REGULAR CALLED CITY COUNCIL MEETING
Tuesday, August 4, 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, Jones, Peterson, and Zupp-Smith.

Mayor Logan led the pledge of allegiance.

APPROVE AGENDA	Motion by Zupp-Smith, seconded by Jones, to approve the agenda and table item 11c, motion to approve Pay Application 22 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $843,750.00 and item 14, motion to approve the Public Highway Overpass Agreement between the Union Pacific Railroad Company and City of Denison. Motion carried unanimously.
DISCUSSION ON TEC AND SUNDQUIST ENGINEERING INVOICES	Discussion was held on the TEC Engineering invoice. Garcia reported that TEC Engineering was hired to consult on a smaller scale project. She reported that the Council can complete independent work if the billing does not exceed $6,000.00 per year or a project is bid out. The City monitors each vendor with a conflict of interest. Council also discussed the Sundquist Engineering invoice regarding the Safe Route to Schools project. The project has been completed for two years and Council inquired on why the City is still being invoiced. Crawford stated the IDOT has caused issues with the paperwork, including losing forms. Council would like to have Garcia review the matter before proceeding with the payment.
APPROVE CONSENT AGENDA	Motion by Zupp-Smith, seconded by Peterson, to approve the consent agenda with the exception of the Sundquist Engineering invoice: a) approve and waive the reading of the minutes for 07/21/2026 second regular meeting; b) approve the bills as presented; c) approve cash & activity report-05/2026; 06/2026; d) approve budget report-05/2026; 06/2026; e) approve bank reconciliation-05/2026; 06/2026; f) approve wellness center financials-06/2026; g) approve liquor licenses for: Lucky Lanes XXI; and h) approve appointment of Cody Van Ness to the Planning & Zoning Commission, term expiring 08/2031. Roll call: Ayes: Zupp-Smith, Peterson, Granzen, Jones; Nays: None; Abstain: Crawford from the TEC Engineering and Sundquist Engineering invoices. Motion carried on a 4-0-1 vote.

CITIZEN INPUT	There was no citizen input.
POLICE OFFICER OATH OF OFFICE	Mayor Logan administered the Police Officer Oath of Officer Jeffrey Trailer.
DEPARTMENT DIRECTOR REPORTS	Ellis, Parks & Rec Director, reported the slides are working, he is obtaining quotes for outdoor lights and fixtures, mowing, and working on a capital improvement plan for parks. Meyer, Library Director, reported that the Summer Library Program has finished, the Podcast Room is operational, the fair booth was successful, and the coffee bar is open. Trejo, Police Chief, stated that National Night Out was cancelled due to weather and will try to reschedule before the school year starts.
CODE VIOLATION – 1429 2ND AVE S	Discussion was held on the code violation for 1429 2nd Ave S. The property owner stated they received one warning and then a fine. He acknowledged he needs to pay the fine but would like a reduction. Garcia stated that City staff issued the property owner two verbal warnings and a written warning before the fine occurred. The property owner stated his father-in-law did not understand English. Motion by Zupp-Smith, seconded by Granzen, to reduce the fine in half if it is paid by Wednesday, August 5, 2026. Motion carried unanimously. Crawford wants to make sure the Building Official knows he is doing a good job.
OPEN RECORDS REQUEST	No action was taken on the possible motion on the open records request from Mark Zurada Esq as staff fulfilled the request.
WELLNESS CENTER – CHANGE ORDER 24	Motion by Granzen, seconded by Zupp-Smith, to deny Change Order 24 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $4,945.00. Motion carried unanimously.
WELLNESS CENTER – APPLICATION 21	Motion by Crawford, seconded by Zupp-Smith, to approve Pay Application 21 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $16,278.51. Motion carried unanimously.

