

**SECOND REGULAR CALLED CITY COUNCIL MEETING**  
**Tuesday, November 15, 2022 – 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, Logan, and Miller. Absent: Granzen at 5:01 p.m.

- PLEDGE OF ALLEGIANCE     Mayor Soseman led the pledge of allegiance.
- AGENDA APPROVED             Motion by Garcia, seconded by Curnyn, to approve the agenda.  
Motion carried unanimously.
- Granzen arrived at 5:01 p.m.
- CONSENT AGENDA  
APPROVED                     Motion by Miller, seconded by Garcia, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for the 11/01/2022 Regular Council Meeting; b) approve the bills as presented; c) approve budget report; d) approve bank reconciliation; e) approve the hiring of Daniel Eiten as Public Works Part-Time Employee as of 11/23/2022 at a rate of \$16.56 per hour. Motion carried unanimously.
- CITIZEN INPUT                 There was no citizen input.
- ENGINEERING UPDATE         Hanson gave the engineering update. The Safe Routes to Schools project is moving forward. Motion by Garcia, seconded by Curnyn, to approve, and allow the Mayor and City Manager to sign, the Title VI Non-Discrimination Agreement and the USDOT Standard Title VI/Non-Discrimination Assurances. Motion carried unanimously.
- Hanson stated the City received state funding for the replacement of the Donna Reed Road bridge in the amount \$1.5 million. This does not include any engineering costs. The total project is estimated to cost \$2.5 million and the City will work with the County to cost share the remaining costs. Motion by Garcia, seconded by Logan, to accept the Offer of City Bridge Funding. Motion carried unanimously.
- Hanson stated the South 11<sup>th</sup> Street project is completed. Motion by Curnyn, seconded by Garcia, to approve Periodic Cost Estimate #2 to Ten Point Construction in the amount of \$97,603.98 for the 2022 Street Improvements-South 11<sup>th</sup> Street. Motion carried unanimously.
- WELLNESS CENTER  
COMMITTEE – NISHA  
VALLEY FAMILY YMCA  
MOU                             The Wellness Center Committee would like Council to approve a Memorandum of Understanding (MOU) with the Nisha Valley Family YMCA. The cost is \$5,000.00, which will allow pro forma work and the MOU is needed for large grant applications. Motion by Granzen, seconded by Logan, to approve the Memorandum of Understanding with the Nisha Valley Family YMCA. Motion carried unanimously.

DISCUSSION WAS HELD  
RE: NEW AIRPORT  
HANGAR

Discussion was held on a new airport hangar. Andy Mason with McClure Engineering stated the City is eligible for grant funding through the FAA. Brian Christensen with the Airport Commission would like Council to reconsider approving the funding for a new hangar or to upgrade the underground fuel system. The estimated costs for both projects are \$700,000.00 and the City's portion would be \$68,000.00. Council would like Hanson and Ryan Leed, Airport Manager, to contact GOMACO to see if they would consider entering into a long-term land lease with the City and pay for the City's portion of the cost of the new hangar. Council would also like the underground fuel system have a thorough inspection before making a decision on funding.

ST ROSE – NO PARKING IN  
DROP OFF ZONE

Discussion was held on St. Rose of Lima Catholic School's request of a no parking area within their drop off zone at the Daycare Center-100 Block of 11<sup>th</sup> St. Council would like Hanson to contact the Church and ask if they would agree to proceed with no parking during limited hours.

FNIC – AGENT OF  
RECORD FOR EMPLOYEE  
BENEFITS

Discussion was held on the employee benefits proposals. Council would like to stay with a local agent. Motion by Miller, seconded by Logan, to approve FNIC as Agent of Record for the Employee Benefits. Motion carried unanimously.

URBAN REVITALIZATION  
ORDINANCE

Discussion was held on the Urban Revitalization Ordinance. Council believes the community would benefit if the property tax exemption classification was changed to blight/historic. Council would like to proceed with the following: Industrial, 3 year 100%; Commercial, 3 year 100%; Multi-family, 5 years at 100% then a 5-year declining scale (80%, 60%, 40%, 20%, 20%); and Single family, 5 years at 100% then a 5-year declining scale (80%, 60%, 40%, 20%, 20%). Flaherty will contact Dorsey and Whitney to start the process.

FINANCING FOR 2023  
PROJECTS

Hanson stated he received updated bonding limitations of \$1.2 million from DA Davidson. He would like to proceed with the following items: S 11<sup>th</sup> St-\$350,000, Safe Routes to School-\$350,000, Airport Hangar-\$80,000, Airport Taxiway-\$22,500, Library Tuckpointing (all phases)-\$120,000, Stoplight (Hwy 30 and 20<sup>th</sup> St)-\$200,000, and City Hall Tuckpointing-\$40,000. DA Davidson will be present at the December 19<sup>th</sup> meeting to explain and help start the bonding process.

