

OSCEOLA CITY COUNCIL

Tuesday, December 16, 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 16, 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 Hicks 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: Dan Hooper, Andrew Clark, Donne McCuddin and Floyd Tabor and others that did not sign in.

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

Floyd Tabor expressed concern regarding the airport snow removal. No one else spoke during open forum.

Mayor update on various projects/activities.

Motion by Fotiadis and second by Bahls to approve the second reading of the Ordinance Rezoning Parcels in Block 1 and Block 6 of E Osceola; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Bahls to approve the joint resolution 2025-49 of Support with the Osceola Water Board of Trustees for the Environmental Impact Statement (EIS) for the Clarke County Water Supply Project; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Hicks, aye; Bahls, aye; motion carried.

Resolution 2025-49:

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, AND THE OSCEOLA WATER WORKS BOARD OF TRUSTEES, FORMALLY EXPRESSING SUPPORT FOR THE CLARKE COUNTY RESERVOIR COMMISSION DRAFT WATERSHED PLAN–ENVIRONMENTAL IMPACT STATEMENT (EIS) FOR THE CLARKE COUNTY WATER SUPPLY PROJECT WHEREAS, the City of Osceola, Iowa, and the Osceola Water Works Board of Trustees are member governments of the Clarke County Reservoir Commission (“CCRC”), a joint intergovernmental entity organized pursuant to Iowa Code Chapter 28E for the purpose of developing and securing a long-term, reliable regional water supply; and WHEREAS, the City of Osceola and Osceola Water Works rely on West Lake as the community's sole surface water supply, and the community has experienced multiple periods of drought, diminished lake levels, and degraded water quality that have threatened the ability to meet existing water demands; and WHEREAS, current and projected population growth, agricultural needs, commercial development, and industrial demand indicate that the existing water supply is insufficient to reliably meet future requirements; and WHEREAS, the United States Department of Agriculture – Natural Resources Conservation Service (“NRCS”), in cooperation with the United States Army Corps of Engineers and the CCRC, has prepared a Draft Watershed Plan–Environmental Impact Statement (“Draft EIS”) for the Clarke County Water Supply Project, pursuant to the authority granted under Public Law 83-566 and the National Environmental Policy Act; and WHEREAS, the Draft EIS evaluates alternative water supply solutions, assesses environmental and social impacts, and identifies a preferred alternative consisting of the construction of a new water supply reservoir at Site 4B within the Upper West Creek Watershed, along with associated infrastructure necessary to meet long-term regional demand; and WHEREAS, the Draft EIS concludes that the preferred alternative will:

1. Provide a sustainable, long-term raw water supply sufficient to meet projected average daily demand for the City of Osceola, SIRWA, rural communities, and agricultural users;
2. Improve public health and safety by ensuring adequate water availability for domestic use, fire protection, and economic activity;
3. Promote regional stability, economic development, and resilience against drought conditions; and
4. Incorporate required

conservation, mitigation, and environmental stewardship measures; and WHEREAS, the City Council of the City of Osceola and the Osceola Water Works Board of Trustees have reviewed the Draft EIS and find that its conclusions align with the long term water supply needs and the public interest of Osceola's residents, businesses, and agricultural partners; NOW, THEREFORE, BE IT JOINTLY RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, AND THE OSCEOLA WATER WORKS BOARD OF TRUSTEES, that: 1. The City of Osceola and Osceola Water Works hereby formally support the Draft Watershed Plan–Environmental Impact Statement for the Clarke County Water Supply Project prepared by NRCS in cooperation with the Clarke County Reservoir Commission. 2. The City and Water Works further express their support for the preferred alternative identified in the Draft EIS, including the development of a new regional water supply reservoir at Site 4B. 3. City and Water Works officials are authorized to communicate this joint support to NRCS, state and federal agencies, CCRC, and other relevant governmental entities as required during the public review and comment process. 4. The City and Water Works reaffirm their commitment to participating in and supporting regional efforts to secure a reliable, sustainable, and long-term water supply for the benefit of the community.

