SECOND REGULAR CALLED CITY COUNCIL MEETING
Tuesday, October 21, 2025 – 5:00 p.m.
Council Chambers – Denison, Iowa

The second 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.

PLEDGE OF ALLEGIANCE	Mayor Soseman led the pledge of allegiance.
APPROVE AGENDA	Motion by Zupp-Smith, seconded by Logan, to approve the agenda. Motion carried unanimously.
PUBLIC HEARING ON CDBG GRANT	The 5:00 p.m. public hearing was held concerning the City applying for a Community Development Block Grant from the Iowa Economic Development Authority. There were no written or oral objections. Mayor Soseman declared the meeting closed.
CONSENT AGENDA	Motion by Zupp-Smith, seconded by Curnyn, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 10/07/2025 regular meeting; b) approve the bills as presented; c) approve cash & activity report-09/2025; d) approve budget report-09/2025; e) approve bank reconciliation-09/2025; and f) approve the promotion to Christopher Fink as Maintenance Worker II, at a hourly wage of $25.63, effective 10/08/2025. Motion carried unanimously.
CITIZEN INPUT	Dan Leinen expressed his concerns regarding the state of the compost site. He believes the site needs to be maintained before Fall. Garcia stated that Public Works Director Olson will contact companies regarding the grinding the compost.
RESOLUTION #2025-54 AUTHORIZE APPLICATION TO IEDA FOR CDBG GRANT	Resolution #2025-54 was introduced Authorizing Application to the Iowa Economic Development Authority for a PILOT Program and Providing Match. Motion by Zupp-Smith, seconded by Granzen, to adopt Resolution #2025-54. Motion carried unanimously.
LETTER OF SUPPORT TO IEDA FOR CDBG GRANT	Motion by Zupp-Smith, seconded by Curnyn, to allow the Mayor to sign the Letter of Support to the Iowa Economic Development Authority for a PILOT Program and Providing Match. Motion carried unanimously.

TOURISM REPORT	Dan Mundt, Tourism Coordinator, gave the Tourism Report. He reported on past and future events. He stated he will be applying for a grant to produce a movie trailer and documentary for Clarence Chamberlin. He would like to promote an event in Denison for the anniversary of the 100th anniversary of his flight.
BBQ FEST UPDATE	Paul Plumb, Chamber Director, shared BBQ fest budget. He believes the financials are close to budget and the economic impact will be $1,290,405.00. He also thanked the Department Directors for their help with BBQ fest.
CHANGE ORDER 17 WELLNESS CENTER	Motion by Zupp-Smith, seconded by Logan, to approve Change Order 17 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $5,588.04. Motion carried unanimously.
CHANGE ORDER 18 WELLNESS CENTER	Motion by Logan, seconded by Zupp-Smith, to approve Change Order 18 from Jensen Builders for the Crawford County Wellness Center project, for $9,400.00 for paint stripes in the field house and decline $10,820.00 for the additional venting and louvers for the elevator shaft. Motion carried unanimously.
PROPERTY TAX ASSESSMENT 1012 BDWY	Discussion was held on a property tax assessment at 1012 Broadway. The property owner is requesting a refund of $225.00. The owner purchased the property in September, and the infraction was assessed after the title search was completed. Motion by Zupp-Smith, seconded by Logan, to waive the assessment but continue to seek the infraction on the original property owners. Motion carried unanimously.
5TH AVE S RECONSTRUCTION PROJECT	Discussion was held on the 5th Avenue South Reconstruction project. Eygabroad stated that Beck's are engineering the street and Denison Municipal Utilities are engineering the utility work. He recommends adding the stub streets with the cost including engineering, estimated at $1.7 million.
BECK ENGINEERING PROPOSAL 5TH AVE S RECONSTRUCTION	Motion by Curnyn, seconded by Logan, to approve the proposal for the 5th Avenue South Reconstruction project from Beck Engineering in the amount of $118,900.00 for design services and $84,900.00 for construction administration and inspection services. Motion carried unanimously.

DISCUSSION ON MAJESTIC HILS LEASE AGREEMENT	Discussion was held on the lease agreement with Majestic Hills Golf Course. The board is asking for rent forgiveness. This will allow time to pay off their loan and replace equipment. Council recommends one year rent forgiveness and renegotiate in October 2026. Garcia will prepare a resolution amending the lease agreement.
APPROVE GRANT AGREEMENT COMMUNITY FOUNDATION	Motion by Zupp-Smith, seconded by Logan, to approve the Grant Agreement with the Community Foundations of Southwest Iowa. Motion carried unanimously.
MACQUEEN QUOTE FOR SCBA CYLINDERS	Motion by Zupp-Smith, seconded by Granzen, to approve the quote from MacQueen for SCBA Cylinders, in the amount of $11,483.76. Motion carried unanimously.
BLUESPACE CREATIVE QUOTE FOR HOLIDAY BANNERS	Motion by Logan, seconded by Zupp-Smith, to approve the quote from bluespace creative, inc, for holiday banners, in the amount of $1,877.00. Motion carried unanimously. Flaherty stated the banners will be paid out of the Holiday Decoration fund and the remainder out of Local Option Sales Tax.
DONNA REED FOUNDATION DEVELOPMENT AGREEMENT	Motion by Zupp-Smith, seconded by Logan, to approve the Development Agreement for the 2025 Community Catalyst and Building Remediation Grant with Donna Reed Foundation for the Performing Arts. Motion carried unanimously.
NEW CINGULAR WIRELESS OPTION AND LAND LEASE AGREEMENT	Motion by Zupp-Smith, seconded by Granzen, to approve Option and Land Lease Agreement between the City of Denison and New Cingular Wireless PCS, LLC. Garcia stated the City attorney has approved the agreement. Motion carried unanimously.
MAYORS REPORT	Soseman reported that the Denison Community School second graders will be at City Hall on November 24th and November 25th.
CITY MANAGER REPORT	Garcia stated that she and Flaherty attended the high school career fair, YMCA and sport youth groups meetings, held Administrative Assistant interviews, and are scheduling a tree planting for the Black Hills tree grant. She has been attending meetings for a website update, Donna Reed Bridge project, and financial training. She stated the variance has been approved for the Donna Reed bridge and the design and letting are planned for 2026 with construction starting in

2027. She reminded Council the Wellness Center donor walk through is tonight. She also stated Flaherty and herself have been meeting with Laborer's Home Development (LHDC) and they are committed to a housing project in Denison.

There being no other business, the meeting adjourned at 5:57 p.m.

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Pamela Soseman, Mayor

ATTEST:

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Jodie Flaherty, City Clerk