

## OSCEOLA CITY COUNCIL

Tuesday, February 17, 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 17, 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. With the following present: Council Members: George Fotiadis, Sonya Hicks, Dan Hooper, Luci Sullivan and Mel Miller. 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, Randy Johnson and others that didn't sign in.

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

No one spoke during open forum.

Mayor update on various projects/activities.

Randy Johnson with Veenstra & Kim updated council on Central Business District Project. There was no action at this time.

Randy Johnson update council on WQI Grant Update for Q Pond & Grade Lake Wetland and Forebay Project. There was no action at this time.

Motion by Fotiadis and second by Sullivan to approve the Osceola Wastewater Treatment Chloride Removal Project Amendment. Roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the first reading of the Ordinance Amending the B-3 Zoning District by adding Passenger and Commercial Motor Vehicle Service as a Permitted Use. Roll call vote: Fotiadis, aye; Sullivan, nay; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

Motion by Hooper and second by Hicks to waive the second and third reading of the Ordinance Amending the B-3 Zoning District by adding Passenger and Commercial Motor Vehicle Service as a Permitted Use. Roll call vote: Fotiadis, aye; Sullivan, nay; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

### **Ordinance 695**

AN ORDINANCE AMENDING THE CITY OF OSCEOLA CODE OF ORDINANCES BY AMENDING CHAPTER 166.10 TITLED B-3 INTERSTATE COMMERCIAL DISTRICT BY ADDING "PASSENGER AND COMMERCIAL MOTOR VEHICLE SERVICE" AS A PERMITTED USE BE IT ENACTED by the City Council of the City of Osceola, Iowa: SECTION 1. SECTION MODIFIED. Chapter 166.10 (1) of the Code of Ordinances of the City of Osceola, Iowa is hereby amended by adding "Passenger and Commercial Motor Vehicle Service"; and, that it may appear alphabetically in the list of permitted uses as the current structure of the code. 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 ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional. SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Motion by Fotiadis and second by Hooper to have city staff do some more investigating of a school resource officer position; roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve 2026-07 setting public hearing For the Proposed Ordinance Amendment to Chapter 166.15 Title General Business

Commercial Historic District Pertaining to Ground Level Mixed Use. Roll call vote: Fotaidis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

**Resolution 2026-07:**

TO FIX A TIME AND A DATE FOR A PUBLIC HEARING FOR THE PROPOSED ORDINANCE AMENDMENT TO CHAPTER 166.15 TITLE GENERAL BUSINESS COMMERCIAL HISTORIC DISTRICT PERTAINING TO GROUND LEVEL MIXED USE. NOW, THEREFORE, BE IT RESOLVED THAT: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council Meeting on Tuesday, March 3, 2026, at 7:00 pm for the consideration of adding 'Mixed Use Ground Floor Residential with Commercial Storefront' as a conditional use to the B-1H zoning district. 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 Hooper to approve resolution 2026-08 setting public hearing For the Proposed Ordinance Repealing Chapter 112 Title Cable Television Franchise and Regulations; roll call vote: Fotaidis, aye; Hooper, aye; Hicks, aye; Sullivan, aye; Miller, aye; motion carried.

**Resolution 2026-08:**

TO FIX A TIME AND A DATE FOR A PUBLIC HEARING FOR THE PROPOSED ORDINANCE REPEALING CHAPTER 112 TITLE CABLE TELEVISION FRANCHISE AND REGULATIONS NOW, THEREFORE, BE IT RESOLVED THAT: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council Meeting on Tuesday, March 3, 2026 at 7:00 pm for the repeal of Chapter 112 titled Cable Television Franchise and Regulations 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 Sullivan to approve resolution 2026-09 setting Public Hearing for the Proposed Ordinance Amending Chapter 167.06 Title Home Occupations; roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Hooper, aye; Miller, aye; motion carried.

**Resolution 2026-09:**

TO FIX A TIME AND A DATE FOR A PUBLIC HEARING FOR THE PROPOSED ORDINANCE AMENDING CHAPTER 167.06 TITLE HOME OCCUPATIONS NOW, THEREFORE, BE IT RESOLVED THAT: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council Meeting on Tuesday, March 3, 2026, at 7:00 pm for the amendment to chapter 167.06 titled Home Occupations. 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 Hooper and second by Fotiadis to approve resolution 2026-10 the Alliant Energy Street Light Resolution for the 200 Block of S Main; roll call vote: Fotaidis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

**Resolution 2026-10 -May view at City Hall**

Motion by Hooper and second by Fotaidis to approve resolution 2026-11 the Alliant Energy Street Light Resolution for the 200 Block of N Main; roll call vote: Fotaidis, aye; Hooper, aye; Sullivan, aye; Hicks, aye; Miller, aye; motion carried.

**Resolution 2026-11 May view at City Hall.**

Motion by Fotiadis and second by Hooper to set work session for February Wednesday 25<sup>th</sup> at 7 PM; roll call vote: Fotiadis, aye; Hooper, aye; Hicks, aye; Sullivan, aye; Miller, aye; motion carried.

