**OSCEOLA CITY COUNCIL**

Tuesday, October 6, 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, October 6, 2026, at 7:00 p.m. for a Regular scheduled meeting. The meeting was called to order by Mayor Thomas Kedley. With the following present: Council Members: George Fotiadis, Luci Sullivan, Dan Hooper, and Mel Miller. Sonya Hicks was absent. City Staff present were Ty Wheeler– City Administrator, Britanee Case – City Clerk, Martin Duffus – Police Chief. All Council Meetings are streamed on the City's Website during Council meeting. The following were at the meeting: Andrew Clark no one else was in attendance.

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

No one spoke during public comment.

Mayor Kedley gave an update on various projects.

Motion by Hooper and second by Fotiadis to approve the special events permit for the Downtown Spooktacular; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Sullivan to approve trick or treat for October 31st from 6:30 PM to 8:00 PM; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Sullivan, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve the special events permit for Wine and Spirits Walk; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Miller to move the first reading of November to November 4th; roll call vote: Fotiadis, aye; Hooper, aye; Sullivan, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Sullivan to open the public hearing for the proposal lease agreement with Verizon Wireless at 801 E McLane; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried. There were no verbal comments during public hearing. Motion by Fotiadis and second by Sullivan to close the public hearing; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to approve Resolution 2026-40 proposed Lease Agreement with Verizon Wireless at 801 E McLane.

**Resolution 2026-40:**

A RESOLUTION APPROVING A LAND LEASE AGREEMENT BETWEEN THE CITY OF OSCEOLA, IOWA, AND CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS WHEREAS, the City of Osceola, Iowa (the "City"), is the owner of certain real property located at 801 East McLane Street, Osceola, Iowa 50213, identified as Tax Map No. 01770; and WHEREAS, Cellco Partnership d/b/a Verizon Wireless ("Verizon") has proposed entering into a Land Lease Agreement with the City for the lease of approximately 992 square feet of the property for the installation, operation, maintenance, replacement, and modification of communications equipment; and WHEREAS, the Land Lease Agreement provides for an initial term of five (5) years, with nine (9) additional five-year extension terms, and provides for annual rent of $10,800.00, subject to a two percent (2%) annual increase during the term of the Agreement; and WHEREAS, the Land Lease Agreement includes the access and utility easements necessary for Verizon's use of the leased premises, as more particularly described in the Agreement and Exhibit B thereto; and WHEREAS, the proposed Land

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Lease Agreement has been reviewed and approved by the City Attorney; and WHEREAS, the City Council finds that entering into the Land Lease Agreement is in the best interests of the City. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osceola, Iowa, as follows: 1. Approval of Land Lease Agreement. The Land Lease Agreement between the City of Osceola, Iowa, as Lessor, and Cellco Partnership d/b/a Verizon Wireless, as Lessee, concerning the property located at 801 East McLane Street, Osceola, Iowa, is hereby approved. 2. Authorization to Execute. The Mayor and/or City Administrator are hereby authorized and directed to execute the Land Lease Agreement and any documents reasonably necessary to effectuate the Agreement on behalf of the City. 3. Further Actions. The appropriate City officers and employees are authorized to take such actions as may be reasonably necessary to carry out the purposes and intent of this Resolution and the Land Lease Agreement.

Motion by Fotiadis and second by Sullivan to approve the sealed bid for 312 E Washington; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, nay; Miller, nay; motion failed.

Motion by Hooper and second by Hooper to strike out the relocation of water line services for 114 S Kossuth for the sealed bid of 312 E Washington with the approve of resolution 2026-41; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

