

OSCEOLA CITY COUNCIL

Tuesday, August 19, 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, August 19, 2025 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Council Jose Vargas at 7:02 PM Mayor Thoams Kedley arrived at 7:06 pm. With the following present: Council Members: Thomas Bahls and Luci Sullivan. George Fotiadis and Sonya Hicks absent at the start of the meeting. City Staff present were Ty Wheeler–City- Administrator, Britanee Case – City Clerk, Marty Duffus – Police Chief and Shane Selsor. All Council Meetings are streamed on the City's Website during Council meeting. The following were at the meeting: Andrew Clark, Floyd Tabor, and others that did not sign in.

Motion by Bahls and second by Sullivan to approve the agenda.

Mayor Kedley arriving at 7:06 PM.

Randy Johnson with Veenstra and Kim update Council on the downtown project and answer any of their questions.

Mayor update on various projects/activities.

Motion by Sullivan and second by Vargas to approve Appointment of Brian Glenn to the Osceola Library Board to complete the unexpired term for Melanie Boyd (expires 12/31/25); roll call vote: Sullivan, aye; Bahls, aye; Vargas, aye; motion carried.

George Fotiadis arrived at 7:15 PM

Floyd Tabor update Council on the fly-in and the memorial bench dedication update. No action was taken at this time.

Motion by Bahls and second by Fotiadis to approve the special events permit the Osceola Chili Cook Off and Street Party sponsored by Hotel Osceola, LLC. Roll call vote: Fotiadis, aye, Sullivan, aye; Bahls, aye; Vargas, aye; motion carried.

Randy and Libby with Veenstra Kim update Council on the status of the Waste Water Treatment Plant Project and any questions Council may have.

Sonya Hicks arrived at 7:23 PM.

Motion by Sullivan and second by Hicks to amend the agreement to include time and material not to exceed within the agreement with Veenstra and Kim; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve the amended agreement with Veenstra & Kimm for the Engineering Services Agreement for the NPDES Permit Reissuance. Roll call vote; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Fotiadis and second by Hicks to secure the funds for the abatement and demolition of 216 S Fillmore; roll call vote; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Sullivan and second by Hicks to send the Warren Park lighting request to the Park and Rec Board; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Motion by Sullivan and second by Hicks to approve resolution 2025-34 removal of dead/diseased tree at 624 N Fillmore; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried

Resolution 2025-34:

RESOLUTION ORDERING REMOVAL OF DEAD/DISEASED TREES

WHEREAS, Chapter 151 of the City of Osceola Code of Ordinances establishes a procedure to remedy dead and diseased trees in the City of Osceola; and, WHEREAS, the property at 624 N Fillmore in the City of Osceola has a dead/diseased tree that poses a risk to the adjacent properties; and, WHEREAS, the owners of the property were served a notice stating their tree needed to be removed within 14 days from receipt of the notice; and, WHEREAS, the owners have failed to comply with the notice; and, NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Osceola hereby orders the trees to be removed pursuant to Chapter 151.06 (2); and, FURTHERMORE, BE IT RESOLVED the City Clerk is hereby ordered to assess the cost of the tree removal against each respective property.

Motion by Fotiadis and second by Vargas to approving resolution 2025-35 update our zoning map: roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Vargas, aye; motion carried.

Resolution 2025-35:

RESOLUTION UPDATING ZONING MAP WHEREAS, the City Council of the City of Osceola may cause, by ordinance amendments to the zoning districts of the City of Osceola; and, WHEREAS, the boundaries of these zoning districts are hereby established as shown on a map entitled “Zoning Map” pursuant to Chapter 166.01 (2) of the City Code of Ordinances; and, WHEREAS, recent zoning changes and annexation actions have provided cause for an update to the Zoning Map; BE NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Osceola, Iowa hereby adopts the following Zoning Map: (See at City Hall)

Motion by Fotiadis and second by Hicks to approve resolution 2025-36 updating the city of Osceola title VI documents; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; Bahls, aye; Vargas, aye; motion carried.

Resolution 2025-36

RESOLUTION UPDATING THE CITY OF OSCEOLA TITLE VI DOCUMENTS

WHEREAS, Title VI of the Civil Rights Act of 1964 is the federal law that protects individuals and groups from discrimination on the basis of their race, color, and national origin in programs and activities that receive federal financial assistance.

