

OSCEOLA CITY COUNCIL

Tuesday, April 4, 2023

Regular Meeting

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

<http://osceolaia.net/>

The City Council met on Tuesday, April 4, 2023 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley. With the following present: Council Members: George Fotiadis, Dan Hooper, Jose Vargas, and Thomas Bahls Doug Gay was absent. City Staff present were Ty Wheeler–City-Administrator, Britanee Ward – City Clerk and Marty Duffus – Police Chief. All Council Meetings are streamed on the City's Website during Council meeting. The following were at the meeting: Rod Clark, Kevin Emaunel, Molly Crawford, Ashleigh Eckles, Cady Crawford, Deb Yorba, Miles Murphy, Austin Taylor and others that didn't sign in.

Motion by Hooper and second by Fotiadis to approve the agenda; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Mayor update Council on various projects and events that he has attended.

Ashleigh Eckels and Cady Crawford with Osceola Chamber Main Street Informed Council on their upcoming activities and various projects they are working on along with presented handouts to Council. No one else spoke during open forum.

Kevin Emanuel expressed to Council his concerns regarding noise from a commercial vehicle at his neighbors residents. There was no action taken at this time.

Motion by Fotiadis and second by Hooper to open public hearing for Public Hearing Regarding the proposed B-1H Zoning District; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried. Rod Clark, Molly Crawford, Deb Yorba, and Miles Murphy all spoke during public hearing regarding various questions and concerns about the proposed zoning district. There were no other comments or concerns at this time. Motion by Hooper and second by Fotiadis to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the first reading of the Ordinance Amending Chapter 166 of the City of Osceola Code of Ordinance by adding section 15 titled B-1H General Business Commercial Historic District. Roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve resolution 2023-11 declaring a portion of the downtown area of Osceola as a blighted area; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2023-11:

A RESOLUTION DECLARING A PORTION OF THE DOWNTOWN AREA OF OSCEOLA AS A BLIGHTED AREA. WHEREAS, a study has been conducted of the area identified above for the purpose of establishing the need to designate the area as being appropriate for commercial development; and WHEREAS, the rehabilitation, preservation, redevelopment, development, or combination thereof of the designated area is necessary in the interest of the public health, safety, or welfare of the residents of the City of Osceola; and WHEREAS, the area being designated for this purpose is described as follows: Approximately two-thirds of the 100 block of West Washington Street, inclusive of 101 to 133 West Washington, the portion of the 100 block of North Main Street, inclusive of 101 to 123 North Main, the north half of the 100 block of South Main Street from 101 to 123 South Main, and the entire block of 100 W. Jefferson Street. The attached map (Exhibit A) shows this designated area. WHEREAS, the above area is located within the existing downtown urban renewal area; and WHEREAS, the slum and blight designation does not amend or alter the existing urban renewal area; and WHEREAS, a mandatory requirement of the Community Development Block Grant Downtown Revitalization Program is the fulfillment of the HUD National Objective to "eliminate or prevent slum and blight." NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osceola, Iowa, as follows: Section 1. The described blighted

area shall be established and shall remain in effect in order for redevelopment, reinvestment, and other improvements as long as blight conditions remain.

Motion by Fotiadis and second by Bahls to authorize the Mayor and City Clerk to Sign Application Documents Pertaining to the Proposed CDBG Application for a Façade Grant. Roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Bahls to approve resolution 2023-12 setting public hearing for consideration of application for CDBG Façade Grant; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried

Resolution 2023-12:

TO FIX A TIME AND A DATE FOR A PUBLIC HEARING FOR CONSIDERATION OF AN APPLICATION FOR A CDGB FAÇADE GRANT REQUIRED BY LAW. THE CITY COUNCIL OF THE CITY OF OSCEOLA, IA HEREBY RESOLVES that: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council meeting on April 18, 2023 at 7:00 PM to provide the public with the opportunity to comment on a proposed CDBG Façade Grant Application. Section 2. The City Clerk is hereby directed to give notice of the proposed hearing, setting forth the purpose, the time when and place where the hearing will be held, by publication at least once and not less than 4 nor more than 20 days before the date of the hearing, in a legal newspaper which has a general circulation in the City.

Motion by Hooper and second by Vargas to approve resolution 2023-13 approving a proposed Fiscal Year 2024 Budget and scheduling a public hearing for April 18th; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2023-13:

Motion by Fotiadis and second by Hooper to approve resolution 2023-14 approving tax abatement for 130 NE Street; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2023-14:

RESOLUTION NO. 2023-14

A RESOLUTION APPROVING APPLICATION(S) FOR TAX ABATEMENT UNDER THE CITY-WIDE URBAN REVITILZATION 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
Brad & Amy Lampe	130 NE Street	New Construction

Ty Wheeler – City Administrator update Council on various projects.

Britanee Ward – City Clerk informed Council Spring Clean-up dates are May 2nd, 3rd, 4th at the Clarke County Fairgrounds 8:30 AM to 6:30 PM.

Council had nothing to report at this time.

