

OSCEOLA CITY COUNCIL

Tuesday, May 2, 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, May 2, 2023 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley James Yoder. With the following present: Council Members: George Fotiadis, Dan Hooper, Jose Vargas, Doug Gay (phone) and Thomas Bahls. City Staff present were Ty Wheeler–City-Administrator, Britanee Ward – City Clerk and Curt Jacobsen – Police Sergeant. All Council Meetings are streamed on the City’s Website during Council meeting. The following were at the meeting: Miles Murphy, Ashleigh Eckels and Denis Weiser.

Motion by Fotiadis and second by Hooper to approve the agenda with the revision of added an opportunity for citizens to the agenda; roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Mayor reported about various meetings and upcoming events within the community.

No one spoke during open forum.

Motion by Fotiadis and second by Hooper Open public hearing for the Standard Turnaround Project at the Osceola Municipal; roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried. There were no public comments.

Bids are the following:

| | |
|------------------------------------|---------------|
| Construct Runway 18/36 Turnaround: | |
| Absolute Group, Granger | \$ 596,696.10 |
| Screed Tech, Fairbury NE | \$ 666,126.10 |
| Choice Concrete, Des Moines | \$ 689,887.40 |
| Iowa Civil Contracting, Victor | \$ 952,158.16 |
| Engineers Estimate | \$ 547,764.00 |

Motion by Hooper and second by Gay to close the public hearing; roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve resolution 2023-20 adopting plans, specifications, form or contract and estimate of cost for the standard turnaround project at the Osceola Municipal Airport; roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2023-20:

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE STANDARD TURNAROUND PROJECT AT THE OSCEOLA MUNICIPAL AIRPORT WHEREAS, on April 18, 2023, the City Council posted notice of public hearing regarding the intention to approved plans, specifications, form of contract, and estimate of cost for the Standard Turnaround Project at the Osceola Municipal Airport; and WHEREAS, said notice was published on April 20, 2023 as required by law: NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA: Section 1. That the said plans, specifications, form of contract and estimate of cost are hereby approved for said public improvements, as described in the preamble of this Resolution.

Motion by Fotiadis and second by Hooper to approve resolution 2023-21 awarding the standard turnaround project at the Osceola Municipal Airport; roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2023-21:

RESOLUTION AWARDING THE STANDARD TURNAROUND PROJECT AT THE

OSCEOLA MUNICIPAL AIRPORT WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Osceola, Iowa, and as required by law, bids and proposals were received by this Council for the Airport Standard Turnaround Project (the "Project"); and WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project; NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA AS FOLLOWS: Section 1. The bid for the Airport Standard Turnaround Project submitted by the following contractor is fully responsive to the plans and specifications for the contract, heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows: Contractor: Absolute Group: Bid: \$596,696.10. Section 2. Section 2. The contract for the Airport Standard Turnaround Project is hereby awarded to such contractor at the total estimated cost set out above the final settlement to be made on the basis of the unit and lump sum prices therein set out and the actual final quantities of each class of materials furnished, the said contract awards to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications, the terms of the bidder's written proposal and the following contingencies: 1. Execution of Contract and Bond documents by Contractors 2. Approval of the Contract and Bond by the Consulting Engineer 3. Approval of Bid, Contract, and Bond by the FAA 4. Award of Funds by the FAA Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with said contractors for the Airport Standard Turnaround Project, subject to approval by the FAA. Section 4. The amount for each contractor's performance, payment and maintenance bond is hereby fixed and determined to be 100% of the amount of the contract.

