

## OSCEOLA CITY COUNCIL

Tuesday, January 7, 2025

Regular Meeting

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

\*<http://osceolaia.net/>\*

The City Council met on Tuesday, January 7, 2025 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: George Fotiadis, 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: Austin Taylor.

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

Mayor updates the downtown project and other city projects.

Motion by Fotiadis and second by Bahls to reappoint the following:

a. Reappointment of Mike White to the Osceola Planning and Zoning Commission (expires 12/31/2028)

b. Reappointment of Michael Evink to the Osceola Planning and Zoning Commission (expires 12/31/2028)

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

There were no comments during open forum.

There was no action at this time regarding the appointment for SIRHA Board of Commissioner.

Motion by Fotiadis and second by Bahls to approve the submission of the Discretionary Grant Request for the Osceola Municipal Golf Walk-In Cooler and Patio Project; roll call vote: Fotiadis, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Bahls and second by Hicks to approve resolution 2025-01 setting public hearing for the adoption of the City of Osceola Comprehensive Plan: 2025-2045; roll call vote: Fotiadis, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

### **Resolution 2025-01:**

**TO FIX A TIME AND A DATE FOR A PUBLIC HEARING FOR THE ADOPTION OF THE CITY OF OSCEOLA COMPREHENSIVE PLAN: 2025-2045.** WHEREAS, a comprehensive plan recommended for adoption by the Steering Committee has been referred to the City Council; and, WHEREAS, the City Council has reviewed the plan and has had the opportunity to make amendments to the plan prior to adoption; and, WHEREAS, the City Council must publish notice of the meeting at which the comprehensive plan will be considered for adoption, NOW, THEREFORE, BE IT RESOLVED THAT: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council Meeting on Tuesday, February 4, 2025 at 7:00 pm where the public may make statements concerning the comprehensive plan. 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 Bahls and second by Fotiadis to move public hearing from January 21st to February 4<sup>th</sup> regular schedule meeting; roll call vote: Fotiadis, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve resolution 2025-02 Setting a Public Hearing for a general Obligation Corporate Purpose and Refunding Loan Agreement in A Principal Amount Not to Exceed \$8,000,000. Roll call vote: Fotiadis, aye; Hicks, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2025-02:

RESOLUTION NO. 2025-02

Resolution to fix a date for a public hearing on a general obligation corporate purpose and refunding loan agreement in a principal amount not to exceed \$8,000,000

WHEREAS, the City of Osceola (the “City”), in Clarke County, State of Iowa, proposes to enter into a General Obligation Corporate Purpose Loan Agreement (the “Loan Agreement”) in a principal amount not to exceed \$8,000,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, to that extent, of (i) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys; (ii) the acquisition, construction, improvement, and installation of street lighting fixtures, connections, and facilities; (iii) the rehabilitation and improvement of parks already owned, including the removal, replacement and planting of trees in the parks, and facilities, equipment, and improvements; (iv) The acquisition, restoration, or demolition of abandoned, dilapidated, or dangerous buildings, structures or properties or the abatement of a nuisance; (v) the reconstruction, extension, and improvement of an airport; (vi) refunding current outstanding indebtedness of the City; and (vii) funding costs of issuance related to the issuance of the Loan Agreement; and it is necessary to fix a date of meeting of the City Council at which it is proposed to hold a hearing on the proposal to enter into the Loan Agreement and to give notice thereof as required by such law; NOW, THEREFORE, Be It Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. The City Council shall meet on the 4th day of February, 2025, at the City Council Chambers, Osceola, Iowa, at 7 o’clock p.m., at which time and place a hearing will be held on the proposal to enter into the Loan Agreement as set out in the preamble hereof. Section 2. The City Clerk is hereby directed to give notice of the proposed hearing, setting forth the amount and purpose thereof, the time when and place where the hearing will be held, by publication at least once and not less than four (4) nor more than twenty (20) days before the date of the hearing, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form: see original resolution. Pursuant to Section 1.150-2 of the Income Tax Regulations (the “Regulations”) of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$8,000,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the “Bonds”), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Project have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict. This resolution shall be in full force and effect immediately upon adoption and approval, as provided by law.

