed (66 SF); 1S Frame Open (50 SF);
 Concrete Patio-Low (156 SF);
 1 Story Frame (312 SF) (312 Bsmt SF); 1 Story Frame (78 SF);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
3/22/2013	BARNARD, JACK D/MARY ELAINE	LANCIAL INVESTMENTS L C	2013-1002	Normal	Warranty Deed		\$32,500.00
2/17/1998	GENESIS INVESTORS PARTNERSHIP	BARNARD, JACK D	276-425	Normal Arms-Length Transaction	Warranty Deed		\$30,000.00
12/3/1992			255-332	Unuseable Sale - Other	Warranty Deed		\$22,000.00

Valuation

		2013	2012	2011	2010
+	Land	\$9,380	\$9,380	\$10,510	\$10,510
+	Building	\$29,030	\$29,030	\$29,850	\$29,850
=	Total Assessed Value	\$38,410	\$38,410	\$40,360	\$40,360

VALUES ARE NOT CERTIFIED UNTIL APRIL 15TH AND ARE SUBJECT TO BOARD OF REVIEW

Taxation

		2012	2011	2010
+	Taxable Land Value	\$4,954	\$5,334	\$5,100
+	Taxable Building Value	\$15,333	\$15,149	\$14,486
+	Taxable Dwelling Value	\$0	\$0	\$0
=	Gross Taxable Value	\$20,287	\$20,483	\$19,586
-	Military Exemption	\$0	\$0	\$0
=	Net Taxable Value	\$20,287	\$20,483	\$19,586
x	Levy Rate (per \$1000 of value)	0.00000	38.36108	41.30253
=	Gross Taxes Due	\$0.00	\$785.75	\$808.95
-	Ag Land Credit		\$0.00	\$0.00
-	Disabled and Senior Citizens Credit		\$0.00	\$0.00
-	Family Farm Credit		\$0.00	\$0.00
-	Homestead Credit		\$0.00	\$0.00
-	Prepaid Tax		\$0.00	\$0.00
=	Net Taxes Due		\$786.00	\$808.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

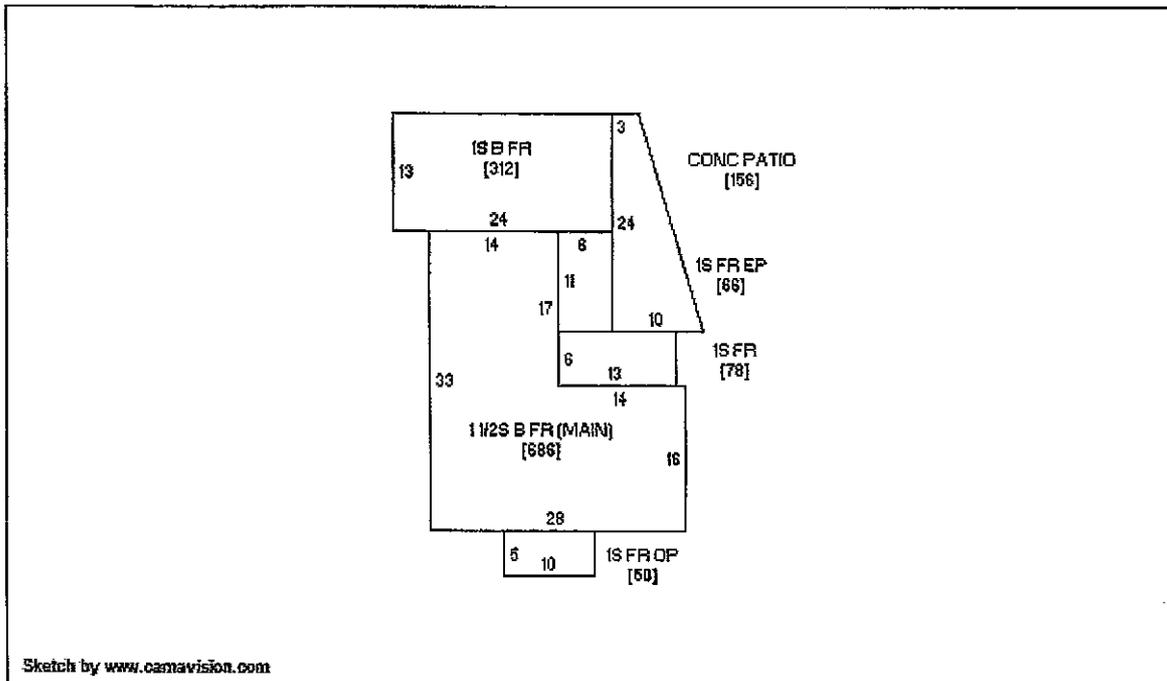
Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2011	March 2013	\$393	Yes	3/25/2013	11792
	September 2012	\$393	Yes	9/30/2012	
2010	March 2012	\$404	Yes	3/28/2012	11834
	September 2011	\$404	Yes	9/29/2011	
2009	March 2011	\$396	Yes	3/28/2011	11827
	September 2010	\$396	Yes	9/29/2010	
2008	March 2010	\$379	Yes	3/30/2010	11801
	September 2009	\$379	Yes	9/29/2009	

