

## OSCEOLA CITY COUNCIL

Tuesday, December 2, 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, December 2, 2025 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley in honor at 7:00 PM. With the following present: Council Members: George Fotiadis, Sonya Hicks Thomas Bahls, and Luci Sullivan. Jose Vargas 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: Dan Hooper, Brad Lampe, Amy Lampe, Rod Clark, Perry McWilliams, Ed Stoll, Andrew Clark, Ashleigh Eckels, Leslie Torres and others that did not sign in.

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

No one spoke during open forum.

Mayor update on various projects/activities.

Ashleigh Eckels and Leslie Torres updated council on Osceola Chamber Main Street programs and events.

Motion by Fotiadis and second by Bahls to open public hearing Regarding the Proposed Rezoning of Parcels in Block 1 and Block 6 of E Osceola (Bellevue Properties located off 200 Block of N Osceola); roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried. Brad and Lampe spoke about their concerns regarding water run off of the property towards their properties. Carly Hand update council on the work that has already taken place to limited the run off and her plans for the parcels with the rezoning. There was no other comments. Motion by Fotiadis and second by Bahls to close the public hearing; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Bahls to approve the first reading of Regarding the Proposed Rezoning of Parcels in Block 1 and Block 6 of E Osceola (Bellevue Properties located off 200 Block of N Osceola); roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Hicks to direct staff to investigate the migration of water run off in that block; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

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

Motion by Fotiadis and second by Sullivan to Reconsider the Proposed Amendment to the B-3 Interstate Commercial Zoning District Related to Auto Repair uses; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Bahls to open public hearing Conveyance of an Easement to Alliant Energy; roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Bahls, aye; motion carried. Floyd Taber had questions regarding the location of the utility work. There were no other comments. Motion by Fotiadis and second by Hicks to close the public hearing; roll call vote: Fotiadis, aye; Hicks, aye; Sullivan, aye; Bahls, aye; motion carried.

Motion by Fotiadis and second by Hicks to approve 2025-47 Authorizing the Conveyance of an Easement to Alliant Energy; roll call vote: Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

**Resolution 2025-47:**

A RESOLUTION APPROVING THE CONVEYANCE OF AN ELECTRIC LINE EASEMENT TO ALLIANT ENERGY (INTERSTATE POWER AND LIGHT COMPANY) WHEREAS, Alliant Energy, doing business in Iowa as Interstate Power and Light Company, has requested an Electric Line Easement across City-owned property identified as Parcel No. 00507, legally described as Lots 19, 20, 21, and 22 in Club North Estates, an Addition to the City of Osceola, Iowa; and WHEREAS, the proposed easement area is necessary to allow Alliant Energy to construct, operate, maintain, expand, and repair underground electric and telecommunications lines and associated equipment to improve system reliability and service in the area; and WHEREAS, the City Council has reviewed the requested easement documents, including the legal description and accompanying exhibit, and finds that granting the easement is in the best interest of the City and its residents; and WHEREAS, the City of Osceola is authorized to convey interests in real property following proper consideration and approval by the City Council. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osceola, Iowa, that: 1. The Electric Line Easement to Interstate Power and Light Company (Alliant Energy), as presented and attached hereto as Exhibit A, is hereby approved. 2. The Mayor is authorized to execute the easement on behalf of the City of Osceola, and the City Clerk is authorized to attest to the same.

Motion by Fotiadis and second by Hicks to approve the Federal-Aid Agreement for TAP-U-5772(607)-8I-20; roll call vote: Fotiadis, aye; Hicks, aye; Bahls, aye; Sullivan, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve 2025-48 Tax Abatement for 1783 240th Ave; roll call vote: Fotiadis, aye; Sullivan aye; Hicks, aye; Bahls, aye; motion carried.

**Resolution 2025-48:**

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 abuilding permit by the Zoning Administrator if required and not already secured.

Name	Property Address	Type of Improvement
NEW Coop Inc	1783 240th Ave	New Construction- Fertilizer Building

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.

Council had nothing to report at this time.

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

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: November 18<sup>th</sup>
- c. Liquor License: None

The Following Claims:

Name ,Invoice Desc, Check Amount;  
 ACE HARDWARE #697 ,STREET DEPT: SUPPLIES, 207.37; ADVANCED RADIOLOGY ,MED, 2.15;AFLAC ,Employee Deductions, 28.92;ALLIANT ENERGY ,CITY: STREET LIGHTS, 2891.72;ANA LANDEROS VASQUE ,MED, 25;BLAKELY TREE SERVICE ,STREET DEPT: SERVICES, 576875;BOB'S CUSTOM TROPHIES ,CITY: SUPPLIES, 172.95;BSN SPORTS INC ,PARK & REC: SUPPLIES, 646;BUD JONES CONSTRUCTION ,DOWNTOWN PROJECT: SERVICES, 16661.88;CARD SERVICE CENTER ,FIRE: SERVICES, 1341.61;CATHOLIC HEALTH ,MED, 4.76;CATHOLIC HEALTH INTI ,MED, 7.4;CENTRAL IOWA HOSPITAL ,MED, 0.93;CENTRAL IOWA HOSPT ,MED, 31.04;CLARKE CO AUDITOR ,CITY: SERVICES, 1377.76;CLARKE COUNTY ANIMAL SHELTER ,POLICE: SERVICES, 2000; CLARKE COUNTY ATTORNEY OFFICE ,POLICE: SERVICES, 220;CLARKE COUNTY HOSPITAL ,MED, 27.97;CLARKE COUNTY HOSPITAL ,MED, 16.18;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 286.33;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 286.33;