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

Ordinance 693:

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 adjoining 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 East and West Alley in Block 2 of Howe'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 Fotiadis and second by Bahls to draft a proposed ordinance for suspension of Garbage with a minimum of 3 months suspension; roll call vote: Vargas, aye; Fotiadis, aye; Bahls, aye; Sullivan, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve and sign the e Conflict Waiver with Ahlers & Cooney for Review of the Building Trades Agreement; roll call vote: Fotiadis, aye; Vargas, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve the Five-Year Airport Capital Improvement Program; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Bids for the demolition of 216 S Fillmore:

- 1) Bud Jones Construction: \$69,403
- 2) Iowa Demolition: \$78,000
- 3) Denney Construction: \$92,880
- 4) Andrew Construction: \$121,900

Motion by Fotiadis and second by Hicks to approve the bid from Bud Jones Construction for \$69,403; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Hicks to approve resolution 2025-50 ordering removal of a tree; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Resolution 2025-50:

RESOLUTION ORDERING REMOVAL OF A TREE 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 314 Westview Drive in the City of Osceola has a dead/diseased tree that poses a risk to the adjacent properties; and, WHEREAS, the owner of the property at 314 Westview Drive was served a notice on June 03, 2025 stating the tree needed to be removed within 14 days from receipt of the notice; and, WHEREAS, the owner has failed to comply with the notice served on June 03, 2025; and, NOW, THEREFORE, BE IT RESOLVED the City Council of the City of Osceola hereby orders the tree 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 the property.

Motion by Sullivan and second by Hicks to approve resolution 2025-52 accepting the spark grant award and authorizing execution of all related documents; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Resolution 2025-52:

A RESOLUTION ACCEPTING THE SPARK GRANT AWARD AND AUTHORIZING EXECUTION OF ALL RELATED DOCUMENTS WHEREAS, the Clarke County Development Corporation (CCDC) has awarded the City of Osceola, Iowa a SPARK Grant in the amount of Fifty Thousand Dollars (\$50,000.00) under the CCDC Nexus Funding Program, Grant No. 52025-04; and WHEREAS, the grant funds are intended to support continued funding for the O-HI Program and related housing initiatives within the City of Osceola; and WHEREAS, the City Council of the City of Osceola finds that acceptance of the SPARK Grant Award is in the best interests of the City and its residents; and WHEREAS, acceptance of the grant requires execution of a grant agreement and other related documents as required by the Clarke County Development Corporation. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, THAT: 1. The City of Osceola hereby accepts the SPARK Grant Award from the Clarke County Development Corporation in the amount of Fifty Thousand Dollars (\$50,000.00). 2. The Mayor is hereby authorized and directed to sign the SPARK Grant Agreement and any and all related documents necessary to accept and administer the grant. 3. City staff are hereby authorized to execute, submit, and administer all documents, reports, certifications, and other paperwork required to carry out the terms and conditions of the grant. 4. This resolution shall be in full force and effect from and after its adoption.

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 and Mayor wished everyone happy holidays and thank Thomas Bahls and Jose Vargas for the service on Council.

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

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: November 18th & December 2nd

- c. Liquor License: Revelton Distilling Company (LC0049122); The Iron Horse (LC0040534)
- d. Pay Estimate 44, Waste Water Treatment Facility Improvements Contract 1: \$286,900.80
- e. Change Order 13, Waste Water Treatment Facility Improvements Contract 1: -\$22,170.00 deduct
- f. Waste Water Treatment Plant Digester Cleaning, Contract 1, Waggoner Solutions: \$340,197.00
- g. Pay Estimate 12, Downtown Streetscape \$525,354.28; TK Concrete

The Following Claims:

Name ,Invoice Desc, Check Amount; ABDO LLP ,CITY: SERVICES, 4000;ACCESS SYSTEM ,CITY: SERVICES, 929.32;ACE HARDWARE #697 ,AIRPORT: SUPPLIES, 96.09;ADVANTAGE COMPANIES ,LIBRARY: SERVICES, 350;AGRILAND FS - MURRAY ,STREET DEPT: FUEL, 3558.71;AGRIVISION ,STREET DEPT:SUPPLIES, 443.41;ALL STAR PRO GOLF ,GOLF COURSE: SUPPLIES, 545.83;ALLIANT ENERGY ,P&R: UTILITIES, 14057.38;ANDREW CONSTRUCTION CO. ,GOLF COURSE: SERVICES, 4417.68;AT & T ,POLICE DEPT: COMMUNICATIONS, 581.44;AUTUMN RIDGE ,CITY: SERVICES, 14104.34;BART'S TIRE & AUTO LLC ,STREET: SUPPLIES, 8648;BAUER BUILT ,POLICE DEPT: SUPPLIES, 608.68; BLAKELY TREE SERVICE ,STREET: SERVICES, 7781.25;BOK Financial ,Debt, 837939.78; BSN SPORTS INC ,P&R: SUPPLIES, 646;BUD JONES CONSTRUCTION ,WWTP: SERVICES, 23602.4;CAPITAL ORTH & SPORT ,MED, 1196.7;CARD SERVICES - CITY CREDIT ,CITY: SERVICES/SUPPLIES, 65.26;CARD SERVICES - CITY CREDIT ,CITY: SERVICES, 1606.42; CATHOLIC HEALTH ,MED, 0.91;CENTER POINT LARGE PRINT ,LIBRARY: SUPPLIES, 154.62; CENTRAL IOWA HOSPITAL ,MED, 240.92;CHEM-SULT INC. ,WWTP: SUPPLIES, 1424; CHESNUT LAWN & LANDSCAPE ,CITY: SERVICES, 6589;CINTAS CORPORTATION (PW) ,P&R: SERVICES, 337.52;CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES, 42.71; CITY OF MURRAY ,CITY: SERVICES, 2980.27;CITY OF WOODBURN ,CITY: SERVICES, 993.42;CLARKE COUNTY DEV. CORP. ,CITY: SERVICES, 37108.74;CLARKE COUNTY EXTENSION ,GOLF COURSE: SERVICES, 45;CLARKE COUNTY HOSP ,MED, 527.38; CLARKE ELECTRIC COOP ,AIRPORT: UTILITIES, 12716.4;COAST TO COAST CALIBRATIONS INC ,WWTP: SUPPLIES, 724.48;CODY ROBINSON ,MED, 56.64;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 572.66;COMMUNICATIONS SOLUTIONS ,CITY:SERVICES, 3602; CRESTON PUBLISHING COMPANY ,CITY: PUBLICATION, 534.63;DAIDA ,CITY: STORAGE, 374.85;DES MOINES REGISTER ,LIBRARY: SERVICES, 104.98;DIRECTV ,AIRPORT: UTILITIES, 190.79;DON'S JONS ,CITY: SERVICES, 480;DUST PROS JANITORIAL ,CITY: SERVICES, 1925;EARNEST PETTIT ,FLEX, 639.87;ECHO ELECTRIC SUPPLY ,CITY: SUPPLIES, 5882.95;EFTPS ,FEDERAL WITHHOLDING, 21111.2;FAREWAY STORES ,CITY: SUPPLIES, 34.72;FLEETSIDE FORD ,POLICE: SERVICES, 858.55;GALLS LLC ,POLICE DEPT: SUPPLIES, 736.38;GILBERT HOME COMFORT ,FIRE DEPT: SERVICES, 561.05;GILBERT HOME COMFORT ,TIF Services, 68000;GLOBAL PAYMENTS ,POLICE: CC FEES, 431.26;GRIMES ASPHALT & PAVING CORPORATION ,STREET DEPT: SERVICES, 1126.85;HIGHWAY LUMBER ,CITY: SUPPLIES, 7757.97;HY-VEE FOOD STORES ,WWTP: SUPPLIES, 224; IMWCA ,CITY: INSURANCE, 3221;INFOMAX OFFICE SYSTEMS ,CITY: SERVICES, 86.59; IOWA DEPARTMENT OF REVENUE ,CITY: SALES TAX, 8700.35;IOWA FINANCE AUTHORITY - SRF - EFT ,CITY: DEBT, 262098.58;J P AUTO ,STREET DEPT: SUPPLIES, 1300.05; KD TIRES LLC ,STREET DEPT: SERVICES, 315;KIRKHAM MICHAEL & ASSOCIATES ,AIRPORT: SERVICES, 3092.29;LABCORP HOLDINGS ,MED, 27.22;LIBERTY MUTUAL INSURANCE COMPANY ,SEWER: PROJECT, 286900.8;LINDA PERSELS ,AIRPORT: SERVICES, 1451.66;LUCAS COUNTY HEALTH ,MED, 2217.21;MARTIN DUFFUS ,MED, 70; MCAFARLAND CLINC ,MED, 195.6;MEDIACOM ,GOLF COURSE: UTILITIES, 757.68; MET LIFE ,CITY: INSURANCE, 5204.32;MICHAEL SMITH ,MED, 109.76;MICROBAC LABORATORIES INC ,WWTP: SERVICES, 3262.18;MIDWEST OFFICE TECH. CO. ,POLICE: SERVICES, 52.69;O'REILLY AUTOMOTIVE INC. ,POLICE DEPT: SUPPLIES, 9.32; OSCEOLA FARM & HOME ,WWTP: SUPPLIES, 152.72; OSCEOLA WATER WORKS ,GOLF COURSE: UTILITIES, 2981.31;PAYROC LLC ,CITY: NOVEMEBER IWORQ, 124;PROCTOR CORPORATION ,WWTP: SERVICES, 7495;REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 1750;ROCKHOLD LAW LLC ,CITY: SERVICES, 120;SCHILDBERG CONST. CO. ,WWTP: SERVICES, 567.45;SFG ,STREET DEPT: SUPPLIES, 1229.33; SHANE TAYLOR ,MED, 26.78;SICOG ,CITY: SERVICES, 4457;SIMCO DRILLING ,STREET DEPT: SUPPLIES, 420;SIRWA ,AIRPORT: UTILITIES, 101;SOLUTIONS ,CITY: SERVICES, 637.94;SPORT WADE INC. ,GOLF COURSE: FUEL, 4566.38;SURGERY CNTR OF DES MOINE

