

OSCEOLA CITY COUNCIL

Tuesday, April 21, 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, April 21, 2026, at 7:04 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Pro Tem George Fotiadis at 7:00 PM. Thomas Kedley was absent. With the following present: Council Members: Dan Hooper, George Fotiadis, Mel Miller, and Luci Sullivan. Sonya Hicks 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: Andrew Clark, Matt Stoll, Trevor Andrew, Nicki Andrew, and Rick Andrew.

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

No one spoke during open forum.

Mayor Pro-Tem had nothing at this time.

Motion by Hooper and second by Miller to open public hearing the Proposed Amendment to the Comprehensive Plan Regarding the Future Land Use Map and Rezoning Proposal; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried. Trevor Andrew answer questions Council had for him about his proposed business for the location. There were two letters in support of the change. No one else spoke during public hearing. Motion by Hooper and second by Miller to close the public hearing; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Hooper and second by Miller to approve 2026-23 Amending the Comprehensive Plan for The City of Osceola, Iowa, By Revising the Future Land Use Map for West Osceola (Page 35); roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Resolution 2026-23:

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF OSCEOLA, IOWA, BY REVISING THE FUTURE LAND USE MAP FOR WEST OSCEOLA (PAGE 35) WHEREAS, pursuant to Chapter 414 of the Code of Iowa, the City of Osceola has adopted a Comprehensive Plan to guide the orderly growth and development of the community; and WHEREAS, the Comprehensive Plan includes a Future Land Use Map, including the map for West Osceola located on page 35, which serves as a policy guide for land use decisions, zoning, and infrastructure planning; and WHEREAS, the City Council recognizes that the Comprehensive Plan is intended to be a living document and may be amended from time to time as conditions and community needs evolve; and WHEREAS, development interest and infrastructure considerations in the West Osceola area have prompted a review of the existing Future Land Use Map; and WHEREAS, the proposed amendment updates the Future Land Use Map for West Osceola to reflect revised land use designations and to better accommodate future transportation connectivity, including consideration of a potential extension of Furnace Drive and related development patterns; and WHEREAS, the City Council finds that the proposed amendment is consistent with the goals of promoting orderly growth, efficient use of land, and the health, safety, and general welfare of the community; and WHEREAS, a public hearing was held on April 21, 2026, in accordance with applicable provisions of the Code of Iowa, and all interested persons were given the opportunity to be heard. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osceola, Iowa, that: 1. The Comprehensive Plan for the City of Osceola, Iowa, is hereby amended by revising the Future Land Use Map for West Osceola, as set forth on page 35. 2. The amended Future Land Use Map, attached hereto and incorporated by reference, shall replace the existing map currently contained on page 35 of the Comprehensive Plan. 3. The City Clerk is hereby directed to maintain the updated

Comprehensive Plan on file and make it available for public inspection. 4. This resolution shall be in full force and effect upon its passage and approval as provided by law.

Motion by Hooper and second by Sullivan to approve the second reading of Regarding the Ordinance Rezoning Parcel L on Truman Rd from R-2 One/Two Family to I-1 Light Industrial. Roll call vote: Sullivan, aye; Miller, aye; Hooper, aye; Fotiadis, aye; motion carried.

Motion by Sullivan and second by Miller to open public hearing regarding the Amendment to the City of Osceola Code of Ordinances Regarding Parking in the 200 and 300 Blocks of N Fillmore. Roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried. There was no written or verbal comments. Motion by Hooper and second by Sullivan to close the public hearing; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Hooper and second by Miller to approve the first reading of the Amendment to the City of Osceola Code of Ordinances Regarding Parking in the 200 and 300 Blocks of N Fillmore. Roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Miller and second by Hooper to open public hearing regarding the Proposed FY 2027 Budget; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried. There was no written or verbal comments during public hearing. Motion by Hooper and second by Miller to close the public hearing; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Hooper and second by Sullivan to approve resolution 2026-22 adopting Fiscal Year 2027 Budget; roll call vote: Sullivan, aye; Hooper, aye; Fotiadis, aye; Miller, aye; motion carried.

Resolution 2026-22:

You may view at City Hall.

