

OSCEOLA CITY COUNCIL

Tuesday, October 21, 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 21, 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: George Fotiadis, Sonya Hick, Thomas Bahls, Luci Sullivan, and Jose Vargas (via phone). 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: Ronnie Decker, Andrew Clark, Donnie McCuddin, and Stan Giza.

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

Ronnie Decker presented to Council various documents regarding wind tribunes and the importance of showing up to Board meetings if able to. There were no other public comments.

Mayor update on various projects/activities.

Motion by Fotiadis and second by Bahls to approve the amendment and authorization the submission of the Wastewater treatment facility effluent phase 1 chloride removal project; roll call vote: Vargas, aye; Fotiadis, aye; Hicks, aye; Sullivan, aye; Bahls, aye; motion carried.

Motion by Fotiadis and second by Bahls to authorize application to CCDC Funding for the O-Hi Program up to 50,000. Roll call vote: Vargas, aye; Fotiadis, aye; Hicks, aye; Bahls, aye; Sullivan, aye; motion carried.

Motion by Fotiadis and second by Bahls to send petition of Petition Vacating of the East/West Alley in Block 2 of the Howe's Addition (400 Block of E Clay/E Ayers) to Planning and Zoning Board; roll call vote: Fotiadis, aye; Vargas, aye; Hicks, aye; Bahls, aye; Sullivan, aye; motion carried.

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

Ordinance 692

AN ORDINANCE AMENDING THE CITY OSCEOLA CODE OF ORDINANCES PERTAINING TO ENGINE BRAKES AND COMPRESSION BRAKES.

BE IT ENACTED by the City Council of the City of Osceola, Iowa: SECTION 1. SECTION MODIFIED. Chapter 62.13 of the City of Osceola, Iowa Code of Ordinances is hereby amended by adding subsection 1: 1. Admitted violations imposed by this Code of Ordinances may be charged upon a simple notice of a fine payable at the office of the Police Department. The simple notice of a fine shall be in the amount of fifty dollars (\$50) for all violations. SECTION 2. 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

Motion by Fotiadis and second by Bahls to move first meeting in November to Wednesday November 5th at 7:00 PM; roll call vote: Fotiadis, aye; Bahls, aye; Vargas, aye; Hicks, aye; Sullivan, aye; motion carried.

Motion by Fotiadis and second by Bahls to approve resolution 2025-42 regarding amendment to the B-3 Interstate Commercial Zoning related to Auto Repair uses. Roll call vote; Vargas, aye; Fotiadis, aye; Bahls, aye; Hicks, aye; Sullivan, aye; motion carried.

Resolution 2025-42:

TO FIX A TIME AND A DATE FOR A PUBLIC HEARING REGARDING THE PROPOSED AMENDMENT TO THE B-3 INTERSTATE COMMERCIAL ZONING DISTRICT RELATED TO AUTO REPAIR USES. THE CITY COUNCIL OF THE CITY OF OSCEOLA, IA HEREBY RESOLVES that: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council meeting on Wednesday, November 5, 2025 at 7:00 PM to consider a proposed amendment to the B-3 Zoning District pertaining to auto repair uses. 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 Fotiadis and second by Hicks to open public hearing regarding disposal of 118 W Jefferson; roll call vote; Fotiadis, aye; Vargas, aye; Hicks, aye; Bahls, aye; Sullivan, aye; motion carried. There was one public comment. Motion by Fotiadis and second by Bahls to close public hearing; roll call vote; Fotiadis, aye; Bahls, aye; Vargas, aye; Hicks, aye; Sullivan, aye; motion carried.

There was no action regarding the close session.

Motion by Fotiadis and second by Bahls to authorize staff to negotiate and finalize the plans for the disposal of 118 W Jefferson; roll call vote; Vargas, aye; Fotiadis, aye; Bahls, aye; Sullivan, 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. Bahls suggested a tour with Coop sometime.

