

## **SECOND REGULAR CALLED CITY COUNCIL MEETING**

**Tuesday, May 16, 2023 – 5:00 P.M.**

**Council Chambers – Denison, Iowa**

The second 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 by telephone, and Miller.

Mayor Soseman led the pledge of allegiance.

5:00 p.m. Public Hearing was held on the Amendment of FY 2022-2023 Budget. There were no written or oral objections. Soseman declared the hearing closed.

Motion by Garcia, seconded by Curnyn, to approve the agenda. Motion carried unanimously.

Motion by Garcia, seconded by Curnyn, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for 05/02/2023 Regular Council Meeting; b) approve the bills as presented; c) approve liquor licenses for: Kimmes Denison Country Store; d) approve the Special Event Permits and waive the fees: Memorial Day, Immigrant Heritage Festival, Family Crisis Centers 10 year/Ribbon Cutting/Grill Out; e) approve TIF-eligible payment #1 to Healthy Efficient Homes in the amount of \$25,000.00 for their Development Agreement; f) approve payment #7 to Bedrock Gravel, Inc in the amount of \$142,923.59 for the Denison Airport Crosswind Runway Grading Project; and g) approve the bi-weekly wage of \$2,101.14 for Matt Winey as a Maintenance Worker III effective 05/10/2023. Motion carried unanimously.

There was no citizen input.

Snowgren, Fire Chief, reported that three bids were received for the City Hall generator and requests additional time to review the bids. Motion by Garcia, seconded by Miller, to table the discussion and possible motion to award City Hall Generator project. Motion carried unanimously.

Paul Assman, County Engineer, stated that the Donna Reed Road bridge is inspected every two years. The bridge had its rating lowered and the recommendation from the structural engineer is to replace the bridge. The County and City submitted a RAISE grant for the estimated \$3.1 million dollar repair, with the federal portion at \$2.48 million and state portion at \$500,000.

Logan left at 5:09 p.m.

If the RAISE grant is awarded, the City and County will both be responsible for an estimated amount of \$290,000 each. Assman recommends the City and County sign an agreement for the project. Jean Heiden, County Supervisor, stated the County is in complete support of the project. Motion by Garcia, seconded by Miller, to allow the County to draft an agreement and have Calhoun Burns work on a scope of services. Motion carried unanimously.

Logan returned at 5:22 p.m.

Motion by Garcia, seconded by Curnyn, to approve the bid from Continental Fire Sprinkler Company in the amount of \$47,000.00 for the Boulders sprinkler system repairs. Motion carried unanimously.

Martens report that two bids were received for the N. Main Street project. Adjustments were made to the scope of the project to include the mill, overlay, and curb repairs as needed. Ten Point Construction had the low bid at \$67,504.46. Council would like to use ARPA funds to pay for the project and if there are overages, the extra bond funds from the 2023 bond. Motion by Miller, seconded by Granzen, to accept the bid from Ten Point Construction in the amount of \$67,504.46 for the N. Main Street from 2<sup>nd</sup> Ave North to 4<sup>th</sup> Ave North Project. Motion carried unanimously.

Leed, Airport Manager, reported that the bid letting for the fuel storage tanks will be in January 2024 with the construction potentially beginning in July 2024. The IDOT has funding available for the removal of the underground fuel tanks. The project is estimated to cost \$102,000.00 and the City's contribution is 16 percent. Leed also stated that the Commission would like to apply for a grant for fencing at the Airport. This would separate the foot traffic from the airplane traffic. The project is estimated at \$113,000.00 with the City's contribution being 16 percent. He does not believe both projects will be funded. Motion by Garcia, seconded by Granzen, to submit a grant for the potential projects. Motion carried unanimously.

Resolution #2023-35 was introduced Approving Submittal of an Application for the FY 2024 Iowa DOT Airport Funding Grant. Motion by Garcia, seconded by Curnyn, to approve Resolution #2023-34. Motion carried unanimously.

Motion by Garcia, seconded by Curnyn, to table Resolution Authorizing the Guidelines for the Sale of City Lots. Motion carried unanimously.

Resolution #2023-36 was introduced Amending the Current Budget for Fiscal Year Ending 2023. Motion by Garcia, seconded by Miller, to approve Resolution #2023-36. Motion carried unanimously.

Motion by Garcia, seconded by Miller, for the Mayor to sign the Agreement for Codification Services with Local Government Professional Services, Inc., dba Iowa Codification in the amount of \$6,500.00. Motion carried unanimously.

Discussion was held on the emergency response time for Black Hills employees. Council would like Black Hills to see if a section can be added in the Ordinance addressing a response time.

