

## OSCEOLA CITY COUNCIL

Tuesday, October 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, October 7, 2025 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley at 7:00 PM. With the following present: Council Members:, Sonya Hick, Thomas Bahls, Luci Sullivan and Jose Vargas (via phone). George Fotiadis was absent. City Staff present were Ty Wheeler–City- Administrator, Britanee Case – 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: Floyd Tabor, Ronnie Decker, Andrew Clark, Tobin Jacks,

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

Ronnie Decker informed council on the various concerns regarding wind turbines in the community. Floyd Taber update council on the Kimball's bench at the airport and then had concerns regarding downtown project and cross walks being painted.

Mayor update on various projects/activities.

Randy Johnson with Veenstra & Kim update council on the Central Business District Project.

Motion by Sullivan and second by Hicks to authorize staff to execute the consent order with the DNR; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Bahls and second by Vargas to approve the special events permit for the Wine and Spirits; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Bahls and second by Hicks to approve the second reading of the Ordinance Vacating the North/South Alley abutting and Adjacent to 216 E McKinley; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Bahls and second by Hicks to waive the third reading of the Ordinance 690 Vacating the North/South Alley abutting and Adjacent to 216 E McKinley; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

### **Ordinance 690:**

AN ORDINANCE PROVIDING FOR THE VACATION AND CONVEYANCE OF AN ALLEY IN THE CITY OF OSCEOLA, IOWA. BE IT ORDAINED by the City council of Osceola, Iowa: SECTION I. PURPOSE. The purpose of this Ordinance is to vacate and convey the described alley and thereby relieve the City of Osceola, Iowa, of the responsibility of its maintenance and supervision, and to promote the orderly development of Osceola, Iowa. SECTION II. FACTS FOUND

The Council of the City of Osceola, Iowa hereby makes the following findings:

- a. The described street is not needed for the use of the public.
- b. The street is presently not open and it would be better used if vacated and conveyed to the adjourning landowners.
- c. The vacation of said street will not deny owners of property abutting on the street reasonable access to their property.
- d. The City Council has published notice of the intended vacation once in a newspaper published in and having general circulation in the City and said publication appearing not less than four nor more than twenty days before the date set for the hearing.
- e. The abutting landowners have petitioned the City Council to vacate and convey said area
- f. There have been no objections filed in City Hall or with any city personnel.
- g. The City will retain a utility easement.

SECTION III. VACATION The following described alley is hereby declared vacated:

All of the North/South Alley Abutting and Adjacent to Lots 3 & 4 in Block 4 of the Robinson's Addition SECTION IV. CONVEYANCE This Ordinance hereby authorizes conveyance of said property to the adjoining proprietors by Quit Claim Deed. Any and all Quit Claim Deeds executed by the said Mayor and City Clerk subsequent to the effective date of this date of this Ordinance, conveying, or purporting to convey, all or any portion of the alley vacated herein, shall be conclusively presumed to be a conveyance to an eligible purchaser of the named grantee to so purchase said land and shall not be subject to attack nor contesting. It is solely the responsibility of the petitioners to have said property surveyed, and arrange for the drafting, execution, and recording of all applicable legal documents.

Motion by Bahls and second by Sullivan to approve the second reading of Amending Chapter 62.13 titled Engine Brakes and Compression Brakes; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, 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.

Sullivan update council on the lights around Warren Park. No one Council members had anything to report at this time.

Motion by Bahls and second by Hicks to approve the Consent Agenda:

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: September 16<sup>th</sup>
- c. Liquor License: Family Dollar (LG0000564); Lucky Wife Wine Slushies ( Wine Walk); Osceola Travel Plaza BP(LG0001169); Polit Travel Center (LG0001183); Osceola Chamber (Wine Walk)
- d. Pay Estimate 42, WWTP Contract 1, \$122,736.00
- e. Pay Estimate 6, WWTP Contract 5, \$107,261.00
- f. Change Order 1, WWTP Contract 5, -\$10,365.00 (deduct)

The Following Claims:

Name ,Invoice Desc, Check Amount;