WHEREAS, the Federal Highway Administration's (FHWA) reference to Title VI includes other civil rights provisions of federal statutes and related authorities to the extent that they prohibit discrimination in programs and activities receiving federal financial assistance.; and, WHEREAS, A subrecipient is an entity or person that indirectly receives federal financial assistance to implement a program or activity, which subjects them to Title VI compliance responsibilities and, WHEREAS, the City of Osceola is a subrecipient of FHWA funds through the Statewide Transportation Alternatives Set-Aside Program for the West Clay Street Trail Extension over I-35 project; and, WHEREAS, the City of Osceola is required to update its Title VI documents; NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Osceola, Iowa adopts the following Title VI policies:

- 1) Title VI Non-Discrimination Agreement Iowa DOT
- 2) United States Department of Transportation Standard Title IV/Non-Discrimination Assurances DOT Order No. 1050.2A

Motion by Fotiadis and second by Bahls approving Regarding Rescheduling the First Council Meeting in September to Wednesday, September 3rd at 7:00 pm. Roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, 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 at this time.

Had nothing to report at this time.

Motion by Fotiadis and second by Vargas to approve the Consent Agenda: . Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance

- b. Council Minutes: August 5th
- c. Liquor License: Hy-Vee Store (LE000433); Hy-Vee Fast & Fresh (LE0003327); Cuban Flavor (New); Lucky Wife Wine Slushies (Latino festival); La Corona (LC0046605)
- d. Pay Estimate 8, Central Business District Project, \$275,807.64
- e. Pay Estimate 41, Contract 1, WWTP, \$135,840.00

The Following Claims:

Name ,Invoice Desc, Check Amount;

