

OSCEOLA CITY COUNCIL

Tuesday, May 19, 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 19, 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 arrived at 7:03 PM, Mel Miller, and Luci Sullivan. 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, Brain Crawford, Jorge Avalos and Matt Stoll.

No one spoke during open forum.

Mayor update Council on various on-going projects and events.

Sonya Hicks arrived at 7:03 PM.

Jorge Avalos update council on the mini-pitch fundraising. Motion by Sullivan and second by Hooper to proceed with getting bids for the concrete for the mini pitch paid; roll call vote: Hicks, aye; Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the award of the O-Hi Grant for Parson Creek LLC at 115,125, and 129 N Temple. Roll call vote: Fotiadis, aye; Hicks, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Miller and second by Hooper to approve resolution 2026-27 Authorizing the Use of LMI Funds for the Sanitary Sewer Service in the 300 Block of S Park; roll call vote: Hicks, aye; Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Resolution 2026-27:

A RESOLUTION AUTHORIZING THE USE OF LOW- AND MODERATE INCOME (LMI) SET-ASIDE FUNDS FOR A GRANT TO ASSIST WITH REPLACEMENT OF A SHARED SANITARY SEWER SERVICE LINE WHEREAS, the City of Osceola maintains a Low- and Moderate-Income ("LMI") Housing Fund utilizing tax increment financing set-aside revenues pursuant to Iowa Code Chapter 403; and WHEREAS, the City has received applications for LMI assistance from the owners of the properties located at 210 E. Cass Street, 301 S. Park Street, and 311 S. Park Street, Osceola, Iowa, for assistance with the replacement of a shared sanitary sewer service line serving the three properties; and WHEREAS, the applicants have certified that their households qualify as low and moderate-income households pursuant to applicable program requirements; and WHEREAS, the estimated total project cost for replacement of the shared sanitary sewer service line is approximately \$13,406.34, with work to be completed by Stoll Plumbing, Heating, & Cooling; and WHEREAS, the property owners have executed a Shared Sanitary Sewer Service Agreement establishing the respective rights and obligations of the parties concerning the shared sanitary sewer service line, including future maintenance, repair, replacement, and access obligations; and WHEREAS, the City Council finds that replacement of the failing shared sanitary sewer service line constitutes a valid public purpose and an eligible use of LMI set-aside funds pursuant to Iowa Code Chapter 403 by assisting low- and moderate income households with necessary housing-related infrastructure improvements; and WHEREAS, the City Council further finds that approval of the requested assistance promotes the preservation of safe and sanitary housing within the City of Osceola. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OSCEOLA, IOWA, AS FOLLOWS: 1. The City Council hereby authorizes the use of Low- and Moderate-Income (LMI) Housing Fund set-aside revenues in an amount not to exceed Thirteen Thousand Four Hundred Six Dollars and Thirty-Four Cents (\$13,406.34) for a grant to

assist with the replacement of the shared sanitary sewer service line serving the properties located at 210 E. Cass Street, 301 S. Park Street, and 311 S. Park Street, Osceola, Iowa.

2. The City Administrator and City staff are hereby authorized and directed to take all actions necessary to administer the grant assistance, including verification of eligibility, coordination with the contractor, execution of any necessary documents, and disbursement of funds consistent with this Resolution and applicable law.

3. Disbursement of funds shall be conditioned upon completion and recording of the Shared Sanitary Sewer Service Agreement and completion of all required program documentation.

4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

There was no action at this time regarding the Mobile Food Vendor Ordinance.

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 and Mayor wanted to congratulate all the graduating seniors.

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

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

Pay Estimate 17, Central Business District Project: \$406,808.35

Council Minutes: May 5th

Liquor License: Family Dollar (LG 0000564);

The following claims:

Name ,Check # ,;Check Amount;,"Invoice Desc
ECOSYSTEMS INC ,1810, EFT ;19975;,"WWTP: SERVICES GLOBL PAYMENTS ,1811, EFT ;76.51;,"POLICE DEPT: SERVICESGLOBAL PAYMENTS ,1812, EFT ;422.54;,"CITY: SERVICESGOLDEN EAGLE DISTRIBUTING ,1813, EFT ;413.34;,"GOLF COURSE: SUPPLIESIOWA DEPARTMENT OF REVENUE ,1814, EFT ;8547.06;,"CITY: TAXES JOHNSON BROTHERS OF IOWA ,1815, EFT ;240;,"GOLF COURSE: SUPPLIES PAYROC LLC ,1816, EFT ;25;,"CITY: C.C. FEESTK CONCRETE ,1817, EFT ;406808.35;,"CITY: PROJECTWELLMARK - CITY OF OSCEOLA ,1818, EFT ;81860.78;,"CITY: INSURANCEFAREWAY STORES - HANDWRITTEN ,304741, Regular ;942.56;,"GOLF COURSE: SUPPLIES911 CUSTOM ,304742, Regular ;1715;,"POLICE DEPT: SUPPLIESACCESS SYSTEMS - PHONE ,304743, Regular ;928.93;,"CITY: UTILITIES ACE HARDWARE #697 ,304744, Regular ;546.54;,"STREET DEPT: SUPPLIESAGRILAND FS - MURRAY ,304745, Regular ;5187.37;,"CEMETERY: SUPPLIESALLIAN ENERGY ,304746, Regular ;10678.89;,"STREET DEPT: UTILITIESAMAZON CAPITAL SERVICES ,304748, Regular ;64.1;,"GOLF COURSE: SUPPLIESAMERICA'S BEST HOUSE PLANS ,304749, Regular ;1970;,"CITY: SUPPLIESASCENDANCE TRUCKS MIDWEST LLC ,304750, Regular ;1503.46;,"STREET DEPT: SUPPLIESATLANTIC BOTTLING CO. ,304751, Regular ;1296.66;,"POOL: SUPPLIESAUTUMN RIDGE ,304752, Regular ;14104.34;,"CITY: SERVICESBUD JONES CONSTRUCTION ,304753, Regular ;11440.57;,"POOL: SERVICES CARD SERVICES - CITY CREDIT ,304754, Regular ;2591.89;,"CITY: SERVICESCHARITON VALLEY PLANNING & DEVELOPMENT COUNCIL ,304755, Regular ;155.86;,"CITY: SERVICESCHEM-SULT INC. ,304756, Regular ;3266.5;,"WWTP: SUPPLIESCINTAS-SERVICES (GOLF) ,304757, Regular ;70.59;,"GOLF COURSE: SERVICESCLARKE COUNTY DEV. CORP. ,304758, Regular ;37108.74;,"CITY: TIF CLARKE ELECTRIC COOP ,304759, Regular ;9167.57;,"AIRPORT: UTILITIES CLEAR REFLECTIONS JANITORIAL ,304760, Regular ;500;,"DEPOT: SERVICES COLLEN MAYHEW ,304761, Regular ;1498;,"REIMBURSEMENTCORE-MARK US LLC ,304762, Regular ;2734.78;,"POOL: SUPPLIESORNING RENTAL ,304763, Regular ;438.75;,"STREET DEPT: SERVICESCRESTON PUBLISHING COMPANY ,304764, Regular ;1479.1;,"CITY: PUBLICATIONDENNEY CONSTRUCTION INC. ,304765, Regular ;13600;,"CITY: DEMODIRECTV ,304766, Regular ;137.79;,"AIRPORT: UTILITIES DONNA SEUFERER ,304767, Regular ;3091.9;,"AIRPORT: REIMBURSEMENT DUST PROS JANITORIAL ,304768, Regular ;1975;,"CITY: SERVICESELLIOTT OIL CO. ,304769, Regular ;1133.33;,"FIRE DEPT: FUELFAREWAY STORES ,304771, Regular ;77.37;,"GOLF COURSE: SUPPLIESFLEETSIDE FORD ,304772, Regular ;2630.8;,"POLICE DEPT: SERVICESGINGERICH CONSTRUCTION ,304773, Regular ;704;,"POOL PROJECT: SUPPLIESGLEN'S REFRIGERATION ,304774, Regular ;2651.12;,"GOLF COURSE: SERVICESGOLF CARS OF IOWA ,304775, Regular ;1500;,"GOLF COURSE: SERVICESHERITAGE LANDSCAPE SUPPLY ,304776, Regular ;195.3;,"GOLF COURSE: SUPPLIESHIGHWAY LUMBER ,304777, Regular ;568.26;,"CITY: SUPPLIES CREDIT HOSTIOWA.NET ,304778, Regular ;1790;,"CITY: SERVICESHY-VEE FOOD STORES ,304779, Regular ;257.45;,"STREET DEPT: SUPPLIESIOWA DOT ,304780, Regular ;105.12;,"POLICE DEPT: SUPPLIESJ P AUTO ,304781, Regular ;165.35;,"PARK&REC: SUPPLIESKIMBALL MIDWEST ,304782, Regular ;230.9;,"STREET DEPT: SUPPLIES KIRKHAM MICHAEL & ASSOCIATES ,304783, Regular ;1251.1;,"AIRPORT: SERVICES LOGAN CONTRACTORS SUPPLY ,304784, Regular ;210;,"STREET DEPT: SUPPLIES MAINSTAY SYSTEMS OF IOWA LLC ,304785, Regular ;200;,"POLICE DEPT: SERVICES