ACE HARDWARE #697 ,P&R: SUPPLIES, 235.22;AFLAC ,Employee Deductions, 28.92;AGRILAND FS - MURRAY ,P&R: SUPPLIES, 50.79;AHLERS & COONEY PC ,CITY: SERVICES, 805;ALLIANT ENERGY ,CITY: UTILITIES, 14258.95;AMAZON CAPITAL SERVICES ,GOLF COURSE: SUPPLIES, 129.38;ANDREW CONSTRUCTION CO. ,STREET: SUPPLIES, 13379.35;AT & T ,POLICE: UTILITIES, 580.99;AXON ENTERPRISE INC ,POLICE: SERVICES, 895;BEARING HEADQUARTERS CO ,WWTP: SERVICES, 745.3;BSN SPORTS INC ,P&R: SUPPLIES, 706.22;BUD JONES CONSTRUCTION ,CITY: SERVICES, 10240.14; CARD SERVICE CENTER ,FIRE: SUPPLIES/SERVICES, 1635.1;CARD SERVICES - CITY CREDIT ,CITY: SERVICES, 311.39;CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 2811.14;CENTRAL PUMP & MOTOR LLC ,WWTP: SERVICES, 1545.3;CHARITON VALLEY PLANNING & DEVELOPMENT COUNCIL ,CITY: SERVICES, 951.33;CHESNUT LAWN & LANDSCAPE ,STREET: SERVICES, 1568; CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES, 85.42;CIT SEWER SOLUTIONS ,WWTP: SERVICES, 10884.9;CITY ,FLEX, 193.08;CITY OF MURRAY ,CITY: SERVICES, 2974.17;CITY OF OSCEOLA ,P&R: SERVICES, 600;CITY OF WOODBURN ,CITY: SERVICES, 991.39;CLARKE CO. TREASURER ,CITY: TAXES, 57;CLARKE COUNTY ANIMAL SHELTER ,CITY: SERVICES, 2000; CLARKE ELECTRIC COOP ,AIRPORT: UTILITIES, 40;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 1145.32;COMMUNICATIONS SOLUTIONS ,CITY: SERVICES, 645;CONTINENTAL RESEARCH CORP. ,P&R: SUPPLIES, 532.87; CORE-MARK US LLC ,GOLF COURSE: SUPPLIES, 684.64;COUNTRY CONCRETE ,STREET: SERVICES, 750;CRESTON PUBLISHING COMPANY ,CITY: PUBLICATION, 1372.11;CULLIGAN ,POLICE: SERVICES, 20.63;D & D PEST CONTROL ,CITY: SERVICES, 80;DAIDA ,CITY: SERVICES, 374.85;

