

SECOND REGULAR CALLED CITY COUNCIL MEETING
Tuesday, October 15, 2024 – 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, Granzen, Logan, Miller, and Zupp-Smith.

PLEDGE OF ALLEGIANCE Mayor Soseman led the pledge of allegiance.

AGENDA APPROVED Motion by Miller, seconded by Curnyn, to approve the agenda. Motion carried unanimously.

CONSENT AGENDA APPROVED Motion by Miller, seconded by Zupp-Smith, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for October 1, 2024 regular meeting; b) approve the bills as presented; c) approve cash & activity report-09/2024; d) approve budget report-09/2024; e) approve bank reconciliation-09/2024; f) approve liquor licenses for: Ampride and Casey General Store #2489; g) approve the hiring of Kane Langenfeld as a Maintenance Worker I, at an hourly wage of \$22.45, effective 10/16/2024; and h) approve the hiring of Carter Huisinga as a Maintenance Worker I, at an hourly wage of \$22.45, effective 10/30/2024.
Motion carried unanimously.

NO CITIZEN INPUT There was no citizen input.

QUARTERLY TOURISM REPORT Paul Plumb, Chamber Director, gave the quarterly tourism report. He stated that BBQ Fest was a great event, he believes the event will turn out a profit and appreciates the help from City. Plumb stated that the Tourism Coordinator resigned, and the Chamber will be filling the position. He reported the event is the Winter Snowcial and it will be held in early December.

ENGINEERS UPDATE Eygabroad gave the engineering update. He stated that Council approved 20th Street Storm Sewer Improvement bids at the last Council meeting.

RESOLUTION #2024-58 CONTRACT FOR 2024 20TH ST STORM SEWER PROJECT Resolution#2024-58 was introduced making award of contract for the 2024 20th Street Storm Sewer Improvement Project. Motion by Zupp-Smith, seconded by Logan, to approve Resolution #2024-58. Motion carried unanimously

ENGINEERS UPDATE
(CONT'D)

Eygabroad stated that Gill Hardscapes and Construction has completed their portion of the Washington Park project. He reported that the presented change order is for a decrease for an adjustment of quantities. Motion by Zupp-Smith, seconded by Logan, to approve change order 3 from Gill Hardscapes & Construction, LLC, for the Washington Park Playground Equipment Improvements, in the amount of (\$4,720.60). Motion carried unanimously.

PAY APPLICATIONS FROM
GILL HARDSCAPES & CO,
LLC APPROVED

Motion by Zupp-Smith, seconded by Logan, to approve pay application 3 (final) from Gill Hardscapes & Construction, LLC, for the Washington Park Playground Equipment Improvements, in the amount of \$57,134.83. Motion carried unanimously.

RESOLUTION #2024-59
WORK COMPLETION OF
WASHINGTON PARK
APPROVED

Resolution #2024-59 was introduced Accepting the Work Completion of 2024 Construction of Washington Park, Denison, Iowa. Motion by Zupp-Smith, seconded by Curnyn, to approve Resolution #2024-59. Motion carried unanimously.

BOA FINDINGS AND
DECISIONS DISCUSSION

Discussion was held on the Board of Adjustments (BOA) findings and decisions regarding the request for special site plan/land use #2024-50 for Jon Zenk-Parcel A of Lot 7 of 6th City View Addition. Zupp-Smith reviewed the findings and decisions and has issues with the BOA decision. She stated the summary does not include the findings from the previous meeting, that additional testimonies, and realtor opinions should be listed as evidence. Zupp-Smith recommends remanding the decision back to BOA for additional review. She would like to see the board impose restrictions on parking and cremation services. She is also concerned that Mr. Zenk pulled the permit, but Pauley Jones is constructing the building.

Logan inquired if the decision must be remanded or if Council could approve with restrictions.

Citizens expressed their concerns with the current traffic flow including the rate of speed, traffic congestion, off street parking, and the property being a nuisance to the neighborhood.

BOA FINDINGS AND
DECISIONS DISCUSSION
(CONT'D)

Motion by Logan, seconded by Granzen, to approve the Board of Adjustment decision pending the City Attorney's approval and if changes need to be made, then bring the attorney's recommendations back to Board of Adjustment and City Council. Roll Call: Ayes: Logan, Granzen, Curnyn, Miller; Nays: Zupp-Smith. Motion carried on a 4-1 vote.

DENISON HOUSING
DEVELOPMENT
AGREEMENT TABLED

Discussion was held on the Denison Housing Development Agreement. Zupp-Smith recommended multiple changes. Motion by Logan, seconded by Granzen, to table Resolution Authorizing Economic Development Grants to Denison Housing Development LLC. Motion carried unanimously.

