

OSCEOLA CITY COUNCIL

Tuesday, February 3, 2026

Regular Meeting

*You may view all Resolutions at City Hall or at City's Website. *

<http://osceolaia.net/>

The City Council met on Tuesday, February 3, 2026 at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley at 7:00 PM in honor of Ana Diehl's family. With the following present: Council Members: George Fotiadis, Sonya Hicks, Dan Hooper and Luci Sullivan. Mel Miller were 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: Andrew Clark, Ashleigh Eckels, Molly Crawford, and Paula McClafflin.

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

No one spoke during open forum.

Mayor update on various projects/activities.

Historic Preservation Commission presented annual certified local government report. Motion by Fotiadis and second by Hicks to approve annual certified local government report; roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Hooper, aye; motion carried.

Motion by Fotiadis and second by Sullivan to open public hearing regarding proposed amendment to the Osceola Urban Renewal Area; roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Hooper, aye; motion carried. There was no written/oral comments during public hearing. Motion by Fotiadis and second by Hooper to close the public hearing; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve resolution 2026-04 proposed amendment to the Osceola Urban Renewal Area; roll call vote: Fotiadis, aye; Hicks, aye; Hooper, aye; Sullivan, aye; motion carried.

Resolution 2026-04:

Resolution to Approve Urban Renewal Plan Amendment for the Osceola Urban Renewal Area WHEREAS, as a preliminary step to exercising the authority conferred upon Iowa cities by Chapter 403 of the Code of Iowa (the "Urban Renewal Law"), a municipality must adopt a resolution finding that one or more slums, blighted or economic development areas exist in the municipality and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area or areas is necessary in the interest of the public health, safety or welfare of the residents of the municipality; and WHEREAS, the City Council of the City of Osceola, Iowa (the "City") by prior resolution established the Osceola Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of initiatives and projects therein; and WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which authorizes the undertaking of urban renewal projects in the Urban Renewal Area consisting of providing tax increment financing support to James Rutherford (the "Developer") in connection with the renovation by the Developer of an existing building in the City's downtown; and WHEREAS, notice of a public hearing by the City Council on the proposed Amendment was heretofore given in strict compliance with the provisions of Chapter 403 of the Code of Iowa, and the City Council has conducted said hearing on February 3, 2026; and WHEREAS, copies of the Amendment, notice of public hearing and notice of a consultation meeting with respect to the Amendment were mailed to Clarke County and the Clarke Community School District; the consultation meeting was held on the 16th day of January, 2026; and responses to any comments or recommendations received following the consultation meeting were made as required by law; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows:

Section 1. The Amendment attached hereto and made a part hereof, is hereby in all respects approved. Section 2. It is hereby determined by this City Council as follows: A.

The activities proposed under the Amendment conform to the general plan for the development of the City. B The economic development initiatives and projects proposed under the Amendment are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives. C. It is not anticipated that families will be displaced as a result of the City's undertakings under the Amendment. Should such issues arise, then the City will ensure that a feasible method exists to carry out any relocations without undue hardship to the displaced and into safe, decent, affordable and sanitary housing. Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Motion by Fotiadis and second by Hooper open public hearing for proposed development agreement with James Rutherford; roll call vote; Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; motion carried. There was no written/oral comments. Motion by Fotiadis and second by Hooper to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Sullivan, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve resolution 2026-05 Approving Development Agreement with James Rutherford, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. Roll call vote: Fotiadis, aye; Hicks, aye; Hooper, aye; Sullivan, aye; motion carried.

Resolution 2026-05:

Resolution Approving Development Agreement with James Rutherford, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement WHEREAS, the City of Osceola, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Osceola Urban Renewal Area (the "Urban Renewal Area"); and WHEREAS, this City Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and WHEREAS, the City has proposed to enter into a certain development agreement (the "Agreement") with James Rutherford (the "Developer") in connection with the renovation by the Developer of an existing building (the "Project") in the Urban Renewal Area; and WHEREAS, under the Agreement, the City would provide financial incentives to the Developer in the form of annual appropriation incremental property tax payments (the "Payments") in an aggregate amount not to exceed \$50,000; and WHEREAS, this City Council, pursuant to Section 403.9 of the Code of Iowa, has published notice, has held a public hearing on the Agreement on February 3, 2026, and has otherwise complied with statutory requirements for the approval of the Agreement; and WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; NOW, THEREFORE, It Is Resolved by the City Council of the City of Osceola, Iowa, as follows: Section 1. Pursuant to the factors listed in Chapter 15A, the City Council hereby finds that: (a) The Project will add diversity and generate new opportunities for the Osceola and Iowa economies; (b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income which are warranted in comparison to the amount of the proposed Payments. Section 2. The City Council further finds that a public purpose will reasonably be accomplished by entering into the Agreement and providing the Payments to the Developer as provided for therein. Section 3. The Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City

