**REGULAR CALLED CITY COUNCIL MEETING**
**Tuesday, January 6, 2026 – 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 Logan called the meeting to order with the following members present: Crawford, Granzen, Peterson, Zupp-Smith, and Miller via telephone.

Mayor Logan led the pledge of allegiance.

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| APPROVE AGENDA | Motion by Zupp-Smith, seconded by Granzen, to approve the agenda. Motion carried unanimously. |
| CONSENT AGENDA | Motion by Miller, seconded by Zupp-Smith, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 12/16/2025 second regular meeting; b) approve the bills as presented; c) approve liquor licenses for: La Estrella, Hy-Vee Wine and Spirits, Wise Monkey Quilting, Book'em Dano's, Primetimes; and d) approve the promotion of Jesse Huisinga as Maintenance Worker III, at a hourly wage of $28.97, effective 01/14/2026. Motion carried unanimously. |
| CITIZEN INPUT | There was no citizen input. |
| DEPARTMENT DIRECTOR REPORTS | Meyer, Library Director, reviewed past and future programming. |
| | Olson, Public Works Director, reported the department is working on trees, patching potholes, and the compost site it caught up. |
| 2025 CDBG OT AWARD | Motion by Zupp-Smith, seconded by Granzen, to approve the 2025 CDBG OT Award (25-OT-002). Motion carried unanimously. |
| CDBG PROCUREMENT POLICIES & PROCEDURES | Motion by Zupp-Smith, seconded by Granzen, to Adopt the Community Development Block Grant Procurement Policies and Procedures. Motion carried unanimously. |
| RESIDENTAL ANTI-DISPLACEMENT RELOCATION ASSISTANCE PLAN | Motion by Zupp-Smith, seconded by Peterson, to Adopt the Residential Anti-Displacement and Relocation Assistance Plan. Motion carried unanimously. |

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| RECIPIENT CERTIFICATION OF PROCUREMENT COMPLIANCE | Motion by Zupp-Smith, seconded by Miller, to approve and allow the Mayor to sign the Recipient Certification of Procurement Compliance. Motion carried unanimously. |
| CDBG CODE OF CONDUCT | Motion by Zupp-Smith, seconded by Crawford, to Adopt the Code of Conduct for CDBG Grant. Motion carried unanimously. |
| EQUAL OPPORTUNITY POLICY STATEMENT | Motion by Zupp-Smith, seconded by Crawford, to Adopt the Equal Opportunity Policy Statement. Motion carried unanimously. |
| RESOLUTION #2026-01 POLICY PROHIBITION OF USE OF EXCESSIVE FORCE | Resolution #2026-01 was introduced to Adopt the Policy on the Prohibition of the Use of Excessive Force. Motion by Zupp-Smith, seconded by Peterson, to adopt Resolution #2026-01. Roll Call: Ayes: Zupp-Smith, Peterson, Crawford, Miller; Nays: Granzen. Motion carried on a 4-1 vote. |
| CDBG CERT OF COMPLIANCE PROCUREMENT STANDARDS | Motion by Granzen, seconded by Zupp-Smith, to Adopt the Certification of Compliance CDBG Procurement Standards. Motion carried unanimously. |
| AFFIRMATIVE FAIR HOUSING POLICY/NOTICE | Motion by Zupp-Smith, seconded by Granzen, to Adopt the Affirmative Fair Housing Policy/Notice. Motion carried unanimously. |
| REQUIRE ACKNOWLEDGEMENT OF ENVIROMENTAL REVIEW REQUIREMENTS | Motion by Zupp-Smith, seconded by Crawford, to Approve the Required Acknowledgement of Environmental Review Requirements. Motion carried unanimously. |
| DEPARTMENT DIRECTOR REPORTS CONT | Ellis, Parks & Rec Director, stated he is helping with the YMCA transition, Public Works, and establishing checklists for Parks. |
| ADDEMDUM A – LAW ENFORCEMENT JOINT OPERATION AGREEMENT | Motion by Granzen, seconded by Zupp-Smith, to approve Addendum A for the Law Enforcement Center Joint Operation Agreement. Motion carried unanimously. |
| 2026 MILEAGE REIMBURSEMENT POLICY | Motion by Granzen, seconded by Crawford, to approve the Mileage Reimbursement Policy. Motion carried unanimously. |