Logan left at 5:44 p.m.

Motion by Garcia, seconded by Miller, to table Ordinance Repealing Ordinance 1338 (2008) and Granting Black Hills/Iowa Gas Utility Company LLC d/b/a Black Hills Energy, a Delaware Corporation, its lessees, successors and assigns, a natural gas franchise and the authority to construct, operate, maintain, and extend a natural gas distribution plant and system, and granting the right to use the streets, alleys, and other public places within the present or future corporate limits of the City of Denison, Iowa. Motion carried unanimously.

An Ordinance was introduced Amending Fee Schedule. Motion by Garcia, seconded by Miller, to adopt the 1<sup>st</sup> reading. Motion carried unanimously.

Ordinance #1559 was introduced Amending Chapter 145 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Dangerous Building Code. Motion by Granzen, seconded by Miller, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Granzen, seconded by Garcia, to adopt Ordinance #1559. Motion carried unanimously.

Ordinance #1560 was introduced Amending Chapter 155 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Building Code. Motion by Curnyn, seconded by Granzen, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Curnyn, seconded by Garcia, to adopt Ordinance #1560. Motion carried unanimously.

Ordinance #1561 was introduced Amending Chapter 156 of the Code of Ordinances of the City of Denison, Iowa by Amending Provisions Pertaining to the Fire Code. Motion by Garcia, seconded by Miller, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Miller, seconded by Garcia, to adopt Ordinance #1561. Motion carried unanimously.

Ordinance #1562 was introduced Amending Chapter 157 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Mechanical Code. Motion by Granzen, seconded by Miller, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Granzen, seconded by Garcia, to adopt Ordinance #1562. Motion carried unanimously.

Ordinance #1563 was introduced Amending Chapter 158 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Plumbing Code. Motion by Garcia, seconded by Miller, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Miller, seconded by Garcia, to adopt Ordinance #1563. Motion carried unanimously.

Ordinance #1564 was introduced Amending Chapter 159 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Existing Building Code. Motion by Curnyn, seconded by Granzen, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Curnyn, seconded by Miller, to adopt Ordinance #1564. Motion carried unanimously.

Ordinance #1565 was introduced Amending Chapter 160 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Electrical Code. Motion by Garcia, seconded by Miller, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Miller, seconded by Garcia, to adopt Ordinance #1565. Motion carried unanimously.

Ordinance #1566 was introduced Amending Chapter 162 of the Code of Ordinances of the City of Denison, Iowa, by Amending Provisions Pertaining to the Property Maintenance Code. Motion by Garcia, seconded by Granzen, to waive the 2<sup>nd</sup> and 3<sup>rd</sup> readings. Motion carried unanimously. Motion by Garcia, seconded by Granzen, to adopt Ordinance #1566. Motion carried unanimously.

Discussion was held on the Wellness Center and what entity will be responsible for the project during the construction. Matt Brick, City Attorney, recommends the City take over the project at construction phase. Jean Heiden stated that the County will match the City's portion for each

invoice the City pays. Brick recommends the City make a motion to reimburse any remaining funds if the project does not go through.

Discussion was held on new market tax credits. The Ad-hoc Committee received a proposal from Steadfast City Economic & Community Partners. Steadfast would help the City close the \$3 million funding gap with new market tax credits. Steadfast stated their last two projects cost approximately \$30,000 to \$34,000. Motion by Miller, seconded by Curnyn, for the Mayor to sign the Engagement Letter with Steadfast City Economic & Community Partners and pay a \$7,500 retainer. Motion carried unanimously.

The Committee would like to make changes to the Ad-hoc Committee as they are moving into the construction phase. Soseman and Garcia will step down and Curnyn and Logan will be appointed. Flaherty will prepare the resolution for the next Council meeting.

Soseman reported that she has been working with DMU on the bio-retention cells. A down payment assistance information meeting will take place next week with Region XII, banks, other lenders, real estate professionals, and the public to promote the program. She has attended the Parks & Recreation meeting, Safety meeting, met with the Seniors at the Senior Center, and started the weekly interviews with KDSN.

Flaherty asked Council if they would consider inviting the IEDA to a future meeting to discuss their programs. Public Works will be working on a spraying bid for parks and facilities. Flaherty also stated that her annual evaluation will be on the next Council meeting.

Snowgren stated that DMU will remove the pumphouse on the South Boyer this Fall.

Curnyn inquired on the status of the Homes for Iowa house. Flaherty stated the house is on hold but has not heard if the City will receive the down payment back.

There being no other business, the meeting adjourned at 6:19 p.m.

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Pamela Soseman, Mayor

ATTEST:

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Jodie Flaherty, City Clerk