Council. The Mayor and the City Administrator are also authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement. Section 4 All Payments by the City under the Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Agreement shall be payable solely from a subfund (the "Rutherford Subfund") which is hereby established, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows: Certain real property situated in the City of Osceola, Clarke County, State of Iowa, bearing Clarke County Property Tax Parcel Identification Number 00973. Section 5. The City hereby pledges to the payment of the Agreement the Rutherford Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund, provided, however, that no Payments will be made under the Agreement unless and until monies from the Rutherford Subfund are appropriated for such purpose by the City Council. Section 6. After its adoption, a copy of this resolution shall be filed in the office of the County Auditor of Clarke County to evidence the continuing pledging of the Rutherford Subfund and the portion of taxes to be paid into such Subfund and, pursuant to the direction of Section 403.19 of the Code of Iowa, the County Auditor shall allocate the taxes in accordance therewith and in accordance with the tax allocation ordinance referred to in the preamble hereof.

No motion at this time for the SIRHA board of Commissioner appointment.

Motion by Fotiadis and second by Sullivan to approve the resolution 2026-06 Regarding City Owned Property at 222 E Grant Street with direct mailing to the adjacent property owners; roll call vote: Fotiadis, aye; Hicks, aye; Sullivan, aye; Hooper, aye; motion carried.

Resolution 2026-06:

A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 222 E. GRANT STREET BY SEALED BID AND SETTING A PUBLIC HEARING WHEREAS, the City of Osceola, Iowa, is the owner of certain real property located at 222 E. Grant Street, legally described as Lot 3 and the West One-Fourth (W 1/4) of Lot 4 in Block 5 of South Osceola (the "Property"); and WHEREAS, the City Council has determined that it is in the best interests of the City to offer the Property for sale by sealed bid with a minimum bid of Five Thousand Dollars (\$5,000.00); and WHEREAS, Iowa law requires a public hearing prior to the sale of City-owned real property. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, AS FOLLOWS: 1. The City-owned property located at 222 E. Grant Street, legally described as Lot 3 and the West One-Fourth (W 1/4) of Lot 4 in Block 5 of South Osceola, is hereby authorized to be offered for sale by sealed bid, with a minimum acceptable bid of Five Thousand Dollars (\$5,000.00). 2. A public hearing on the proposed sale of the Property by sealed bid is hereby scheduled for March 3, 2026, at a regular meeting of the City Council. 3. Following the public hearing, the City Council may award the sale of the Property to the highest responsible bidder, subject to compliance with applicable law and City requirements.

There was no action at this time, exception of a work session for Wednesday, February 11th at 7:00 PM.

Ty Wheeler – City Administrator – Report on various projects updates.

Britanee Ward – City Clerk had nothing to report.

Martin Duffus – Police Chief had nothing to report at this time.

Council had nothing to report at this time.

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

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: January 20th
- c. Pay Estimate 8, WWTP Contract 5, \$10,292.70

d. Pay Estimate 13/Change Order 4, Central Business District Project, \$127,611.00

e. Liquor License: None

The following claims:

Name ,Invoice Desc, Check Amount;