Motion by Hooper and second by Bahls to approve the consent agenda:

The following Claims were paid:

ACCU JET LLC ,Services, 4395.96;AFLAC ,Insurance, 328.5;ALLIANT ENERGY ,Utilities, 15767.57;AT & T ,Utilities, 171.69;ATLANTIC BOTTLING CO. ,Supplies, 193.18;B M SALES ,Supplies, 273;BUD JONES CONSTRUCTION ,Services, 14111.5; CARD SERVICE CENTER ,Supplies, 345.95;CENTRAL PUMP & MOTOR, LLC ,Services, 821.11;CINTAS CORPORTATION (PW) ,Services, 10.03;CITY OF MURRAY ,Services, 2942.69;CITY OF WOODBURN ,Services, 980.9;CLARKE CO RECORDER ,Services, 62;COLLECTION SERVICE CENTER ,Payroll, 1431.65;COMMUNICATIONS SOLUTIONS ,Services, 10516.5;CONSTRUCTION & AGGREGATE PRODUCTS ,Supplies, 111.5;CORE-MARK MIDCONTINENT INC. ,Supplies, 859.43;CRESTON PUBLISHING COMPANY ,Publication, 659.42;D & D

PEST CONTROL ,Services, 80;DIAMOND OIL CO ,Fuel, 970.45;EAGLEVIEW ,Services, 7456.72;ECOSYSTEMS INC ,Services, 1200;EFTPS ,Payroll, 44627.62; FAREWAY STORES ,Supplies, 29.9;FLEETSIDE FORD ,Services, 68.2;FRIDAY INS. CO. ,Insurance, 6548;GALLS LLC ,Supplies, 320.81;GILBERTS TRUE VALUE HOME CENTER ,Supplies, 105.44;GOLDEN EAGLE DISTRIBUTING ,Supplies, 310.95;GOLF CARS OF IOWA ,Services, 1320;GRIMES ASPHALT & PAVING CORPORATION ,Supplies, 1384;GVC INDUSTRIES LLC ,Services, 2949.05; HIGHWAY LUMBER ,Supplies, 35.99;HY-VEE - HANDWRITTEN CHECKS ,Supplies, 202.81;HY-VEE FOOD STORES ,Supplies, 108.64;IPERS ,Insurance, 31312.16;J P AUTO ,Supplies, 107.5;JIM'S SANITATION& TRUCK REPAIR ,Services, 34483.49;KD TIRES, LLC ,Services, 20;KIMBALL MIDWEST ,Supplies, 624.9;LYLE PERSELS ,Reimb, 76.46;MAINSTAY SYSTEMS OF IOWA LLC ,Services, 177;MARC ELCOCK ,Services, 2500;MEDIACOM ,Utilities, 643.17;MID-AMERICAN RESEARCH CHEMICAL ,Supplies, 248.73;MIDWEST OFFICE TECH. CO. ,Services, 149.05;MUTUAL OF OMAHA ,Insurance, 642.59;NATIONAL ASSOCIATION OF CHIEFS OF POLICE ,Services, 60;NORTH CENTRAL LABORATORIES OF WISCONSIN ,Supplies, 312.47;OSCEOLA FARM & HOME - ALL ,Supplies, 122.27;OSCEOLA WATER WORKS ,Utilities, 1142.92;POWERPLAN ,Supplies, 422.1;RDG PLANNING & DESIGN ,Services, 6500;RYCHNOVSKY LAWN & LANDSCAPE ,Services, 85;SISCO FLEX - CITY OF OSCEOLA ,Insurance, 100; SOLUTIONS ,Supplies, 330.91;SPOKE COMMUNICATIONS, LLC ,Services, 300; TEAM SERVICES, INC ,Project, 10378;TEESNAP ,Services, 697.64;TIMBER RIDGE COUNTRY MARKET ,Supplies, 54;TREASURER ST. OF IOWA ,Tax, 6503;US CELLULAR ,Communications, 998.93;UTILITY EQUIPMENT CO. ,Supplies, 173.7; VEENSTRA & KIMM INC. ,Services, 38052.42;WEISS CONSTRUCTION COMPANY LLC ,Project, 324348.05;WELLMARK - CITY OF OSCEOLA ,Insurance, 56444.89;WILDER'S TRUCK SERVICE ,Supplies, 677.02;WINDSTREAM ,Utilities, 576.74;ZIMCO SUPPLY CO. ,Supplies, 307;Grand Total ,, 641273.27;Checks: 298902-298963 ,, ;EFT: 000749-000752 ,, ;Fund Recap: ,, ;1 ,General Fund, 100127.87;32 ,UR Building Fund, 10021;33 ,Golf Course, 8785.89;101 ,Liability, Property Ins, 6548;110 ,Road Use Tax Fund, 20224.77;112 ,Employee Benefits, 28623.73;307 ,Airport Turnarounds 2022, 10378;317 ,Sewer Plant, 357806.82;600 ,Water Utility Fund, 533.87; 610 ,Sewer Utility Fund, 41778.43;800 ,Self Insurance, 56444.89; ,, 641273.27;

Roll call vote: Fotiadis, aye; Hooper, nay; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Bahls to enter into close session Pursuant to Chapter 21.5(1)(i) of the Code of Iowa: To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that Individual's reputation and that individual requests a closes session. Roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried. Motion by Hooper and second by Fotiadis to exit out of close session; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to allow to post Lab Analyst/Tech Position at the Waste Water Treatment Plant internal; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to solidify the job description for Lab Analyst/Tech Position at the next Council meeting; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

There being no further business, motion by Fotiadis and second by Hooper to adjourn the meeting at 9:01 PM. All voting aye, motion carried.

Thomas Kedley - Mayor

Attest:

Britanee Ward – City Clerk
Website: osceolaia.net