

OSCEOLA CITY COUNCIL

Tuesday, November 20, 2018

Regular Meeting

*You may view all Resolutions at City Hall or at City's Website. *

The City Council met on Tuesday, November 20, 2018 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas J. Kedley. With the following present: Council Members: Dave Walkup, Dan Hooper, Doug Gay, Dennis Page (Phone) and George Fotiadis. City Staff present were Ty Wheeler— City/Administrator/Clerk, Britanee Ward-Case – Accounting Manager/Assistant City Clerk and Marty Duffus – Police Chief. Ed Stoll, Matt Stoll, Bill Trickey, Donnie McCuddin and others that didn't sign in.

Motion by Fotiadis and second by Hooper to approve the agenda, Roll call vote: Page, aye; Hooper, aye; Walkup, aye; Gay, aye; Fotiadis, aye; Motion carried.

Bill Trickey with CCDC update Council on various Economic Dashboard.

Mayor and Council wanted to give his thoughts and prayers to the Kennedy family for their lost over of the weekend. Mayor Kedley wanted to remind Council that we have cleaned up 12 properties within the City.

Motion by Fotiadis and second by Walkup to approve the Preliminary Plat for the West Ridge Townhome Subdivision, Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Fotiadis and second by Gay to open the public hearing regarding proposed amendment to Chapter 167.04 of the City of Osceola Code of Ordinances pertaining to Off Street Parking; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried. There was one public written comment being opposed to the amendment change. No one else spoke during open forum. Motion by Hooper and second by Fotiadis to close the public hearing; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the first reading of the proposed amendment to Chapter 167.04 of the City of Osceola Code of Ordinances pertaining to Off Street Parking; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Fotiadis and second by Gay to approve the following resolutions: 2018-55 annual appropriation for 4.33 Million GO Bond Series 2014; 2018-56 annual appropriation 3.36 Million Bond; 2018-57 Annual appropriation for 500,000 Go Bond; 2018-58 Annual Appropriation Boyt Harness Development #2; 2018-59 Annual Appropriation Gilbert Home Comfort Development ; 2018-60 Annual Appropriation for RTC Venture Development; 2018-61 Annual Appropriation Rueter Rebate; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

RESOLUTION 2018-55

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the "Urban Renewal Area"); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City has scheduled principal payments in

the amount of \$475,000 (the “Annual Principal Payment”) and scheduled payments of accrued interest in the amount of \$46,275 (the “Annual Interest Amount”) which shall become due and owing in the fiscal year beginning July 1, 2019, with respect to the City’s \$4.33 Million General Obligation Corporate Purpose and Refunding Bond, Series 2014; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$375,000 for appropriation to the Annual Principal Amount and \$31,900 for appropriation to the Annual Interest Amount from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2019. Section 2. The City Clerk is hereby directed to certify the amounts obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION 2018-56

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City has scheduled principal payments in the amount of \$500,000 (the “Annual Principal Payment”) and scheduled payments of accrued interest in the amount of \$10,500 (the “Annual Interest Amount”) which shall become due and owing in the fiscal year beginning July 1, 2019, with respect to the City’s General Obligation \$3.36 Million General Obligation Refunding Bond Dated November 5, 2011; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$90,000 for appropriation to the Annual Principal Amount and \$1,890 for appropriation to the Annual Interest Amount from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2019. Section 2. The City Clerk is hereby directed to certify the amounts obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION 2018-57

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City has scheduled principal payments in the amount of \$500,000 (the “Annual Principal Payment”) and scheduled payments of

accrued interest in the amount of \$10,500 (the “Annual Interest Amount”) which shall become due and owing in the fiscal year beginning July 1, 2019, with respect to the City’s General Obligation \$500,000 General Obligation Refunding Bond Dated October 17, 2017; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Annual Payment, funds anticipated to be received in Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$40,995 for appropriation to the Annual Principal Amount and \$16,230 for appropriation to the Annual Interest Amount from the Urban Renewal Tax Revenue Fund to the Annual Payment in the fiscal year beginning July 1, 2019. Section 2. The City Clerk is hereby directed to certify the amounts obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION 2018-59