**Resolution 2026-41:**

A RESOLUTION AUTHORIZING THE TERMS AND CONDITIONS FOR THE SALE OF REAL PROPERTY LOCATED AT 312 E. WASHINGTON STREET BY SEALED BID AND SETTING A PUBLIC HEARING ON THE PROPOSED SALE WHEREAS, the City of Osceola, Iowa (the "City"), is the owner of certain real property commonly known as 312 E. Washington Street, Osceola, Iowa (the "Property"); and WHEREAS, the Property contains a structure formerly utilized as the Girl Scout House, which the City has determined should be removed; andWHEREAS, the City Council desires to offer the Property for sale by sealed bid, with a minimum acceptable bid of One Dollar ($1.00); and WHEREAS, the City Council desires that the sale of the Property be conditioned upon the successful bidder completely demolishing and removing the existing structure and associated debris, removing the existing service walk extending to the public sidewalk, submitting an acceptable grading and drainage plan, and relocating the water service line serving 114 S. Kossuth Street, all at the successful bidder's sole cost and expense; and WHEREAS, the City Council desires to establish the terms and conditions of the sealed bid process and to proceed with the required public hearing concerning the proposed sale of the Property. NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Osceola, Iowa, as follows:
1. Authorization of Sealed Bid Sale. The City is hereby authorized to offer the Property located at 312 E. Washington Street for sale by sealed bid, subject to the terms and conditions established by this Resolution and the City's sealed bid documents.
2. Minimum Bid. The minimum acceptable bid for the Property shall be One Dollar ($1.00). 3. Conditions of Sale. The sale of the Property shall be expressly conditioned upon the successful bidder: a. Completely demolishing and removing the existing structure commonly known as the former Girl Scout House, including all associated debris and materials; b. Removing the existing service walk extending from the Property to the public sidewalk; c. Submitting a proposed grading and drainage plan for the Property for review and approval by the City;. All demolition, removal, grading, drainage, utility relocation, disposal, restoration, permitting, and related costs shall be the sole responsibility of the successful bidder.4. Public Hearing. A public hearing is hereby set for November 4, 2026, at 7:00 p.m., at the Osceola City Hall, 115 North Fillmore Street, Osceola, Iowa, concerning the proposed sale of the Property located at 312 E. Washington Street and the terms and conditions of the proposed sale. 5. Notice of Public Hearing. The City Clerk is hereby authorized and directed to provide notice of the public hearing in accordance with applicable law. 6. Bid Documents. The City Administrator and appropriate City staff are authorized to issue the sealed bid documents consistent with the terms and conditions established by this Resolution. 7. Reservation of Rights. The City reserves the right to reject any or all bids and to determine whether any proposed grading and drainage plan and water-service relocation plan adequately satisfy the City's requirements. 8. Effective Date. This Resolution shall be effective immediately upon its adoption.

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Motion by Miller and second by Sullivan to approve 2026-42 adopting the SCILA Comprehensive Solid Waste Management Plan; Roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Resolution 2026-42:

**RESOLUTION ADOPTING THE SCILA COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN** WHEREAS, section 455B.302 of the Code of Iowa requires every city and county of this state to provide for the establishment and operation of a comprehensive solid waste reduction program consistent with the waste management hierarchy under section 455B.301A, and a sanitary disposal project for final disposal of solid waste by its residents; and WHEREAS, section 455B.306(1) of the Code of Iowa requires that all cities and counties file with the director of the department of natural resources a comprehensive plan detailing the method by which the city or county will comply with the requirements of section 455B.302 to establish and implement a comprehensive solid waste reduction program for its residents; and WHEREAS, a comprehensive plan update, as described in section 455B.306 of the Code of Iowa has been prepared at the direction of and in participation with Osceola by HLW Engineering Group, and dated September 2026; and WHEREAS, the City Council has determined that the adoption and implementation of the proposed comprehensive plan is in the best interest of Osceola with respect to satisfying the City's statutory duties. NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL that the proposed comprehensive plan update is hereby adopted as the comprehensive solid waste reduction plan and Osceola is committed to the State of Iowa 25 percent and 50 percent waste reduction and recycling goals. AND BE IT FURTHER RESOLVED that Osceola shall implement and participate in the programs set forth in the comprehensive plan update. AND BE IT FURTHER RESOLVED that the comprehensive plan update shall be submitted to the Iowa Department of Natural Resources, on behalf of Osceola in satisfaction of section 455B.306(1) of the Code of Iowa.

Motio by Fotiadis and second by Hooper to approve the Spark Grant Application for the K-9 Program; roll call vote: Fotiadis, aye; Sullivan, 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.

Council had nothing to report at this time.

Motion by Hooper and second by Fotiadis to approve the Consent Agenda:
a. Bills & Claims; Bills & Claims paid per Chapter 7 in City Ordinance
b. Council Minutes: 9/15/2026
c. Liquor: Osceola Travel Plaza BP (LG0001169); Osceola Wine Walk (201 S Main)
d. Pay Estimate #21, Central Business District, $16,680.10

The following claims:

Name ,Check #, Type;Invoice Desc; $Check Amount;
CARD SERVICES - CITY CREDIT ,1942, ;CITY: SERVICES; $41.05;DAIDA ,1943, ;CITY: SERVICES; $374.85;TEESNAP ,1944, ;GOLF COURSE: SERVICES; $768.58;CASEYS BUSINESS MASTERCARD ,1945, ;CITY: FUEL; $4332.63;WELLMARK - CITY OF OSCEOLA ,1946, ;CITY: INSURANCE; $82100.88;GOLDEN EAGLE DISTRIBUTING ,1947, ;GOLF COURSE: SUPPLIES; $431.66;STARLINK ,1948, ;AIRPORT: UTILITIES; $50; ANDREW HARVEY ,305429, ;CITY: PROJECT; $28500;PARSON CREEK CO LLC ,305430, ;CITY: PROJECT; $69334;SAYLOR REALTY LLC TRUST ,305431, ;CITY: SERVICES; $100;ACCESS SYSTEM ,305433, ;LIBRARY: SERVICES; $245;CENTER POINT LARGE PRINT ,305434, ;LIBRARY: SUPPLIES; $154.62;DES MOINES REGISTER ,305435, ;LIBRARY: SUBSCRIPTION; $65.01;LESLIE GARDENS ,305436, ;LIBRARY: SERVICES; $175;T-MOBILE ,305437, ;LIBRARY: UTILITIES; $74.25;UNITI- PHONE ,305438, ;LIBRARY: UTILITIES; $210.34;ACE HARDWARE #697 ,305439, ;CEMETERY: SUPPLIES; $573.59;AGRILAND FS - MURRAY ,305440, ;PARK & REC: SUPPLIES; $1139.94; ALLIANT ENERGY ,305441, ;PARK&REC: UTILITIES; $16978.05;AMAZON CAPITAL SERVICES ,305445, ;CITY: SUPPLIES; $105.82;ASCENDANCE TRUCKS MIDWEST LLC ,305446, ;AIRPORT: SERVICES; $1537.86;AT & T ,305447, ;POLICE DEPT: UTILITIES;