Motion by Fotiadis and second by Bahls to approve resolution 2025-03 approving applications for tax abatement; roll call vote: Fotiadis, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

**Resolution 2025-03:**

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
NEW Coop Inc	221 Townline Rd	Grain Dryer, Receiving Leg, Pit, Scale

Motion by Bahls and second by Fotiadis to move regular schedule meeting from January 21<sup>st</sup> to January 23<sup>rd</sup>; roll call vote; Fotiadis, aye; Hicks, aye; Bahls, aye; Vargas, aye; motion carried.

Ty Wheeler – City Administrator – Report on various projects updates.

Britanee Ward – City Clerk had nothing to report.

Marty Duffus – Police Chief – had nothing to report.

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: December 17<sup>th</sup>
- c. Liquor License: Osceola Municipal Golf Course (LC0045143); Walmart Supercenter (LE0001422)

The following Claims were paid:

Name ,Invoice Desc, Check Amount;  
ACCESS SYSTEMS - PHONE ,CITY: SERVICES, 928.01; ACCO ,POOL: SUPPLIES, 212.35;  
AFLAC ,Employee Deductions, 79.8;ALLIANT ENERGY ,CITY: UTILITIES, 5308.32;AMAZON  
CAPITAL SERVICES ,CITY: SUPPLIES, 89.28;AT & T ,POLICE: SERVICES, 581.08;  
BAUER BUILT ,POLICE: SERVICES, 518.32;BLAKELY TREE SERVICE ,STREET: SERVICES,  
7454.25;BUD JONES CONSTRUCTION ,CITY: SERVICES, 635;CASEYS BUSINESS MASTERCARD  
,CITY: FUEL, 2075.4;CINTAS CORPORTATION (PW) ,P&R: SUPPLIES, 102.81;CITY OF MURRAY  
,CITY: SERVICES, 2681.79;CITY OF OSCEOLA ,P&R: SERVICES, 600;CITY OF WOODBURN  
,CITY: SERVICES, 893.93;CLARKE COUNTY ANIMAL SHELTER ,CITY: SERVICES, 2000;  
COLLECTION SERVICE CENTER ,CHILD SUPPORT, 1781;CRESTON PUBLISHING COMPANY  
,CITY: PUBLICATION, 616.74;CULLIGAN ,POLICE: SERVICES, 33;D & D PEST CONTROL ,CITY:  
SERVICES, 80;DAIDA ,CITY: SERVICES, 374.85;DON'S JONS ,CITY: SERVICES, 205;UST PROS  
JANITORIAL ,WWTP: SERVICES, 550;ECOSYSTEMS INC ,WWTP: SERVICES, 2550;EFTPS  
,FEDERAL WITHHOLDING, 37865.03;ELECTRIC PUMP ,WWTP: SUPPLIES, 2807.17;ELLIOTT OIL  
CO. ,FIRE: FUEL, 305.96;FAREWAY STORES ,POLICE: SUPPLIES, 81.44;FERRELLGAS  
,AIRPROT: UTILITIES, 482.3;FIRST NATIONAL BANK ,CITY: SERVICES, 86;FLEETSIE FORD  
,POLICE: SERVICES, 2871.42;GALLS LLC ,FIRE: SUPPLIES, 866.44;GILBERTS TRUE VALUE  
HOME CENTER ,GOLF COURSE: SUPPLIES, 417.92;HARD ROCK CAR WASH ,POLICE:  
SERVICES, 200;HIGHWAY LUMBER ,CITY: SUPPLIES, 5444.59;HY-VEE ,POLICE: SERVICES,  