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City and Gilbert Home Comfort (the “Developer”) have entered into an agreement, pursuant to which the City has agreed to make annual appropriation economic development tax increment payments (the “Payments”) to the Developer pursuant to Section 403.9 of the Code Iowa, with the Payments to be made solely from the Urban Renewal Tax Revenue Fund, as provided in Resolution No. 487 of the City; and WHEREAS, the City has scheduled Payments in the amount of \$68,000 which shall come due in the fiscal year beginning July 1, 2019, with respect to the City’s financial obligations under the Gilbert Home Comfort Development Agreement, provided however that such financial obligations are subject to annual appropriation by the City Council; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Boyt Harness Subfund, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$68,000 for appropriation from the Urban Renewal Tax Revenue Fund for the Payments coming due in the fiscal year beginning July 1, 2018. Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION 2018-60

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in

the Urban Renewal Area; and WHEREAS, the City and RTC Ventures (the “Developer”) have entered into an agreement, pursuant to which the City has agreed to make annual appropriation economic development tax increment payments (the “Payments”) to the Developer pursuant to Section 403.9 of the Code Iowa, with the Payments to be made solely from the Urban Renewal Tax Revenue Fund, as provided in Resolution No. 487 of the City; and WHEREAS, the City has scheduled Payments in the amount of \$15,000 which shall come due in the fiscal year beginning July 1, 2019, with respect to the City’s financial obligations under the RTC Ventures Development Agreement, provided however that such financial obligations are subject to annual appropriation by the City Council; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Boyt Harness Subfund, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$15,000 for appropriation from the Urban Renewal Tax Revenue Fund for the Payments coming due in the fiscal year beginning July 1, 2018. Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

RESOLUTION 2018-61

Obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year WHEREAS, the City of Osceola, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the “Urban Renewal Area”); and WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City and Todd Rueter (the “Developer”) have entered into an agreement, pursuant to which the City has agreed to make annual appropriation economic development tax increment payments (the “Payments”) to the Developer pursuant to Section 403.9 of the Code Iowa, with the Payments to be made solely from the Urban Renewal Tax Revenue Fund, as provided in Resolution No. 487 of the City; and WHEREAS, the City has scheduled Payments in the amount of \$15,953 which shall come due in the fiscal year beginning July 1, 2019, with respect to the City’s financial obligations under the Rueter Rebate Agreement, provided however that such financial obligations are subject to annual appropriation by the City Council; and WHEREAS, it is now necessary for the City Council to obligate for appropriation to the Rueter Rebate, funds anticipated to be received in the Urban Renewal Tax Revenue Fund in the fiscal year beginning July 1, 2019; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council hereby obligates \$15,953 for appropriation from the Urban Renewal Tax Revenue Fund for the Payments coming due in the fiscal year beginning July 1, 2018. Section 2. The City Clerk is hereby directed to certify the amount obligated for appropriation in Section 1 above, on the City’s December 1, 2018 certification of debt payable from the Urban Renewal Tax Revenue Fund and to reflect such amount in the City’s budget for the next succeeding fiscal year. Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

There was no action taking at this time regarding storage of a commercial vehicle at 528 East McLane.

Motion by Hooper and second by Gay to approve 2018-62 tax abatement for 1051 Harken Hills Ne Construction; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

RESOLUTION NO. 2018-62

A RESOLUTION APPROVING APPLICATION(S) FOR TAX ABATEMENT UNDER THE CITY-WIDE URBAN REVITALIZATION PLAN BE IT RESOLVED, that application from the following persons for the following projects be approved by the City Council of Osceola, Iowa and that they be forwarded to the County Assessor, for the physical review of the improvements, after the issuance of a building permit by the Zoning Administrator if required and not already secured.