DONNA REED FOUND-
ATION DISCUSSION

Garcia gave an update on the potential development agreement with Donna Reed Foundation. The Foundation is requesting \$50,000.00 from the City and Garcia would like clarification on how Council would like to fund the request. Garcia stated that the Foundation has not responded to the City's previous requests. Council would like Garcia to send message to Iowa Economic Development Authority and Foundation stating that unless the Foundation responds to the City, the City will not make a financial commitment.

ENGAGEMENT LETTER
WITH STEADFAST CITY
APPROVED

Motion by Zupp-Smith, seconded by Granzen, to approve the Engagement Letter with Steadfast City Economic & Community Partners for grant services. Motion carried unanimously.

MAYOR CAN SIGN
AGREEMENT

Motion by Zupp-Smith, seconded by Curnyn, to allow the Mayor to sign the Rural Housing Needs Assessment Grant Agreement. Motion carried unanimously.

QUOTE APPROVED FOR
UPTOWN IMPROVEMENT
COMMITTEE SIGN

Motion by Granzen, seconded by Zupp-Smith, to approve the quote from Iowa Prison Industries for the Uptown Improvement Committee sign, in the amount of \$360.40. Motion carried unanimously. Soseman stated the quote does not include shipping.

AGREEMENT APPROVED
FOR SCHOOL TO WORK-
MOC WITH DHS

Motion by Zupp-Smith, seconded by Granzen, to approve School to Work-MOC Placement agreement with Denison High School. Motion carried unanimously.

PROPOSAL APPROVED
FOR CITY HALL COPIER
CONTRACT

Motion by Miller, seconded by Zupp-Smith, to approve the proposal for the City Hall copier contract with Marco Technologies LLC. Motion carried unanimously.

POTENTIAL TELECOM
ARRAY DISCUSSION

Discussion was held on a potential AT& T telcom array. Garcia stated the City is currently has an agreement for a temporary monopole and the agreement is valid until March 2025. She has received emails from a subcontractor for AT&T requesting placement of a permanent structure on a light pole. The subcontractor stated they would offer \$2,250.00 per month with annual escalations. Council would like Garcia to continue discussions.

RESOLUTION #2024-60
ALLOWING REMOVAL OF
TREES WITHIN ROW

Resolution #2024-60 was introduced Allowing the Removal of Trees within the Right of Way. Motion by Zupp-Smith, seconded by Granzen, to approve Resolution #2024-60. Motion carried unanimously.

MAYORS REPORT

Soseman reported that she traveled to Manson Iowa for a Housing Conference. She spoke with Region XII and they are bringing back the senior housing program. She attended the WITCC ground breaking, a LULAC meeting, a Randy Feenstra meeting, and met with the seniors.

CITY MANAGER REPORT

Garcia stated that herself and Flaherty attended the high school career fair. She is working with Steadfast on NMTC and Senior Center lease agreement. She reported that interviews were held for the Public Works position. She is looking at phone system solutions, released a bid for tree removal, and has attended a variety of commission and board meetings. Garcia thanked everyone for attending the Washington Park ribbon cutting and stated that the cameras are operational. Garcia has attended the FEMA Bric DTA meetings, is obtaining quotes for the Aquatic Center lockers, and the trees forever planting at Northside Rec was completed with the help of the high school Future Farmers of America (FFA). Garcia reported that the Wellness Center building materials will arrive on Thursday and she was chosen to be on the CDC presenter panel for their annual breakfast. Garcia reported that Randy Feenstra's office will hold their traveling office hours at City Hall and she stated that Flaherty and Otto will be attending IMFOA later this week. Garcia reviewed upcoming meetings and inquired if Council would like to start planning sessions and department walk throughs. Council would like to schedule planning sessions as needed and quarterly department walk throughs.

ENTERED CLOSED
SESSION

Motion by Zupp-Smith, seconded by Logan, to enter closed session at 6:06 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.

Soseman left at 6:17 p.m.

EXIT CLOSED SESSION

Motion by Zupp-Smith, seconded by Miller, to return to open session at 6:20 p.m., with no action taken.

ENTERED CLOSED
SESSION

Motion by Logan, seconded by Zupp-Smith, to enter closed session at 6:22 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.

EXIT CLOSED SESSION-
NO ACTION TAKEN

Motion by Miller, seconded by Logan, to return to open session at 6:45 p.m., with no action taken.

There being no other business, the meeting adjourned at 6:45 p.m.

Pamela Soseman, Mayor

ATTEST:

Jodie Flaherty, City Clerk