Photos



Sketches



①

Document 2013-1002 Stamp #: 392
Book 2013 Page 1002
Fees: 7.00 Real Estate Transfer Tax 5120
Auditors Fee: 500
Date: March 25, 2013 Time: 10:25 am

Diane Upton Crookham - Mahaska County Recorder
106 S. 1st Street, Oskaloosa, Iowa 52577

Prepared by Greg A. Life, Life Law Office, 102 1st Avenue East, Oskaloosa, IA 52577; Ph. 641-473-8676
Real estate taxes paid by: Lancial Investments, LLC, c/o Richard Lancial Jr., 2866 Newland Way, Oskaloosa, IA 52577
Return document to: Lancial Investments, LLC, c/o Richard Lancial Jr., 2866 Newland Way, Oskaloosa, IA 52577

WARRANTY DEED

FOR THE CONSIDERATION of One Dollar (\$1.00) and other valuable consideration, Jack D. Barnard and Mary Elaine Barnard a/k/a M. Elaine Barnard a/k/a Elaine Barnard, husband and wife, do hereby convey to Lancial Investments, L.L.C., all right, title and interest to the following described real estate in Mahaska County, Iowa:

Commencing at the southeast corner of Lot Five, running thence north sixty-six feet, thence west five feet, thence south sixty-six feet, thence east five feet to the place of beginning; also Lot Six except commencing at the northwest corner of said Lot Six, thence south fifty-four feet, thence east five feet, thence north fifty-four feet, thence west five feet to the place of beginning, all in Block Three in West Oskaloosa, Iowa.

Grantor does Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this 22ND day of MARCH, 2013.