MEDIACOM ,304786, Regular ;761.11;","GOLF COURSE: UTILITIESMICROBAC LABORATORIES INC ,304787, Regular ;2989.75;","WWTP: SERVICESMIDWEST OFFICE TECH. CO. ,304788, Regular ;87.77;","POLICE DEPT: SERVICESMPH INDUSTRIES INC ,304789, Regular ;521.17;","POLICE DEPT: SERVICESO'REILLY AUTOMOTIVE INC. ,304790, Regular ;124.27;","PARK&REC: SUPPLIESOSCEOLA FARM & HOME ,304791, Regular ;894.58;","STREET DEPT: SUPPLIESQUALITY GLASS CO. ,304792, Regular ;4429.54;","POLICE DEPT: SERVICESROYAL PUBLISHING INC. ,304793, Regular ;85;","CITY: SERVICESSCHILDBERG CONST. CO. ,304794, Regular ;4952.5;","CITY: SUPPLIESSIRWA ,304795, Regular ;59;","AIRPORT: UTILITIESSITLERS SUPPLIES INC ,304796, Regular ;125.71;","PARK&REC: SUPPLIESSOLUTIONS ,304797, Regular ;575.99;","POLICE DEPT: SERVICES STATE CHEMICAL SOLUTIONS ,304798, Regular ;569.83;","PARK&REC: SUPPLIES ULINE ,304799, Regular ;372.44;","WWTP: SUPPLIES UNITI SOLUTIONS - FIBER ,304800, Regular ;429.09;","CITY: COMMUNICATIONS UNITI- PHONE ,304801, Regular ;823.83;","CITY: COMMUNICATIONS USA BLUEBOOK ,304802, Regular ;3168.99;","WWTP: SUPPLIES VERIZON ,304803, Regular ;76.94;","FIRE DEPT: COMMUNICATIONS WASH & WEIGH ,304804, Regular ;195;","CITY: SERVICES WILDER'S TRUCK SERVICE ,304805, Regular ;675.87;","FIRE DEPT: SERVICES ZIMCO SUPPLY CO. ,304806, Regular ;3600;","PARK&REC: SUPPLIES ACCESS SYSTEM ,304807, Regular ;245;","LIBRARY: SERVICES DES MOINES REGISTER ,304808, Regular ;54.99;","LIBRARY: SERVICES GILBERT HOME COMFORT ,304809, Regular ;205;","LIBRARY: SERVICES TRI-CORNER EXPRESS ,304810, Regular ;20;","LIBRARY: SERVICES UNITI- PHONE ,304811, Regular ;199.79;","LIBRARY: UTILITIES WOLFE CLINIC PC ,2008, Health Insurace;408.64;","MED CLARKE CO HOSPITAL ,2009, Health Insurace;1034;","MED PELLA REGIONAL HLTH ,2010, Health Insurace;6.32;","MED COLLECTION SERVICE CENTER ,1808, Payroll ;904.96;","CHILD SUPPORT EFTPS ,1809, Payroll ;20558.79;","FEDERAL WITHHOLDING

Fund Recap: ,1, General ,55249.79 ,33, Golf Course,12117.87 ,37, Capital Projects,17730.15 ,110, Road Use Tax,20079.5 ,112, Employee Benefits,5682.32 ,135, Urban Renewal,51213.08 ,305, Airport Lighting,1251.1 ,313, Trade House,2027.66 ,315, Downtown Project,409123.98 ,610, Waste Water,51604.25 ,800, Health Insurace,83309.74 ,, Grand Total ,709389.44

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

April 2026 Revenues:

1 ,General, 767996.33; 101 ,Liability Insurance, 77517.39; 110 ,Road Use Tax , 62258.59; 112 ,Employee Benefits, 182597.59; 115 ,LOST Reservoir , 113582.16; 116 ,Hotel/Motel Tax , 18704.12; 135 ,Urban Renewal Fund, 288031.48; 200 ,Debt , 221482.04; 305 ,Airport Lighting , 53437; 312 ,CDBG CVD Façade, 500; 317 ,Sewer Plant, 2414.45; 502 ,Police Forfeiture , .87; 505 ,Expandable Library , 2235.02; 610 ,Sewer , 229504.96; 800 ,Self Insurance , 96185.77; ,Grand Total , 2150220.78;

Motion by Fotiadis and second by Hooper to enter to close session To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Roll call vote: Hicks, aye; Hooper, aye; Fotiadis, aye; Sullivan, aye; Miller, aye; motion carried. Motion by Hooper and second by Sullivan to exit out of close session: roll call vote: Hicks, aye; Fotiadis, aye; Miller, aye; Sullivan, aye; Hooper, aye; motion carried.

Motion by -Fotiadis and second by Hicks to extend the City Administrator contract through December 2031; roll call vote: Fotiadis, aye; Hicks, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

There being no further business, motion by Fotiadis and second by Hooper to adjourn the meeting at 8:45 PM. All voting aye, motion carried.

Thomas J. Kedley – Mayor

Attest:

Britanee Ward- Case – City Clerk

Website: osceolaia.net