Motion by Hooper and second by Sullivan to approve the Site Clean-Up and Cost Recovery Agreement for 116 E Webster; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Sullivan and second by Hooper to defer the RFQ for the Mini-Pitch concrete pad until the completion of fundraising has been secured; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Miller and second by Hooper to approve the Consent for Access to Property Agreement with Verizon Wireless; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Hooper and second by Sullivan to approve the special events permit for the Downtown Summer Block Party; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, 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:

- a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
- b. Council Minutes: April 7th
- c. Liquor License: La Pequena (LG0000523)
- d. Pay Estimate #16, Central Business District Project, \$269,697.94

The following claims:

SHANE TAYLOR ,MED, 001990;,"Health Insurance ;",25; CLARKE COUNTY HOSPITAL ,MED, 001991;,"Health Insurance ;",7.44;CENTRAL IOWA HOSPITAL CORP ,MED, 001992;,"Health Insurance ;",3.51;IOWA RADIOLOGY ,MED, 001993;,"Health Insurance ;",84.56;WILLIAM TY WHEELER ,MED, eft;,"Health Insurance ;",279;UNIV OF IA CLAIMS PAYMENT ,MED, 001994;,"Health Insurance ;",5.46;HEALTHTRACKRX OF LOUISVILLE ,MED, 001995;,"Health Insurance ;",7.02;CLARKE COUNTY HOSPITAL ,MED, 001996;,"Health Insurance ;",17.93;DIAGNOSTIC IMAGING ASSOCIATES ,MED, 001997;,"Health Insurance ;",1.81;CENTRAL IOWA HOSPITAL CORP ,MED, 001998;,"Health Insurance ;",6.72;IOWA RADIOLOGY ,MED, 001999;,"Health Insurance ;",1.68;CASEYS BUSINESS MASTERCARD ,CITY: FUEL, 1782;,"EFT ;",3411.02; GLOBAL PAYMENTS ,POLICE DEPT: SERVICES, 1783;,"EFT ;",624.74;GOLDEN EAGLE DISTRIBUTING ,GOLF COURSE: SUPPLIES, 1784;,"EFT ;",541.76;IOWA DEPARTMENT OF REVENUE ,CITY: TAXES, 1785;,"EFT ;",8731.16;JOHNSON BROTHERS OF IOWA ,GOLF COURSE: SUPPLIES, 1786;,"EFT ;",255.6;ONE BILLING SOLUTIONS ,FIRE DEPT: SUBSCRIPTION, 1787;,"EFT ;",148.3;PAYROC LLC ,CITY: C.C. SERVICES, 1788;,"EFT ;",68.74;TK CONCRETE ,CITY: PROJECT, 1789;,"EFT ;",269697.94;ACE HARDWARE #697 ,GOLF COURSE: SUPPLIES, 304584;,"REGULAR;","204.5;ALLIANT ENERGY ,PARK & REC: UTILITIES, 304585;,"REGULAR;","3597.56;AMAZON CAPITAL SERVICES ,CITY: SUPPLIES, 304588;,"REGULAR;","103.99;ARMOR EQUIPMENT ,WWTP: SUPPLIES, 304589;,"REGULAR;","323.47;ARTISTIC IRON WORKS ,STREET DEPT: SERVICES, 304590;,"REGULAR;","919.5;BARTS TIRE & AUTO ,STREET DEPT: SERVICES, 304591;,"REGULAR;","250;BLAKELY TREE SERVICE ,CITY: SERVICES, 304592;,"REGULAR;","1920;BUD JONES CONSTRUCTION ,CITY: SERVICES, 304593;,"REGULAR;","1073.85;CARD SERVICES - CITY CREDIT ,CITY: SUPPLIES/SERVICES, 304594;,"REGULAR;","3274.45;CARRICO AQUATIC RESOURCES INC ,POOL: SUPPLIES, 304596;,"REGULAR;","6636.94;CENTRAL