Name	Property Address	Type of Improvement
Doug Miller	1051 Harken Hills	New Construction

Motion by Gay and second by Hooper to the approval of the Consent to Concurrent representation with Ahlers and Cooney; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Hooper and second by Walkup for the approval of the Highway 34 at-grade school crossing quote from Baker Electric for \$58,117; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Hooper and second by Gay to approve the special events permit for West Lake Ice out event; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

Motion by Fotiadis and second by Walkup to approve 2018-63 Resolution approving Bond Purchase Agreement, authorizing and approving a Loan Agreement, providing for the issuance of General Obligation Annual Appropriation Water Bonds, Series 2018, and providing for the levy of taxes (subject to non-appropriation) to pay the same; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

RESOLUTION NO. 2018-63

Resolution approving Bond Purchase Agreement, authorizing and approving a Loan Agreement, providing for the issuance of General Obligation Annual Appropriation Water Bonds, Series 2018, and providing for the levy of taxes (subject to non-appropriation) to pay the same WHEREAS, the City heretofore proposed to enter into a General Obligation Annual Appropriation Water Loan Agreement (the "Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$4,500,000 for the purpose of paying the costs, to that extent, of acquiring real and personal property for a waterworks reservoir project to provide potable water to the residents of the City and paying for costs related to the issuance (the "Project"); and has published notice of the proposed action and has held a hearing thereon on May 15, 2018; and WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Annual Appropriation Water Bonds, Series 2018 (the "Bonds") in evidence of the obligation of the City under the Loan Agreement, and the City Council has made provision for the approval of the P.O.S. and has authorized its use by D.A. Davidson & Co., Des Moines, Iowa (the "Underwriter") as the underwriter of the issuance of the Bonds; and WHEREAS, a certain bond purchase agreement (the "Bond Purchase Agreement") has been prepared to set forth the terms of the Bonds and the understanding between the City and the Underwriter, and it is now necessary for the City Council to approve the Bond Purchase Agreement and make provision for its execution and delivery; and WHEREAS, it is now necessary to authorize and approve the Loan Agreement and to make provision for the issuance of the Bonds; NOW, THEREFORE, Be It Resolved by the City Council of the City of Osceola, Iowa, as follows:

Section 1. The City Council hereby approves the Bond Purchase Agreement in substantially the form as has been presented to the City Council. The Mayor and the City Clerk are hereby authorized to execute the Bond Purchase Agreement on behalf of the City and to deliver the same to the Underwriter.

Section 2. The City shall enter into the Loan Agreement with the Underwriter, in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$4,475,000, for the purpose or purposes set forth in the preamble hereof. The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 3. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Loan Agreement, in the total aggregate principal amount of \$4,475,000, to be dated November 29, 2018, in the denomination of \$5,000 each, or any integral multiple thereof, maturing on December 1

in each of the years, in the respective principal amounts and bearing interest at the respective rates, as follows:

Year	Principal Amount	Interest Rate	Year	Principal Amount	Interest Rate
2019	\$385,000	3.00%	2024	\$450,000	4.00%
2020	\$395,000	3.00%	2025	\$465,000	4.00%
2021	\$410,000	3.00%	2026	\$485,000	4.00%
2022	\$420,000	3.00%	2027	\$505,000	4.00%
2023	\$435,000	3.00%	2028	\$525,000	3.45%

Bankers Trust Company, Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar Agreement”) with the Registrar, in substantially the form as has been placed on file with the City Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar Agreement on behalf of the City; and the Registrar Agreement is hereby approved. The City reserves the right to optionally prepay part or all of the Bonds maturing on December 1 in each of the years 2024 to 2028, inclusive, prior to and in any order of maturity on December 1, 2023, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000. If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date. Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2019. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent. The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery. The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar. The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner. The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa. Section 4. Notwithstanding anything above to the contrary, the Bonds shall be issued initially as Depository Bonds, with one fully registered Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company,

