

## OSCEOLA CITY COUNCIL

Tuesday, March 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, March 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. With the following present: Council Members: George Fotiadis, Dan Hooper, and Mel Miller. Sonya Hicks and Luci Sullivan 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: None.

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

No one spoke during open forum.

Mayor update on various projects/activities.

Motion by Fotiadis and second by Hooper to approve the following appointments:

- a. Appointment of Sonya Hicks as City Council Representative to CCDC.
- b. Appointment of Sarah Rutherford to the Historic Preservation Commission to fill the Angie Williams' unexpired term (expires 12/31/2028).
- c. Reappointment of Molly Crawford to the Historic Preservation Commission (expires 12/31/2029).

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

Motion by Hooper and second by Miller to move regular schedule meeting to March 24<sup>th</sup>; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to open public hearing regarding the Sale of 222 E Grant Street; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried. There was no written or public comment. Motion by Hooper and second by Fotiadis to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Miller to approve resolution 2026-12 setting public hearing Proposed Trade for 222 E Grant Street; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

### **Resolution 2026-12:**

A resolution setting a public hearing for the proposed trade involving city owned property 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 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, there were no cash offers received for the property as advertised; and whereas, the owners of 216 s Jackson street responded timely with a proposed trade offering 216 s Jackson for 222 e grant; and, whereas, the property at 216 s Jackson was recently purchased for \$9000, satisfying the minimum bid threshold; and, whereas, the city council desires to entertain the offer to trade properties. Now, therefore, be it resolved by the city council of the city of Osceola, Iowa, as follows: 1. A public hearing on the proposed trade of city-owned property at 222 e grant for property located at 216 s Jackson is hereby scheduled for March 24, 2026, at a regular meeting of the city council. 2. Following the public hearing, the city council may take action approving the proposed trade.

Motion by Fotiadis and second by Hooper to open public hearing Regarding the Proposed Amendment to the B1-H Commercial Historic District pertaining to Ground Floor Mixed Use; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried. There was no written or verbal public comments. Motion by Hooper and second by Miller to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the first reading of the Proposed Amendment to the B1-H Commercial Historic District pertaining to Ground Floor Mixed Use; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to open public hearing regarding the Proposed Amendment Repealing Chapter 112 Titled Cable Television Franchise and Regulations; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried. There were no verbal or written comments. Motion by Fotiadis and second by Hooper to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Miller to approve the first reading of the Proposed Amendment Repealing Chapter 112 Titled Cable Television Franchise and Regulations; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Miller to open public hearing Regarding the Proposed Amendment to Chapter 167.06 Pertaining to Home Occupations; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried. There were no written or verbal comments. Motion by Fotiadis and second by Hooper to close the public hearing; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve first reading of Regarding the Proposed Amendment to Chapter 167.06 Pertaining to Home Occupations; roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; motion carried.

Sonya Hicks arrived at 7:33 PM.

Motion by Fotiadis and second Miller to approve resolution 2026-13 Setting the Max Levy for FY 2027 Budget and Scheduling the Public Hearing; roll call vote: Fotiadis, aye; Hicks, aye; Hooper, aye; Miller, aye; motion carried.

Resolution 2026-13: See City Hall for full resolution.

Motion by Fotiadis and second by Hicks to approve the agreement with Snyder & Associate Regarding the Transportation Sub Area Study; roll call vote: Fotiadis, aye; Hicks, aye; Hooper, 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 Hicks to approve the Consent Agenda:

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: February 17<sup>th</sup>, February 25<sup>th</sup>
- c. Liquor License: None

The following claims:

Name ,Invoice Desc, Check Amount;

