

OSCEOLA CITY COUNCIL

Tuesday, May 5, 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, May 5, 2026, at 7:04 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, Sonya Hicks, Mel Miller, and Luci Sullivan. 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, Frank Huseman, Randy Johnson, and Alex Merten

Motion by Hooper and second by Sullivan 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 Council on various on-going projects and events.

Frank Huseman with NEW Cooperative presented to Council the proposal for the installation of a 90,000-gallon anhydrous tank on their property near 1783 240th Ave. Motion by Hooper and second by Fotiadis to approve the proposed tank placement; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

Rnayd Johnson with Veenstra & Kimm gave the Council an update on the Central Business District Project.

Motion by Hooper and second by Hooper to accept the award and authorization of the grant contract for the Water Quality Initiative (WQI) grant for the Q Pond/Grade Lake Water Quality Improvement projects. Roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to open the public hearing Regarding the Proposed Sale of 101 W Washington; roll call vote: Fotiadis, aye; Hooper, aye; Sullivan, aye; Miller, aye; Hicks, aye; motion carried. There were two letters of support from Osceola Chamber Main Street and Clarke County Development Corporation. Andrew Clark with CCDC spoke 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; Miller, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve resolution 2026-25 Approving the Option to Purchase Real Estate with "The Washington, LLC" managed by Danny Heggen of H&F Development Partners; roll call vote: Fotiadis, aye; Hooper, aye; Hicks, aye; Sullivan, aye; Miller, aye; motion carried.

Resolution 2026-25:

A RESOLUTION APPROVING AN OPTION TO PURCHASE REAL ESTATE AGREEMENT FOR PROPERTY LOCATED AT 101 W. WASHINGTON STREET WHEREAS, the City of Osceola, Iowa ("City"), is the owner of certain real property located at 101 W. Washington Street, Osceola, Clarke County, Iowa, legally described as: S 130' LOT 5 & 5' x 13.62' ADJ TO LOT 5 & E 26.54' S 135' LOT 6 BLOCK 7, ORIGINAL OSCEOLA; and WHEREAS, the City has received a proposal from The Washington, LLC ("Buyer") to enter into an Option to Purchase Real Estate Agreement ("Agreement") for the purpose of facilitating redevelopment of the property; and WHEREAS, the Agreement grants Buyer an exclusive option to purchase the property for a purchase price of Forty Thousand Dollars (\$40,000.00), subject to the terms and conditions set forth therein; and WHEREAS, the Agreement provides for a one (1) year option period, or until a determination is made by the Iowa Economic Development Authority regarding Buyer's application to the Workforce Housing Tax

Credit Program, whichever occurs first; and WHEREAS, the City Council finds that entering into the Agreement is in the best interests of the City and will promote economic development and revitalization within the community. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, that:

1. The Option to Purchase Real Estate Agreement between the City of Osceola, Iowa, and The Washington, LLC, for the property located at 101 W. Washington Street is hereby approved.
2. The Mayor and City Clerk are hereby authorized and directed to execute the Agreement and any related documents necessary to carry out the intent of this Resolution.
3. All prior actions of the City related to this Agreement are hereby ratified and confirmed.

Motion by Fotiadis and second by Miller to approve resolution 2026-26 of Support for the IEDA Workforce Housing Tax Credit Application for “The Washington, LLC” managed by Danny Heggen of H&F Development Partners. Roll call vote: Fotiadis, aye; Sullivan, aye; Hicks, aye; Hopper, aye; Miller, aye; motion carried.

Resolution 2026-26:

RESOLUTION OF SUPPORT FOR A WORKFORCE HOUSING TAX CREDIT APPLICATION BEING FILED WITH THE IOWA ECONOMIC DEVELOPMENT AUTHORITY BY THE WASHINGTON, LLC MANAGED BY DANNY HEGGEN OF H&F DEVELOPMENT PARTNERS. WHEREAS, the City of Osceola, Iowa, has been informed by “The Washington, LLC” managed by Danny Heggen of H&F Development Partners, that a Workforce Housing Tax Credit Application will be filed with the Iowa Economic Development Authority for the construction of new housing units located at 101 W Washington Street on property described as: S 130' LOT 5 & 5' x 13.62' ADJ TO LOT 5 & E 26.54' S 135' LOT 6 BLOCK 7, ORIGINAL OSCEOLA WHEREAS, the project will consist of 22 residential units and between 407 and 1040 square feet and ~3,000 square feet of retail/office space; and WHEREAS, the Workforce Housing Tax Credit Program requires a local match of a minimum of \$1,000 per dwelling unit; and, WHEREAS, the owner intends to request tax abatement on the property, which will qualify as the local match. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City Osceola, Iowa, that we support and approve the development of the aforesaid housing in the community, subject to City Ordinances and the building permit process.