New York, New York (“DTC”). On original issue, the Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the “Participants”). In the event that DTC determines not to continue to act as securities depository for the Bonds or the City determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City will register and deliver replacement Bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the City identifies a qualified securities depository to replace DTC, the City will register and deliver replacement Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Bonds. Ownership interest in the Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Bonds as nominees will not receive certificated Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant’s interest in the Bonds, which will be confirmed in accordance with DTC’s standard procedures. Each such person for which a Participant has an interest in the Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments. The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees. As used herein, the term “Beneficial Owner” shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Bonds. DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC. When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners. Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Bonds acquired. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners. Section 5. The Bonds shall be in substantially the following form:

(Form of Bond)

UNITED STATES OF AMERICA

STATE OF IOWA

CLARKE COUNTY

CITY OF OSCEOLA

GENERAL OBLIGATION ANNUAL APPROPRIATION WATER BOND, SERIES
2018

No. _____ \$ _____

RATE MATURITY DATE BOND DATE CUSIP

_____% December 1, _____ November 29, 2018 863795 ____

The City of Osceola (the “City”), in Clarke County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co. New York, NY or registered assigns, the principal sum of THOUSAND DOLLARS in lawful money of the United States of America upon presentation and surrender of this Bond at the office of Bankers Trust Company, Des Moines, Iowa (hereinafter referred to as the "Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing June 1, 2019, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar. This Bond is one of a series of General Obligation Annual Appropriation Water Bonds, Series 2018 (the "Bonds") issued by the City, pursuant to a resolution adopted on November 20, 2018 (the "Resolution") to evidence its obligation under a certain loan agreement, dated as of November 29, 2018 (the "Loan Agreement"), entered into by the City for the purpose of paying the costs of acquiring real and personal property for a waterworks reservoir project to provide potable water to the residents of the City and paying for costs related to the issuance (the "Project"). The Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2017, and all other laws amendatory thereof and supplemental thereto, and in conformity with the Resolution authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of the Bonds, and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The City reserves the right to optionally prepay part or all of the Bonds maturing on December 1 in each of the years 2024 to 2028, inclusive, prior to and in any order of maturity on December 1, 2023, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date. This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner. The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary. **THE BONDS AND THE INTEREST THEREON ARE GENERAL OBLIGATIONS OF THE ISSUER, SUBJECT TO NONAPPROPRIATION, PAYABLE (IN NO ORDER OF PRIORITY) FROM THE ISSUER'S DEBT SERVICE TAX REVENUES (DEFINED HEREIN), CERTAIN OF THE ISSUER'S LOST REVENUES (DEFINED HEREIN), AMOUNTS ON DEPOSIT IN THE DEBT SERVICE RESERVE FUND AND OTHER AMOUNTS AS MAY BE LAWFULLY AVAILABLE, ALL TO THE EXTENT APPROPRIATED BY THE CITY COUNCIL OF THE ISSUER FOR THE PAYMENT THEREOF. THE BONDS DO NOT DIRECTLY OR INDIRECTLY OBLIGATE THE ISSUER TO MAKE ANY PAYMENTS THEREON DURING A FISCAL YEAR BEYOND ANY FISCAL YEAR FOR WHICH FUNDS HAVE BEEN APPROPRIATED BY THE ISSUER. THE ISSUER HAS NO PAYMENT OBLIGATIONS UNDER THE BONDS OTHER THAN AMOUNTS APPROPRIATED FOR PAYMENTS DUE IN THE CURRENT FISCAL**

YEAR. IN THE EVENT THAT THE CITY COUNCIL OF THE ISSUER DOES NOT BUDGET AND APPROPRIATE FUNDS FOR ANY FISCAL YEAR IN AN AMOUNT SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST DUE ON THE BONDS DURING SUCH FISCAL YEAR, THE ISSUER'S OBLIGATIONS UNDER THE BONDS SHALL TERMINATE AND BECOME NULL AND VOID ON THE LAST DAY OF THE FISCAL YEAR FOR WHICH THE NECESSARY FUNDS WERE APPROPRIATED. And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time. IN TESTIMONY WHEREOF, the City of Osceola, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of November 29, 2018. CITY OF OSCEOLA, IOWA

By (DO NOT SIGN)
Mayor
Attest:

(DO NOT SIGN)
City Clerk

Registration Date: (Registration Date)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within mentioned Resolution.

