

## OSCEOLA CITY COUNCIL

Tuesday, May 21, 2024

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 21, 2024 at 7:15 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas J. Kedley. With the following present: Council Members: George Fotiadis, Dan Hooper, Thomas Bahls, Sonya Hicks, and Jose Vargas. City Staff present were Ty Wheeler–City- Administrator, Britanee Ward – City Clerk, Marty Duffus – Police Chief. All Council Meetings are streamed on the City's Website during Council meeting. The following were at the meeting: Donnie McCuddin and Paula McClaflin.

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

Mayor and Council thoughts and prayers went out to Greenfield for the recent weather event early in the evening.

Mayor update Council on various meetings and projects happening in the City.

Motion by Bahls and second by Hooper to approve the board appointment of Stacey Manternach to the Park and Recreation Board to fill unexpired term of Michael Millers (expires 12/31/2024). Roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

No one spoke during open forum.

Motion by Fotiadis and second by Hooper to approve the special events permit for the Downtown Summer Block Party put on by Osceola Chamber Main Street; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Vargas, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Hooper to allow two horses at the location of 825 East Clay and non-transferrable to the next owner; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to direct staff to move forward with the next steps for the Deep Injection Well Feasibility Study; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

There was a lot of discussion about 216 South Fillmore. Motion by Fotiadis and second by Hooper to have City staff and owner development plan for Demo as the building is unsafe. Roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried. Motion by Fotiadis and second by Hicks additional something in the works within 30 days; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve resolution 2024-18 Authorizing The Submission Of Application For Airport Improvement Program And Certifying Eligibility Requirements; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

### **Resolution 2024-18:**

A RESOLUTION AUTHORIZING THE SUBMISSION OF APPLICATION FOR AIRPORT IMPROVEMENT PROGRAM AND CERTIFYING ELIGIBILITY REQUIREMENTS WHEREAS, the City of Osceola desires to make application for General Aviation Vertical Infrastructure (GAVI) funding to the Iowa Department of Transportation for certain improvements at the Osceola Municipal Airport as described as follows:  Hangar Rehabilitation – Door Replacement WHEREAS, the Iowa Department of transportation requires a resolution certifying certain application requirements, commitments, and criteria; and WHEREAS, on behalf of the City, Kirkham Michael, Inc.

has prepared an application describing the proposed improvements. NOW THEREFORE BE IT RESOLVED THAT:

1. The City hereby endorses the Application for GAVI funding for said improvements.
2. The City is hereby authorized to sign and submit the Application.
3. The City hereby commits availability of the local share of the funds as outlined in the Applications.

Motion by Hooper and second by Fotiadis to approve resolution 2024-17 Authorizing Execution of And Directing Service of Notices Under Iowa Code Section 447.9 Related to Tax Sale Certificate Held by The City of Osceola for Property Located At 101 West Washington; roll call vote; Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

**Resolution 2024-17:**

The City of Osceola, Iowa (the “City”) has acquired a tax sale certificate for the property located at 101 West Washington, Osceola, Iowa (the “Tax Sale Certificate”), issued following the regular tax sale conducted by Clarke County Treasurer on June 20, 2022; and WHEREAS, Iowa Code Section 447.9 provides that notices regarding the expiration of the right of redemption related to the Tax Sale Certificate may be served beginning one year and nine months after the date of a regular tax sale; and WHEREAS, Iowa Code Section 447.9 requires the City Council, by resolution, to designate a city officer to sign such notices. NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF OSCEOLA IN THE STATE OF IOWA: Section 1. That this Council does hereby authorize Jenna Sabroske, Ahlers & Cooney, P.C., as Special Counsel to the City, to execute the required notices regarding the expiration of the right of redemption related to the Tax Sale Certificate, consistent with Iowa Code Section 447.9. Section 2. That the Special Counsel and City Clerk are hereby authorized and empowered to cause said notices to be served upon the persons identified in Iowa Code Section 447.9 and in the manner directed by Iowa Code Section 447.9, including service by regular mail and certified mail and, if required, service by publication consistent with Iowa Code Section 447.10. Section 3. That, following the service of notices described in Section 2 hereof, the Special Counsel is hereby authorized to file an affidavit regarding such service with respect to the Tax Sale Certificate with the Clarke County Treasurer consistent with Iowa Code Section 447.12.

Ty Wheeler – City Administrator update Council on various projects.

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

Marty Duffus – Police Chief had nothing to report at this time.

Fotiadis expressed his concerns about working with land owners. Hooper had concerns regarding cleanup. Bahls had questions about water. Hicks expressed excitement about the new moral on the square. Vargas had questions about the pool status.