Jack D. Barnard
Jack D. Barnard

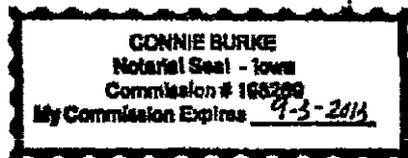
Mary Elaine Barnard
Mary Elaine Barnard

STATE OF IOWA

MAHASKA COUNTY

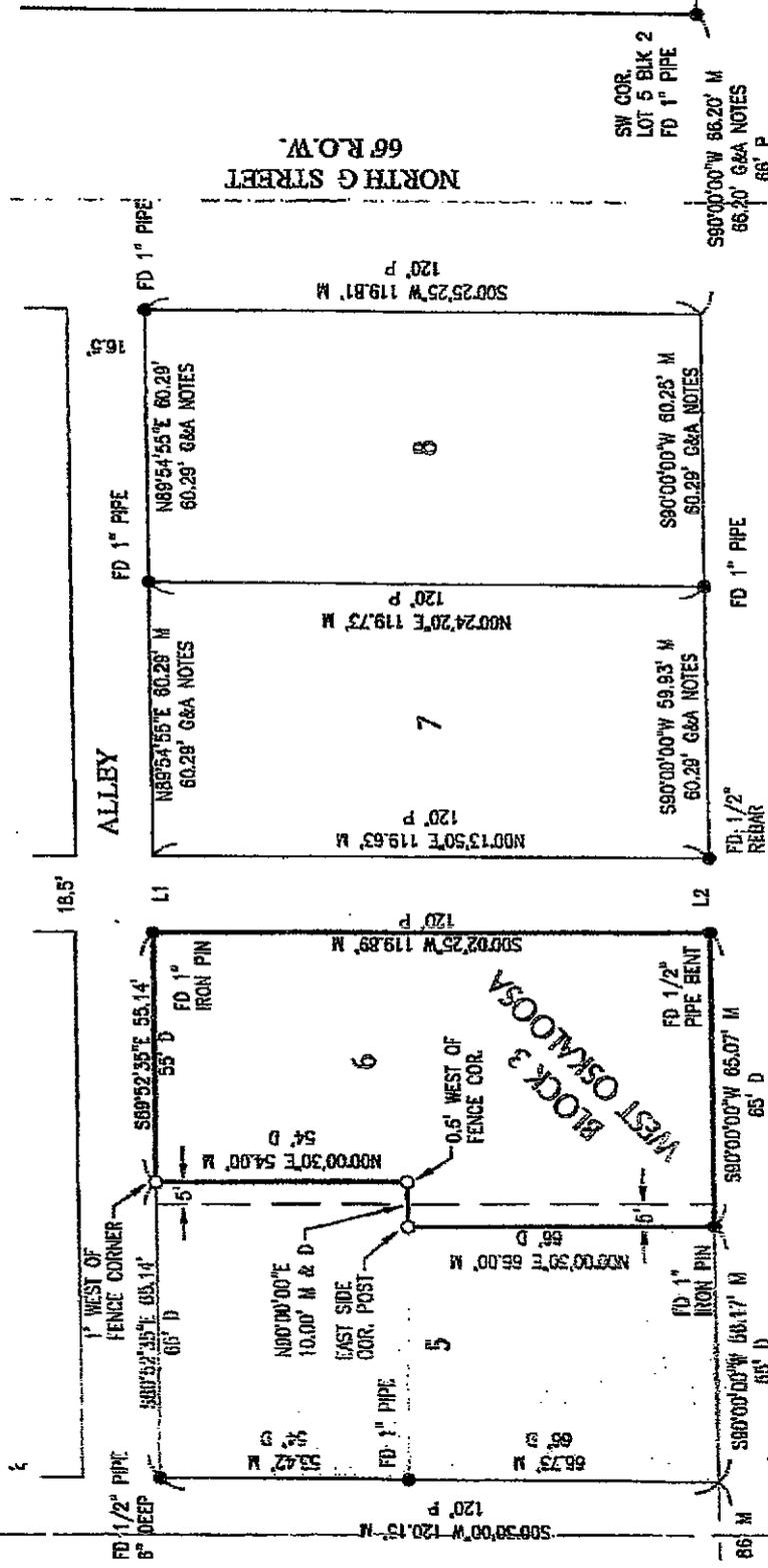
On this 22ND day of MARCH, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Jack D. Barnard and Mary Elaine Barnard a/k/a M. Elaine Barnard a/k/a Elaine Barnard, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Connie Burke
Notary Public

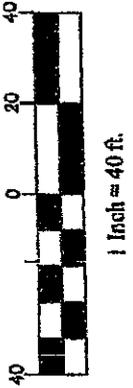


RETRACEMENT PLAT OF SURVEY

Commencing at the southeast corner of Lot Five, running thence north sixty-six feet, thence west five feet, thence south sixty-six feet, thence east five feet to the place of beginning; also Lot Six except commencing at the northwest corner of said Lot Six, thence south fifty-four feet, thence east five feet, thence north fifty-four feet, thence west five feet to the place of beginning, all in Block Three in West Oskaloosa, Iowa.



LINE TABLE			
LINE	MEASURED		PLAT
	BEARING	LENGTH	
L1	S89°01'45"E	18.00'	18.50'
L2	N89°00'00"E	10.00'	18.50'



A AVENUE
66' R.O.W.