Motion by Fotiadis and second by Hooper to approve the Grant Application for Standard Turnarounds at the Osceola Municipal Airport; roll call vote: Gay, aye; Hooper, aye; Fotiadis, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the Airport Management Commission dedication of the Airport Terminal Building in honor of Lyle Persels for his years of services for the Airport. Roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the third reading of Ordinance amendment by adding section 15 titled B-1H General Business Commercial Historic District. Roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Ordinance 656:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF OSCEOLA, IOWA, PERTAINING TO THE CREATION OF THE B-1H GENERAL BUSINESS COMMERCIAL HISTORIC DISTRICT
BE IT ENACTED by the City Council of the City of Osceola, Iowa:
SECTION 1. SECTION AMENDED. Chapter 166 is hereby amended by adding a new subsection 15: 166.15 B-1H GENERAL BUSINESS COMMERCIAL HISTORIC DISTRICT. The General Business Commercial Historic District is established to provide a District of concentrated retail commercial and service located in the City of Osceola's commercial historic district as listed on the National Registry of Historic Places. The B-1H District is intended to be more restrictive in use than the B-1 General Commercial District in order to maintain the historic character of the district. The boundaries of the B-1H District may be altered as contributing properties to the district are either added or removed. 1. Permitted Uses. The following uses and structures, and no others, are permitted in the B-1H District.
Antique shops and stores, providing all merchandise is enclosed in a building
Apparel and accessory stores
Artist studios and art shops
Apartments above ground floor level
Automobile supply accessory stores
Auditorium
Bakery and pastry shops (retail only)
Banks and other savings and lending institutions
Barber and beauty shops, chiropody, or similar personal service shops
Bicycle shops (sales and repair)

Vacation Rentals including VRBO, Air BNB (no ground floor units)
Books and stationary stores or shops
Business or commercial schools, including dancing and music academies
Business machine repair, sales, and services
Candy and ice-cream stores
Clothing and costume rental shops
Commercial recreation uses
Custom dressmaking, millinery, tailoring, and similar trades
Delicatessens and catering establishments
Department stores
Drug stores
Dry goods and notion shops
Dry cleaning and laundry establishments (no operation between 2 am – 5 am)
Electric repair shops
Fire stations, police stations, and other public buildings
Fix-it or television repair shops
Florist and gift shops
Furniture and home furnishing shops and stores
Garages for storage and motor vehicles (accessory use only)
Government administration buildings
Grocery, fruit, and vegetable stores
Hardware stores and shops
Hobby and Toy shops
Hotels and motels (ground floor sleeping units by conditional use only)
Household appliance stores
Interior decorator's shops
Internet Cafes
Jewelry and metal craft stores and shops
Leather goods and luggage stores
Libraries and museums
Lock and key shops
Mail order catalogue stores
Medical and dental clinics
Medical and orthopedic equipment stores
Meeting halls and auditoriums
Music and musical instrument stores and studios
Multiple family residential (no ground floor residential dwellings)
Newspaper offices
Newsstands
Newsprint, job printing, and printing supplies stores
Offices and office buildings
Office supply and equipment stores
Pet shops
Photographic equipment and supply stores
Photographic studios
Picture frame shops
Post offices and court buildings
Package liquor stores
Paint stores
Plumbing, heating and air conditioning shops, when the entire operation is conducted entirely within the building
Prescription shops
Private clubs, fraternities, sororities and lodges
Private parking lots behind primary structures (for accessory use)
Public parking lots
Radio and TV stores
Restaurants, tea room, pub/brewery (including those that serve food)
Shoe stores and repair shops
Sporting goods
Tailor shops
Taverns established before 2022
Theaters
Travel bureaus
Utility company offices

Stores and shops, for the conduct of retail business, similar to the uses enumerated herein

2. Conditional Uses. A. Hotels and Motels with ground floor sleeping units
3. Accessory Uses. Accessory uses incidental to and on the same zoning lot as the principal use.
4. Lot Size. There is no minimum lot size requirement.
5. Lot Coverage. There is no minimum lot coverage requirement.
6. Yard Requirements. There is no minimum front, side and rear yard requirement.
7. Height Regulations. All new construction, modifications, or additions shall comply with the International Building Code and Fire Code as adopted by the City Council of the City of Osceola.
8. Parking Requirements. There is no minimum required number of off-street parking stalls. Off-street parking provided shall conform to provisions of Section 167.04.
9. Sign Regulations. See Section 167.03.
10. Site Plan Requirements. See Section 167.01.
11. Supplemental Development Standards. In addition to those requirements found in Section 167.05, all building modifications, signage, paint, window replacement, awnings, and any other façade alteration shall be conducted in a manner consistent with the Downtown Historic Design Guidelines and shall be subject to review and approval by the Historic Preservation Commission. Any improvement that is part of a publicly funded project or part of an Osceola Chamber Main Street program is exempt from review.
12. Exceptions and Modifications. See Section 167.07.

