REGULAR CALLED CITY COUNCIL MEETING
Tuesday, October 7, 2025 – 5:00 p.m.
Council Chambers – Denison, Iowa

The regular called council meeting of the City of Denison, Iowa, was held pursuant to law on the above date and hour. Mayor Soseman called the meeting to order with the following members present: Curnyn, Granzen, Logan, and Zupp-Smith. Absent: Miller.

Mayor Soseman led the pledge of allegiance.

APPROVE AGENDA	Motion by Zupp-Smith, seconded by Curnyn, to approve the agenda. Motion carried unanimously.
CONSENT AGENDA	Motion by Logan, seconded by Zupp-Smith, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 09/16/2025 regular meeting and 09/23/2025 special meeting; b) approve the bills as presented; c) approve liquor licenses for: Ampride, Hollywood Bakeshop Café; d) approve tax abatement for: 851 13th Avenue South; e) approve appointment of Drew Polzin to Boulder's Conference Center Commission to replace Steve Oatman, term expiring 06/2028; and f) approve the hiring of Dominik Garcia as a temporary Administrative Assistant, at an hourly wage of $19.50, effective 10/01/2025. Motion carried unanimously.
CITIZEN INPUT	Pat Swanson reported that she has issued several complaints to the Police Department regarding excessive cars parked on the street next to her property. She also stated that there is a problem with bicycles in the uptown area and she believes there are concerns with electric bikes and the speed they are being ridden at. Council would like the Police Chief to research state code and see if the City should put regulations on electric bicycles. Maretta Janning stated that she has reached out to City regarding condition of alley. The alley located by her property needs attention. She said the rock has washed away, there are ruts, and her neighbor's parking pad is washing out. She stated that alleys are part of City infrastructure and should be resolved by the City and not property owners.
DEPARTMENT DIRECTOR REPORTS	Olson, Public Works Director, reported the department is testing alley issues with cold mix due to due to ruts caused by heavy rainfalls.

Ellis, Parks & Rec Director, reported revenues have increased compared to last year. He stated the filters have been replaced, there are a couple of issues with the new lockers, and the grates have been repaired and installed. He stated that Public Works has replaced 150 feet of the Wheels to Heels trail and they are continuing to work on it.

Council inquired about the completion date for the Washington Park bathrooms. Ellis reported they are waiting on new toilets, and it will be Spring before they are finished.

Leed, Airport Manager, reported that he is currently mowing, the lighting system has been repaired, upgrades are being made to the grass runway, the crop sprayers are done for the season, and there is a waiting list for hangar rental. He stated there is a delay in above ground fuel system project, the commission will get an update from engineers tomorrow, and the City may need to enforce liquidated damages.

Meyer, Library Director, reported the garden fence has been returned and waiting for installation. She stated that the repairs were completed by Peterson Manufacturing at no cost. She reported that the tuckpointing is completed and the board voted to close the Library for Martin Luther King Jr Day and the day after Thanksgiving.

Trejo, Police Chief, stated that the Fire calls were incorrect in his department report and he will have them corrected. He reported that the department has received their virtual simulator, and two officers have been trained. He stated Texas University is coming for active shooter training at no cost and the Attorney General's office will present a legal update.

APPROVE CHANGE ORDER #3, TEN POINT CONSTRUCTION, 2024 HMA IMPROVEMENT PROJECT

Motion by Zupp-Smith, seconded by Logan, to approve Change Order #3 to Ten Point Construction Co, Inc, in the amount of ($15,817.02). Motion carried unanimously.

APPROVE PAY APPLICATION #5, TEN POINT CONSTRUCTION, 2024 HMA IMPROVEMENT PROJECT

Motion by Zupp-Smith, seconded by Curnyn, to approve Pay Application #5 (final) to Ten Point Construction Co, Inc, for the 2024 HMA Improvement Project, in the amount of $9,162.00. Motion carried unanimously.

