SECOND REGULAR CALLED CITY COUNCIL MEETING
Tuesday, November 18, 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: Granzen, Logan, and Zupp-Smith. Absent: Curnyn and Miller.

Mayor Soseman led the pledge of allegiance.

APPROVE AGENDA	Motion by Zupp-Smith, seconded by Logan, to approve the agenda. Motion carried unanimously.
CONSENT AGENDA	Motion by Zupp-Smith, seconded by Logan, to approve the following the following items on the consent agenda: a) approve and waive the reading of the minutes for November 4, 2025 regular meeting; b) approve the bills as presented; c) approve cash & activity report-10/2025; d) approve budget report-10/2025; e) approve bank reconciliation-10/2025; f) approve the hiring of Ana Zarazua as an Administrative Assistant, at an hourly wage of $20.00, effective 11/25/2025; and g) approve Resolution #2025-56 for the Transfer of Funds – Various. Motion carried unanimously.
CITIZEN INPUT	There was no Citizen Input.
OATH OF OFFICE – JOCHIMS	Mayor Soseman administered the Police Officer Oath of Office for Christopher Jochims.
201 S 11TH ST REQUEST	Discussion was held on a bill issued to 201 South 11th Street Request. Code Enforcement cited the property for junk outside the home. The property owner did not have the junk removed in the allotted time and the City abated the property. The property owner stated the property is a rental, the junk was their tenants and are asking that the City forgive the bill. Council agreed that this is a civil issue between the property owner and the tenant and the property owner is responsible for the bill.
PAY APPLICATION #13, JENSEN BUILDERS, WELLNESS CENTER	Motion by Zupp-Smith, seconded by Granzen, to approve Pay Application 13 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $725,728.73. Motion carried unanimously.
APPROVE WIN AGREEMENT FOR BOULDERS	Motion by Zupp-Smith, seconded by Logan, to approve the Agreement with WIN to provide internet services to Boulders Event Center. Motion carried unanimously.

APPROVE ESTIMATE FOR 2023 FORD F-150 POLICE RESPONDER	Motion by Zupp-Smith, seconded by Granzen, to approve the estimate from Team Ford – Lincoln for repairs to the 2023 Ford F-150 Police Responder, in the amount of $3,624.32. Motion carried unanimously.
APPROVE ANNUAL TIF INDEBTEDNESS CERT	Motion by Zupp-Smith, seconded by Logan, to approve annual TIF Indebtedness Certification. Motion carried unanimously.
RESOLUTION #2025-57 APPROVING FY 24/25 ANNUAL URBAN RENEWAL REPORT	Resolution #2025-57 was introduced Approving FY 2024/2025 Annual Urban Renewal Report. Motion by Logan, seconded by Zupp-Smith, to adopt Resolution #2025-57. Motion carried unanimously.
RESOLUTION #2025-58 NAMING OFFICIAL NEWSPAPER	Resolution #2025-58 was introduced Naming an Official Newspaper. Motion by Zupp-Smith, seconded by Logan, to adopt Resolution #2025-58. Motion carried unanimously.
RESOLUTION #2025-59 APPROVING LEASE AMENDMENT – MAJESTIC HILLS	Resolution #2025-59 was introduced Approving Amendment to Lease - Majestic Hills Golf Course. Motion by Zupp-Smith, seconded by Logan, to adopt Resolution #2025-59. Motion carried unanimously.
RESOLUTION #2025-60 SET PUBLIC HEARING TO DISPOSE OF CITY PROPERTY	Resolution #2025-60 was introduced to Set a Public Hearing Date on a Proposal to Dispose of City Property. Motion by Zupp-Smith, seconded by Logan, to set the public hearing for December 2, 2025, at 5:00 p.m. and adopt Resolution #2025-60. Motion carried unanimously.
DISCUSSION ON ORDINANCE AMENDING CH 167 USE MATRIX	Discussion was held on the Planning and Zoning Commission's recommendation to amend Chapter 167, Zoning and Property District Regulations, Section 167.13, Guide to Site Development Regulators, Table 167.4 - Use Matrix: Commercial Use Types (C-1 through I-2 Districts). Ellis, Building Official, stated that the recommendations are per the City Attorney and that if property owners requested a change, it would be considered a special use permit and it would need to be approved by the Board of Adjustments. Motion by Granzen, seconded by Zupp-Smith, to accept the Planning and Zoning Commission's recommendation. Motion carried unanimously.
RESOLUTION #2025-61 SETTING PUBLIC HEARING TO AMEND ORDINANCE CH 167, USE MATRIX	Resolution #2025-61 was introduced Setting Public Hearing to Amend Ordinance Chapter 167, Zoning and Property District Regulations, Section 167.13, Guide to Site Development Regulators, Table 167.4 - Use Matrix: Commercial Use Types (C-1 through I-2 Districts). Motion by Zupp-Smith, seconded by

	Logan, to set the public hearing for December 2, 2025 at 5:05 p.m., update the chart to match the language on the public hearing notice, and to adopt Resolution #2025-61. Motion carried unanimously.
MAYOR REPORT	Soseman reported that on Monday, November 24, 2025, the Denison Community School 2nd grade class will visit City Departments. She stated that she was contacted by AARP regarding a grant to replace the handprints in the planters and there is money in the Uptown Improvement Committee account to fund the project.
CITY MANAGER REPORT	Garcia reported that she has been attending software training and working on the software conversion. The City will go live the first week in December. She reminded Council that City Hall is closed on Thanksgiving and Black Friday. She stated the Yard Waste site is being pushed back daily and Kolbeck is supposed to be here this week.

There being no other business, the meeting adjourned at 5:37 p.m.

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Pamela Soseman, Mayor

ATTEST:

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Jodie Flaherty, City Clerk