

REGULAR CALLED CITY COUNCIL MEETING
Tuesday, July 19, 2022 – 5:00 P.M.
Council Chambers – Denison, Iowa

The regular 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, Garcia, Granzen Logan, and Miller.

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| PLEDGE OF ALLEGIANCE | Mayor Soseman led the pledge of allegiance. |
| MOTION TO APPROVE
AGENDA | Motion by Garcia, seconded by Curnyn, to approve the agenda.
Motion carried unanimously. |
| MOTION TO APPROVE
CONSENT AGENDA | Motion by Logan, seconded by Curnyn, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 06/30/2022 Special Council Meeting and 07/05/2022 Regular Council Minutes; b) approve the bills as presented; c) approve cash & activity report; d) approve budget report; e) approve bank reconciliation. Motion carried unanimously. |
| PROCLAMATION AND
PLAQUE PRESENTED TO
KENNY DAVIS | Soseman read Kenny Davis a proclamation and presented him a plaque for his years of service on the Board of Adjustments. |
| PLAQUE PRESENTED TO
TERENCE CRAWFORD | Soseman presented Terence Crawford a plaque for his years of service as the City Manager/City Engineer.

There was no citizen input. |
| PROPERTY AT 1528 3 RD
AVE SOUTH WENT TO
TAX SALE -NO ACTION
TAKEN. | Miller reported that Tino Duran, 1528 3 rd Avenue South, is consulting with his attorney as the property has gone to tax sale. No action was taken. |
| CHAMBER UPDATE | Evan Blakely and Shani Bonner gave the Economic Development and Tourism Update. The Chamber provides assistance to startup businesses and existing businesses, site, building development, and restoration projects, economic development marketing/attraction of relocating businesses, assistance to housing developments, retention of existing industry, workforce development, tourism development, and community development. Blakey stated the Chamber has been growing Denison’s tax base and reviewed their major accomplishments in 2021. Bonner reviewed the major tourism events including Manilla Madness, Western Iowa T-Bone Trail, Red, White, and Boom, and BBQ Fest. |
| CHAMBER STATES TIF
AGREEMENT WITH THE
CITY IS COMPLETE | Blakely stated that their TIF agreement with the City is complete and would like to close out the agreement. Council would like the close out on the next agenda. |

LOGAN WILL BE COUNCIL LIAISON FOR THE SAFETY COMMITTEE.

Soseman stated that Council member Logan volunteered to be the Council liaison for the Safety Committee.

DISCUSSED THE OFFERS ON THE HFI HOUSE. MOTION MADE AND APPROVE TO ACCEPT OFFER PENDING CONERSATION WITH CITY ATTORNEY

Discussion was held on the property at 211 Avenue C Homes for Iowa house. The City has received two offers and is waiting on one HFI application. Region XII and the City attorney will review the applications. Motion by Garcia, seconded by Miller, to accept the offer pending the conversation with the City Attorney and receiving the application from the 2nd applicant. Motion carried unanimously.

DISCUSSED DPAP. MOTION MADE AND APPROVED FOR DOCUMENT WITH CHANGES.

Discussion was held on the Down Payment Assistance program. Garcia would like to add terms to the grant terms section. Motion by Garcia, seconded by Curnyn, to approve the documents with the suggested changes. Motion carried unanimously.

DISCUSSION HELD ON ARBOR DAY FUNDS. FUNDS WILL BE ALLOWED TO CARRY OVER TO CURRENT FISCAL YEAR.

Discussion was held on the Arbor Day funds remaining from last fiscal years budget. The unspent amount was \$3,231.42 from LOST. Martins would like to carry the funds over and use the funds for a potential planting this fall. Flaherty stated it would require a budget amendment. Consensus was to allow the funds to carry over to the current fiscal year.

MOTION MADE AND ACCEPTED TO ALLOW PW TO RENT A DUR-A-PATCHER.

Discussion was held on allowing the Public Works Department to rent a Dur-A-Patcher. Martins stated the cost is approximately \$7,900.00. Council would like to know what the cost is to purchase the machine. Martins stated that he has found a potential grant to help cover the purchase and will discuss it with the City Manager next week. Motion by Logan, seconded by Miller, to allow the Public Works Department to rent a Dur-A-Patcher. Motion carried unanimously.

MOTION MADE AND CARRIED TO PURCHASE A BOB CAT MINI HOE

Motion by Logan, seconded by Garcia, to purchase a Bob Cat Mini Hoe from Vetter Equipment Company for the Public Works department. Motion carried unanimously.

DISCUSSION HELD ON 2022 STREET IMPROVEMENTS. MOTION MADE AND APPROVED FOR THE PLANS, SPECS, FORM OF CONTACT AND ESTIMATE OF COST AND AUTHORIZATION FOR 2022 STREET IMPROVEMENTS.

Discussion was held on the 2022 Street Improvements. Soseman would like the resident engineer to read the City of Denison with Hanson's information. Crawford stated he figured the estimated costs at \$310,000.00. Curnyn is concerned with the bidding timeline. Hanson stated that there will be bonds paid off and the savings should cover the cost of the project. Motion by Granzen, seconded by Logan, to approve the plans, specs, form of contact, and estimate of cost and authorize the publication of notice of hearing and letting for the 2022 Street Improvements-South 11th Street from 2nd Avenue South to Broadway, with the changes to the resident engineer. Motion carried unanimously.