COLLECTION SERVICE CENTER ,CHILD SUPPORT, 286.33;CULLIGAN ,POLICE DEPT: SERVICES, 49.5;CURTUS JACOBSEN ,MED, 1.28;D & D PEST CONTROL ,CITY: SERVICES, 80;DARRON TONEY ,MED, 25;EARNEST PETTIT ,FLEX, 33.67;ECOSYSTEMS INC ,WWTP: SERVICES, 8300;EFTPS ,FEDERAL WITHHOLDING, 11039.83;EFTPS ,MEDICARE WITHHOLDING, 9742.01;EFTPS ,FEDERAL WITHHOLDING, 9879.15;EQUIPMENT MANAGEMENT COMPANY ,FIRE DEPT: SERVICES, 3438;FLEETSIDE FORD ,POLICE DEPT: SERVICES, 915.71;GALLS LLC ,POLICE: SUPPLIES, 147.31;GHOST PATCH CUSTOM ,POLICE DEPT: SERVICES, 1835;GLOBE LIFE LIBERTY NATIONAL DIVISION ,LIFE INSURANCE PRETAX, 679.08;HACH COMPANY ,WWTP: SUPPLIES, 1922;HEATLHTRACK RX OF LOU ,MED, 31.81;HIGHWAY LUMBER ,CITY: SUPPLIES, 15501.25;HOTSY CLEANING SYSTEMS ,STREET DEPT: SUPPLIES, 441;IOWA ONE CALL ,CITY: SERVICES, 87.3;IOWA ORTHOPAEDIC CEN ,MED, 174.9;IOWA PHYS CLINC MED FOU ,MED, 124.96;IOWA RADIOLOGY ,MED, 3.36;IPERS ,IPERS - MONTHLY CONTRIB, 28640.95;J P AUTO ,FIRE DEPT: SUPPLIES, 153.59;JIM'S SANITATION& TRUCK REPAIR ,CITY: SERVICES, 39072.64;KIRKHAM MICHAEL & ASSOCIATES ,AIRPORT: SERVICES, 1555.37;LABCORP ,MED, 6.08;LABCORP HOLDINGS ,MED, 4.65;LIBERTY MUTUAL INSURANCE COMPANY ,SEWER: PROJECT, 298272;MEDIACOM ,DEPOT: UTILITIES, 107.29;MES(MUNICIPAL EMERGENCY SERVICES) ,FIRE DEPT: SUPPLIES, 1968.06;MET LIFE ,CITY: INSURANCE, 4896.48;MICHAEL SMITH ,MED, 263.02;MICHAEL SMITH ,MED, 15.84;MUTUAL OF OMAHA ,CITY PORTION LIFE INSURANCE, 575.48;OSCEOLA FARM & HOME ,WWTP: SUPPLIES, 362.61;OSCEOLA SINCLAIR SERVICE ,POLICE DEPT: SERVICES, 10;PETERBILT OF DES MOINES ,STREET DEPT: SERVICES, 407.78;PROSECUTING ATTORNEYS TRAINING COORDINATOR ,PD: SERVICES, 220;SCHILDBERG CONST. CO. ,STEET DEPT: SUPPLIES, 2490.56;SHANE TAYLOR ,MED, 50;SHANE TAYLOR ,MED, 25.19;SHANE TAYLOR ,MED, 16.88;SIGNS OF FIRE ,FIRE DEPT: SUPPLIES, 66.45;SOLUTIONS ,POLICE DEPT: SUPPLIES, 9.97;SPOKE COMMUNICATIONS LLC ,CITY: SERVICES, 300;TAYLOR ANDREW ,MED, 5.19;TOYNE ,FIRE DEPT: SUPPLIES, 12232.76;TREASURER ST. OF IOWA ,STATE INCOME TAX, 4418.52;TRUCK EQUIPMENT INC. ,STREET DEPT: SUPPLIES, 124.69;UNIV OF IOWA CLAIMS ,MED, 918.4;USA BLUEBOOK ,WWTP: SUPPLIES, 552.15;UTILITY EQUIPMENT CO. ,WWTP: SUPPLIES, 122.4;VEENSTRA & KIMM INC. ,CITY: SERVICES, 98500.29;VEENSTRA & KIMM INC. ,WWTP: SERVICES, 94543.15;WILDER'S TRUCK SERVICE ,PARK & REC: SERVICES, 26.6;WINDSTREAM ,WWTP: UTILITIES, 221.83;WOLFE CLINIC PC ,MED, 1012.96; Grand Total , 688913.33; Health Insurance Checks: 1862-1886 ,, ;EFTS: 1660 -1671 ,, ;Check Numbers: 303980-304026 ,, ;Fund Recap ,, ;1 ,General, 94189.32;33 ,Golf Course, 2000.27;110 ,Road Use Tax, 14386.96;112 ,Employee Benefits, 26924.42;305 ,, 1555.37;313 ,Trade House , 27688.8;315 ,Downtown Project, 95382.88;317 ,Sewer Plant, 398678.26;502 ,Forfeiture, 440;610 ,Waste Water, 23921.97; 800 ,Health Insurance, 3745.08;

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

There being no further business, motion by Fotiadis and second by Bahls to adjourn the meeting at 8:26 PM. All voting aye, motion carried.

---

Thomas J. Kedley – Mayor

Attest:

---

Britanee Ward- Case – City Clerk

Website: osceolaia.net