ACCESS SYSTEM ,LIBRARY: SERVICES, 543.01; ACE HARDWARE #697 ,STREET
DEPT: SUPPLIES, 203.17; AFLAC ,EMPLOYEE DEDUCTION, 43.38; ALEX AIR
APPARATUS INC ,FIRE DEPT: SERVICES, 181.24; ALLIANT ENERGY ,STREET DEPT:
UTILITIES, 2381.5; AMAZON CAPITAL SERVICES ,AMAZON CAPITAL SERVICES,
67.6; ARMOR EQUIPMENT ,WWTP: SUPPLIES, 951.24; AT & T ,POLICE DEPT: UTILITIES,
1177.05; BLAKELY TREE SERVICE ,STREET: SERVICES, 2850; CARD SERVICE CENTER
,FIRE: SERVICES, 446.1; CARD SERVICES - CITY CREDIT ,CITY:
SUPPLIES/DUES/SERVICES, 322.82; CASEYS BUSINESS MASTERCARD ,CITY: FUEL,
2061.09; CATHOLIC HEALTH IN ,SERVICES, 0.91; CHEM-SULT INC. ,WWTP: SUPPLIES,
1424; CHESNUT LAWN & LANDSCAPE ,P&R: SERVICES, 1185; CINTAS
CORPORATION (PW) ,STREET: SUPPLIES, 79.38; CITY ,FLEX, 671.84; CITY OF
MURRAY ,CITY: SERVICES, 2816.71; CITY OF OSCEOLA ,P&R: BASEKTBALL,
300; CITY OF WOODBURN ,CITY: SERVICES, 938.9; CLARKE CO AUDITOR ,POLICE
DEPT: SERVICES, 12502.47; CLARKE CO HOSPITAL ,SERVICES, 52.8; CNTRL IOWA
HOSPITAL ,SERVICES, 2.54; CODY ROBINSON ,SERVICES, 75; COLLECTION SERVICE
CENTER ,CHILD SUPPORT, 572.66; CREATIVE PRODUCT SOURCING INC.-DARE
,POLICE : SUPPLIES, 313.38; D & D PEST CONTROL ,CITY HALL: SERVICES, 80; DAIDA
,CITY: SERVICES, 374.85; DARRON TONEY ,SERVICES, 25; DES MOINES ORTHO S
,SERVICES, 43.97; DES MOINES REGISTER ,LIBRARY: SERVICES, 54.99; DIANNE
OSWALD ,CITY: PROJECT, 8000; DUST PROS JANITORIAL ,CITY: SUPPLIES,
318.5; ECHO ELECTRIC SUPPLY ,CITY: SUPPLIES, 3818.93; EFTPS ,FEDERAL
WITHHOLDING, 18948.67; FLEETSIDE FORD ,POLICE DEPT: SUPPLIES,
43899.68; FLOWERS N MORE ,STREET DEPT: SERVICES, 50; GALLS LLC ,FIRE DEPT:
SUPPLIES, 681.81; GLOBE LIFE LIBERTY NATIONAL DIVISION ,LIFE INSURANCE
PRETAX, 1018.62; GREATER REG MED CNTR ,SERVICES, 3.7; HIGHWAY LUMBER
,CITY: SUPPLIES, 9419.32; HOTSY CLEANING SYSTEMS ,STREET DEPT: SUPPLIES,
1656.17; IMFOA ,CITY: DUES, 50; INFOMAX OFFICE SYSTEMS ,CITY: SERVICES,
67.84; IOWA GOLF ASSOCIATION ,GOLF COURSE: MEMBERSHIP, 625; IOWA ONE
CALL ,CITY: SERVICES, 51.3; IPERS ,IPERS - MONTHLY CONTRIBUTION, 42562.36; J P
AUTO ,WWTP: SUPPLIES, 1613.37; JIM'S SANITATION & TRUCK REPAIR ,CITY:
SERVICES, 39093.29; KIRKHAM MICHAEL & ASSOCIATES ,AIRPORT: SERVICES,
1915.51; LINDA PERSELS ,AIRPORT: SERVICES, 2918.92; MADISON YOUNGS
,SERVICES, 80; MET LIFE ,WATER DEPT: INSURANCE, 5966.86; MICROBAC
LABORATORIES INC ,WWTP: SUPPLIES, 3799; MIDWEST OFFICE TECH. CO. ,FIRE
DEPT: SERVICES, 30.5; MOTOROLA SOLUTIONS ,POLICE DEPT: SERVICES, 900; MTI
DISTRIBUTING INC ,GOLF COURSE: SUPPLIES, 1055.09; MUTUAL OF OMAHA ,CITY
PORTION LIFE INSURANCE, 763.48; NATIONAL SIGN COMPANY LLC ,STREET DEPT:
SUPPLIES, 4521.75; OSCEOLA CHAMBER MAINSTREET ,CITY: SERVICES,
7575; OSCEOLA WATER WORKS ,CITY: UTILITIES, 1106.53; PAYROC LLC ,CITY: CC
SERVICES, 100.51; QUEST DIAGNOSTICS ,SERVICES, 2.22; REAMS SPRINKLER SUPPLY
,GOLF COURSE: SUPPLIES, 26.96; RELIANT FIRE APPARATUS INC. ,FIRE DEPT:
SUPPLIES, 74.07; ROGUE ,FIRE DEPT: SERVICES, 500; SNYDER & ASSOCIATES
,STREET DEPT: SERVICES, 12730; SNYDER PLUMBING ,LIBRARY: SERVICES,
219.4; SOLUTIONS ,DEPOT: SUPPLIES, 1048.86; SPOKE COMMUNICATIONS LLC ,CITY:
MONTHLY SUBSCRIPTION, 300; STIVERS MIDWEST PRO UPFITTERS ,POLICE DEPT:
SUPPLIES, 20902.86; STOP STICK LTD ,POLICE DEPT: SUPPLIES, 554; SYMMETRY
ENERGY SOLUTIONS ,CITY: UTILITIES, 3491.35; TORI VIRCHOW ,SERVICES,
75; TREASURER ST. OF IOWA ,STATE INCOME TAX, 6397.5; UNITED STATES POSTAL
,POLICE DEPT: SUBSCRIPTION, 78; US CELLULAR ,LIBRARY: UTILITIES, 1114.11; USA
BLUEBOOK ,WWTP: SUPPLIES, 1148.56; VAN METER INC ,WWTP: SUPPLIES,
28.26; VAN-WALL EQUIPMENT INC. ,AIRPORT: SUPPLIES, 5232.68; VEENSTRA &
KIMM INC. ,CITY: SERVICES, 63743.17; WINDSTREAM ,WWTP: UTILITIES,
128.7; ZIEGLER INC ,STREET DEPT: SUPPLIES, 590.68; ,Grand Total , 353740.69; EFT
Numbers: 1714-1724 ,, ; Check Numbers: 304231-304296 ,, ; Health Insurance Check Numbers:
1940-1948 ,, ; Fund Recap: ,, ; 1 ,General , 169295.89; 33 ,Golf Course, 4444.15; 37 ,Capital
Projects, 9625; 110 ,Road Use Tax, 25398.17; 112 ,Employee Benefits, 31124.22;
305 ,Airport Lighting, 1915.51; 313 ,Trade House, 10307.95; 315 ,Downtown Project,
35777.01; 317 ,Sewer Plant Project , 24267.47; 325 ,O-HI Project, 8000; 610 ,Waste Water ,
30645.5; 800 ,Health Insurance, 2939.82; ,Grand Total , 353740.69;