Motion by Fotiadis and second by Hooper to approve the second reading of the Ordinance Amending Chapter 69 of the City of Osceola Code of Ordinances Restricting Parking in the 200 and 300 Blocks of N Fillmore. Roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Miller, aye; motion carried. Motion by Hooper and second by Fotiadis to waive the third reading of the Ordinance 699 Amending Chapter 69 of the City of Osceola Code of Ordinances Restricting Parking in the 200 and 300 Blocks of N Fillmore, roll call vote: Fotiadis, aye; Hooper, aye; Hicks, aye; Sullivan, aye; Miller, aye; motion carried.

Ordinance 699:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF OSCEOLA, IOWA, PERTAINING TO PROHIBITED PARKING BE IT ENACTED by the City Council of the City of Osceola, Iowa: SECTION 1. SECTION AMENDED. Chapter 69.07 is hereby amended by adding a new subsection (56): 69.07 PARKING PROHIBITED. No one person shall stop, stand or park a vehicle, except when necessary to avoid conflict with other traffic or in compliance with the directions a peace officer, in any of the following zones: New Sub-Section: (58) The 200 and 300 Blocks of N Fillmore both sides. SECTION 2. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. SECTION 3. 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 5. 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 Sullivan to approve the second reading of the Ordinance Rezoning Parcel L on Truman Rd from R-2 One/Two Family to I-1 Light Industrial; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, aye; Sullivan,

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

Ordinance 700:

AN ORDINANCE CHANGING THE ZONING OF CERTAIN PROPERTY

Be It Enacted by the City Council of Osceola, Iowa: Section I. The Property Identified below shall be rezoned from R-2 One-Two Family to I-1 Light Industrial:

DESCRIPTION - PARCEL L:

That part of the Southeast Quarter of the Southwest Quarter of Section 18, Township 72 North, Range 25 West of the 5th P.M., City of Osceola, Clarke County, Iowa, described as follows; Commencing at the South Quarter corner of said Section 18; thence North 89 degrees 47 minutes 48 seconds West, 450.12 feet along the South line of said Southeast Quarter of the Southwest Quarter; thence North 00 degrees 24 minutes 44 seconds West, 33.00 feet to the Point of Beginning; thence North 00 degrees 24 minutes 44 seconds West, 538.89 feet; thence North 89 degrees 47 minutes 48 seconds West, 309.98 feet to the East line of the West 34 rods of said Southeast Quarter of the Southwest Quarter; thence South 00 degrees 47 minutes 37 seconds West, 538.89 feet along said East line to the existing South property line; thence South 89 degrees 47 minutes 48 seconds East, 321.33 feet to the Point of Beginning, having an area of 3.90 Acres including 0.10 Acres of Road Easement.

Section II. 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 III. When Effective This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Motion by Sullivan and second by Miller to approve the reschedule of June's council meetings to June 9th and June 23rd; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Hicks, 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: April 21st – with amendment it should have been First reading not second reading of rezoning parcel L. The adjourning time being 8:18 PM instead of 7:17PM

c. Liquor License: Lucky Wife Wine Slushes (Downtown Summer Block Party); Osceola Chamber Main Street (Fourth of July)

The following claims:

Name ,Check #, Invoice Desc; ,Check Amount
CARD SERVICES - CITY CREDIT ,1801, WWTP: SUPPLIES/SERVICES; ,435.64
DAIDA ,1802, CITY: SUBSCRIPTION; ,374.85 GOLDEN EAGLE DISTRIBUTING ,1803, GOLF
COURSE: SUPPLIES; ,407.45TEESNAP ,1804, GOLF COURSE: SERVICES; ,768.58JOHNSON
BROTHERS OF IOWA ,1805, GOLF COURSE: UPPLIES; ,250.75641 TECH ,304653, LIBRARY:
SERVICES; ,666.25ACCESS SYSTEM ,304654, LIBRARY: SERVICES; ,246.47CHESNUT LAWN &
LANDSCAPE ,304655, LIBRARY: SERVICES; ,45DES MOINES REGISTER ,304656, LIBRARY:
SERVICES; ,54.99LESLIE GARDENS ,304657, LBIRARY: SERVICES; ,850SCHUMACHER
ELEVATOR COMPANY ,304658, LIBRARY: SERVICES; ,486US CELLULAR ,304659, LIBRARY:
UTILITIES; ,148.95WINDSTREAM ,304660, LIBRARY: UTILITIES; ,199.79 CLARKE ELECTRIC
COOP ,304662, AIRPORT: UTILITIES; ,791.36FAREWAY STORES - HANDWRITTEN ,304663,
GOLF COURSE: SUPPLIES; ,925.6CITY OF OSCEOLA ,304664, GOLF COURSE:
TOURNY; ,2880ACE HARDWARE #697 ,304665, AIRPORT: SUPPLIES; ,150.9ADAIR ROS.
MARTINERO ,304666, SERVICES; ,135AGRIVISION ,304667, PARK&REC:
SUPPLIES; ,390.76ALLIANT ENERGY ,304668, WWTP: TILITIES; ,459.08AMAZON CAPITAL
SERVICES ,304669, CITY: SUPPLIES; ,128.21 AMERICAN LEGION POST # 69 ,304670, FIRE
DEPT: SUPPLIES; ,100 ANGEL TORRES ,304671, SERVICES; ,150ARMOR EQUIPMENT ,304672,
STREET DEPT: SUPPLIES; ,644.94 AT & T ,304673, POLICE DEPT: COMMUNICATIONS; ,588.3
BANTA ABSTRACT COMPANY ,304674, CITY: SERVICES; ,1125 BARCO PRODUCTS ,304675,
STREET DEPT: SUPPLIES; ,667.83 BARTS TIRE & AUTO ,304676, FIRE DEPT: SERVICES; ,1763
BEAU WHEELER ,304677, SERVICES; ,180BLAKELY TREE SERVICE ,304678, STREET DEPT:

SERVICES;" ,5820 BLAZE SCHILTZ ,304679, SERVICES;" ,180 BOYT HARNESS COMPANY ,304680, CITY: SERVICES;" ,10000 BSN SPORTS INC ,304681, PARK&REC: SUPPLIES;" ,399.92 BUD JONES CONSTRUCTION ,304682, FIRE DEPT: SERVICES;" ,3755 CARD SERVICE CENTER ,304683, FIRE: SUPPLIES/SERVICES;" ,4666.98 CENTRAL PUMP & MOTOR LL ,304684, WWTP: SUPPLIES;" ,476.99 CENTRAL SALT ,304685, STREET DEPT: SUPPLIES;" ,8081.98 CHEM-SULT INC. ,304686, WWTP: SUPPLIES;" ,1424 CINTAS CORPORTATION (PW) ,304687, CEMETERY: SERVICES;" ,68.6 CINTAS-SERVICES (GOLF) ,304688, GOLF COURSE: SUPPLIES;" ,141.18 CITY OF MURRAY ,304689, CITY: SERVICES;" ,3208.61 CITY OF WOODBURN ,304690, CITY: SERVICES;" ,1069.54 CLARKE CO. TREASURER ,304691, CITY: SERVICES;" ,472 CLARKE COUNTY ANIMAL SHELTER ,304692, POLICE DEPT: SERVICES;" ,2000 CORE-MARK US LLC ,304693, GOLF COURSE: SUPPLIES;" ,1171.51 CULLIGAN ,304694, POLICE DEPT: SERVICES;" ,48.75 D&R FEED INC. ,304695, STREET DEPT: SUPPLIES;" ,181.21 DON'S JONS ,304696, GOLF COURSE: SERVICES;" ,190 DONNA SEUFERER ,304697, AIRPORT: REIMBURSEMENT;" ,412.2 FAREWAY STORES ,304698, GOLF COURSE: SUPPLIES;" ,110.15 FLEETSIDE FORD ,304699, PARK&REC: SERVICES;" ,1617.44 GRIMES ASPHALT & PAVING CORPORATION ,304700, STREET DEPT: SUPPLIES;" ,1568.6 HAGIER KHALIL ELGOTY ,304701, REFUND;" ,1220.23 HIGHWAY LUMBER ,304702, CITY: SERVICES;" ,23348.53 HY-VEE FOOD STORES ,304703, WWTP: SUPPLIES;" ,376.33 IDEAL READY MIX CO. ,304704, STREET DEPT: SERVICES;" ,7908.13INFOMAX OFFICE SYSTEMS ,304705, CITY: SERVICES;" ,72.77IOWA ONE CALL ,304706, CITY: SERVICES;" ,69.3 IOWA STATE UNIVERSITY ,304707, CITY: SERVICES;" ,615J P AUTO ,304708, FIRE DEPT: SUPPLIES;" ,372.89JAIME SMITH ,304709, PARK&REC: SERVICES;" ,465 JIM'S SANITATION& TRUCK REPAIR ,304710, CITY: SERVICES;" ,39239.63 JJ BLAKER LLC ,304711, GOLF COURSE: SERVICES;" ,460KD TIRES LLC ,304712, CEMETERY: SERVICES;" ,65LUNDY COMPANY INC ,304713, DEPOT: SERVICES;" ,4573 MATTHEW MAGALLON ,304714, DIRECTION;" ,180MEDIACOM ,304715, GOLF COURSE: UTILITIES;" ,1667.31MENARDS ,304716, CITY: SUPPLIES;" ,5499.46 MOTOROLA SOLUTIONS ,304717, POLICE: SERVICES;" ,288NORTH CENTRAL LABORATORIES OF WISCONSIN ,304718, WWTP: SUPPLIES;" ,638.07OSCEOLA FARM & HOME ,304719, CEMETERY: SUPPLIES;" ,900.44OSCEOLA SENTINEL-TRIBUNE ,304720, CITY: SUBSCRIPTION;" ,65OSCEOLA WATER WORKS ,304721, GOLF COURSE: UTILITIES;" ,274.9PEPSICO BEVERAGE SALES LLC ,304722, GOLF COURSE: SUPPLIES;" ,439.69PETROTEK CORPO ,304723, CITY: SERVICES;" ,785POIUM INK ,304724, GOLF COURSE: SUPPLIES;" ,437.95PRYOR CONCRETE CONSTRUCTION LLC ,304725, CITY: SERVICES;" ,9400RELIANT FIRE APPARATUS INC. ,304726, FIRE DEPT: SERVICES;" ,4075.41RYCHNOVSKY LAWN & LANDSCAPE ,304727, GOLF COURSEL SERVICES;" ,350SNYDER PLUMBING ,304728, CITY: SERVICES;" ,56974.14 SOLUTIONS ,304729, CITY: SERVICES;" ,125 SPOKE COMMUNICATIONS LLC ,304730, CITY: SUBSCRIPTION;" ,300 SPORT WADE INC. ,304731, WWTP: SERVICES;" ,489.17 URIJAH FRY ,304732, SERVICES;" ,135US CELLULAR ,304733, CITY: COMMUNICATIONS;" ,1017.81USA BLUEBOOK ,304735, WWTP: SUPPLIES;" ,951.89 UTILITY EQUIPMENT CO. ,304736, WWTP: SUPPLIES;" ,84.42 VEENSTRA & KIMM INC. ,304737, CITY: SERVICES;" ,121554.28 WINDSTREAM ,304738, POLICE DEPT: COMMUNICATIONS;" ,414.29 ZIEGLER INC ,304739, STREET DEPT: SERVICES;" ,15515.55 ZIMCO SUPPLY CO. ,304740, PARK&REC: SUPPLIES;" ,5141.5 CLARKE CO HOSPITAL ,2002, MED;" ,151.93 MERCY CLINICS INC ,2003, MED;" ,104.24 IOWA RADIOLOGY ,2004, MED;" ,1.34 EDWARD BENDA ,2005, MED;" ,8.33 UI HOME SOLUTIONS MED ,2006, MED;" ,73.61 IOWA RADIOLOGY ,2007, MED;" ,2.22 COLLECTION SERVICE CENTER ,1790, CHILD SUPPORT;" ,904.96 EFTPS ,1791, FEDERAL WITHHOLDING;" ,20759.57 TREASURER ST. OF IOWA ,1792, STATE INCOME TAX;" ,4142.29 IPERS ,1793, IPERS - MONTHLY CONTRIB;" ,29082.37 AFLAC ,1794, Employee Deductions;" ,28.92 MUTUAL OF OMAHA ,1795, CITY PORTION LIFE INSURANCE;" ,575.7 GLOBE LIFE LIBERTY NATIONAL DIVISION ,1796, LIFE INSURANCE PRETAX;" ,610.44 ,, Grand Total ;" ,426015.37Fund Recap: ,1, General;" ,139068.41 ,33, Golf Course;" ,13123.72 ,37, Capital Project;" ,3123.84 ,110, Road Use Tax ;" ,39870.8 ,112, Employee Benefits;" ,21002.26 ,135, Urban Renewal ;" ,10000 ,313, Trade House ;" ,91920.38 ,315, Downtown Project;" ,42148.31 ,317, Sewer Project;" ,32741.68 ,321, Recirculation Project;" ,17807.5 ,610, Waste Water;" ,14866.8 ,800, health Insurance;" ,341.67 ,, Grand Total ;" ,426015.37

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

March 2026 Revenues:

1 ,General, 216217.44;33 ,Golf Course, 17241;101 ,Liability Insurance, 4278.02; 110 ,Road Use Tax , 51588.5;112 ,Employee Benefits, 10077.18;115 ,LOST Reservoir , 95886.53;116 ,Hotel/Motel Tax , 20604.86;200 ,Debt , 11003.24;309 ,Youth Tennis , 200; 317 ,Sewer Plant, 2491.23;501 ,Perpetual Care , 777.76;502 ,Police Forfeiture , 1.01;505 ,Expandable Library , 1328.73;610 ,Sewer , 218790.73;800 ,Self Insurance , 94475.1; ,Grand Total , 744961.33;

There being no further business, motion by Hooper and second by Sullivan to adjourn the meeting at 8:53 PM. All voting aye, motion carried.

Thomas J. Kedley – Mayor

Attest:

UNOFFICIAL