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| FAA OUTLAY REPORT & REQUEST FOR REIMBURSEMENT 3-19-0026-020-2024-AIP | Motion by Zupp-Smith, seconded by Granzen, to approve the Federal Aviation Administration Outlay Report and Request for Reimbursement for Construction Programs for Project 3-19-0026-020-2024-AIP. Motion carried unanimously. |
| FAA FEDERAL FINANCIAL REPORT 3-19-0026-020-2024-AIP | Motion by Zupp-Smith, seconded by Granzen, to approve the Federal Aviation Administration Federal Financial Report for Project 3-19-0026-020-2024-AIP. Motion carried unanimously. |
| FAA OUTLAY REPORT & REQUEST FOR REIMBURSEMENT 3-19-0026-021-2024-AIP | Motion by Zupp-Smith, seconded by Miller, to approve the Federal Aviation Administration Outlay Report and Request for Reimbursement for Construction Programs for Project 3-19-0026-021-2024-AIP. Motion carried unanimously. |
| FAA FEDERAL FINANCIAL REPORT 3-19-0026-021-2024-AIP | Motion by Zupp-Smith, seconded by Peterson, to approve the Federal Aviation Administration Federal Financial Report for Project 3-19-0026-021-2024-AIP. Motion carried unanimously. |
| FIREWORKS DISPLAY AGREEMENT | Motion by Granzen, seconded by Zupp-Smith, to approve the Fireworks Display Agreement between J & M Displays, Inc and City of Denison, in the amount of $22,200.00. Motion carried unanimously. |
| TYLER TECH QUOTE AMENDMENT | Motion by Zupp-Smith, seconded by Granzen, to approve the Amendment to the Tyler Technologies Quote 2025-522623-T8Y3J2. Motion carried unanimously. |
| WORK-BASED LEARNING PROGRAM – DENISON JOB CORPS | Motion by Zupp-Smith, seconded by Peterson, to approve the Work-Based Learning Program Agreement between Denison Job Corps and City of Denison. Motion carried unanimously. |
| DMU QUOTE FOR HYDRANT ADAPTERS | Motion by Zupp-Smith, seconded by Granzen, to approve the quote from Denison Municipal Utilities for Hydrant Adapters, in the amount of $4,799.95. Motion carried unanimously. |
| 2026 IRA IOWA PLANTING GRANT - IDNR | Motion by Zupp-Smith, seconded by Granzen, to approve the 2026 IRA Iowa Tree Planting Grant Program Subrecipient Grant Agreement between Iowa Department of Natural Resources and City of Denison. Motion carried unanimously. |
| DISCUSSION ON 2026 BOND | Discussion was held on the 2026 Bond. Garcia put together the following two options: |

| Option 1 | Option 2 |
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| N Main St-1st Ave S to 2nd Ave N - $614,984.40 | 1st Ave N-Ave C to Main - $159,305.40 |

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| Wellness Center - $650,000.00 | 2nd Ave N-Ave B to Ave C - $221,248.80 |
| Donna Reed Bridge - $168,000.00 | Exchange St-Ave B to 1st Ave N - $134,353.08 |
| DQ Alley - $97,791.00 | Wellness Center - $650,000.00 |
| Senior Center Roof - $64,032.00 | Donna Reed Bridge - $168,000.00 |
| Snow Plow - $261,000.00 | DQ Alley - $97,791.00 |
| Total $1,855,807.40 | Senior Center Roof - $64,032.00 |

Snow Plow - $261,000.00
Total $1,755,730.28

Staff met with the City's financial advisor, DA Davidson, regarding bonding capabilities. They believe the City should be able to borrow $2.5 million with a minimal levy rate change. The Wellness Center Committee is asking Council to borrow $650,000.00 towards the construction of the facility. Discussion was held on the shortfall, and committee members explained the biggest shortfall was due to the New Market Tax Credit not coming to fruition. Council would like the fundraising committee to approach the County to see if they will split half of the costs for the Wellness Center.

Council would like to look at the $1.8 million option. Garcia will take the number back to DA Davidson and get updated numbers.

Garcia expressed concerns to Council regarding the FY 23/24 and FY 24/25 audits. The City currently is audited by the State of Iowa and they have not released the FY 23/24 audit or completed the FY 24/25 audit. She is concerned the delayed audits may cause an issue with the City's bond rating. Council would like to receive request for proposals for auditing services.

BUDGET WORKSHOPS

Discussion was held on budget workshops dates. Council would like to have three workshops, January 14, 2026, at 4:30 p.m., January 20, 2026, after the Council meeting, and January 21, 2026, at 4:30 p.m. with the following departments presenting at each meeting:

January 14, 2026 – Police Department, Library, and Airport
January 20, 2026 – All other budgets
January 21, 2026 – Fire, Flood, Public Works, Parks, Administration

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| ORDINANCE #1581 AMENDING CH 167 ZONING & PROPERTY REGUATIONS – USE MATRIX | Ordinance #1581 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 Peterson, to approve the third reading. Motion carried unanimously. Motion by Zupp-Smith, seconded by Peterson, to adopt Ordinance #1581. Motion carried unanimously. |
| MAYOR'S REPORT | Logan thanked City staff and Council for their work over the last year. He also thanked the new Council as the position takes a lot of dedication and hours. |
| MILLER LEFT | Miller left the meeting at 6:33 p.m. |
| CITY MANAGER REPORT | Garcia stated she has been working on Capital Improvement Planning with Department Directors and department equipment lists. She has been working on costs to update the comp plan, strategic plan, website, and updating the phone systems. Garcia reported that she has been working on budget numbers, staff has started the calendar year end process, and the new administrative assistant started today. She commented that she is working on several grants and the Iowa Department of Transportation will be conducting a community engagement meeting on 01/13/2026 from 5:00 p.m. to 7:00 p.m. |
| PUBLIC COMMENT | Brownmiller thanked Council for their time and all they do. |

There being no other business, the meeting adjourned at 6:43 p.m.

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Dustin Logan, Mayor

ATTEST:

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Jodie Flaherty, City Clerk