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: October 7th
- c. Liquor License: None
- d. Pay Estimate 10, Central Business District Project, \$402,936.32

The Following Claims:

Name ,Invoice Desc, Check Amount;

641 TECH ,LIBRARY: SERVICES, 52.5;ABDO LLP ,CITY: SERVICES, 6334;ACCESS SYSTEM ,LIBRARY: UTILITIES, 245;ACE HARDWARE #697 ,P&R: SUPPLIES, 6.99;AGRILAND FS - MURRAY ,P&R: FUEL, 452.81;ALLIANT ENERGY ,STREET: UTILITIES, 1457.16;AMAZON CAPITAL SERVICES ,CITY: SUPPLIES, 107.32;ANDREW HARVEY ,CITY: SERVICES, 53850;ANDY WALKER ,ANDY WALKER: MED, 4.1;ARNOLD PETTRY ,MED, 2.56;ARNOLD PETTRY ,ARNOLD PETTRY: MED, 2.71;ARNOLD PETTRY ,ARNOLD PETTRY: MED, 2.56; ARROW ENERGY ,AIRPORT: FUEL, 12278.99;ASSOCIATED ANTEH ,ASSOCIATED ANTEH: MED, 746.5;BEAU WHEELER ,SERVICES, 180;BEN DANLEY ,SERVICES, 120;BLAKELY TREE SERVICE ,STREET: SERVICES, 7012.5;BLUEGLOBES LLC ,AIRPORT: SUPPLIES, 333.05;BOYT HARNESS COMPANY ,CITY: SERVICES, 10000;BRITANEE WARD ,BRITANEE WARD: MED, 2.2;BUD JONES CONSTRUCTION ,WWTP: SERVICES, 57197.22;CARD SERVICES - CITY CREDIT ,CITY: SERVICES, 1193.44;CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 2861.1;CATHOLIC HEALTH ,CATHOLIC HEALTH: MED, 1.06;CATHOLIC HEALTH INIT ,CATHOLIC HEALTH INIT: MED, 8.59;CENTER POINT LARGE PRINT ,LIBRARY: SUPPLIES, 154.62;CENTRAL IOWA HOSP ,CENTRAL IOWA HOSP: MED, 15.71;CENTRAL IOWA HOSPIT ,CENTRAL IOWA HOSPIT: MED, 146.55;CENTRAL IOWA HOSPITAL ,CENTRAL IOWA HOSPITAL: MED, 291.39;CHESNUT LAWN & LANDSCAPE ,P&R: SERVICES, 4705;CINTAS CORPORTATION (PW) ,STREET: SUPPLIES, 241.17;CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES, 85.42;CITY ,CITY: FLEX, 25; CITY ,CITY: FLEX, 689.26;CITY ,CITY: FLEX, 193.08;CITY ,TWO FLEX ACCOUTNS, 112.19;CITY ,TYSON RUMLEY GARRETT COR, 147.42;CLARKE CO HOSPITAL ,CLARKE CO HOSPITAL: MED, 24.82;CLARKE CO HOSPT ,CLARKE CO HOSPT: MED, 26.66;CLARKE CO RECORDER ,CITY: SERVICES, 22;CLARKE COUNTY HOSPITAL ,CLARKE COUNTY HOSPITAL: MED,