BANKERS TRUST COMPANY

Des Moines, Iowa

Registrar

By (Authorized Signature)

Authorized Officer

ABBREVIATIONSThe following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common UTMA
TEN ENT - as tenants by the entireties (Custodian)
JT TEN - as joint tenants with right of survivorship and not as tenants in
common As Custodian for
(Minor)
under Uniform Transfers to Minors Act

(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated:

Signature guaranteed:

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may

require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 6. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or upon the direction of the Underwriter, upon receipt of the loan proceeds (the "Loan Proceeds"), and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects. A portion of the Loan Proceeds (\$67,125) shall be retained by the Underwriter as underwriter's discount. A portion of the Loan Proceeds (\$44,750) (the "Costs of Issuance Proceeds"), received from the sale of the Bonds plus the additional proceeds (\$1,195.70) shall be deposited in a dedicated fund, and shall be used for the payment of costs of issuance of the Bonds, and to the extent that any such proceeds remain after the full payment of the costs of issuance of the Bonds, such proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Bonds. A portion of the Loan Proceeds (\$447,500) (the "Debt Service Reserve Fund Proceeds") received from the sale of the Bonds shall be deposited in a dedicated fund, and shall be used for the payment of principal of and interest on the Bonds. The remainder of the Loan Proceeds (\$4,000,000) (the "Project Proceeds"), received from the sale of the Bonds shall be deposited into the Project Fund and used to carry out the financing of the Project. The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined.

Section 7. A separate and special fund is hereby established and shall be maintained by the City and known as the City of Osceola, Iowa General Obligation Annual Appropriation Water Bonds, Series 2018 Bond Fund (the "Bond Fund"). In addition, there shall be deposited into the Bond Fund as and when received, the following: (a) any Local Option Sales Tax Revenues ("LOST Revenues") appropriated by the City for the payment of principal of and interest on the Bonds; (b) any Debt Service Tax Revenues (as hereinafter defined) appropriated by the City Council for the payment of principal of and interest on the Bonds; (c) any other amounts appropriated by the City Council from any other source for the payment of principal of and interest on the Bonds; and (d) any amounts appropriated by the City and transferred from the Debt Service Reserve Fund (defined herein). Any funds deposited in the Bond Fund after appropriation by the City Council shall be used solely and only and are pledged to pay the principal of and interest on the Bonds when due, whether at maturity or upon optional redemption.

Section 8. A separate and special fund shall be established and maintained by the City to be known as the City of Osceola, Iowa, General Obligation Annual Appropriation Water Bonds, Series 2018, Debt Service Reserve Fund (the "Debt Service Reserve Fund"). The principal of and interest on the Bonds are payable from funds on deposit in the Debt Service Reserve Fund, to the extent appropriated therefor by the City Council, as provided herein. There shall be set apart and paid from the proceeds of the Bonds at the time of the delivery of the Bonds an amount equal to \$447,500 or such other amount designated in the Loan Agreement (the "Debt Service Reserve Fund Requirement"). Subject to the City's right of non-appropriation, the City agrees to maintain the Debt Service Reserve Fund in an amount equal to the Debt Service Reserve Fund Requirement. Any funds on deposit in the Debt Service Reserve Fund shall be used solely and only and are pledged to pay principal of or interest on the Bonds when due (to the extent that the City has appropriated amounts on deposit in the Debt Service Reserve Fund for such payments) whenever there is a shortage of amounts on deposit in the Bond Fund for such purpose. The Debt Service Reserve Fund shall be valued annually by the City on October 31. If a shortage occurs in the amount on deposit in the Debt Service Reserve Fund, either because of a transfer therefrom or a valuation thereof, subject to the City's right of non-appropriation, the amount on deposit in the Debt Service Reserve Fund shall be restored to the Debt Service Reserve Fund Amount Requirement as soon as possible as determined by the City from amounts appropriated therefor by the City.