SALT ,STREET DEPT: SUPPLIES, 304597;,"REGULAR;","8099.71;CHEM-SULT INC. ,WWTP: SUPPLIES, 304598;,"REGULAR;","3246.5;CINTAS-SERVICES (GOLF) ,GOLF COURSE: SERVICES, 304599;,"REGULAR;","141.18;CLARKE CO AUDITOR ,POLICE DEPT: INSURANCE, 304600;,"REGULAR;","42214.2;CLARKE COUNTY ANIMAL SHELTER ,POLICE: SERVICES, 304601;,"REGULAR;","2000;CORE-MARK US LLC ,GOLF COURSE: SUPPLIES, 304602;,"REGULAR;","1023.67;DCLI ,STREET DEPT: SUPPLIES, 304603;,"REGULAR;","7500;DIRECTV ,AIRPORT: UTILITIES, 04604;,"REGULAR;","37.79;DON'S JONS ,CITY: SERVICES, 04605;,"REGULAR;","590;DONNA SEUFERER ,AIRPORT; SERVICES, 304606;,"REGULAR;","7447.65;DUST PROS JANITORIAL ,CITY: SERVICES, 304607;,"REGULAR;","2062.5;EMC INS. CASUALTY CO. ,CITY: INSURANCE, 304608;,"REGULAR;","361493;FAREWAY STORES ,GOLF COURSE: SUPPLIES, 304609;,"REGULAR;","109.7;FLEETSIDE FORD ,POLICE DEPT: SERVICES, 304610;,"REGULAR;","633.73;GOLF CARS OF IOWA ,GOLF COURSE: SERVICES, 304611;,"REGULAR;","1500;HIGHWAY LUMBER ,CITY: SUPPLIES, 304612;,"REGULAR;","3855.79;HOTSYS CLEANING SYSTEMS ,STREET DEPT: SUPPLIES, 304613;,"REGULAR;","490;IACP ,POLICE DEPT: SUBSCRIPTION, 304614;,"REGULAR;","525;IMWCA ,CITY: REFUND, 304615;,"REGULAR;","1980.02;IOWA GOLF ASSOCIATION ,GOLF COURSE: SERVICES, 304616;,"REGULAR;","1625;IOWA LAW ENFORCEMENT ACADEMY ,POLICE DEPT: SERVICES, 304617;,"REGULAR;","275;IOWA ONE CALL ,CITY: SERVICES, 304618;,"REGULAR;","19.8;IOWA WORKFORCE DEVELOPMENT ,CITY: UNEMPLOYMENT BENEFITS, 304619;,"REGULAR;","1113.34;J P ATO ,FIRE DEPT: SUPPLIES, 304620;,"REGULAR;","742.34;JETCO INC ,WWTP: SERVICES, 304621;,"REGULAR;","1675;KD TIRES LLC ,GOLF COURSE: SERVICES, 304622;,"REGULAR;","95;KELLI HAINLINE ,REIMBURSEMENT, 304623;,"REGULAR;","45;KIRKHAM MICHAEL & ASSOCIATES ,AIRPORT: SERVICES, 304624;,"REGULAR;","2088.36;MARIBEL TORRES ,CITY: SERVICES, 304625;,"REGULAR;","200;MEDIACOM ,GOLF COURSE: UTILITIES, 304626;,"REGULAR;","1531.27;MES(MUNICIPAL EMERGENCY SERVICES) ,FIRE DEPT: SUPPLIES, 304627;,"REGULAR;","2428;MET LIFE ,CITY: INSURANCE, 304628;,"REGULAR;","9981.44;MIDWEST ALARM SERVICES ,DPEOT:SERVICES, 304630;,"REGULAR;","152.58;MIDWEST OFFICE TECH. CO. ,POLICE DEPT: SERVICES, 304631;,"REGULAR;","87.77;NORTH CENTRAL LABORATORIES OF WISCONSIN ,WWTP: SUPPLIES, 304632;,"REGULAR;","313.79;O'REILLY AUTOMOTIVE INC. ,PARK&REC: SUPPLIES, 304633;,"REGULAR;","60.38;OSCEOLA COLLISION & PAINT ,STREET DEPT: SERVICES, 304634;,"REGULAR;","500;OSCEOLA FARM & HOME ,FIRE DEPT: SUPPLIES, 304635;,"REGULAR;","293.02;PIONEER ATHLETICS ,PARK & REC: SUPPLIES, 304636;,"REGULAR;","192;REYNOLDSON VAN WERDEN & RENOLDSON L.L.P. ,CITY: SERVICES, 304637;,"REGULAR;","2175;SCHILDBERG CONST. CO. ,CITY: SUPPLIES, 304638;,"REGULAR;","1500.53;SHORTS CONCRETE CUTTING ,POOL: PROJECT, 304639;,"REGULAR;","900;SIRWA ,AIRPORT: UTILITIES, 304640;,"REGULAR;","55;