SECTION 2. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Motion by Fotiadis and second by Hooper to approve the letter to the Iowa Economic Development Authority to request extension of contract 20-CV-16 (Downtown Façade Rehab Phase II). Roll call vote: Gay, aye; Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; motion carried.

Ty Wheeler – City Administrator update Council on various projects.

Britanee Ward – City Clerk had nothing to report at this time.

Council had nothing to report at this time.

Motion by Fotiadis and second by Vargas to approve the consent agenda:

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance;
- b. Council Minutes: April 4th
- c. Liquor License: Westside Tavern (LC0044326); Pizza Hutt (BB0036106); Le Pequena (New);
- d. Contract 7 - Change Order #7 - \$22,896.63 – OLP Construction

The following Claims were paid:

ALLIANT ENERGY ,CITY: UTILITIES, 3907.42; AMERICAN FENCE COMPANY OF IOWA ,CITY: SERVICES, 532.72; ANDREW CONSTRUCTION CO. ,CITY: SERVICES, 4935; ARMAND ADVERTISING LLC ,PD: SUPPLIES, 1910.18; AT & T ,PD: UTILITIES, 171.65; ATLANTIC BOTTLING CO. ,GOLF COURSE: SUPPLIES, 212.68; BLACKSTRAP INC ,STREET: SUPPLIES, 12479.32; BOYT HARNESS COMPANY ,CITY: SERVICES, 10000; BSN SPORTS INC ,P&R: SUPPLIES, 1186; BUD JONES CONSTRUCTION ,WWTP: SERVICES, 844; CARD SERVICE CENTER ,FIRE: SUPPLIES, 1135.51; CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 3319.08; CINTAS CORPORTATION (PW) ,WWTP: SERVICES, 20.94; CITY OF MURRAY ,CITY: SERVICES, 3378.11; CITY OF OSCEOLA ,CITY: OURANMENT, 3200; CITY OF WOODBURN ,CITY: SERVICES, 1126.04; CLARKE CO RECORDER ,CITY: SERVICES, 7; CONSOLIDATED ELECTRICAL DISTR. ,WWTP: SUPPLIES, 1000.68; COOK VIDEO & APPLIANCE ,GOLF COURSE: SERIVCES, 409.36; CORE-MARK MIDCONTINENT INC. ,GOLF COURSE: SUPPLIES, 566.79; D & D PEST CONTROL ,CITY: SERVICES, 80; DIAMOND OIL CO ,WWTP: SUPPLIES, 916.5; FAREWAY STORES ,GOLF COURSE: SUPPLIES, 71.4; FIRE SERVICE TRAINING BUREAU ,FIRE: SERVICES, 470; FISCHER BROS LLC ,POOL: SERVICES, 43894.25; GALLS LLC ,PD: SUPPLIES, 58.79; GILBERT HOME COMFORT ,POOL: SERVICES, 6226; GILBERTS TRUE VALUE HOME CENTER ,CITY: SUPPLIES, 208.76; GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 248.3; GRIMES ASPHALT & PAVING CORPORATION ,STREET: SUPPLIES, 1230; HACH COMPANY ,WWTP: SUPPLIES, 455.95; HIGHWAY LUMBER ,FIRE: SUPPLIES, 21.29; HY-VEE - HANDWRITTEN CHECKS ,GOLF COURSE: SUPPLIES, 319.13; HY-VEE FOOD STORES ,GOLF COURSE: SUPPLIES, 600; IOWA BEVERAGE ,GOLF COURSE: SUPPLIES, 266.5; IOWA CONCRETE LEVELING ,GOLF COURSE: SERVICES, 2809; IOWA GOLF ASSOCIATION ,GOLF COURSE: SERVICES, 264; IOWA ONE CALL ,STREET & WWTP: SERVICES, 67.5; J P AUTO ,CITY: SUPPLIES, 587.6; JIM'S SANITATION& TRUCK REPAIR ,CITY: SERVICES,

