REGULAR CALLED CITY COUNCIL MEETING
Tuesday, December 2, 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, Zupp-Smith, Logan via Zoom and Miller via telephone.

Mayor Soseman led the pledge of allegiance.

APPROVE AGENDA	Motion by Zupp-Smith, seconded by Curnyn, to approve the agenda. Motion carried unanimously.
PUBLIC HEARING ON SALE AND TRANSFER OF PUBLIC PROPERTY	The 5:00 p.m. public hearing was held on the Sale and Transfer of Public Property within the City of Denison, Iowa. There were no written or oral objections. Mayor Soseman declared the meeting closed.
CONSENT AGENDA	Motion by Granzen, seconded by Curnyn, to approve the consent agenda with the amendment to the Winter Snowcial application date to be 12/11/2025. Discussion was held on the board appointments. Council expressed concerns that the Library Board appointment is a spouse of an employee. Soseman stated that the appointee has been informed that he cannot make any decisions regarding his spouses' employment. Council inquired about the appointment to the Boulder's Conference Center Commission. Council is aware the individual would like to serve on the golf course board and believes it will be a conflict to serve on both.
PUBLIC HEARING ON PROPOSED ZONING CHANGES	The 5:05 p.m. public hearing was held on the Proposed Zoning Changes, City of Denison, Iowa. There were no written or oral objections. Mayor Soseman declared the meeting closed.
CONSENT AGENDA CONTINUED	Discussion continued on the Boulders board appointment. Council would like to table the appointment and Soseman will contact the individual and ensure he will not serve on both boards. Motion by Miller, seconded by Zupp-Smith, to approve the consent agenda, with the amendment to the Winter Snowcial application date to be 12/11/2025 and table the appointment John Quandt to the Boulder's Conference Center Commission to replace Scott Kinzer, term expiring 06/2027, with the following items: a) approve and waive the reading of the minutes for

November 18, 2025 second regular meeting; b) approve the bills as presented; c) approve the Special Event Permits and waive the application fees: Winter Snowcial; d) approve appointment of Aaron Hoffman to Library Board, to replace Jeri Hough, term expiring 07/2030 and; and e) approve the reappointment of Dave Wiges to the Housing agency, term expiring 12/2028. Motion carried unanimously.

CITIZEN INPUT

There was no Citizen Input.

DEPARTMENT DIRECTOR REPORTS

Olson, Public Works Director, reviewed equipment that broke down during the last snowfall. Soseman expressed concerns regarding windrows in the uptown business district.

Meyer, Library Director, reviewed past and upcoming programs. She stated there are winter coats available at the Library from West Central Community Action and thanked Street Department for their help with snow removal on sidewalks and parking lots.

Trejo, Police Chief, reported on calls, Christmas Crusade, and thanked the Second Graders for the tour.

DISCUSSION ON 2026 BOND

Discussion was held on the 2026 Bond. Garcia stated the bond capacity is approximately $3,000,000. She reviewed the following projects: Wellness Center $650,000.00; Donna Reed Bridge $168,000.00; DQ Alley $97,791.00; Senior Center Roof $64,032.00; Snow Plow $261,000.00; and 5th Ave S $1,630,000.00. She met with Denison Municipal Utilities and they would like to postpone the 5th Ave S project for one year and the Rec Center Board is requesting funding for $650,000.00.

Flaherty recommends Council set a do not exceed amount, start engagement paperwork, and narrow down the borrowing at a future time. Council would like to look at the Wheels to Heels monies and see if anything is needed for future housing projects.

HEALTH INSURANCE RENEWAL

Discussion was held on the Health Insurance Renewal. Flaherty recommends Wellmark Option 1 as it could save approximately $8,000.00. Discussion was held on the employee premiums. Flaherty recommends looking at budget numbers and see what the proposed taxes rates are and if an increase needed, look at increasing at the start of the new budget. Flaherty recommends renewing with the same dental and vision policies. Council agreed to renew with the recommendations.

PAY APPLICATION #14, JENSEN BUILDERS, WELLNESS CENTER	Motion by Zupp-Smith, seconded by Granzen, to approve Pay Application 14 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $286,452.27. Roll Call Ayes: Zupp-Smith, Granzen, Logan, Miller and Curnyn abstaining to portion for Midwest Field Turf; Nays: None. Motion carried unanimously.
MEMORANDUM OF UNDERSTANDING-SCHOOL/CITY	Motion by Zupp-Smith, seconded by Logan, to approve the Memorandum of Understanding between the Denison Community School District and City of Denison. Motion carried unanimously.
RESOLUTION #2025-62 DISPOSE OF CITY PROPERTY/AUTHORIZE COMPLETE TRANSFER	Resolution #2025-62 was introduced to Dispose of City Property and Authorizing Action to Complete the Transfer. Motion by Zupp-Smith, seconded by Curnyn, to adopt Resolution #2025-62. Motion carried unanimously.
ORDINANCE (1ST READING) AMENDING CH 167 ZONING/PROPERTY DISTRICT REGULATIONS	Ordinance was introduced Amending 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 Granzen, to adopt the first reading. Motion carried unanimously.
MAYOR REPORT	Soseman reported that approximately 130 second graders visited City Hall, the Fire Department, and the Police Department and inquired about the December Housing Committee meeting.
CITY MANAGER REPORT	Garcia reported that City Hall staff are participating in training for the new financial software. She attended a meeting on 5th Ave S and Strategic Planning and CIP meeting. She gave an update on the bowl field property and stated she is speaking with a company regarding an appraisal.
CLOSED SESSION	Motion by Zupp-Smith, seconded by Granzen, to enter closed session at 6:01 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.
OPEN SESSION	Motion by Zupp-Smith, seconded by Granzen, to return to open session at 6:08 p.m., with no action taken. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:10 p.m.

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Pamela Soseman, Mayor

ATTEST:

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Jodie Flaherty, City Clerk