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

Revenues:

Sep-25

General, 299571.95; Liability Insurance, 16735.87; Road Use Tax , 83327.19; Employee Benefits, 39422.52; LOST Reservoir , 114786.07; CCLC Post Closure, 32629.81; Debt , 43045.34; CDBG 20-SW-036, 2487.49; Police Forfeiture , 161.91; Airport EAA Chapter 1143, 0; Expandable Library , 4757.35; Sewer , 219886.28; Self Insurance , 84936.95; Grand Total , 966683.67;

Oct-25

General, 802000.66; Golf Course, 11400.01; Liability Insurance, 85588.71; Road Use Tax , 60492; Employee Benefits, 201610.17; LOST Reservoir , 104780.67; Hotel/Motel Tax , 37605.39; Casino Revenue Fund , 18666.8; Urban Renewal Fund, 285724.91; Debt , 242064.61; StreetScape & Trail Plan , 100000; Sewer Plant, 3559211.51; Police Forfeiture , 2211.37; Airport EAA Chapter 1143, 0; Expandable Library , 879.31; Sewer , 244631.21; Self Insurance , 84932.66; Grand Total , 5841799.99;

Nov-25

General, 309034.02; Franchise, 89700.9; Dog Park / Christmas Décor, 437.77; Liability Insurance, 16635.97; Road Use Tax , 64430.17; Employee Benefits, 39187.16; Urban Renewal Fund, 45197.96; Debt , 46256.97; Sewer Plant, 2455.65; Police Forfeiture , 12.99; Airport EAA Chapter 1143, 0; Expandable Library , 101709.49; Sewer , 238912.23; Sewer Reserve, 2950.25; Self Insurance , 85820.48; Grand Total , 1042742.01;

Dec-25

General, 244728.35; Golf Course, 3462.5; Liability Insurance, 5615.82; Road Use Tax , 60088.89; Employee Benefits, 13228.44; LOST Reservoir , 213849.96; Hotel/Motel Tax , 63607.11; Casino Revenue Fund , 16970.09; Urban Renewal Fund, 48.23; Debt , 14447.79; O-Hi Program, 50000; Perpetual Care , 831.04; Expandable Library , 5456.78; Sewer , 216402.83; Self Insurance , 93156.66; Grand Total , 1001894.49;

There being no further business, motion by Fotiadis and second by Sullivan 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