34503.19; LYLE PERSELS ,AIRPORT: REIMB, 21.28; MARC ELCOCK ,CITY: SERVICES, 2500; MEDIACOM ,CITY: UTILITIES, 643.04; MET LIFE ,CITY: SERVICES, 3028.57; DARON DRAKE ,PAYROLL, 91.42; AARON KOOIKER ,REIMB, 150; ABIGAIL SCHLICHTE ,SERVICES, 135; DENIS WEISER ,REIMB, 118.31; ETHAN DANLEY ,SERVICES, 120; JAKE VOSS ,REIMB, 120; JONATHAN GALVEZ ,SERVICES, 120; JOSIE MOORE ,SERVICES, 105; NORTH CENTRAL LABORATORIES OF WISCONSIN ,WWTP: SERVICES, 23.99; O'HALLORAN INTERNATIONAL INC. ,STREET: SUPPLIES, 730.17; OSCEOLA FARM & HOME - ALL ,CITY: SUPPLIES, 543.9; OSCEOLA WATER WORKS ,CITY: UTILITIES, 1072.77; PATEK HOSPITALITY CONSULTANTS INC ,CITY: SERVICES, 6600; PIONEER MANUFACTURING COMPANY ,P&R: SUPPLIES, 518.29; RENO PROS IA ,P&R: SERVICES, 24931.2; RUSTY'S AUTO SALES & SER ,STREET: SERVICES, 350.86; RYCHNOVSKY LAWN & LANDSCAPE ,PARKS & REC: SERVICES, 75; SERVICE TECHS INC ,P&R: SUPPLIES, 156.78; SITLERS SUPPLIES INC ,GOLF COURSE: SUPPLIES, 210.42; SOLUTIONS ,CITY: SUPPLIES, 1772.93; SOUTHWEST DISTRIBUTING CO ,GOLF COURSE: SUPPLIES, 167.6; SOUTHWEST IOWA PLANNING COUNCIL (SWIPCO) ,CITY: PROJECT, 30715; SPOKE COMMUNICATIONS LLC ,CITY: SERVICES, 300; TIMBER RIDGE COUNTRY MARKET ,GOLF COURSE: SUPPLIES, 64.8; TYLER TECHNOLOGIES INC. ,CITY: SERIVES, 12693.18; US CELLULAR ,CITY: UTILITIES, 998.3; VEENSTRA & KIMM INC. ,CITY: SERVICES, 44816.59; WELLMARK - CITY OF OSCEOLA ,CITY: SERVICES, 61465.42; WINDSTREAM ,CITY: UTILITIES, 440.72; ZIMCO SUPPLY CO. ,GOLF COURSE: SUPPLIES, 236; AFLAC ,Employee Deductions, 262.8; COLLECTION SERVICE CENTER ,Employee Deductions, 1145.32; EFTPS ,WITHHOLDING, 36955.98; IPERS ,IPERS , 25450.05; MUTUAL OF OMAHA ,LIFE INSURANCE, 572.92; SISCO FLEX - CITY OF OSCEOLA ,Employee Deductions, 80; TREASURER ST. OF IOWA ,STATE INCOME TAX, 5295; ,Grand Total , 409439.25; Checks: 299038 – 299110 EFT:000762-000774

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

There being no further business, motion by Fotiadis and second by Hooper to adjourn the meeting at 7:59 PM. All voting aye, motion carried.

Thomas Kedley - Mayor

Attest:

Britanee Ward – City Clerk

Website: osceolaia.net

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