- ▲ = SECTION CORNER FOUND
- △ = SECTION CORNER SET (5/8" X 30" REBAR #19960)
- = PROPERTY CORNER SET (5/8" X 30" REBAR #18860)
- = PROPERTY CORNER SET (MAG. NAIL)
- = PROPERTY CORNER FOUND (MAG. NAIL)
- = PROPERTY CORNER FOUND (MAG. NAIL)
- M = MEASURED DIMENSION
- R = RECORDED DIMENSION
- D = DEED DIMENSION

I hereby certify that this and surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional



RICHARD LANCIAL
PART OF LOTS 5 & 6 BLOCK 3

DRG: LANCIAL INVESTMENTS, L.L.C.
DTP: RICHARD LANCIAL
DATE: 4-18-13

Title 17 – ZONING

Chapter 17.08 - ZONING DISTRICT REGULATIONS

Table 17.08B

Permitted Uses by Zoning Districts

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Agricultural Uses																
Horticulture	P	P	C	C	C	C		C	P	C	C	C				<u>17.22.020(A)</u>
Crop production	P	P														
Animal production	P															<u>17.22.020(B)</u>
Commercial feedlots																<u>17.22.020(C)</u>
Livestocks sales																
Residential Uses																
Single-family Detached	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P	P, L(1)	C								<u>17.22.030(A)</u>
Single-family Attached	C	C	C	P	P	P	P	C								<u>17.22.030(B)</u>
Duplex				P	P		P	C								
Two-family				P	P		P	C								<u>17.22.030(D)</u>
Townhouse				P	P		P	P		P						<u>17.22.030(C)</u>
Multiple-family					P		C	P	C	P	C					
Downtown residential										P						<u>17.22.030(E)</u>
Group residential	C	C			P			C	C							<u>17.22.030(F)</u>

Title 17 – ZONING

Chapter 17.08 - ZONING DISTRICT REGULATIONS

Manufactured housing residential	P	P, L(1)	P, L(1)	P, L(1)	P, L(1)	P, L(2)		C									
Mobile home park						P, L(2)											17.22.030(G)
Mobile home subdivision						P, L(2)											17.22.030(H)
Retirement residential	C	C	C	P	P		P	P	C	P	C						

P = Uses permitted by right	C = Uses permitted by conditional use permit	Blank = Use not permitted
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L(1) = Single-family detached dwellings provided that:

All single-family detached dwellings for which a building permit has been issued (date of enactment), shall comply with the following minimum design standards

1. The dwelling shall have a minimum width facing the street of twenty-four feet.
2. The minimum horizontal dimension of the main body of the dwelling unit shall not be less than twenty feet.
3. A minimum of fifteen percent of the facade of the building facing the street shall consist of windows, doors and other building openings.
4. Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.

L(2) = Applies to all factory built homes (Refer to Section 17.04.030 for definitions). Any foundation skirting material shall have the appearance of masonry or poured concrete typical of site-built homes. Installation of the skirting must be installed within thirty days following the installation of the home, or the first day of May if the ground is frozen at the time the home is placed.

(Ord. No. 1323, § 3, 8-20-2012)

P = Uses permitted by right	C = Uses permitted by conditional use permit	Blank = Use not permitted
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Table 17.08B

Permitted Uses by Zoning Districts (Continued)