SOLUTIONS ,WWTP: SUPPLIES, 304641;,"REGULAR;","107.9;SOUTHERN IOWA CRITTER CATCHER ,GOLF COURSE: SERVICES, 304642;,"REGULAR;","750;SPORT WADE INC. ,WWTP: FUEL, 304643;,"REGULAR;","2590.4;SYMMETRY ENERGY SOLUTIONS ,CITY: UTILITIES, 304644;,"REGULAR;","9144.9;TECHNICAL SERVICES ,WWTP: SERVICES, 304645;,"REGULAR;","344.84;THE BULLPEN ,PARK&REC: SUPPLIES, 304646;,"REGULAR;","6313;TYLER TECHNOLOGIES INC. ,CITY: SERVICES, 304647;,"REGULAR;","17824.25;VERIZON ,FIRE DEPT: COMMUNICATIONS, 304648;,"REGULAR;","76.92;WINDSTREAM ,DEPOT: UTILITIES, 304649;,"REGULAR;","698.89;WINDSTREAM - FIBER ,STREET DEPT: UTILITIES, 304650;,"REGULAR;","284.27;ZIMCO SUPPLY CO. ,GOLF COURSE: SUPPLIES, 304651;,"REGULAR;","8631.6;UNIV OF IA CLAIMS ,MED, 1994;","Health Insurance ;","5.46; HEALTHTRAK RX OF LOU ,MED, 1995;","Health Insurance ;","7.02;CLARKE CO HOSPITAL ,MED, 1996;","Health Insurance ;","17.93;DIAGNOSTIC IMAGING ,MED, 1997;","Health Insurance ;","1.81;CENTRAL IOWA HOSP ,MED, 1998;","Health Insurance ;","6.72;IOWA RADIOLOGY ,MED, 1999;","Health Insurance ;","1.68;LUCAS COUNTY HEALTH ,MED, 2000;","Health Insurance ;","20.2;ATHOLIC HEALTH ,MED, 2001;","Health Insurance ;","512.58;OLLECTION SERVICE CENTER ,CHILD SUPPORT, 1779;","EFT ;","904.96; EFTPS ,FEDERAL WITHHOLDING, 1780;","EFT ;","19983.27; ,Grand Total , ;","845528.28;Fund Recap: ,;","1 ,General;","115398.1; 33 ,Golf Course;","19707.41;37 ,Capital Projects;","7613.65; 101 ,Insurance;","361493; 110 ,Road Use Tax;","23571.38;112 ,Employee Benefits;","12267.54;305 ,Airport Lighting;","2088.36;313 ,Trade House;","278.49;315 ,Downtown Project;","269697.94; 502 ,Forfeiture Account;","752;610 ,Waste Water;","27549.51;800 ,Health Insurance;","5110.9; ,Grand Total ;","845528.28;

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

Motion by Miller and second by Hooper to enter into Closed session pursuant to Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate where premature disclosure could reasonably be expected to increase the price the City would pay or reduce the price the City would receive. Roll call vote: Sullivan, aye; Hooper, aye; Fotiadis, aye; Miller, aye; motion carried. Motion by Sullivan and second by Hooper to exit close session; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Motion by Sullivan and second by Hooper to approve resolution 2026-24 setting a public hearing regarding an Option to Purchase for 101 W Washington; roll call vote: Sullivan, aye; Hooper, aye; Miller, aye; Fotiadis, aye; motion carried.

Resolution 2026-24:

TO FIX A TIME AND A DA TE FOR A PUBLIC HEARING TO CONSIDER A PROPOSAL TO ENTER INTO AN OPTION TO PURCHASE AGREEMENT FOR THE PROPERTY LOCATED AT 101 WEST WASHINGTON STREET THE CITY COUNCIL OF THE CITY OF OSCEOLA, IA HEREBY RESOLVES that: Section 1. A Public Hearing will be held as part of the regularly scheduled City Council meeting on May 5, 2026 at 7:00 PM to consider a proposal to enter into an Option to Purchase Agreement for the property located at 101 West Washington Street, S 130' LOT 5 & 5' x 13.62' ADJ TO LOT 5 & E 26.54' S 135' LOT 6 BLOCK 7, ORIGINAL OSCEOLA The proposed Option to Purchase Agreement is contingent upon the successful award of Workforce Housing Tax Credits for the development of the property. 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.

There being no further business, motion by Hooper and second by Miller to adjourn the meeting at 7:19 PM. All voting aye, motion carried.

George Fotiadis – Mayor Pro-Tem

Attest:

Britanee Ward- Case – City Clerk

UNOFFICIAL