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

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance;
- b. Council Minutes: May 7th
- c. Liquor License: Lucky Wife Wine Slushies (Fourth of July); The Broken Spoke (LC004058)
- d. CDBG Facade Grant 20-CVN-016 Drawdown 6 \$23,331.00
- e. Contract 1 Pay Application 36 - \$284,050.00 – Weiss Construction
- f. CDBG Façade Grant Pay Estimate 4 \$46,658.30 – Barry Larson & Son
- g. CDBG Façade Grant Change Order #3

March 2024 Revenues:

1 ,General, 214546.61; 13 , Capital Equipment , 0;14 ,Workforce House Incentive , 0;31 ,Franchise, 0;32 ,UR Building Fund, 0;33 ,Golf Course, 11080;34 ,Dog Park / Christmas Décor, 0;35 ,Parks Projects, 5250;101 ,Liability Insurance, 4313.49;102 ,Emergency Property Tax , 1303.09;110 ,Road Use Tax , 44152.23;112 ,Employee Benefits, 6949.6; 115 ,LOST Reservoir , 84240.95;116 ,Hotel/Motel Tax , 0;125 ,CCLC Post Closure, 0; 134 ,Casino Revenue Fund , 19298.84;135 ,Urban Renewal Fund, 0;136 ,TIF LMI SET-ASIDE, 0;200 ,Debt , 19335.03;201 ,Debt Service Reserve , 0;300 ,Airport Land Acquisition , 0;301 ,Terminal Area Paving , 0;302 ,GAVI Terminal , 0;303 ,FY 2014 Airport Hanger, 0;304 ,Airport

Joint & Crack , 0;306 ,Terminal Area Pavement , 0;307 ,Airport Turnarounds 2022, 0;310 ,CDBG Façade Project, 0;312 ,CDBG CVD Façade, 0;313 ,High School Trades, 0;315 ,StreetScape & Trail Plan , 0;317 ,Sewer Plant, 7578.2; 318 ,CDBG 20-SW-036, 0;319 ,Storm Water Project , 0;326 ,Depot Restoration Phase 2 , 0;327 ,Friends of the Depot , 0;350 ,ARAP Monies, 0;500 ,Cemetery Savings Fund, 0;501 ,Perpetual Care , 0;502 ,Police Forfeiture , 28.84;504 ,Airport EAA Chapter 1143, 0;505 ,Expandable Library , 2759.23;600 ,Water , 0;610 ,Sewer , 193272.93;611 ,Sewer Sinking Fund, 0;613 ,Sewer Rehab , 0;614 ,Sewer Reserve, 0;800 ,Self Insurance , 68418.78; ,Grand Total , 682527.82;

#### April 2024 Revenues

1 ,General, 618491.35; 13 , Capital Equipment , 0;14 ,Workforce House Incentive , 0;31 ,Franchise, 38335.49;32 ,UR Building Fund, 0;34 ,Dog Park / Christmas Décor, 0;35 ,Parks Projects, -250;101 ,Liability Insurance, 52590.58;102 ,Emergency Property Tax , 15887.51;110 ,Road Use Tax , 63965.1;112 ,Employee Benefits, 84730.41;115 ,LOST Reservoir , 100936.28;116 ,Hotel/Motel Tax , 0;125 ,CCLC Post Closure, 0;134 ,Casino Revenue Fund , 22344.98;135 ,Urban Renewal Fund, 275420.85;136 ,TIF LMI SET-ASIDE, 0;200 ,Debt , 265947.5;201 ,Debt Service Reserve , 0;300 ,Airport Land Acquisition , 0;301 ,Terminal Area Paving , 0;302 ,GAVI Terminal , 0;303 ,FY 2014 Airport Hanger, 0;304 ,Airport Joint & Crack , 0;306 ,Terminal Area Pavement , 0;307 ,Airport Turnarounds 2022, 0;310 ,CDBG Façade Project, 0;312 ,CDBG CVD Façade, 0;313 ,High School Trades, 0;315 ,StreetScape & Trail Plan , 0;317 ,Sewer Plant, 1357344.65;318 ,CDBG 20-SW-036, 0;319 ,Storm Water Project , 0;326 ,Depot Restoration Phase 2 , 0;327 ,Friends of the Depot , 0;350 ,ARAP Monies, 0; 500 ,Cemetery Savings Fund, 0;501 ,Perpetual Care , 0;502 ,Police Forfeiture , 26.97; 504 ,Airport EAA Chapter 1143, 0;505 ,Expandable Library , 201.04;600 ,Water , 0; 610 ,Sewer , 186603.72;611 ,Sewer Sinking Fund, 0;613 ,Sewer Rehab , 0; 614 ,Sewer Reserve, 0;800 ,Self Insurance , 73138.59; ,Grand Total , 3223124.97;

The following Claims were paid:

Name ,Invoice Desc,Check Amount; ACCESS SYSTEM ,LIBRARY: SERVICES,186.06;ACCESS SYSTEMS - PHONE ,CITY: UTILITIES,925.14;ACCO ,POOL: SUPPLIES,253.25;AD-VANCE CHEMICAL CO. LTD ,WWTP: SUPPLIES,290.85;ALLIANT ENERGY ,CITY: UTILITIES,16844.6;ANGIE WILLIAMS ,REFUND,150;ARDENT LIGHTING LLC ,P&R: SUPPLIES,1950;ARROW ENERGY ,AIRPORT: SUPPLIES,15837.42;AT & T ,POLICE: UTILITIES,580.45;BAKER & TAYLOR ENTERTAINMENT ,LIBRARY: SUPPLIES,77.45;BANTA ABSTRACT COMPANY ,CITY: SERVICES,100;BARCO MUN. PRODUCTS ,STREET: SUPPLIES,2481.25;BARRY LARSON & SON GENERAL CONTRACTORS INC ,CITY: SERVICES,46658.3;BLAKELY TREE SERVICE ,STREET: SERVICES,6878.25;BLAZE SCHLITZ ,SERVICES,45;CANON FINANCIAL SERVICES INC ,FIRE: SERVICES,62.67; CARD SERVICE CENTER ,FIRE: SUPPLIES,311.31;CARD SERVICES - CITY CREDIT ,WWTP: SERVICES,196.06;CARD SERVICES - CITY CREDIT ,CITY: SUPPLIES,3990.44;CARQUEST OF OSCEOLA ,POLICE: SUPPLIES,258.26;CARSON JONES ,SERVICES,45;CASEYS BUSINESS MASTERCARD ,CITY: FUEL,3251.39;CASEYS BUSINESS MASTERCARD ,CITY: FUEL,3659.31; CHESNUT LAWN & LANDSCAPE ,STREET: SERVICES,3328;CINTAS CORPORTATION (PW) ,STREET: SUPPLIES,49.53;CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES,92.65; CITY OF DES MOINES ,WWTP: SERVICES,1392.6;CLARKE CO AUDITOR ,CITY: SERVICES,1667.04;CLARKE COUNTY ANIMAL SHELTER ,CITY: SERVICES,2000;CLARKE ELECTRIC COOP ,AIRPORT: UTILITIES,10349.14;COAST TO COAST SOLUTIONS ,LIBRARY: SUPPLIES,104.05;CORE-MARK MIDCONTINENT INC. ,GOLF COURSE: SUPPLIES,1371.61; COUNTRY CONCRETE ,STREET: SERVICES,738.75;CUMMINS CENTRAL POWER LLC ,WWTP: SERVICES,1429.16;D & D PEST CONTROL ,CITY: SERVICES,80;DAIDA ,CITY: SERVICES,357;DEMCO INC ,LIBRARY: SUPPLIES,126.28;DENNEY CONSTRUCTION INC. ,CITY: SERVICES,585;DES MOINES REGISTER ,LIBRARY: SERVICES,20.75;DIAMOND OIL CO ,WWTP: SUPPLIES,3313.71;DIRECTV ,AIRPORT: UTILITIES,364.51;DORY BAKLEY ,REFUND,150;DUST PROS JANITORIAL ,CITY: SERVICES,1838.5;ECOSYSTEMS INC ,WWTP: SERVICES,7550; EIGHMY MONUMENT COMPANY ,CEMETERY: SERVICES,980; ELLIOTT OIL CO. ,FIRE: FUEL,678.13;FAREWAY STORES ,GOLF COURSE: SUPPLIES,1474.3;FLEETSIDE FORD ,POLICE: SUPPLIES,44510.11; GALLS LLC ,FIRE: SUPPLIES,387.12;GILBERTS TRUE VALUE HOME CENTER ,P&R: SUPPLIES,389.44;GLEN'S REFRIGERATION ,GOLF COURSE: SERVICES,565;GLOBAL PAYMENTS ,POLICE: SREVICES,80.28;GLOBAL PAYMENTS ,POOL: SERVICES,160.14;GLOBAL PAYMENTS ,CITY: SERVICES,101.28;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES,562.35;GOLF CARS OF IOWA ,GOLF COURSE: SERVICES,1625; HARD ROCK CAR WASH ,POLICE: SERVICES,200;HIGHWAY LUMBER ,P&R: SUPPLIES,7536.6;HOSTIOWA.NET ,CITY: SERVICES,1356;HY-VEE FOOD STORES ,WWTP: SUPPLIES,308.5;IDEAL READY MIX CO. ,STREET: SUPPLIES,563.13;INFOMAX OFFICE SYSTEMS ,CITY: SERVICES,71.2;INTERSTATE POWERSYSTEMS ,WWTP: SERVICES,2837.87; IOWA BEVERAGE ,GOLF COURSE: SUPPLIES,200.55;IOWA DEPARTMENT OF AGRICULTURE & LAND ST ,AIRPORT: SERVICES,4.5;IOWA DEPARTMENT OF REVENUE ,CITY: SERVICES,7846.27;J P AUTO ,WWTP: SUPPLIES,660.15; JAIME SMITH ,P&R: SUPPLIES,180;JESSICA MCLAIN ,REFUND,150;