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$602.83;BIG INNING INC. ,305448, ;PARK&REC: SUPPLIES; $2154;BLAKELY TREE SERVICE ,305449, ;GOLF COURSE: SERVICES; $900;BSN SPORTS INC ,305450, ;PARK & REC: SUPPLIES; $551.25;BUD JONES CONSTRUCTION ,305451, ;WWTP: SERVICES; $1280;CARD SERVICE CENTER ,305452, ;FIRE: SERVICES; $172.62;CECIL ILENE THOMPSON ,305453, ;REFUND; $600;CHALLENGER TEAMWEAR ,305454, ;PARK&REC: SUPPLIES; $324.65;CHEM-SULT INC. ,305455, ;WWTP: SUPPLIES; $1977.5;CHESNUT LAWN & LANDSCAPE ,305456, ;PARK&REC: SERVICES; $2200;CINTAS-SERVICES (GOLF) ,305457, ;GOLF COURSE: SERVICES; $185.76;CITY OF MURRAY ,305458, ;CITY: SERVICES; $3219.92;CITY OF OSCEOLA ,305459, ;CITY: SERVICES; $86;CITY OF WOODBURN ,305460, ;CITY: SERVICES; $1073.31;CLARKE COUNTY ANIMAL SHELTER ,305461, ;POLICE DEPT: SERVICES; $2000;COUNTRY CONCRETE ,305462, ;STREET DEPT: SERVICES; $14408.57;CULLIGAN ,305463, ;POLICE DEPT: SUPPLIES; $42.5;CUMMINS CENTRAL POWER LLC ,305464, ;FIRE DEPT: SERVICES; $3101.62; D & D PEST CONTROL ,305465, ;CITY: SERVICES; $80;DON'S JONS ,305466, ;PARK&REC: SERVICES; $585;DONNA SEUFERER ,305467, ;AIRPORT: REIMBURSEMENT; $29.71;DUST PROS JANITORIAL ,305468, ;WWTP: SERVICES; $300; ECOSYSTEMS INC ,305469, ;WWTP: SERVICES; $18700;FAREWAY STORES ,305470, ;CITY: SUPPLIES; $115.45;FLEETSIDE FORD ,305471, ;POLICE DEPT: SERVICES; $5116.89;GALLS LLC ,305472, ;POLICE DEPT: SUPPLIES; $158.99;HIGHWAY LUMBER ,305473, ;CITY: SUPPLIES; $31958.61;HY-VEE FOOD STORES ,305474, ;WWTP: SUPPLIES; $12.35;IDEAL READY MIX CO. ,305475, ;STREET DEPT: SUPPLIES; $26563.42;IMWCA ,305476, ;CITY: INSURANCE; $5301;INFOMAX OFFICE SYSTEMS ,305477, ;CITY: SERIVCES; $70.98;INTERSTATE ALL BATTERY CENTER ,305478, ;WWTP: SUPPLIES; $102.2;IOWA ONE CALL ,305479, ;CITY: SERVICES; $64.8;IOWA ORTHOPAEDIC CENTER PC ,305480, ;POLICE DEPT: SERVICES; $223.69;IOWA STTE UNIVERSITY ,305481, ;CITY: SERVICES; $345;IWORQ ,305482, ;CITY: SERVICES; $1187.5;J P AUTO ,305483, ;POLICE DEPT: SUPPLIES; $249.39;JETCO INC ,305484, ;WWTP: SERVICES; $928.5;JIM'S SANITATION& TRUCK REPAR ,305485, ;CITY: SERVICES; $39175.9;JOHN DEERE FINANCIAL ,305486, ;AIRPORT: SERVICES; $1941.65;KAREN GARCIA SANCHEZ ,305487, ;REFUND; $40;KD TIRES LLC ,305488, ;CITY: SERVICES; $25;KIMBALL MIDWEST ,305489, ;STREET DEPT: SUPPLIES; $515.38;LINDA KEMP-BAIRD ,305490, ;REIMBURSMENT; $150;LOGAN CONTRACTORS SUPPLY ,305491, ;STREET DEPT: SUPPLIES; $3473.35;MAINSTAY SYSTEMS OF IOWA LLC ,305492, ;POLICE DEPT: SERVICES; $177;MAXIM TRUCKING & MATERIALS ,305493, ;STREET DEPT: SERVICES; $14654.92;MEDIACOM ,305494, ;FIRE DEPT: UTILITIES; $116.04;MET LIFE ,305495, ;CITY: INSURANCE; $4300.82;MICROBAC LABORATORIES INC ,305496, ;WWTP: SERVICES; $3371.64;MIDWEST OFFICE TECH. CO. ,305497, ;FIRE DEPT: SERVICES; $207.07;MTI DISTRIBUTING INC ,305498, ;GOLF COURSE: SUPPLIES; $50.29;NEXTERA ENERGY SERVICES GAS LLC ,305499, ;CITY: UTILITIES; $109.89;NORTH CENTRAL LABORATORIES OF WISCONSIN ,305500, ;WWTP: SUPPLIES; $313.79;OSCEOLA FARM & HOME ,305501, ;CEMETERY: SUPPLIES; $359.83;OSCEOLA MASONIC LODGE ,305502, ;PARK&REC: SERVICES; $520;OSCEOLA WATER WORKS ,305503, ;CITY: UTILITIES; $7035.24;PEPSICO BEVERAGE SALES LLC ,305504, ;GOLF COURSE: SUPPLIES; $337.39;PIONEER ATHLETICS ,305505, ;PARK&REC: SUPPLIES; $434.25;QUALITY GLASS CO. ,305506, ;CITY: SUPPLIES; $72;RETRAC INC THINK SAFE INC ,305507, ;POLICE DEPT: SUPPLIES; $1250;RUSTY'S AUTO SALES & SER ,305508, ;STREET DEPT: SUPPLIES; $239.39;RYCHNOVSKY LAWN & LANDSCAPE ,305509, ;PARK&REC: SERVICES; $160; SCHILDBERG CONST. CO. ,305510, ;STREET DEPT: SUPPLIES; $1832.09;SERVICE TECHS INC ,305511, ;CEMETERY: SUPPLIES; $2169.4;SIMMERING-COY| IOWA CODIFICATION ,305512, ;CITY: SERVICES; $316;SMITH FILTER CORPORATION ,305513, ;WWTP: SUPPLIES; $776.64;SOLUTIONS ,305514, ;WWTP: SUPPLIES; $556.34; SOUTH CENTRAL IOWA LANDFILL AGENCY ,305515, ;P&R: SERVICES; $36;SPOKE COMMUNICATIONS LLC ,305516, ;CITY: SERVICES; $300;STRYKER SALES LLC ,305517, ;POLICE DEPT: SUPPLIES; $1350;STUTSMAN ,305518, ;WWTP: SUPPLIES; $264.63;T-MOBILE ,305519, ;CITY: UTILITIES; $762.57;TK CONCRETE ,305521, ;CITY: PROJECT; $16680.1;TRAFFIC AND TRANSPORTATION ,305522, ;STREET DEPT: SUPPLIES; $49300;TREASURER OF STATE ,305523, ;CITY: SERVICES; $1758.31; TRITECH FORENSICS ,305524, ;POLICE DEPT: SUPPLIES; $97.06;ULINE ,305525, ;WWTP: SUPPLIES; $130.1;UNITI- PHONE ,305526, ;POLICE DEPT: UTILITIES; $941.12; UTILITY EQUIPMENT CO. ,305527, ;WWTP: SUPPLIES; $1523.79;VEENSTRA & KIMM INC. ,305528, ;CITY: SERVICES; $50868.84;VERIZON ,305529, ;LIBRARY: SERVICES; $371.24;VESSCO INC ,305530, ;WWTP: SUPPLIES; $8157.4;ZIEGLER INC ,305531, ;STREET DEPT: SUPPLIES; $22.05;ZIMCO SUPPLY CO. ,305532, ;PARK&REC: SUPPLIES; $420;DANIEL COOPER ,2102, ;MED; $84.34;CURTUS JACOBSEN ,2103, ;MED; $25;EDWARD BENDA ,2104, ;MED; $126.2;DARRON TONEY ,2105, ;MED; $85.91; TORI VIRCHOW ,2106, ;MED; $26.48;UNVI OF IOWA CLAIMS ,2107, ;MED; $34.2; CLARKE CO HOSPITAL ,2108, ;MED; $54.36;PELLA REGIONAL HEALTH ,2109, ;MED; $3.11;THE IOWA CLINIC ENDOSCOPY ,2110, ;MED; $1379.28;THE IOWA CLINIC ,2111, ;MED; $146.42;CENTRAL IOWA HOSPITAL ,2112, ;ME; $1.38;IOW RADIOLOGY ,2113,

