REGULAR CALLED CITY COUNCIL MEETING
Tuesday, September 1, 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 Granzen, seconded by Peterson, to approve the agenda. Motion carried unanimously.
CONSENT AGENDA	Motion by Peterson, seconded by Zupp-Smith, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 08/18/2026 second regular meeting; b) approve the bills as presented; c) approve cash & activity report-07/2026; d) approve budget report-07/2026; and e) approve bank reconciliation-07/2026. Motion carried unanimously.
CITIZEN INPUT	There was no Citizen Input.
DEPARTMENT DIRECTOR REPORTS	Meyer, Library Director, reported that the Summer Reading Program finished increasing 2,000 participants since 2024. She reviewed past and future programs and recent building improvements. Trejo, Police Chief, stated that there has been an increase in calls surrounding the start of the school year. The department has been working with Crossroads staff and clients. Ellis, Parks & Recreation Director, reported the outdoor pool will be drained next week, they are pouring additional concrete on the Wheels to Heels trail next week, and are working on potholes and tree removal.
ENGINEERING UPDATE ON 2ND AVE S	Eygabroad gave an update on 2nd Ave South Reconstruction Project. He stated the storm sewer is complete, the contractors are working on grading, and he believes paving will start on Friday. He reported the contractor is behind schedule and he explained the penalty process. He stated the City is paying for work that has been completed and retainage will be held for punch list items.

BROADWAY HMA PROJECT UPDATE	He continued with an update on the Broadway HMA project. Eygabroad stated the concrete work has been completed, and the milling will start tomorrow, taking approximately two days. Broadway will be open over the weekend and then the asphalt work will begin on September 8th and will last approximately two days with the striping and detail work to be completed after. Council would like the BBQ fest vendors to place plywood under their jacks, so no damage occurs to the new street. Egyabroad stated the planter was removed by Huebner's to allow ADA parking, and there were concrete and paver issues due to unsettled concrete. Council discussed the proposed antique finishing with the cost being an additional $4,100.00.
BROADWAY HMA PROJECT QUANTITY ADJUSTMENTS	Motion by Zupp-Smith, seconded by Jones, to approve the quantity adjustments for planter removal, curb/gutter removal/installation, sidewalk removal/installation, paver removal, and antique finishing, contingent on DOT approval. Motion carried unanimously.
STREET TOUR DATE DISCUSSION	Discussion was held on street tour dates. Garcia will contact Region XII for transportation and see if they are available October 3rd, October 4th, October 10th, or October 11th.
CRAWFORD COUNTY WELLNESS CENTER – APPROVE PAY APPLICATION #21	Motion by Zupp-Smith, seconded by Peterson, to approve Pay Application 21 from Jensen Builders for the Crawford County Wellness Center project, in the amount of $11,185.16. Motion carried unanimously.
CRAWFORD COUNTY WELLNESS CENTER – PAY APPLICATION #22	Motion by Zupp-Smith, seconded by Peterson, to approve Pay Application 22 - Final from Jensen Builders for the Crawford County Wellness Center project, in the amount of $843,750.00. Roll Call: Ayes: Zupp-Smith, Peterson, Crawford, Jones Nays: Granzen. Motion carried on a 4 to 1 vote.
APPROVE CERTIFICATE OF SUBSTANTIAL COMPLETION	Motion by Zupp-Smith, seconded by Jones, to approve the Certificate of Substantial Completion Document G704-2017. Motion carried unanimously.
APPROVE CLOSEOUT AGREEMENT	Motion by Zupp-Smith, seconded by Peterson, to approve the Closeout Agreement. Roll Call: Ayes: Zupp-Smith, Peterson Nays: Crawford, Granzen, Jones. Motion failed on a 2 to 3 vote.