Section 9. For the purpose of providing funds to pay the principal of and interest on the Bonds, but subject to the right of non-appropriation reserved in Section 11 hereof, there is hereby provided for each future fiscal year for which an appropriation by the City Council is made pursuant to Section 11 hereof, a levy (a "Debt Service Levy") of a direct annual tax on all of the taxable property in the City, sufficient to produce funds ("Debt Service Tax Revenues") in the following amounts (or such lesser amounts as may be certified by the City pursuant to Section 11 hereof): For collection in the fiscal year beginning July 1, 2019, sufficient to produce the net annual sum of \$534,887.50;

For collection in the fiscal year beginning July 1, 2020, sufficient to produce the net annual sum of \$533,187.50;

For collection in the fiscal year beginning July 1, 2021, sufficient to produce the net annual sum of \$536,112.50;

For collection in the fiscal year beginning July 1, 2022, sufficient to produce the net annual sum of \$533,662.50;

For collection in the fiscal year beginning July 1, 2023, sufficient to produce the net annual sum of \$535,837.50;

For collection in the fiscal year beginning July 1, 2024, sufficient to produce the net annual sum of \$535,312.50;

For collection in the fiscal year beginning July 1, 2025, sufficient to produce the net annual sum of \$532,012.50;

For collection in the fiscal year beginning July 1, 2026, sufficient to produce the net annual sum of \$533,012.50;

For collection in the fiscal year beginning July 1, 2027, sufficient to produce the net annual sum of \$533,212.50; and

For collection in the fiscal year beginning July 1, 2028, sufficient to produce the net annual sum of \$534,056.25.

Section 10. Notwithstanding the foregoing, if it is necessary to adjust the foregoing amounts, the City Council shall make any such adjustments by amendment to this resolution. A certified copy of this resolution (and any such amendment) shall be filed with the Clarke County Auditor, and the County Auditor is hereby instructed to take such action as may be needed for each of the fiscal years as provided, upon certification by the City as provided in Section 11 hereof, to levy and assess the tax hereby authorized in Section 9 (as may be amended from time to time) sufficient to produce Debt Service Tax Revenues in an amount equal to the Debt Service Levy Amount (defined in Section 11) so certified, such levy and assessment to be in like manner as other taxes are levied and assessed, and such taxes so levied to be collected in like manner as other taxes of the City are collected and such taxes when collected to be transferred to the City for deposit into the Bond Fund to be used for the purpose of paying principal and interest on the Bonds, and for no other purpose whatsoever. Section 11. The principal of and interest on the Bonds are payable from funds on deposit in the Bond Fund and the Debt Service Reserve Fund to the extent appropriated therefor by the City Council and from other funds appropriated from time to time by the City Council for such purpose, all of which are pledged by the City to the payment of such principal and interest. The City Council is authorized, without further notice, hearing or other proceedings, to budget and appropriate Debt Service Tax Revenues annually to make the payments of the principal of and interest on the Bonds and to make deposits to or transfers from the Debt Service Reserve Fund. The City presently intends to appropriate sufficient funds for each fiscal year to pay the principal of and interest due on the Bonds during such fiscal year; provided, however, that this expression of current intent does not create and shall not be construed as creating a general, legal or enforceable obligation of the City to appropriate such funds for any fiscal year, and the decision to appropriate such funds for a fiscal year shall be made in accordance with the City Council's normal procedures for making decisions, and the then current City Council shall have the final responsibility for making such decisions. On or before December 1 of each year the City Council by resolution shall determine whether or not to budget and appropriate funds for the next succeeding fiscal year to make the payments of principal of and interest due on the Bonds during such fiscal year and to make deposits to or transfers from the Debt Service Reserve Fund. If the City Council determines to budget and appropriate funds for the foregoing purposes for such fiscal year, the City agrees to certify to the Clarke County Auditor the amount, if any (the "Debt Service Levy Amount"), of principal of and interest on the Bonds and deposits to the Debt Service Reserve Fund (to replenish the Debt Service Reserve Fund for transfers made therefrom to pay principal of and interest on the Bonds) which is to be paid from Debt Service Tax Revenues for such fiscal year. Notwithstanding anything in this resolution to the contrary, the payments of principal and interest due on the Bonds shall not constitute a mandatory charge or a requirement in any ensuing fiscal year beyond the then-current fiscal year for which the City Council has appropriated funds for the payment thereof and the City shall have no continuing obligation to appropriate money for the payment of interest and principal due on the Bonds whether from Debt Service Tax Revenues, LOST Revenues, the Debt Service Reserve Fund, amounts on deposit in the Bond Fund, or any other source, and no provision of this resolution or the Bonds shall be construed or interpreted as creating a continuing obligation of the City in any fiscal year beyond the fiscal year for which funds have been appropriated for the payment of the Bonds or, except to the extent of such an appropriation, a debt within the