ENGINEERING UPDATE – 2ND AVE S AND 16TH ST PROJECT	Jason Eygabraod, Beck Engineering, gave the engineering update. He reported that 2nd Ave South is moving forward, 16th Street is open is north and south bound traffic, the water main has been installed, and the contractor is working on the storm sewer. There are 11 working days remaining on the project. Council would like Beck's to check the sidewalks for ADA compliance and the hump in the road by 16th Street.
BROADWAY HMA PROJECT	Eygabroad stated that the Broadway HMA project has started. He is encouraging business owners to receive project updates via email. City staff will coordinate with Becks to contact business owners. Eygabroad stated that turning pads are designed to be ADA compliant and the pavers will no longer be at intersections except at Broadway and Main Street. The new pavers will have colored concrete and have the required stamping. Motion by Zupp-Smith, seconded by Peterson, that the engineer directs the contractor on Broadway to proceed with the DOT compliance with the pedestrian separation, up to $12,000.00. Motion carried unanimously.
BROADWAY HMA PROJECT EXTENSION	Discussion was held on the Broadway HMA project extension. Garcia researched extending the project on Main Street. Region XII stated that since the project has already been let, the DOT will not allocate additional funds, as it would take additional local monies as well as grant funds. Garcia stated she will look at the project as a future SWAP application.
AIRPORT ABOVE GROUND PROJECT UPDATE	Mikayla Broekemeier, McClure Engineering, gave an update on Airport Above Ground Fuel Project. She reported that there are outstanding punch list items. The contractor submitted revised application for items completed and McClure is withholding fifteen percent for retainage. Motion by Zupp-Smith, seconded by Jones, to approve Pay Application #2-Revised, from Minnesota Petroleum Service, Inc, for the Aviation Fuel Facility Project, in the amount of $471,126.13. Motion carried unanimously.
FORESTRY GRANT AGREEMENT	Motion by Crawford, seconded by Zupp-Smith, to approve grant agreement 27CRD542CMURR-0008SRA between the IDNR and City of Denison, for the Forestry Grant. Motion carried unanimously.
CRAWFORD COUNTY VETERAN'S AFFAIRS PARKING PROJECT	Discussion was held on the Crawford County Veteran's Affairs parking project. The County would like to add additional parking stalls on 14th Street outside the Home Health and Veterans Affairs offices. They would like to

	convert the grass area into curbing. The cost to the City would be $18,752.50. Council does not want to proceed at this time and will look at the project during street planning.
UPTOWN NODES	Discussion was held on the Uptown Nodes. Garcia and Council looked at different options and would like to receive quotes on installing turf by the nodes east of the Police Department.
MERIT BASED PAY COMMITTEE	Discussion was held on a Merit Based Pay Committee. Council would like to create a steering committee consisting of the Mayor, City Manager, City Clerk, two Council members, and one department head.
DOG POUND FUNDING	Discussion was held on Dog Pound Funding. Jeri Dreyer provided the City with a spreadsheet detailing the number of animals received from inside and outside city limits. Council would like Garcia to contact communities and County regarding funding options.
RESOLUTION #2026-44 – SETTING WAGES FOR ADMINISTRATIVE ASSISTANT	Resolution #2026-44 was introduced Setting Wages – Administrative Assistant. Motion by Crawford, seconded by Granzen, to adopt Resolution #2026-44. Motion carried unanimously.
ORDINANCE #1586 – BUILDING CODE AMENDMENTS	Ordinance #1586 was introduced Amending Chapter 155 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to Building Code. Motion by Zupp-Smith, seconded by Jones, to waive the second and third readings. Motion carried unanimously. Motion by Zupp-Smith, seconded by Jones to adopt ordinance #1586. Motion carried unanimously.
MAYORS REPORT	Logan encouraged patrons to volunteer for BBQ Fest.
CITY MANAGER REPORT	Garcia reported that the City is working on the pilot for Time & Attendance and the Strategic Plan.
CLOSED SESSION	Motion by Zupp-Smith, seconded by Jones, to enter closed session at 6:47 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 Granzen, seconded by Zupp-Smith, to return to open session at 7:06 p.m. Motion carried unanimously.
ACTION AFTER CLOSED SESSION	Motion by Zupp-Smith, seconded by Peterson, to have the City Manager proceed as instructed. Motion carried unanimously.
CLOSED SESSION	Motion by Zupp-Smith, seconded by Peterson, to enter into closed session at 7:08 p.m. 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 Peterson, seconded by Zupp-Smith, to return to open session at 7:37 p.m. Motion carried unanimously.
CLOSED SESSION FOLLOW-UP	Motion by Zupp-Smith, seconded by Crawford, to research the items discussed and follow up in the future. Motion carried unanimously.

At 7:38 p.m., the meeting was adjourned given that there was no further business.

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Dustin Logan, Mayor

ATTEST:

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Jodie Flaherty, City Clerk