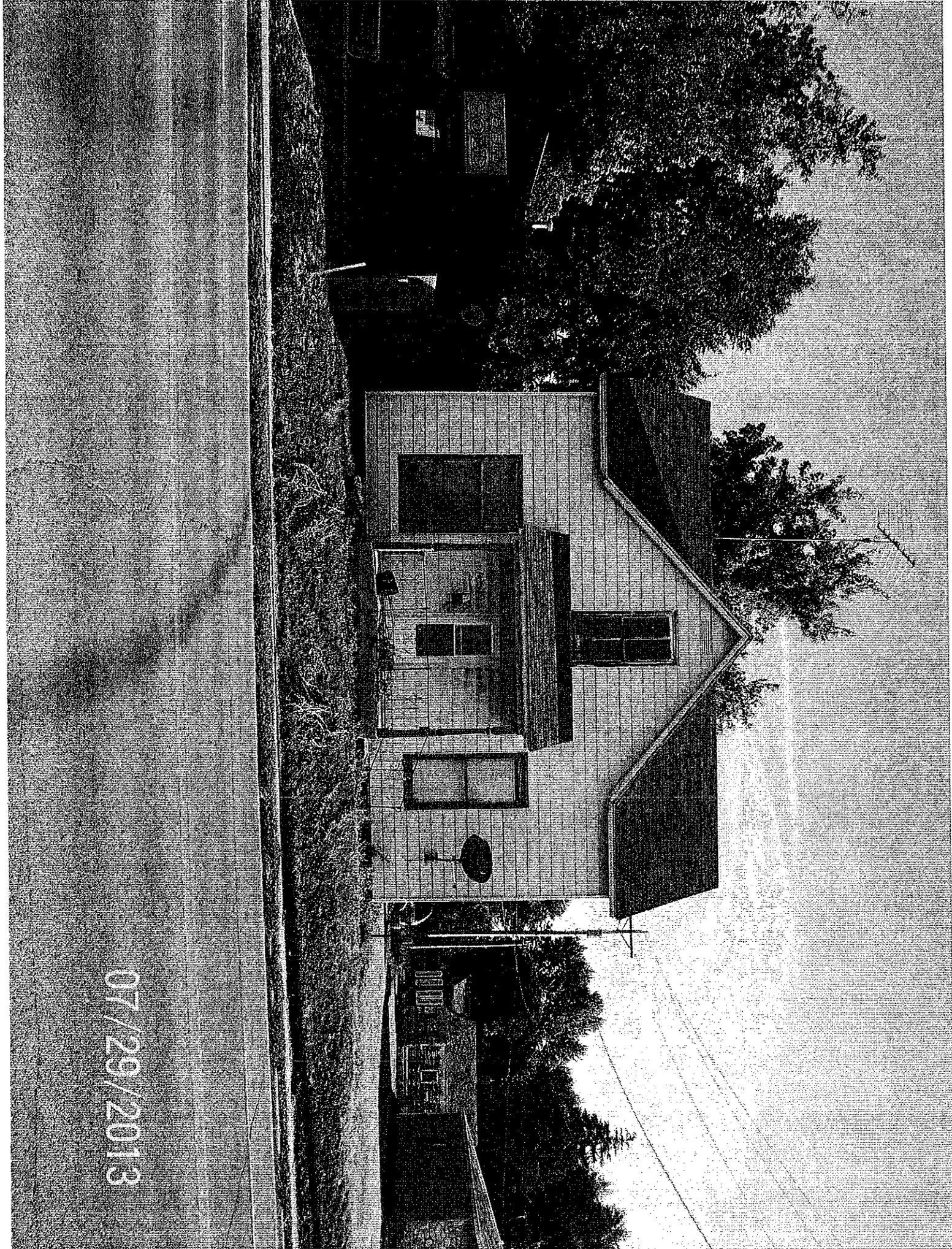
Title 17 – ZONING

Chapter 17.08 - ZONING DISTRICT REGULATIONS

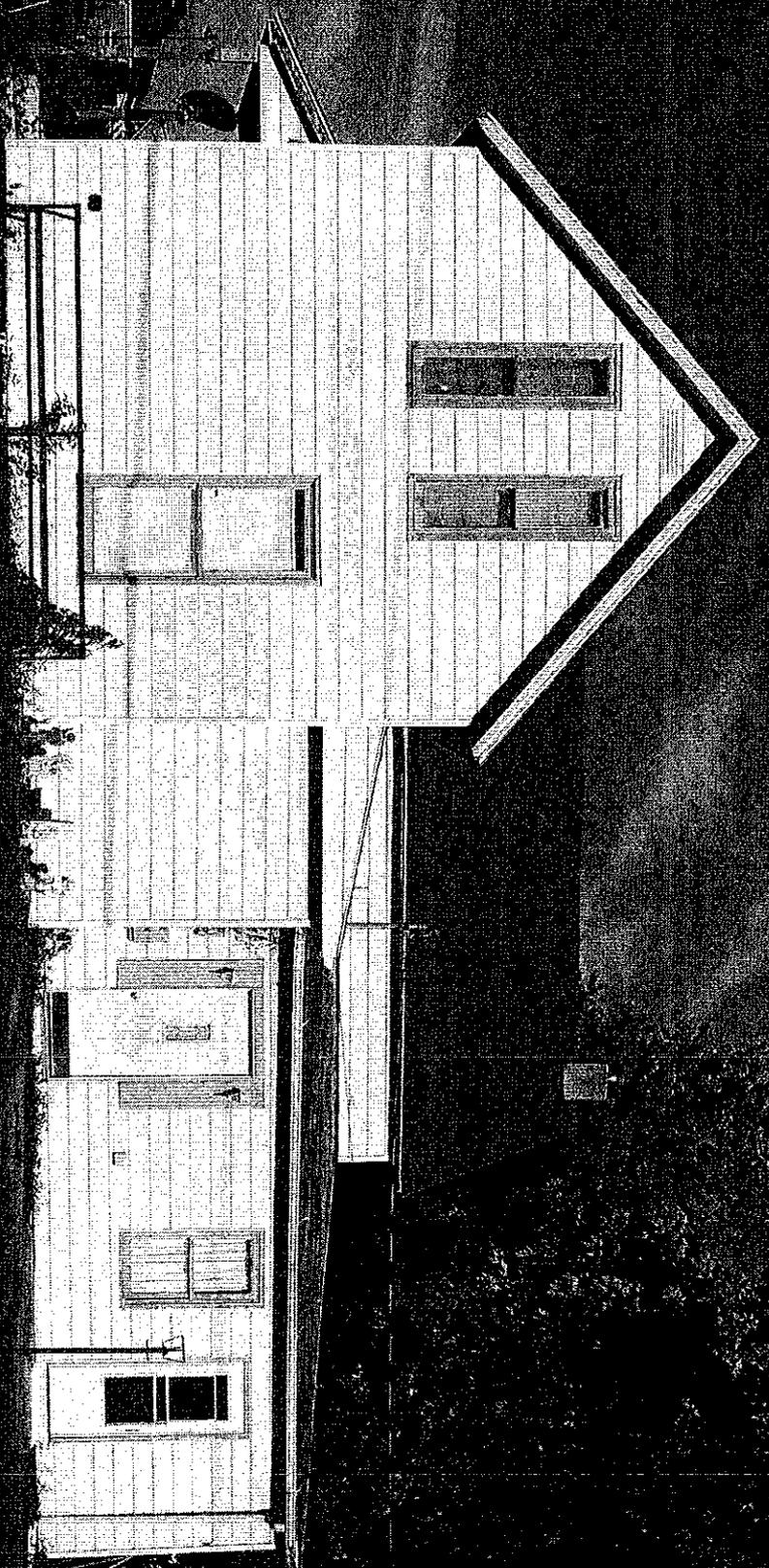
Table 17.08B

Permitted Uses by Zoning Districts (Continued)

Use Types	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	HC	BP	LI	GI	Additional Regulations
Commercial Uses (Cont.)																
Food sales (supermarkets)									P	P	C	C				
Funeral service					C		P	P	P	P	P	P	P	P	P	
Kennels	P	C									C	C		P	P	
Laundry services										C	P	P		P	P	
Liquor sales									P	P	P	P		C		
Lodging							P		P	P	P	P	P	C		
Personal improvement							P	P	P	P	P	P	P	P	P	
Personal services							P	P	P	P	P	P	P	P	P	
Pet services	C						P	P	P	P	P	P	P	P		
Research services							P	P	P	P	P	P	P	P	P	
Restaurants (drive-in)							C		P	C	P	P		C	C	17.22.050(H)
Restaurants (general)							P	P	P	P	P	P	P	C	C	17.22.050(H)
Restricted business											C			C	P	17.22.050(I)
Retail services (limited)							P	P	P	P	P	P	C			



07/29/2013



07/29/2013

City of Oskaloosa
Claims Register

Jul-13

Credit Bureau Services
Mahaska County Recorder
Michael R/Dawn M Diehl & TruBank

Professional services - Income offset reimbursement
2nd quarter recording fees
First time homebuyer's loan