JJ BLAKER LLC ,GOLF COURSE: SERVICES,400;JOHNSON BROTHERS OF IOWA ,GOLF COURSE: SUPPLIES,272.95;KD TIRES LLC ,P&R : SERVICES,1284; KIMBALL MIDWEST ,STREET: SERVICES,459.26;LINDA PERSELS ,AIRPORT: SERVICES,1451.66;MARC ELCOCK ,CITY: SERVICES,1500;MEDIACOM ,P&R: UTILITIES,666.17;MICROBAC LABORATORIES INC ,WWTP: SERVICES,3322.98; MID-AMERICAN RESEARCH CHEMICAL ,STREET: SUPPLIES,182.73; MIDWEST OFFICE TECH. CO. ,POLICE: SERVICES,39.84;MTI DISTRIBUTING INC ,GOLF COURSE: SUPPLIES,41394.16;NORTH CENTRAL LABORATORIES OF WISCONSIN ,WWTP: SUPPLIES,865.48;OSCEOLA FARM & HOME ,STREET: SUPPLIES,1510.61;OSCEOLA SINCLAIR SERVICE ,POLICE: SERVICES,10;OSCEOLA WATER WORKS ,CITY: SERVICES,66.7;OUTDOOR RECREATION PRODUCTS ,P&R: SUPPLIES,50.93;PAYROC LLC ,CITY: SERVICES,250.38;PEPSICO BEVERAGE SALES LLC ,GOLF COURSE: SUPPLIES,323.72;PETROTEK CORPO ,CITY: SERVICES,14617.5;PODIUM INK ,P&R: SUPPLIES,9550.8;POOL TECH ,POOL: SUPPLIES,4854.06;REDD SLED LLC ,FIRE: SUPPLIES,850;RINKER MATERIALS ,STREET: SUPPLIES,1484;ROBBINS LAWN SERVICE LLC ,AIRPORT: SERVICES,1113.08;ROYAL PUBLISHING INC. ,CITY: SERVICES,55;RUETER'S RED POWER ,WWTP: SUPPLIES,44;RYCHNOVSKY LAWN & LANDSCAPE ,P&R: SERVICES,150;SCHILDBERG CONST. CO. ,STREET: SUPPLIES,1520.51;SERVICE TECHS INC ,P&R: SUPPLIES,494.63;SIRCHIE ,POLICE: SUPPLIES,123.57;SIRWA ,AIRPORT: UTILITIES,34;SOLUTIONS ,POLICE: SERVICES,1663.94;SPRAYER SPECIALTIES INC. ,P&R: SUPPLIES,28.3;STATE HYGENIC LABORATORY-AR ,WWTP: SERVICES,125;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES,3193.65;UNIFIED CONTRACTING SERVICES ,AIRPORT: SERVICES,712.6;US CELLULAR ,LIBRARY: UTILITIES,235.92;USA BLUEBOOK ,WWTP: SUPPLIES,147.9; UTILITY EQUIPMENT CO. ,STREET: SUPPLIES,1817.96;VEENSTRA & KIMM INC. ,CITY: SERVICES,133811.9;VERIZON ,FIRE: UTILITIES,82.82;WASH & WEIGH ,CITY: SERVICES,590;WINDSTREAM ,DEPOT: UTILITIES,5324.01;ZIEGLER INC ,WWTP: SUPPLIES,133.35;ZIMCO SUPPLY CO. ,P&R: SUPPLIES,1760; ,Grand Total ,453938.73;EFT: 001088-0011112 Check Numbers: 300996-301108 ;Fund Recap ;1 ,General ,129050.88;33 ,Golf Course,58220.7;35 ,Park Projects,7417.03;110 ,Road Use Tax ,30535.66;312 ,CDBG Façade Grant ,46658.3;313 ,High school Trades ,1820.76;315 ,Streetscape & Trail ,4598.04;317 ,Sewer Plant ,36999.82;321 ,Recirculation Work ,93884;610 ,Waste Water,44753.54; ,Grand Total ,453938.73;

Motion by Fotiadis and second by Hooper to enter Closed Session 21.5.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; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried. Motion by Fotiadis and second by Hooper to exit out of close session; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hooper to accept the property bid of \$265,000.00 pending the public hearing process of sale of property; roll call vote: Fotiadis, aye; Hooper, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

There being no further business, motion by Fotiadis and second by Hooper to adjourn the meeting at 8:42 PM. All voting aye, motion carried.

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Thomas J. Kedley - Mayor

Attest:

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Britanee Ward- Case – City Clerk  
Website: osceolaia.net