ACCESS SYSTEM ,LIBRARY: SERVICES, 212.29;ACE HARDWARE #697 ,GOLF COURSE: SUPPLIES, 189.85;ADAM SMITH ,MED, 3.22;AGRIVISION ,P&R: SUPPLIES, 31.06;ALLIANT ENERGY ,STREET: UTILITIES, 22577.09;AMAZON CAPITAL SERVICES ,GOLF COURSE: SUPPLIES, 68.58;ANDY WALKER ,MED, 13.45;ANKENY MEDICAL PARK ,MED, 4417.14;ARNOLD PETTRY ,MED, 5.49;ARNOLD PETTRY ,MED, 1.46;ARNOLD PETTRY ,MED, 7.07;ARROWHEAD FORENSICS ,POLICE: SUPPLIES, 296.18;AUTUMN RIDGE ,CITY: TIF, 12906.37;BAUER BUILT ,POLICE: SUPPLIES, 518.32;BOONE COUNTY HOSPITAL ,MED, 981.26;BRANDON PATTERSON ,MED, 19.42;BRITANEE WARD ,MED, 2.33;BRITANEE WARD CASE ,MED, 5.51;BRITANEE WARD-CASE ,MED, 5.08;BRITANEE WARD-CASE ,MED, 2.52;CARD SERVICES - CITY CREDIT ,CITY: SUPPLIES/SERVICES, 1217.99;CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 2772.62;CENTRAL IOWA HOSP ,MED, 4.47;CENTRAL IOWA HOSPIT ,MED, 1.71;CENTRAL IOWA HOSPITAL ,MED, 6.76;CHALLENGER TEAMWEAR ,P&R: SUPPLIES, 1015.77;CINTAS CORPORTATION (PW) ,STREET: SUPPLIES, 96.84; CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES, 85.42;CITY ,FLEX, 763.8;CITY ,FLEX, 4.09;CITY OF OSCEOLA ,FLEX, 39.27;CITY OF OSCEOLA ,FLEX, 164.62;CITY OF OSCEOLA ,FLEX, 50;CITY OF OSCEOLA ,FLEX, 98.42;CLARKE CO AUDITOR ,POLICE: SERVICES, 37903.95;CLARE CO HOSPITAL ,MED, 2210.86;CLARKE CO HOSPITAL ,MED, 0.94;CLARKE CO RECORDER ,CITY: SERVICES, 49;CLARKE COUNTY ANIMAL SHELTER ,CITY: SERVICES, 2000;CLARKE COUNTY HOSP ,MED, 39.92;CLARKE COUNTY HOSPITAL ,MED, 216.24;CLARKE COUNTY HOSPITAL ,MED, 1041.76;CLARKE ELECTRIC COOP ,WWTP: UTILITIES, 11624.86;CONTINENTAL RESEARCH CORP. ,P&R: SUPPLIES, 494.36;CORE-MARK US LLC ,GOLF COURSE: SUPPLIES, 1993.02;CURTUS JACOBSEN ,MED, 1.28;DANIELS LAND SURVEYING ,CITY: SERVICES, 785;DES MOINES ORTHOPA SUR ,MD, 68.81;DES MOINES ORTHOPAEDIC ,MED, 650.67;DES MOINES REGISTER ,LIBRARY: SERVICES, 104.98;DES MOINES RIVER PHYSICIA ,MED, 81.78;DIRECTV ,AIRPORT: UTILITIES, 196.43;DON'S JONS ,P&R: SERVICES, 190;DUST PROS JANITORIAL ,CITY: SERVICES, 4173.25;EARNEST PETTIT ,FLEX, 102.53;EARNEST PETTIT ,FLEX, 25;EARNEST PETTIT ,MED, 8.8;EARNEST PETTIT ,FLEX, 16.2;ELLIOTT OIL CO. ,FIRE: FUEL, 132.76;FAREWAY STORES ,POOL: SUPPLIES, 197.79;FAREWAY STORES - HANDWRITTEN ,GOLF COURSE: SUPPLIES, 546.98;FLEETSIDE FORD ,POLICE: SERVICES, 77.9;GARRY POTTER ,MED, 1.61;GARRY POTTER ,MED, 7.63;GARRY POTTER ,MED, 4.74;GILBERT HOME COMFORT ,POOL: SERVICES, 7885;GLOBAL PAYMENTS ,CITY: SERVICES, 369.61;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 445.94;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 677.05;GOLF CARS OF IOWA ,GOLF COURSE; SERVICES, 1500;GRIMES ASPHALT & PAVING CORPORATION ,STREET: SUPPLIES, 1317.5;HEARTLAND - CC GOLF COURSE ,GOLF COURSE: SERVICES, 863.92;HIGHWAY LUMBER ,P&R: SUPPLIES, 292.89;HOSTIOWA.NET ,CITY: SERVICES, 1633;HY-VEE FOOD STORES ,WWTP: SUPPLIES, 228.49;IDEAL READY MIX CO. ,GOLF COURSE: SERVICES, 710;INTERNAL REVENUE SERVICE ,CITY: SERVICES, 146.12;IOWA DEPARTMENT OF REVENUE ,CITY: SALES TAX, 8352.34;IOWA FIREFIGHTERS ASSOCIATION ,FIRE: SERVICES, 21;IOWA LAW ENFORCEMENT ACADEMY ,POLICE: SERVICES, 70;IOWA PATHOLOGY ASSOC ,MED, 6.43;IOWA PATHOLOGY ASSOC ,MED, 17.28;IOWA RADIOLOGY ,MED, 7.04;IOWA RADIOLOGY ,MED, 122.22;IOWA RADIOLOGY ,MED, 88.83;IOWA RADIOLOGY ,MED, 31.62;J P AUTO ,STREET: SUPPLIES, 657.77;JOHNSON BROTHERS OF IOWA ,GOLF COURSE: SUPPLIES, 747;JOHNSON BROTHERS OF IOWA ,GOLF COURSE: SUPPLIES, 416.35;KD TIRES LLC ,POLICE: SERVICES, 260;KEG 1 IOWA ,GOLF COURSE: SUPPLIES, 454.56;LABCORP HOLDINGS ,MED, 4.1;LINDA PERSELS ,AIRPORT: REIMB, 1461.36;MARTIN DUFFUS ,MED, 3.88;MARTIN DUFFUS ,MED, 2.8;MARTIN DUFFUS ,MED, 2.92;MARTIN DUFFUS ,MED, 11.12;MAYO CLINIC ROCH ,MED, 41.68;MEDIACOM ,GOLF COURSE: UTILITIES, 767.32;MET LIFE ,WATER: INSURANCE, 960.76;MICHAEL SMITH ,MED, 44.2;MICHAEL SMITH ,MED, 52.23;MICHAEL SMITH ,MED, 50;MICHAEL SMITH ,MED, 25;MICRO MARKETING LLC ,LIBRARY: SUPPLIES, 25.6;MICROBAC LABORATORIES INC ,WWTP: SUPPLIES, 5511.89;MIDWEST OFFICE TECH. CO. ,POLICE: SERVICES, 52.69;MIKE FRY ,MED, 1.83;MIKE FRY ,MED, 1.81;MIKE FRY ,MED, 1.86;MTI DISTRIBUTING INC ,GOLF COURSE: SUPPLIES, 982.08;O'REILLY AUTOMOTIVE INC. ,CEMETERY: SUPPLIES, 21.99;ORTHOPAEDIC OUTPAITEN ,MED, 2247.36;OSCEOLA FARM & HOME ,STREET:

SUPPLIES, 297.77;PATRICIA SNYDER ,MED, 1.26;PATRICIA SNYDER ,MED, 11.9;PAYROC LLC ,CITY: SERVICES, 63.01;PEPSICO BEVERAGE SALES LLC ,GOLF COURSE: SUPPLIES, 386.19;PITNEY BOWES ,CITY: POSTAGE, 199.92;POOL TECH ,POOL: SUPPLIES, 4622.71;REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 3812.6;ROBBINS LAWN SERVICE LLC ,AIRPORT: SERVICES, 1391.35;SERVICE TECHS INC ,P&R: SUPPLIES, 1067.82;SHANE SELSOR ,MED, 1.18;SHANE SELSOR ,MED, 3.71;SHANE SELSOR ,MED, 1.32;SHANE SESLOR ,MED, 5.49;SHANE TAYLOR ,MED, 1.89;SHAWN HANDSAKER ,MED, 3.49;SHAWN HANDSAKER ,MED, 7.95;SIRWA ,AIRPORT: UTILITIES, 72;SOLUTIONS ,POLICE: SUPPLIES, 1100.87;SPENCER MUNICIPAL HOSPIT ,MED, 33.76;SPORT WADE INC. ,WWTP: SERVICES, 907.28;STATE HYGENIC LABORATORY-AR ,POOL: SERVICES, 15.5;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 790.28;TAYLOR ANDREW ,MED, 50;TAYLOR ANDREW ,MED, 9.55;TAYLOR ANDREW ,MED, 5.23;TEESNAP ,GOLF COURSE: SERVICES, 765.58;TIMBER RIDGE COUNTRY MARKET ,GOLF COURSE: SUPPLIES, 25;TK CONCRETE ,CITY: PROJECT, 428556.53;TK CONCRETE ,CITY: PROJECT, 275807.64;US CELLULAR ,LIBRARY: UTILITIES, 297.9;WEISS CONSTRUCTION COMPANY LLC ,WASTE WATER: PROJECT, 135840;WELLMARK - CITY OF OSCEOLA ,CITY: INSURANCE, 79806.43;WELLMARK - CITY OF OSCEOLA ,CITY: INSURANCE, 79806.43;WINDSTREAM ,DEPOT: UTILITIES, 450.37;WINDSTREAM - FIBER ,CITY: UTILITIES, 181.68;ZIMCO SUPPLY CO. ,GOLF COURSE: SUPPLIES, 110; ,Grand Total , 1170642.55;Check Numbers: 303427-303492 ,, ;Efts: 01545-01566 ,, ;Health Insurance Checks: 1692-1755 ,, ;Fund Recap: ,, ;1 ,General, 89843.43;33 ,Golf Course, 12511.02;110 ,Road Use Tax, 11367.27;135 ,Urban Renewal, 12906.37;315 ,Downtown Project, 704364.17;317 ,Waste Water Project, 135840;610 ,Waste Water, 29076.29; 800 ,Health Insurance, 174734; ,Grand Total , 1170642.55;

July 2025 Revenues:

1, General, 160406.18; 33, Golf Course, 44998.66; 101, Liability Insurance, 2460.47; 110, Road Use Tax , 60535.86; 112, Employee Benefits, 6122.28; 115, LOST Reservoir , 133857.54; 116, Hotel/Motel Tax , 40165.89; 200, Debt , 6431.94; 312, CDBG CVD Façade, 500; 313, High School Trades, 10000; 317, Sewer Plant, 7000.06; 325, O-Hi Program, 100000; 502, Police Forfeiture , 10.17; 504, 505, Expandable Library , 1481.61; 610, Sewer , 56; 800, Self Insurance , 84553.67; Grand Total , 658580.33;

There being no further business, motion by Fotiadis and second by Bahls to adjourn the meeting at 8:24 PM. All voting aye, motion carried.

Thomas J. Kedley – Mayor

Attest:

Britanee Ward- Case – City Clerk

Website: osceolaia.net