5809;HY-VEE FOOD STORES ,FIRE: SUPPLIES, 295.86;IMWCA ,CITY: SERVICES, 8262;  
INFOMAX OFFICE SYSTEMS ,CITY: SERVICES, 87.12;INTOXIMETERS ,POLICE: SUPPLIES, 280;  
IOWA LAW ENFORCEMENT ACADEMY ,POLICE: SERVICES, 175;IOWA STATE UNIVERSITY  
,CITY: SERVICES, 240;IOWA.GOV ,GOLF COURSE: SERVICES, 1170;IPERS ,MONTHLY  
CONTRIBUTION, 26811.08;J P AUTO ,STREET; SUPPLIES, 1068.16;JIM'S SANITATION& TRUCK  
REPAIR ,CITY: SERVICES, 38721.56;JOHNSTON OSCEOLA HOLDINGS ,SER, 230;KD TIRES LLC  
,WWTP: SERVICES, 25;KEL TEK INC ,POLICE: SERVICES, 339;MAINSTAY SYSTEMS OF IOWA  
LLC ,POLICE: SERVICES, 177;MEDIACOM ,CITY: UTILITIES, 464.9;MENARDS ,CITY: SUPPLIES,  
1571.06;MET LIFE ,WATER: INSURANCE, 4343.72;MICROBAC LABORATORIES INC ,WWTP:  
SERVICES, 3594.35;MIDLAND DRYWALL FINISHES LLC ,CITY: SERVICES, 12900;MIDWEST  
BREATHING AIR SYSTEMS ,FIRE: SERVICES, 1225.2;MIDWEST OFFICE TECH. CO. ,FIRE:  
SERVICES, 53.8;MILLER PRODUCTS ,REFUND, 150;MUTUAL OF OMAHA ,LIE INSURANCE,  
356.24;NEW PIG ,FIRE: SUPPLIES, 248.23;NORTH CENTRAL LABORATORIES OF WISCONSIN  
,WWTP: SUPPLIES, 1439.06;O'REILLY AUTOMOTIVE INC. ,POLICE: SUPPLIES, 19;OSCEOLA  
FARM & HOME ,P&R: SUPPLIES, 572.52;OSCEOLA WATER WORKS ,CITY: UTILITIES, 382.99;  
REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 2900;RYCHNOVSKY  
LAWN & LANDSCAPE ,GOLF COURSE: SERVICES, 90;SECRETARY OF STATE PAUL PATE  
,POLICE: SERVICES, 30;SIRCHIE ,POLICE: SERVICES, 111.18;SNYDER & ASSOCIATES ,CITY:  
SERVICES, 6390;SOLUTIONS ,POLICE: SUPPLIES, 634.57;SPOKE COMMUNICATIONS LLC  
,CITY: SERVICES, 300;TREASURER ST. OF IOWA ,STATE INCOME TAX, 6367;US CELLULAR  
,CITY: UTILITIES, 956.15;USA BLUEBOOK ,WWTP: SUPPLIES, 275.58;VEENSTRA & KIMM INC.  
,CITY: SERVICES, 101850.95;WELLMARK - CITY OF OSCEOLA ,CITY: SERVICES, 77653.56;  
WINDSTREAM ,STREET: UTILITIES, 849.11; ,Grand Total , 391199.15;Eft Numbers: 001312-001325 ,,  
,;Check Numbers: 302269-302336 , ,;Fund Recap: , ,;1 ,General , 102386.32;33 ,Golf Course, 5502.44;  
101 ,Insurance, 8262;110 ,Road Use Tax , 20264.27;112 ,Employee Benefits, 28175.47;313 ,Trade House  
Building , 20558.19;315 ,Downtown streetscpae, 26176.07;321 ,Recircilation , 75606.88;600 ,Water,  
379.79;610 ,Waste Water, 26234.16;800 ,Health Insurance, 77653.56; ,Grand Total , 391199.15;

There being no further business, motion by Fotiadis and second by Bahls to adjourn the meeting at 7:50 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](http://osceolaia.net)

UNOFFICIAL