504.96;CLARKE COYNT HOSPITAL ,MED, 333.66;CLARKE COYNT HOSPITAL ,CLARKE COYNT HOSPITAL: MED, 333.66;CLARKE ELECTRIC COOP ,AIRPORT: UTILITIES, 12369.04;CLARKE VOLLEYBALL ,SERVICES, 1100;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 572.66;CURTUS JACOBSEN ,CURTUS JACOBSEN: MED, 1.28;CURTUS JACOBSEN ,CURTUS JACOBSEN: MED, 1.28;DANIELS LAND SURVEYING ,CITY: SERVICES, 700;DARRON TONEY ,DARRON TONEY: MED, 50;DARRON TONEY ,DARRON TONEY: MED, 25;DARRON TONEY ,DARRON TONEY: MED, 50;DEENA SNYDER ,DEENA SNYDER: MED, 2.42;DES MOINES ORTHE SURG ,DES MOINES ORTHE SURG: MED, 39.43;DES MOINES ORTHOPEAD ,DES MOINES ORTHOPEAD: MED, 281.83;DES MOINES REGISTER ,LIBRARY: SERVICES, 54.99;DIRECTV ,AIRPORT: UTILITIES, 190.79;DONALD MCCUDDIN ,DONALD MCCUDDIN: MED, 50;DON'S JONS ,P&R: SERVICES, 380;DUST PROS JANITORIAL ,CITY: SERVICES, 2067.5;EARNEST PETTIT ,FLEX, 59.25;EARNEST PETTIT ,EARNEST PETTIT: MED, 22.53;EARNEST PETTIT ,EARNEST PETTIT: FLEX, 25;EARNEST PETTIT ,EARNEST PETTIT: FLEX, 30;EARNEST PETTIT ,EARNEST PETTIT: FLEX, 59.25;EFTPS ,FEDERAL WITHHOLDING, 20252.16;ETHAN DANLEY ,SERVICES, 225;FAREWAY STORES ,POLICE: SUPPLIES, 68.53;FINE LINE LAWN CARE ,LIBRARY: SERVICES, 180;FLEX ,CITY, 18.93;FLEX ,FLEX: CITY, 174.25; FLEX ,2 FLEX ACCTS, 18.93;GOLF CARS OF IOWA ,GOLF COURSE: SERVICES, 1500;GRANT FRY ,SERVICES, 270;GREATER REGIONAL MED ,GREATER REGIONAL MED: MED, 14.04;HEALTHTRACK OF LOUS ,HEALTHTRACK OF LOUS: MED, 38.83;HEALTHTRACK OF LOUS ,HEALTHTRACK OF LOUS: MED, 28.08;HIGHWAY LUMBER ,CITY: SUPPLIES, 634.15;HOTSY CLEANING SYSTEMS ,STREET: SERVICES, 362.17;HY-VEE FOOD STORES ,WWTP: SUPPLIES, 312.57;ICMA MEMBERSHIP RENEWAL ,CITY: DUES, 568.27;IDEAL READY MIX CO. ,STREET: SERVICES, 1514.13;IOWA DEPARTMENT OF REVENUE ,CITY: TAXES, 8725.44;IOWA FIRE EQUIPMENT COMPANY ,GOLF COURSE: SERVICES, 555;IOWA PATHOLOGY ASSOC ,IOWA PATHOLOGY ASSOC: MED, 6.28;IOWA RADIOLOGY ,IOWA RADIOLOGY: MD, 2.82;KIMBALL MIDWEST ,STREET: SUPPLIES, 297.54;KIRKHAM MICHAEL & ASSOCIATES ,AIRPORT: SERVICES, 1590.27;LABCORP ,LABCORP: MED, 5.04; LABCORP HOLDINGS ,LABCORP HOLDINGS: MED, 2.33;LINDA PERSELS ,AIRPORT; REIMB, 1529.66;MARTIN DUFFUS ,MARTIN DUFFUS: MED, 2.29;MARTIN DUFFUS ,MARTIN DUFFUS: MED, 2.36;MEDIACOM ,GOLF COURSE: UTILITIES, 989.76;MEDICAL CENTER ANES ,MEDICAL CENTER ANES: MED, 984;MET LIFE ,WATER: INSURANCE, 4852.18;MICHAEL SMITH ,MICHAEL SMITH: MED, 13.4;MICHAEL SMITH ,MED, 35;MICHAEL SMITH ,MICHAEL SMITH: MED, 27.4;MICHAEL SMITH ,MICHAEL SMITH: MED, 53.52;MICHAEL SMITH ,MICHAEL SMITH: MED, 35;MIDWEST ALARM SERVICES ,DEPOT: SERVICES, 1051.8;MIDWEST CURB GRINDING LLC ,CITY: SERVICES, 1092;MIDWEST OFFICE TECH. CO. ,POLICE: SERVICES, 83.19;MIKE FRY ,MIKE FRY: MED, 1.92;MIKE FRY ,MIKE FRY: MED, 1.85;ITCHERSON LLC ,WWTP: SERVICES, 789.76;ONE BILLING SOLUTIONS ,FIRE: SERVICES, 730;O'REILLY AUTOMOTIVE INC. ,P&R: SUPPLIES, 22.99;ORTHOPAEDIC PUT PAIT ,ORTHOPAEDIC PUT PAIT: MED, 3682.31;OSCEOLA FARM & HOME ,STREET: SUPPLIES, 53.06;OSCEOLA SELF STORE ,POLICE: SUPPLIES, 3400;PAYROC LLC ,CITY: SERVICES, 108.55;PRYOR CONCRETE CONSTRUCTION LLC ,CITY: SERVICES, 57805;QT POD ,AIRPORT: SERVICES, 1675;QUEST DIAGNOST ,QUEST DIAGNOST: MED, 1.75;QUEST DIAGNOSTIC ,QUEST DIAGNOSTIC: MED, 22.61;QUEST DIAGNOSTIC LLC ,QUEST DIAGNOSTIC LLC: MED, 6.91;QUEST DIAGNOSTICS ,MED, 4.17;QUEST DIAGNOSTICS ,QUEST DIAGNOSTICS: MED, 4.17;RELIANT FIRE APPARATUS INC. ,FIRE: SUPPLIES, 3859.64;REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 1975;SCHILDBERG CONST. CO. ,WWTP: SUPPLIES, 4489.91; SHANE SELSOR ,SHANE SELSOR: MED, 1.32;SHAWN HANDSAKER ,SHAWN HANDSAKER: MED, 1.47;SHAWN HANDSAKER ,SHAWN HANDSAKER: MED, 2.11;SIRCHIE ,POLICE: SUPPLIES, 284.59;SIRWA ,AIRPORT: UTILITIES, 67;SMITH'S SEWER SERVICE INC ,CITY: SERVICES, 568.75;SNYDER & ASSOCIATES ,CITY: SERVICES, 12300;SOLUTIONS ,LIBRARY: SUPPLIES, 789.94;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 537.31;TAYLOR ANDREW ,TAYLOR ANDREW: MED, 25;TAYLOR ANDREW ,TAYLOR ANDREW: MED, 25;TAYLOR ANDREW ,TAYLOR ANDREW: MED, 25;TEESNAP ,GOLF COURSE: SERVICES, 768.58;TERESA HAGEN ,REIMB, 178;TK CONCRETE ,CITY: PROJECT, 402936.32;TRUCK EQUIPMENT INC. ,STREET: SUPPLIES, 2684.7;UNIC OF IA CLAIMS ,UNIC OF IA CLAIMS: MED, 294.25;UNIV OF IA CLAIMS ,UNIV OF IA CLAIMS: MED, 8.72;UNIV OF IA CLAIMS PAYMENT ,UNIV OF IA CLAIMS PAYMENT: MED, 515.59;URIJAH FRY ,SERVICES, 270;US CELLULAR ,LIBRARY: UTILITIES, 148.95;USA BLUEBOOK ,WWTP: SUPPLIES, 848.85;VERIZON ,FIRE: UTILITIES, 70.96;WELLMARK - CITY OF OSCEOLA ,NOV INSURANCE, 78104.59;WEST LAKES MEDICAL ,MED, 149.6;WEST LAKES MEDICAL ,WEST LAKES MEDICAL : MED, 149.6;WINDSTREAM ,DEPOT: UTILITIES, 1569.31;WINDSTREAM - FIBER ,STREET: UTILITIES, 122.48; ,Grand Total , 810836.09;EFTS: 1610-1623 ,, ;Health Insurance Check: 01589-01840 ,, ;Checks: 303721-303789 ,, ;Fund Recap: ,, ;1 ,General, 58420.31;32 ,, ,27338;33 ,Golf Course, 5348.18;37 ,Capital Projects, 12300;110 ,Road Use Tax, 20830.44;112 ,Employee Benefits, 9637.07;135 ,TIF, 10000; 305 ,, 1590.27;313 ,Trade House, 85973.37;315 ,Downtown Projeet, 403505.07;325 ,O-HI Project, 53850;610 ,Waste Water, 32368.87;800 ,Health Insurance, 89674.51; ,Grand Total , 810836.09;

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

Thomas J. Kedley – Mayor

Attest:

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

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