MOTION TO APPROVE THE TEMP LIGHT DUTY, WORKER'S COMP & JOB INJURIES, AND COMPLAINT RESOLUTION PROCEDURE POLICIES IN HANDBOOK.

Discussion was held on the updates to the personnel handbook. Council would like Flaherty to see if employees need to sign an acknowledgement stating they have received the changes, the handbook updated to include the changes, and be placed on the City's website. Council would like to know if they should add a drug testing policy and if the medical provider should be added in the language. Motion by Garcia, seconded by Logan, to approve the Temporary Light Duty, Worker's Compensation & Job Injuries, and Complaint Resolution Procedure policies within the City of Denison's Personnel Handbook and to include the medical provider. Motion carried unanimously.

FOURSQUARE MARKET STUDY PRESENTED. MOTION MADE AND APPROVED THE WELLNESS CENTER STUDY

The Wellness Center Committee presented the findings from the FourSquare Market Study. The results showed considerable interest in a facility including rates, interest parties, and types of rooms. The study showed positive results and suggested outreach to the Latino community to show what the committee is accomplishing. Motion by Curnyn, seconded by Logan, to approve the Wellness Center study. Motion carried unanimously.

Soseman thanked the Wellness Center Committee for their hard work.

SUNDQUIST ENGINEERING PROPOSAL

Troy Groth and Terrence Crawford presented the Sundquist Engineering PC proposal. They reviewed projects and answered questions. Groth stated they have knowledge of the City's infrastructure, a great response time, and are invested in the community. They currently have a street plan and a working relationship with the City staff.

ENTERED INTO CLOSED SESSION REGARDING SUNDQUIST PROPOSAL

Motion by Logan, seconded by Granzen, to enter closed session at 7:02 p.m. per IA Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Motion carried unanimously.

MOTION MADE & APPROVED TO RETURN TO OPEN SESSION

Motion by Granzen, seconded by Miller, to return to open session at 7:16 p.m., with no action taken.

BECK ENGINEERING PROPOSAL

Brad Beck, Jason Eygabroad, and Michael Cedar presented the Beck Engineering, Inc proposal. They were founded in 2001, currently have 4 offices, and 44 employees. They specifically serve cities with populations of 10,000 or less in northwest Iowa. They reviewed projects and answered questions. Their mission/vision is to build relationships, better communities, and create opportunities.

ENTERED INTO CLOSED SESSION REGARDING

Motion by Miller, seconded by Logan, to enter closed session at 8:02 p.m. per IA Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge

BECK ENGINEERING
PROPOSAL

is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Motion carried unanimously.

MOTION MADE &
APPROVED TO RETURN
TO OPEN SESSION

Motion by Granzen, seconded by Curnyn, to return to open session at 8:14 p.m., with no action taken.

JEO CONSULTING GROUP
ENGINEERING PROPOSAL

Matt Mardesen, Danny Sturm, and Terry Meier presented the JEO Consulting Group, Inc proposal. JEO specializes in 12 areas, helps with funding opportunities, and personalizes resources to Denison's needs. They will meet with City staff to help with the transition and research future projects. They reviewed projects and answered questions.

ENTERED INTO CLOSED
SESSION REGARDING JEO
CONSULTING PROPOSAL

Motion by Granzen, seconded by Logan, to enter closed session at 8:48 p.m. p.m. per IA Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Motion carried unanimously.

MOTION MADE &
APPROVED TO RETURN
TO OPEN SESSION

Motion by Miller, seconded by Granzen, to return to open session at 9:06 p.m., with no action taken. Motion carried unanimously.

MOTION MADE AND
APPROVED TO HIRE BECK
ENGINEERING, INC AS
CITY ENGINEER

Discussion was held on the City Engineer proposals. Logan liked the engineers with the small-town feel. Garcia liked that two of the engineers brought their owners. Hanson stated he would be happy to work with all the firms. Motion by Curnyn, seconded by Granzen, to hire Beck Engineering, Inc, as the City Engineer. Roll Call: Ayes: Curnyn, Granzen, Garcia Nays: Miller, Logan. Motion carried on a 3-2 vote.

MAYOR REPORT

Soseman stated she met with Jack Reed and the next handbook committee is August 9th.

CITY MANAGER REPORT

Hanson recommends Council table items 31 and 32, closed session for the purchase or sale of real estate, until the August 2nd meeting. Planning and Zoning has a special meeting scheduled on Thursday to approve a plat and property rezoning. This could lead to a special Council meeting.

Granzen asked about the attorney fees regarding the Law Enforcement Center. Hanson would like to schedule a meeting with Granzen, Miller, and Rod Bradley to talk about issues.

MOTION MADE AND
APPROVED TO TABLE
ENTERING CLOSED
SESSION.

Motion by Granzen, seconded by Curnyn, to table entering closed session 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

TABLE CLOSED SESSION
CONTINUED.

would have to pay for that property or reduce the price the governmental body would receive for that property. Motion carried unanimously.

There being no other business, the meeting adjourned at 9:17 p.m.

Pamela Soseman, Mayor

ATTEST:

Jodie Flaherty, City Clerk