82.50
98.00
2,263.05

GRAND TOTALS

2,443.55

FUND TOTALS

Fund 140 - Housing Funds

2,443.55

2,443.55

Signature

Date

Signature

Date

OSKALOOSA HOUSING TRUST FUND
June 30, 2013

HOUSING FUND

Fund
Balance

\$201,732.22

<u>Beginning Balance</u>		YTD
<i>Revenue:</i>		
140503044300	Interest	\$631.31
140503014570	Processing Fees	\$2,140.00
140503024711	Loan Repayments	\$46,965.61
140503024713	Loan Repayments (unrestricted)	\$31,239.18
140503044830142	Transfer In	\$0.00
	<i>Total Revenue</i>	\$80,976.10

<i>Expenses:</i>		
14050306240	Meetings & Conferences	\$0.00
14050306405	Recording Fee Expense	\$918.00
14050306413	Payments to Other Agencies	\$0.00
14050306495	Housing Loans/Assistance	\$26,845.68
14050306498	Refunds & Reimbursements	\$110.09
14050306497	Demo Loan	\$20,000.00
14050306511	Copying	\$2.25
14050306910001	Transfer Out	\$1,470.00
	<i>Total Expenses</i>	\$49,346.02

Ending Balance **\$233,362.30**

**Loan Repayments (unrestricted) 6/30/11 balance	\$48,464.44
**Loan Repayments (unrestricted) 6/30/12 balance	\$42,687.69
Total	\$91,152.13

GRANT & LINCOLN SCHOOL DEVELOPMENT

<u>Beginning Balance</u>		Program To Date
<i>Revenue:</i>		
144503024715	Refunds	\$2.54
144503044800	Sale of Real Property	\$160,000.00
144503044800	Transfer In	\$19,607.49
	<i>Total Revenue</i>	\$179,610.03

<i>Expenses:</i>		
	Miscellaneous Expenses	\$34,943.16
14450306240000	Meetings & Conferences	\$1,225.88
14450306310	Building Maintenance & Repair	\$0.00
14450306320	Grounds Maintenance & Repair	\$2,749.35
14450306371	Electric/Gas Expense	\$1,264.10
14450306402	Advertising Expense	\$35.17
14450306413	Insurance Expense	\$1,874.56
14450306413	Payment to Other Agencies	\$82,009.00
14450306490	Other Professional Services	\$3,180.70
14450306910001	Transfer Out	\$31,000.00
	<i>Total Expenses</i>	\$158,281.92

Ending Balance **\$21,328.11**

HOUSING DONATED FUNDS**Program To
Date****Fund
Balance***Revenue:*

138503024705

Contributions 2007-08	\$84,125	\$ 84,125.00
Contributions 2009-10	\$68,350	\$ 68,700.00
Contributions 2010-11	\$68,350	\$ 68,250.00
<i>Total Revenue</i>		<u>\$ 221,075.00</u>

Expenses:

13850306413

Payments to Other Agencies		\$ 1,000.00
First Time Home Buyer 2008	\$64,125	\$ 40,732.00
First Time Home Buyer 2009	\$48,350	\$ 48,100.00

13850306495

Housing Loans/Assistance		\$ 36,502.26
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13850306497

Demo Loan 2008	\$20,000	\$ 20,000.00
Demo Loan 2009	\$20,000	\$ 20,000.00

13850306910145

Transfer Out (2010 IFA Grant Match)		<u>\$ 20,000.00</u>
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Total Expenses\$ 186,334.26Ending Balance**\$ 34,740.74**

Oskaloosa Housing Trust-Monthly Activity

Jul-13

1st time Homebuyer payments for July 1, 2013 \$ 3,147.99Restricted \$ 2,075.17Non-restricted \$ 1,072.82**1st Time Homebuyer Loan issued**

<i>Name</i>	<i>Amount</i>	<i>Payments start</i>
Michael T/Dawn M Diehl	\$ 2,263.05	8/1/2013

1st Time Homebuyer Loans paid in full

<i>Name</i>	<i>Date paid</i>	<i>Payment</i>
Troy/Brenda Renter	7/19/2013	\$ 1,650.00

Demolition Loan approved

<i>Name</i>	<i>Date approved</i>	<i>Address of demolition</i>
Brian Booy	7/18/2013	921 South H Street
Gregory Meyer	7/18/2013	714 North C Street
Ken Deboef	7/18/2013	433 North 6th Street