meaning of any constitutional or statutory debt limitation. The City's obligation to make payments of interest and principal in respect of the Bonds and to restore the amount on deposit in the Debt Service Reserve Fund to the Debt Service Reserve Fund Requirement shall be subject at all times to non-appropriation by the City Council. In the event that the City Council does not budget and appropriate funds for any fiscal year in an amount sufficient to meet the payments of interest on and principal of the Bonds during such fiscal year (a "non-appropriation"), the City's obligation under the Bonds shall terminate and become null and void on the last day of the fiscal year for which the necessary funds were appropriated. The City shall give notice to the Underwriter of any non-appropriation. Upon the occurrence of any such non-appropriation, the City shall not be obligated to make payment from any source (including funds on deposit in the Bond Fund or the Debt Service Reserve Fund) of any amounts of principal of and interest on the Bonds beyond those amounts for which an appropriation has previously been made, and the City shall not be liable to the holders of the Bonds for any remaining amounts due under the Bonds or for any costs, damages (including but not limited to consequential damages) or expenses incurred by the holders of the Bonds as a result of the exercise by the City of the foregoing right of non-appropriation.

Section 12. The City hereby reaffirms its intent to use the LOST Revenues for the payment of the principal of the Bonds attributable to the costs of the Project being financed by the Bonds and to the corresponding payment of such interest as will accrue with respect thereto.

Section 13. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

The City hereby designates the Bonds as "Qualified Tax Exempt Obligations" as that term is used in Section 265(b)(3)(B) of the Internal Revenue Code.

Section 14. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding. On the date of issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Agreement.

Section 15. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 16. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

There was no action at this time regarding Vending machines at the Depot.

There was no action taking at this time regarding the employer sponsored health insurance.

Ty Wheeler – City Administrator/Clerk update council on upcoming and ongoing projects.

Fotiadis expressed his gratitude for the snow removal. Gay had nothing to report. Walkup wanted to wish everyone Happy Thanksgiving. Hooper had some concerns regarding trees needing trimmed. Page wanted to wish everyone Happy Thanksgiving.

Motion by Hooper and second by Fotiadis to approve the consent agenda: Council Minutes November 8th ; Liquor License: None; and Annual Urban Renewal Report and the following claims:

ACCESS SYSTEM,Utilities,144.76; AGRILAND FS - MURRAY,Services,2079.22;ALLIANT ENERGY,Utilities,2705.56;ANN DIEHL,Reimb,131.44;AUSTIN TAYLOR,Reimb,80;BAKER & TAYLOR ENTERTAINMENT,Services,565;BLACKBURN MFG. CO.,Services,105.39; BLAKELY TREE SERVICE,Services,450;BOYT HARNESS COMPANY,Services,10000;BUD JONES CONSTRUCTION,Services,375;CENTER POINT LARGE PRINT,Supplies,140.22;CHAT MOBILITY,Utilities,125.71;Chris Mann ,Reimb,12;CINTAS CORPORTATION,Services,80.46;CLARKE ELECTRIC COOP,Utilities,5846.27;CR SERVICES,Services,100.65;CRESTON PUBLISHING COMPANY,Publication,58;D & D PEST CONTROL,Services,30;DIRECTV,Utilities,147.39;DONNA PHILLIPS,Services,300.63;DONNIE MCCUDDIN,Reimb,51.18;DUST PROS JANITORIAL,Services,1716.95;ELLIOTT OIL CO.,Fuel,605.67;FAREWAY STORES,Supplies,17.94;GALE CENGAGE LEARNING,Supplies,92.96;GALLS/ QUARTERMASTER LLC,Supplies,39.99;GILBERTS TRUE VALUE HOME CENTER,Supplies,85.36;HIGHWAY LUMBER,Supplies,1066.74;HY-VEE FOOD STORES,Supplies,185.09;IDEAL READY MIX CO.,Supplies,222;IOWA BARNS,Supplies,29.95;IOWA COMMUNICATIONS NETWORK,Services,2.15;IOWA HISTORY JOURNAL,Supplies,35.95;IOWA RURAL WATER ASSOC.,Dues,325;IOWA WORKFORCE DEVELOPMENT,Services,38.61; J P AUTO,Supplies,30.78;JACKSON ELECTRIC,Supplies,1092.25;JOHN WAGLER,Supplies,70;KEYSTONE LABORATORIES, INC,Services,3320.86; KIMBALL MIDWEST,Services,190.94;KIRKHAM MICHAEL & ASSOCIATES,Services,6500;Leonard Weiss,Reimb,80;LYLE PERSELS,Reimb,19.69;MARC ELCOCK,Services,2500;MEDIACOM,Utilities,273;MICRO MARKETING LLC,Services,234.93;MID AMERICA BOOKS,Services,68.85;MIDWEST OFFICE TECH. CO.,Services,221.3;MIKE ALLEN,Reimb,41.5;MUNICIPAL SUPPLY INC,Supplies,513.4;NORTHLAND PRODUCTS COMPANY,Supplies,73.8;OSCEOLA FARM & HOME - ALL,Supplies,277.78; PAGE PORTABLES LLC,Services,1120;PENGUIN RANDOM HOUSE LLC,Services,123.75;PENWORTHY COMPANY,Services,157.08;RYCHNOVSKY LAWN & LANDSCAPE,Services,185;SCHILDBERG CONST. CO.,Services,1639.31; SCHOLASTIC LIBRARY PUBLISHING,Services,138.24;SIRWA,Utilities,47.4; SLEUTH SOFTWARE,Services,2494.5;SPOKE COMMUNICATIONS, LLC,Services,170;STATE HYGENIC LABORATORY-AR,Services,540;STU CAMPBELL,Services,73.4;SWANK MOVIE LICENSING USA,Services,215;TRANS-IOWA EQUIPMENT, INC,Services,34.39;USA BLUEBOOK,Supplies,206.36;VERIZON,Utilities,280.07;WINDSTREAM,Utilities,783.36;IMCO SUPPLY CO.,Supplies,416.5; Grand Total ,,52126.68;Check Numbers: 290830-290899;1,General,18635.13;101,Insurance,38.61;110,Road Use Tax ,4903.67; 135,Urban Renewal ,10000;300,Airport Land ,6500;610,Sewer ,12049.27; ,Grand Total ,52126.68;

Motion by Fotiadis and second by Gay to enter into Closed Session pursuant to Iowa Code 21.5 (1) (j): To Discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried. Motion by Page and second by Fotiadis to exit close session; Roll Call vote: Fotiadis, aye; Gay, aye; Walkup, aye; Hooper, aye; Page, aye; motion carried.

There was no action taking at this time regarding property acquisition.

There being no further business, motion by Hooper and second by Gay to adjourn the meeting at 9:15 PM. All voting aye, motion carried.

Thomas J. Kedley – Mayor

Attest:

Britanee Ward-Case – Accounting Manager/ Assistant City Clerk
Website: osceolaia.net