RESOLUTION #2025-51 ACCEPTING COMPLETION OF WORK – 2024 HMA IMPROVEMENT PROJECT	Resolution #2025-51 was introduced Accepting the Completion of Work – 2024 City of Denison HMA Improvement Project – Division I, II, III, and IV, Denison – Iowa. Motion by Zupp-Smith, seconded by Curnyn, to adopt Resolution #2025-51. Motion carried unanimously.
CHANGE ORDER #16, JENSEN BUILDERS, WELLNESS CENTER	Motion by Zupp-Smith, seconded by Logan, to approve Change Order 16 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $1,445.09. Motion carried unanimously.
TABLE CHANGE ORDER #17, JENSEN BUILDERS, WELLNESS CENTER	Motion by Zupp-Smith, seconded by Granzen, to table Change Order 17 from Jensen Builders for the Crawford County Wellness Center project. Motion carried unanimously.
DONNA REED DEVELOPMENT AGREEMENT	Discussion on the development agreement with Donna Reed Foundation (DRF). Garcia stated language was added to the agreement for the City to use the Donna Reed name when promoting events. Motion by Zupp-Smith, seconded by Logan, to table the development agreement until the City receives the information regarding the legal rights to the Donna Reed name. Motion carried unanimously.
AT&T AGREEMENT	Discussion was held on the AT&T Agreement. Garcia presented Councils offer to AT&T and they counter offered $1,250.00 per month for land lease with 3% annual increase for 5 years with four additional 5-year terms. Council is fine with AT&T's counteroffer. Garcia will contact AT&T so they can start the site plan process.
TOURISM & CONVENTION BUSINESS SERVICES AGREEMENT	Discussion was held on the Tourism and Convention Business Services Agreement. The Chamber is asking for a continued agreement for services. Council would like more information on the events that are promoted. Motion by Zupp-Smith, seconded by Logan, to table the motion to approve the Tourism and Convention Business Services Agreement. Motion carried unanimously.
EMPLOYEE HANDBOOK	Discussion was held on the Employee Handbook. Garcia stated the presented handbook combines the previous handbook and the approved amendments. She has been working with HR and there are a few language changes including eliminating sick leave payouts and allowing Fire and EMS employees to leave for calls but putting restrictions on the type of calls with department manager approval.

APPROVE LONGEVITY PAY SECTION WITHIN EMPLOYEE HANDBOOK	Motion by Granzen, seconded by Logan, to approve the changes to section 9.8, Longevity Pay Plan, of the handbook and table the remainder until the next meeting. Motion carried unanimously.
RESOLUTION #2025-52 APPROVING STREET FINANCE REPORT	Resolution #2025-52 was introduced Approving the Official Street Finance Report for FY 2025. Motion by Zupp-Smith, seconded by Logan to adopt Resolution #2025-52. Motion carried unanimously.
COMMUNITY DEVELOPMENT BLOCK GRANT DISCUSSION	Discussion was held with Region XII regarding a new Community Development Block Grant (CDBG) program with the Iowa Economic Development Authority (IEDA). The grant would pay to acquire four properties and rehab them. The IEDA requires the City to be a pass-through and Region XII would administer the grant. All proceeds of the sale would be returned to the State of Iowa. The City would need to provide a match of $15,000.00 per house and it can be paid with Low to Moderate Income funds. This requires a public hearing to start the process, a letter of support from the City, and a resolution of support.
RESOLUTION #2025-53 SET PUBLIC HEARING FOR COMMUNITY DEVELOPMENT BLOCK GRANT	Resolution #2025-53 was introduced to Set a Public Hearing Regarding Community Development Block Grant Application with Iowa Economic Development Authority. Motion by Zupp-Smith, seconded by Logan, to set the public hearing for 10/21/2025 at 5:00 p.m. and adopt Resolution #2025-53. Motion carried unanimously.
MAYOR REPORT	Soseman stated she will be attending the Job Corps open house on Thursday, she sat on the Leading Edge panel and will present the holiday banners to Council at the next meeting. She also reported that the Parks & Recreation Board would like to stay as active board after the Wellness Center is completed.
CITY MANAGER REPORT	Garcia reported that herself and Flaherty are conducting interviews for administrative assistant and there is employee safety training tomorrow. She stated that she and Flaherty will attend the High School Career Fair, Flaherty will be attending IMFOA, and City Hall staff are completing financial software training.
ENTER CLOSED SESSION	Motion by Zupp-Smith, seconded by Logan, to enter closed session at 6:17 p.m. per IA code 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. Motion carried unanimously.
RETURN TO OPEN SESSION	Motion by Zupp-Smith, seconded by Logan, to return to open session at 6:37 p.m., with no action taken. Motion carried unanimously.
ENTER CLOSED SESSION	Motion by Zupp-Smith, seconded by Logan, to enter closed session at 6:40 p.m. per IA code 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. Motion carried unanimously.
RETURN TO OPEN SESSION	Motion by Zupp-Smith, seconded by Logan, to return to open session at 7:13 p.m., with no action taken. Motion carried unanimously.

There being no other business, the meeting adjourned at 7:13 p.m.

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Pamela Soseman, Mayor

ATTEST:

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Jodie Flaherty, City Clerk