CITY ,MED, 1265; PITNEY BOWES ,CITY HALL: SERVICES, 199.92;CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 2328.32;WELLMARK - CITY OF OSCEOLA ,WELLMARK - CITY OF OSCEOLA, 81362.86;COLLECTION SERVICE CENTER ,CHILD SUPPORT, 572.66;EFTPS ,FEDERAL WITHHOLDING, 20782.58;TREASURER ST. OF IOWA ,STATE INCOME TAX, 4249.55;IPERS ,IPERS - MONTHLY CONTRIB, 28777.05;AFLAC ,Employee Deductions, 28.92;MUTUAL OF OMAHA ,CITY PORTION LIFE INSURANCE, 575.7;GLOBE LIFE LIBERTY NATIONAL DIVISION ,LIFE INSURANCE PRETAX, 679.08;CARD SERVICES - CITY CREDIT ,CITY: SERVICES, 228.94;ECOSYSTEMS INC ,WWTP: SERVICES, 47850;TEESNAP ,GOLF COURSE: SERVICES, 768.58;EDWARD BENDA ,MED, 8.33;LABCORP ,MED, 1.84;GREATER REGIONAL MED ,MED, 2.87;CODY ROBINSON ,MED, 25;TORI VIRCHOW ,MED, 25;LABCORP HOLDING ,MED, 1.47;MCFARLAND CLINIC ,MED, 1.75;BOONE COUNTY HOSPITAL ,MED, 780.45;CLARKE COUNTY HOSPITAL ,MED, 14.12;QUEST DIAGNOSTICS LLC ,MED, 2.13;CENTRAL IOWA HOSPITAL ,MED, 320.73;CATHOLIC HEALTH INITI ,MED, 3.68;DANIEL COOPER ,MED, 693.37;EDWARD BENDA ,MED, 8.33; LABCORP HOLDINGS ,MED, 1.51;QUEST DIAGNOSTICS LLC ,MED, 42.34;CATHOLIC HEALTH INITI ,MED, 2.91;ADVANCED RADIOLOGY ,MED, 2.08;MET LIFE ,WATER DEPT: INSURANCE,