FIELD HOUSE WALL ISSUE AND CLOSEOUT AGREEMENT	Discussion was held on the Field House wall issues. Garcia explained the original walls were supposed to be masonry and the material change was approved by the City. Since this was not a warranty specific item, it does not fall under the warranty or the contract. If Council does not approve the agreement will cause an issue with State grant funding. Motion by Peterson, seconded by Zupp-Smith, to approve the Closeout Agreement as is and have the wall repairs as a separate item. Roll Call: Ayes: Peterson, Zupp-Smith, Crawford, Jones Nays: Granzen. Motion carried on a 4 to 1 vote.
RESOLUTION #2026-46 – ACCEPTANCE OF COMPLETION OF WORK FOR WELLNESS CENTER	Resolution #2026-46 was introduced Accepting the Completion of the Work – Crawford County Wellness Center. Motion by Zupp-Smith, seconded by Crawford, to adopt Resolution #2026-45. Roll Call: Ayes: Zupp-Smith, Crawford, Jones, Peterson Nays: Granzen. Motion carried on a 4 to 1 vote.
FIELD HOUSE WALL REINFORCEMENT PROPOSAL	Discussion was held on the motion to approve the Proposal from Jensen Builders for Field House Wall Reinforcement, in the amount of $75,850.00. Council would like to go out to bid for this item and have a special Council meeting to approve the bids.
RESOLUTION #2026-47 – ADOPTION OF 7TH STREET CORRIDOR REVITALIZATION PLAN	Resolution #2026-47 was introduced Adopting 7th Street Corridor Revitalization Plan. Motion by Zupp-Smith, seconded by Peterson, to adopt Resolution #2026-47. Motion carried unanimously. Garcia stated they will use the document to update the City's ordinances.
DOG POUND ROOF REPLACEMENT	Motion by Crawford, seconded by Zupp-Smith, to approve the quote from 3C Roofing & Construction for the Dog Pound roof replacement, in the amount of $10,200.00. Motion carried unanimously.
FIRE DEPARTMENT AR-AFFF PURCHASE	Motion by Zupp-Smith, seconded by Granzen, to approve the quote from Feld Fire for AR-AFFF, in the amount of $6,800.00. Motion carried unanimously.
SCHEDULE SOFTWARE PURCHASE	Motion by Crawford, seconded by Granzen, to approve the quote from Timeclock Plus, LLC, for scheduling software, in the amount of $1,455.25 per year for 3 years. Motion carried unanimously.

2026 IRA URBAN FORESTRY URBAN DEVELOPMENT GRANT	Motion by Crawford, seconded by Zupp-Smith, to approve the 2026 IRA Urban Forestry Urban Development Grant, in the amount of $50,000.00. Motion carried unanimously.
UPTOWN NODE IMPROVEMENTS	Discussion was held was the uptown node improvements. Garcia reviewed options received from Midwest Field Turf and asked if Council would look at a not to exceed amount so the correct materials could be purchased. Motion by Zupp-Smith, seconded by Jones, to approve two nodes, not to exceed $5,000.00 per node, at the City Managers discretion. Motion carried unanimously.
UNION PACIFIC RAILROAD PUBLIC HIGHWAY OVERPASS AGREEMENT	Motion by Crawford, seconded by Zupp-Smith, to table the motion to approve the Public Highway Overpass Agreement between the Union Pacific Railroad Company and City of Denison. Motion carried unanimously.
RESOLUTION #2026-48 – SETTING PUBLIC HEARING FOR FY 2026-2027 BUDGET AMENDMENT #1	Resolution #2026-48 was introduced Setting Public Hearing for Budget Amendment #1 for Fiscal Year 2026-2027. Motion by Zupp-Smith, seconded by Peterson, to set the public hearing for September 15, 2026, at 5:00 p.m. and adopt Resolution #2026-48. Motion carried unanimously.
MAYORS REPORT	There was no Mayor Report.
CITY MANAGER REPORT	Garica inquired about a special meeting for the Strategic plan. Council agreed to Wednesday, September 30, 2026, at 5:00 p.m. She stated the Career Exploration students started today, BBQ fest volunteering is open, and the second rehab house has been purchased. She has been working on grant applications and clarified the following Council liaison appointments, Crawford to Planning & Zoning, Peterson to Public Works, and Jones to Parks & Rec.
CLOSED SESSION	Motion by Granzen, seconded by Zupp-Smith, to enter closed session at 6:13 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 Peterson, to return to open session at 6:28 p.m. Motion carried unanimously.

CLOSED SESSION FOLLOW-UP	Motion by Peterson, seconded by Granzen, for Garcia to proceed as discussed in closed session. Motion carried unanimously.

At 6:29 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