DON'S JONS ,P&R: SERVICES, 570;EARNEST PETTIT ,FLEX, 25;ECHO ELECTRIC SUPPLY ,CITY: SUPPLIES, 225.42;EFTPS ,FEDERAL WITHHOLDING, 41846.19;ELECTRIC PUMP ,WWTP: SERVICES, 3521.15;ELLIOTT OIL CO. ,FIRE: FUEL, 166.25;EXCEL MECHANICAL CO INC ,POLICE: SERVICES, 954;FAREWAY STORES ,GOLF COURSE: SUPPLIES, 640.43;FINE LINE LAWN CARE ,LIBRARY: SERVICES, 180;FIRE SERVICE TRAINING BUREAU ,FIRE: SERVICES, 50;FLEETSIDE FORD ,POLICE: SERVICES, 1784.43;GLOBAL PAYMENTS ,POLICE: SERVICES, 71.29;GLOBAL PAYMENTS ,CITY: SERVICES, 139.15;GLOBE LIFE LIBERTY NATIONAL DIVISION ,LIFE INSURANCE PRETAX, 679.08;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 231.1;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 460.68;GRAINGER ,WWTP: SUPPLIES, 47.03;GRIMES ASPHALT & PAVING CORPORATION ,STREET: SUPPLIES, 5382.79;HIGHWAY LUMBER ,AIRPORT: SUPPLIES, 229.46;HOTSY CLEANING SYSTEMS ,STREET: SUPPLIES, 352.8;HY-VEE FOOD STORES ,FIRE: SUPPLIES, 447.06;IDEAL READY MIX CO. ,STREET: SERVICES, 1420;IMFOA ,CITY: SERVICES, 175;IMWCA ,CITY: INSURANCE, 3221;INFOMAX OFFICE SYSTEMS ,CITY: SERVICES, 67.84;IOWA DEPARTMENT OF PUBLIC SAFETY ,POLICE: SERVICES, 1807.5;IOWA ONE CALL ,CITY: SERVICES, 81;IPERS ,MONTHLY CONTRIBUTION, 29799.6;J P AUTO ,FIRE: SUPPLIES, 227.86;JIM'S SANITATION& TRUCK REPAIR ,CITY: SERVICES, 39217.2;JJ BLAKER LLC ,GOLF COURSE: SERVICES, 2000;JOHNSON BROTHERS OF IOWA ,GOLF COURSE: SUPPLIES, 366.85;KD TIRES LLC ,CEMETERY: SERVICES, 260;KEG 1 IOWA ,GOLF COURSE: SUPPLIES, 354.8;LAURIE PAGE ,REIMB, 25;LOGAN CONTRACTORS SUPPLY ,STREET: SUPPLIES, 801;MAINSTAY SYSTEMS OF IOWA LLC ,POLICE: SERVICES, 177;MEDIACOM ,DEPOT: UTILITIES, 801.19;MET LIFE ,CITY: INSURANCE, 4940.78;MICROBAC LABORATORIES INC ,WWTP: SERVICES, 3440.26;MIDWEST BREATHING AIR SYSTEMS ,FIRE: SERVICES, 203.75;MIDWEST OFFICE TECH. CO. ,FIRE: SERVICES, 30.5;MUTUAL OF OMAHA ,CITY PORTION LIFE INSURANCE, 580.65;NORTH CENTRAL LABORATORIES OF WISCONSIN ,WWTP: SUPPLIES, 528.54;NORTHLAND PRODUCTS COMPANY ,STREET: SUPPLIES, 2474.31;O'REILLY AUTOMOTIVE INC. ,POLICE: SUPPLIES, 7.01;OSCEOLA FARM & HOME ,WWTP: SUPPLIES, 1556.48;OSCEOLA WATER WORKS ,GOLF COURSE: UTILITIES, 7170.12;PEPSICO BEVERAGE SALES LLC ,GOLF COURSE: SUPPLIES, 413.67;PITNEY BOWES ,CIT: POSTAGE, 502.25;PODIUM INK ,P&R: SUPPLIES, 915;RELIANT FIRE APPARATUS INC. ,FIRE: SERVICES, 11000.39;RICHARD THOMAS ,FUEL, 150.04;ROBBINS LAWN SERVICE LLC ,AIRPORT: SERVICES, 834.81;SCHILDBERG CONST. CO. ,STREET: SUPPLIES, 4540.24;SNYDER & ASSOCIATES ,CITY: SERVICES, 10250;SOLUTIONS ,FIRE: SUPPLIES, 3905.86;SPOKE COMMUNICATIONS LLC ,CITY: SERVICES, 300;SPORT WADE INC. ,WWTP: FUEL, 1042.01;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 498.64;TREASURER ST. OF IOWA ,STATE INCOME TAX, 4609.17;US CELLULAR ,CITY: UTILITIES, 975.99;VAN-WALL EQUIPMENT INC. ,P&R: SUPPLIES, 14283.03;VEENSTRA & KIMM INC. ,CITY: SERVICES, 98500.29;VERIZON ,FIRE: UTILITIES, 153.84;WASH & WEIGH ,CITY: SERVICES, 390;WELLMARK - CITY OF OSCEOLA ,CITY: INSURANCE, 79806.43;WINDSTREAM ,LIBRARY: UTILITIES, 174.63;WINDSTREAM ,CITY: UTILITES, 863.94;WINDSTREAM - FIBER ,CITY: UTILITIES, 338.29;ZIMCO SUPPLY CO. ,GOLF COURSE: SUPPLIES, 1966.5; ,Grand Total , 470462.47; EFTS: 001591-001609 ,, ;Check Numbers: 303628-303718 ,, ;Fund Recap: ,, ; 1 ,General , 129214.8;33 ,Golf Course, 21515.8;37 ,Projects , 24533.03; 101 ,Insurance, 3221;110 ,Street, 31953.62;112 ,Employee Benefits, 30452.71;313 ,Building Trade House, 225.42;315 ,Downtown Street , 51037.68;317 ,Sewer Plant, 47258.61;610 ,Waste Water, 50064.53;800 ,Health Insurance, 80985.27;

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

Motion by Hicks and second by Sullivan to enter into Closed Session Pursuant to Iowa Code Chapter 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; Vargas, aye; Sullivan, aye; Hicks, aye; Bahls, aye; motion carried. Motion by Bahls and second by Hicks to exit out of close session; roll call vote: Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Bahls and second by Hicks to set a public hearing for the disposal of city owned property for October 21<sup>st</sup>; roll call vote: Vargas, aye; Sullivan, aye; Hicks, aye; Bahls, aye; motion carried.

There being no further business, motion by Bahls and second by Hicks to adjourn the meeting at 8:40 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)

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