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 Sullivan to approve the Consent Agenda:

Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance

b. Council Minutes: February 3<sup>rd</sup>; February 11<sup>th</sup>

c. Pay Estimate 46, WWTP Contract 1, \$33,504.00

d. Pay Estimate 14, Central Business District Project, \$124,634.36

e. Liquor License: Osceola Municipal Golf Course (LC0045143); HGI Lakeside Casino (LC 0048984 & LE 0001226)

The following claims:

Name ,Invoice Desc, Check Amount;

ABDO LLP ,CITY: SERVICES, 2500;ACCESS SYSTEMS - PHONE ,CITY: COMMUNICATIONS, 929.18;ACE HARDWARE #697 ,STREET DEPT: SUPPLIES, 407.62;AGRIVISION ,STREET DEPT: SUPPLIES, 185.35;ALLIANT ENERGY ,GOLF COURSE: UTILITIES, 13401.88;AMAZON CAPITAL SERVICES ,GOLF COURSE: SUPPLIES, 764.96;BLAKELY TREE SERVICE ,STREET DEPT: SERVICES, 2475;BUD JONES CONSTRUCTION ,CITY PROJECT: SERVICES, 17046.5;CARD SERVICES - CITY CREDIT ,CITY: SERVICES, 4143.52;CLARKE COUNTY ANIMAL SHELTER ,CITY: SERVICES, 2000;CLARKE ELECTRIC COOP ,AIRPORT: UTILITIES, 876.03;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 572.66;CRESTON PUBLISHING COMPANY ,AIRPORT: SERVICES, 914.32;CYDNEY CHIPP ,SERVICES, 475;DIRECTV ,AIRPORT: UTILITIES, 190.79; DORSEY & WHITNEY ,CITY: SERVICES, 25000;DUST PROS JANITORIAL ,CITY: SERVICES, 1925;ECHO ELECTRIC SUPPLY ,CITY: SUPPLIES, 3933;EDWARD BENDA ,MED, 8.33;EFTPS ,FEDERAL WITHHOLDING, 19409.38;EQUIPMENT MANAGEMENT COMPANY ,FIRE DEPT: SUPPLIES, 2341;FELD SECURITY ,STREET DEPT: SERVICES, 322;FERRELLGAS ,AIRPORT: UTILITIES, 212.94;FIRST INTERSTATE BANK ,POLICE DEPT: SERVICES, 52.25;FLEETSIDE FORD ,POLICE DEPT: SERVICES, 79.51;GLOBAL PAYMENTS ,CITY HALL: CC SERVICES, 606.16;GLOBAL PAYMENTS ,POLICE DEPT: C.C. SERVICES, 74.09;HIGHWAY LUMBER ,GOLF COURSE: SUPPLIES, 5232.48;HOSTIOWA.NET ,CITY: SERVICES, 1662;HY-VEE FOOD STORES ,WWTP: SUPPLIES, 23.94;IACP ,POLICE DEPT: MEMBERSHIP, 440;IOWA DEPARTMENT OF REVENUE ,GOLF COURSE: SALES TAX, 241.5;IOWA DEPARTMENT OF REVENUE ,CITY: SALES TAX, 6524.22;IOWA ONE CALL ,CITY: SERVICES, 33.3;IOWA.GOV ,GOLF COURSE: LICENSE RENEWAL, 1170;J P AUTO ,FIRE DEPT: SUPPLIES, 524.31;JACKSON ELECTRIC ,AIRPORT: SERVICES, 4961.66;JIM'S SANITATION& TRUCK REPAIR ,GOLF COURSE: SERVICES, 499.76;KD TIRES LLC ,STREET DEPT: SERVICES, 70;LINDA PERCILS ,SERVICES, 1467.26;MEDIACOM ,GOLF COURSE: UTILITIES, 1532.84;MES(MUNICIPAL EMERGENCY SERVICES) ,FIRE DEPT: SUPPLIES, 1835.81;MIDLAND DRYWALL FINISHES LLC ,CITY: SERVICES, 13350;MIDWEST OFFICE TECH. CO. ,POLICE DEPT: SERVICES, 55.11;ONE BILLING SOLUTIONS ,FIRE DEPT: SUBSCRIPTION, 280.2;OSCEOLA FARM & HOME ,WWTP: SUPPLIES, 229.94;PAYROC LLC ,CITY: JAN CC SALES, 25.01;QT POD ,AIRPORT: SUPPLIES, 653.96;RACOM CORP ,FIRE DEPT: SUPPLIES, 560.88;REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 1945;ROCKHOLD LAW LLC ,CITY: SERVICES, 300;ROYAL PUBLISHING INC. ,CITY: SERVICES, 80;RUSTY'S AUTO SALES & SER ,STREET DEPT: SERVICES, 602.19;RYCHNOVSKY LAWN & LANDSCAPE ,GOLF COURSE: SERVICES, 115; SIRWA ,AIRPORT: UTILITIES, 49;SOLUTIONS ,POLICE DEPT; SUPPLIES, 815.79; SPORT WADE INC. ,WWTP: FUEL, 836.33;SYNERGY CONTRACTING LLC ,CITY: PROJECT, 10292.7;TEESNAP ,GOLF COURSE: SERVICES, 768.58;VERIZON ,FIRE DEPT: UTILITIES, 76.96;WELLMARK - CITY OF OSCEOLA ,WELLMARK - CITY OF OSCEOLA, 81362.86;WINDSTREAM ,POOL: UTILITIES, 1298.38;WINDSTREAM - FIBER ,STREET DEPT: UTILITIES, 506.82; ,Grand Total , 237730.56;EFT Numbers: 1725-1738 ,, ;Check Number: 304300-304353 ,, ;Health Checks: 1957 ,, ;Fund Recap: ,, ;1 ,General , 42848.24;33 ,Golf Course, 7884.57; 37 ,Capital Projects, 25000;110 ,Road Use Tax , 15719.28;112 ,Employee Benefits, 5313.59;313 ,Trade House, 19017.72;315 ,Sewer Project, 17046.5;317 ,Downtown Project, 10292.7;610 ,Waste Water, 13236.77;800 ,Health Insurance, 81371.19; ,Grand Total , 237730.56;

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

There being no further business, motion by Hooper and second by Sullivan to adjourn the meeting at 8:52 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)

UNOFFICIAL