1986.84;INTERNAL REVENUE SERVICE ,CITY: SERVICES, 4837.25;LIBERTY MUTUAL INSURANCE COMPANY ,SEWER: PROJECT, 33504;TK CONCRETE ,CITY: SERVICES, 124634.36;ANDREW HARVEY ,CITY: SERVICES, 18050;ACCESS SYSTEM ,LIBRARY: UTILITIES, 245;ACCESS SYSTEMS - PHONE ,CITY: UTILITIES, 929.24;ACE HARDWARE #697 ,STREET DEPT: SUPPLIES, 788.76;ALIAN ENERGY ,STREET DEPT: UTILITIES, 13860.86;AMAZON CAPITAL SERVICES ,CITY: SUPPLIES, 117.1;AT & T ,POLICE DEPT: COMMUNICATIONS, 7.04;BAUER BUILT ,POLICE DEPT: SUPPLIES, 129.58;BLAKELY TREE SERVICE ,STREET DEPT: SERVICES, 1683;BSN SPORTS INC ,P&R: SUPPLIES, 646;BUD JONES CONSTRUCTION ,WWTP: SERVICES, 8862.5;CARD SERVICE CENTER ,FIRE: SERVICES, 845.94;CARRICO AQUATIC RESOURCES INC ,POOL: SUPPLIES, 6719;CENTRAL PUMP & MOTOR LLC ,WWTP: SERVICES, 4238.87;CHESNUT LAWN & LANDSCAPE ,CITY: SERVICES, 85;CINTAS CORPORTATION (PW) ,WWTP: SERVICES, 84.23;CLARKE ELECTRIC COOP ,WWTP: UTILITIES, 2729.29;COMMUNICATIONS SOLUTIONS ,CITY:M SERVICES, 614.75;CRESTON PUBLISHING COMPANY ,CITY: SERVICES, 778.43;CULLIGAN ,POLICE DEPT: SERVICES, 65.63;D & D PEST CONTROL ,CITY HALL: SERVICES, 80;DANS OVERHEAD DOORS & MORE ,WWTP: SUPPLIES, 749.7;DES MOINES REGISTER ,LIBRARY: SERVICES, 104.98;DON'S JONS ,PORTABLE TOILET RENTAL, 525;DON'S JONS ,GOLF COURSE: SERVICES, 525;DONNA SEUFERER ,AIRPORT: REIMBURSMENT, 816.76;ECHO ELECTRIC SUPPLY ,CITY: SUPPLIES, 3577.72;ELLIOTT OIL CO. ,FIRE: FUEL, 1006.65;FAREWAY STORES ,CITY: SUPPLIES, 14.94;FLEETSIDE FORD ,WWTP: SERVICES, 4155.05;FREEDOM AND GLORY ,CITY: SUPPLIES, 4154.94;GRAINGER ,WWTP: SUPPLIES, 332.19;HARD ROCK CAR WASH ,POLICE: SERVICES, 250;HIGHWAY LUMBER ,CITY: SUPPLIES, 30608.51;HOTSY CLEANING SYSTEMS ,STREET DEPT: SUPPLIES, 857.24; HY-VEE FOOD STORES ,WWTP: SUPPLIES, 189.34;INFOMAX OFFICE SYSTEMS ,CITY: SERVICES, 67.84;IOWA CTS CLEANERS ,LIBRARY: SERVICES, 1119.9;IOWA DEPARTMENT OF INSPECTIONS & APPEALS ,GOLF COURSE: LICENSE, 150;IOWA PUBLIC AIRPORT ASSO ,AIRPORT: SERVICES, 200;IOWA WORKFORCE DEVELOPMENT ,CEMETERY: UNEMPLOYMENT, 455.31;J P AUTO ,WWTP: SUPPLIES, 1355.83;JIM'S SANITATION& TRUCK REPAIR ,CITY: SERVICES, 39010.68;KD TIRES LLC ,POLICE DEPT: SERVICES, 40; KIMBALL MIDWEST ,STREET DEPT: SUPPLIES, 729.83;LOGAN CONTRACTORS SUPPLY ,STREET DEPT: SUPPLIES, 93.49;MET LIFE ,CITY: INSURANCE, 5050.4;MIDWEST OFFICE TECH. CO. ,FIRE DEPT: MISC. EXPENSE, 30.5;MOTOROLA SOLUTIONS ,POLICE DEPT: POLICE CAR, 7551.75;NORTH CENTRAL LABORATORIES OF WISCONSIN ,WWTP: SUPPLIES, 1175.66;OSCEOLA FARM & HOME ,WWTP: SUPPLIES, 331.34;OSCEOLA WATER WORKS ,CITY: UTILITIES, 340.59;QT POD ,AIRPORT: SUPPLIES, 313.79;RELIANT FIRE APPARATUS INC. ,FIRE DEPT: SUPPLIES, 175.6;SICOG ,CITY: RENEWAL, 2500;SNYDER & ASSOCIATES ,STREET DEPT: SERVICES, 32355;SOLUTIONS ,PARK&REC: SUPPLIES, 617.96;SPOKE COMMUNICATIONS LLC ,CITY: SUBSCRIPTION, 300;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 2259.71;ULINE ,WWTP: SUPPLIES, 278.79;US CELLULAR ,LIBRARY: COMMUNICATIONS, 1137.15;UTILITY EQUIPMENT CO. ,WWTP: SUPPLES, 766.17;VEENSTRA & KIMM INC. ,CITY: SERVICES, 74852.92;WINDSTREAM ,WWTP: COMMUNICATIONS, 445.52;ZIEGLER INC ,WWTP: SUPPLIES, 1207.12; ,Grand Total , 650910.61;Health Insurance Checks ,1957-1974, ;EFTS: ,1735-1748, ;Check Numbers: ,304270-304428, ;Fund Recap , , ;l ,General , 110270.25;33 ,Golf Course, 10014.95;37 ,Capital Projects, 19270;110 ,Road Use Tax, 36367.45;112 ,Employee Benefits, 24337.12;313 ,Trade House, 26541.68;315 ,Downtown Project, 154839.31;317 ,Sewer Plant, 63900.57;325 ,, 18050;610 ,Waste Water, 100171.29;800 ,Health Insurance, 87147.99; ,Grand Total , 650910.61;

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

There being no further business, motion by Fotiadis and second by Hooper to adjourn the meeting at 8:10 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