PROCUREMENT POLICY  
ACTION TABLED

Discussion was held on the Procurement Policy. Motion by Curnyn, seconded by Garcia, to change the amounts to \$4,000 excluding the language pertaining to elected officials, employees, and employee spouse. Roll Call: Ayes: Curnyn, Garcia Nays: Miller, Logan, Granzen. Motion failed on a 2-3 vote. Further discussion took place. Flaherty stated that the state bidding limits would increase in January. Motion by Garcia, seconded by Logan, to table action on the Procurement Policy until January 2023. Motion carried unanimously.

	Motion by Garcia, seconded by Logan, to approve the Snow Plowing Policy. Motion carried unanimously.
GWORKS FRONT DESK BASIC+311 SOFTWARE APPROVED	Motion by Logan, seconded by Miller, to approve quote from gWorks FrontDesk Basic+311 Software and for the fee to be taken out of the administration budget this fiscal year. Motion carried unanimously.
SKID STEER LOADER – VETTER EQUIPMENT	Motion by Granzen, seconded by Garcia, to approve the quote from Vetter Equipment Company for a Bobcat Skid Steer Loader in the amount of \$38,250.96. Motion carried unanimously.
F350 4X4 – TEAM FORD	Motion by Garcia, seconded by Granzen, to approve the quote from Team Ford for a F350 4x4 in the amount of \$41,088.00. Motion carried unanimously.
TIF INDEBTEDNESS CERTIFICATION	Motion by Garcia, seconded by Logan, to approve annual TIF Indebtedness Certification. Motion carried unanimously.
RESOLUTION #2022-57 WELLNESS CENTER \$750,000 AMERICAN RESCUE PLAN ACT OF 2021	Resolution #2022-57 was introduced Approving the Wellness Center \$750,000 American Rescue Plan Act of 2021 (ARPA). Motion by Garcia, seconded by Miller, to approve Resolution #2022-57. Motion carried unanimously.
RESOLUTION #2022-58 FY 21/22 ANNUAL FINANCIAL REPORT	Resolution #2022-58 was introduced Approving FY 21/22 Annual Financial Report. Motion by Miller, seconded by Logan, to approve Resolution #2022-58. Motion carried unanimously.
RESOLUTION #2022-59 FY 21/22 ANNUAL	Resolution #2022-59 was introduced Approving FY 21/22 Annual Urban Renewal Report Motion by Garcia, seconded by Curnyn, to approve Resolution #2022-59. Motion carried unanimously.
ORDINANCE AMENDING SECTION 136.03 – SNOW REMOVAL	An Ordinance was introduced Amending Section 136.03-Snow Removal. Motion by Miller, seconded by Curnyn, to adopt the 2nd reading. Motion carried unanimously.
ORDINANCE #1553 AMENDING SECTION 68.08 – PERSONS WITH DISABILITIES PARKING	Ordinance #1553 was introduced Amending Section 68.08-Persons with Disabilities Parking. Motion by Curnyn, seconded by Miller, 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 #1553. Motion carried unanimously.
MAYOR REPORT	Soseman reported that she attended a flood meeting, an Iowa Living Roadways meeting, and an Urban Revitalization meeting. The Uptown Improvement Committee is working on banners. New lights are needed for the snowflakes and will be paid out of the holiday lighting account. WESCO received \$4,300.00 from the 5K Fun Run they sponsored. They will be donating the funds to the all-inclusive park.

CITY MANAGER REPORT

Hanson stated that EcoSOAR will be presenting at the December 6, 2022, Council meeting via Zoom. He will meet with Region XII regarding training and assisting for rental inspections and grants for roads.

BROKEN CONCRETE AT BOULDERS

Granzen reported broken concrete at Boulders that needs to be replaced.

RFP FOR CITY HALL GENERATOR

Snowgren stated he is working on the Request for Proposals (RFP) for the City Hall Generator. It will be bid in two phases: equipment and labor. There are issues with the language regarding the performance bond due to the procurement policy. Snowgren would like to see the language updated in the procurement policy.

CLOSED SESSION

Motion by Garcia, seconded by Logan, to enter closed session at 6:45 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.

OPEN SESSION

Motion by Garcia, seconded by Curnyn, to return to open session at 7:25 p.m., with no action taken. Motion carried unanimously.

There being no other business, the meeting adjourned at 7:38 p.m.

---

Pamela Soseman, Mayor

ATTEST:

---

Jodie Flaherty, City Clerk