,MED, 3094.94;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 1333.78;TK CONCRETE ,CITY: PROJECT, 525354.28;TRUCK EQUIPMENT INC. ,STREET DEPT: SUPPLIES, 2151.35; ULINE ,WWTP: SUPPLIES, 349.9;US CELLULAR ,CITY: UTILITIES, 1191.78;USA BLUEBOOK ,WWTP: SUPPLIES, 974.56;UTILITY EQUIPMENT CO. ,WWTP: SUPPLIES, 3386.6; WAGGONER SOLUTIONS ,SEWER; SERVICES, 340197;Wellmark ,Insurance, 83769.23; WELLMARK - CITY OF OSCEOLA ,CITY: INSURANCE, 80158.94;WILDER'S TRUCK SERVICE ,STREET DEPT: SERVICES, 119.8;WINDSTREAM ,POOL: UTILITIES, 1254.22;WINDSTREAM ,CITY: UTILITIES, 1320.56;WOLF SURGERY CENTER ,MED, 3123.28;WYNTER HUDSON ,REFUND, 40;ZIEGLER INC ,STREET DEPT: SUPPLIES, 1665.33;ZIMCO SUPPLY CO. ,CITY: SUPPLIES, 465.5; ,Grand Total , 2757922.67;EFT: 1672-01682 ,, ;Check Numbers: ,304027-304110, ;Health Insurance Checks: 1887-1900 ,, ;Fund Recap: ,, ; 1 ,General , 45042.17;33 ,Golf Course, 8952.13;37 ,Capital Projects, 5626; 101 ,Insurance, 3221;110 ,Road Use Tax, 41507.45;112 ,Employee Benefit, 8927.72; 135 ,Urban Renewal , 119213.08;200 ,Debt, 1100038.36;305 ,Airport Lightening , 3092.29;312 ,CDBG Façade Grant, 4457;313 ,Trade House, 13184.93;315 ,Downtown Project, 824554.48;317 ,Sewer Plant, 340197;610 ,Waste Water, 63229.38;800 ,Insurance, 176679.68; ,Grand Total , 2757922.67;

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

Motion by Fotiadis and second by Sullivan to enter 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; Fotiadis, aye; Sullivan, aye; Hicks, aye; Bahls, aye; motion carried. Motion by Fotiadis and second by Sullivan to exit close session; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Vargas to approve resolution 2025-52 approving the purchase agreement and authorizing the conveyance of property to James and Sarah Rutherford; roll call vote: Vargas, aye; Fotiadis, aye; Sullivan, aye; Bahls, aye; Hicks, aye; motion carried.

Resolution 2025-52:

A RESOLUTION APPROVING THE PURCHASE AGREEMENT AND AUTHORIZING THE CONVEYANCE OF PROPERTY TO JAMES AND SARAH RUTHERFORD WHEREAS, the City of Osceola is the owner of property locally known as 118 W. Jefferson Street, Osceola, Iowa, legally described as: West Half of Lot 3, Block 16, Osceola, Clarke County, Iowa; WHEREAS, the City has negotiated a Purchase Agreement with James and Sarah Rutherford for the conveyance of said property, which agreement includes the Buyer's participation in a future Development Agreement and the City's subsequent rebate of tax increment generated from the redeveloped property; WHEREAS, the City Council conducted the required public hearing on the proposed conveyance on October 21, 2025, in accordance with Iowa Code § 364.7; WHEREAS, following the public hearing, no objections were received that would prevent the City from proceeding with the conveyance; WHEREAS, the City Council now finds it in the best interests of the City to approve the attached Purchase Agreement and authorize execution of the necessary documents to finalize the transfer of the property. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, that:

1. The Purchase Agreement between the City of Osceola and James and Sarah Rutherford, attached hereto and made part of this Resolution, is hereby approved.
2. The conveyance of the property described herein, by Warranty Deed, is hereby authorized.
3. The Mayor and City Clerk are authorized and directed to execute the Purchase Agreement, Warranty Deed, and any other documents necessary to complete the conveyance in accordance with this Resolution.

There being no further business, motion by Bahls and second by Vargas to adjourn the meeting at 8:23 PM. All voting aye, motion carried.

Thomas J. Kedley – Mayor

Attest:

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

UNOFFICIAL