;MED; $1.6;ROYCE ROBERTSON ,2114, ;MED; $2.23;DONALD MCCUDDIN ,2115, ;MED; $65;EDWARD BENDA ,2116, ;MED; $25;DARRON TONEY ,2117, ;MED; $28.46; TORI VIRCHOW ,2118, ;MED; $32.52;CLIVE BEHAVIORAL ,2119, ;MED; $4441.1; UNIV OF IA CLAIMS PAYMENT ,2120, ;MED; $15.3;CLARKE COUNTY HOSPITAL ,2121, ;MED; $44.36;THE IOWA CLINIC PC ,2122, ;MED; $242.51;IOWA PATHOLOGY ASS PC ,2123, ;MED; $16.89;UNITYPOINT AT HOME ,2124, ;MED; $162.91;IOWA RADIOLOGY ,2125, ;MED; $1.67;COLLECTION SERVICE CENTER ,1934, ;CHILDSUPPORT; $904.96; EFTPS ,1935, ;FEDERAL WITHHOLDING; $21306.72;TREASURER ST. OF IOWA ,1937, ;STATE INCOME TAX; $4497.29;PERS ,1938, ;IPERS - MONTHLY CONTRIB; $30446.84; AFLAC ,1939, ;Employee Deductions; $28.92;MUTUAL OF OMAHA ,1940, ;CITY PORTION LIFE INSURANCE; $589.38;GLOBE LIFE LIBERTY NATIONAL DIVISION ,1941, ;LIFE INSURANCE PRETAX; $610.44;PRL 09.25.2026 ,EFT, ;Payroll ; $70957.52; ,, ;Grand Total ; $688319.96; ,Fund Recap , ;; $; ,, 1;General ; $160264.4; ,, 33;Golf Course; $11852.88; ,, 37;Capital Projects; $100; ,, 101;Insurance; $5301; ,, 110;Road Use Tax; $132916.79; ,, 112;Employee Benefits; $23769.52; ,, 114;Unclaimed Checks; $1758.31; ,, 313;Trade House; $34156.45; ,, 314;; $7872; ,, 315;Downtown Project; $29502.36; ,, 317;Sewer Plant; $29970.58; ,, 325;; $97824; ,, 610;Waste Water; $62863.44; ,, 800;Health Insurance; $90168.23; ,, ;; $688319.96;
Roll call vote: Fotiadis, aye; Hooper, aye; Miller, aye; Hicks, aye; motion carried.

Motion by Fotiadis and second by Hooper to enter into Closed Session 21.5.1.j: To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property at 8:01 PM. Roll call Fotiadis, aye; Hooper, aye; Sullivan, aye; Miller, aye; motion caried. Motion by Fotiadis and second by Hooper to exit out of close session at 8:19 PM; roll call vote: Fotiadis, aye; Miller, aye; Sullivan, aye; Hooper, aye; motion carried.

Motion by Fotiadis and second by Sullivan to have staff process negotiations with the CCDC backing of funding for the Acquisition of the former bowling alley at 116 E Webster Street; roll call vote: Fotiadis, aye; Sullivan, aye; Hooper, aye; Miller, aye; motion carried.

Motion by Fotiadis and second by Hooper to accept the offer at the next meeting at the public hearing regarding the sale of 201 W Garfield for an offer of $340,000.00; roll call vote: Fotiadis, 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 8:22 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

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