

REGULAR CALLED CITY COUNCIL MEETING
Tuesday, October 1, 2024 – 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: Granzen, Logan, and Zupp-Smith. Absent: Miller and Curnyn at 5:01 p.m.

PLEDGE OF ALLEGIANCE Mayor Soseman led the pledge of allegiance.

AGENDA APPROVED Motion by Zupp-Smith, seconded by Logan, to approve the agenda. Motion carried unanimously.

5:00 p.m. public hearing was held on the 2024 20th Street Storm Sewer Improvement Project. There were no oral or written objections. Mayor Soseman declared the public hearing closed.

Curnyn arrived at 5:01 p.m.

CONSENT AGENDA APPROVED Motion by Zupp-Smith, seconded by Logan, to approve the following items on the consent agenda: a) approve and waive the reading of the minutes for September 10, 2024 special meeting and September 17, 2024 regular meeting; b) approve the bills as presented; c) approve liquor licenses for: Hollywood Bakeshop and Café; d) approve appointment of John McMullen to replace Gary Reisz to the Planning and Zoning Commission, term expiring 09/2029; and e) approve the promotion of Taylor Schwarte as Communications Operator, at a biweekly wage of \$24.40, effective 09/25/2024.

CITIZEN INPUT Sergio Trejo inquired if his tree located in the right-of-way will be added to the Public Works tree list. Garcia stated the tree will be added and Olson will figure out a plan and contact Sergio.

CDC DIRECTOR THANKS EVERYONE FOR HELP Paul Plumb, Chamber Director, thanked everyone for their help with BBQ fest.

DEPARTMENT HEAD REPORTS Olson, Public Works Director, reported that the 16th Street concrete project has been finished and backfilled. The department is painting lines, taking down banners and flags, and putting up winter flags. Olson stated that IPI is coming Friday and will be trimming trees. He reported that a new hire started, and Olson will be working with the City of Carroll Public Works Department in the for CDL training.

DEPT HEAD REPORTS
CONT'D

Walley, Library Director, reported that the Titanic program was outstanding, and 71 patrons attended. She stated that the Friends of the Library paid for digitizing high school yearbooks.

Trejo, Police Chief, reported that total activity has increased 1,000 compared to last year. He stated that the department received the Monogram Loves Kids grant for \$5,000.00, attended the Small Chief Conference, and received a \$4,000.00 lighting set up for new vehicle. Trejo reported that a Sergeant has not been hired yet, he is working Monarch Academy for vehicle decals, and he met with Motorola and Astra regarding placing cameras on Highway 30 for license plate readers.

Ellis, Parks and Recreation Director, stated concession revenue is up. He reported the Washington Park surfacing is close to being done and hopes for October 10th opening along with a ribbon cutting. Ellis stated they are advertising for morning lifeguards and need volunteers on Sundays for refereeing. Council recommends Ellis contacting Job Corps to referee and create a Facebook post.

Snowgren, Fire Chief, stated that he anticipates a burn ban in the next week or two.

DENISON HOUSING
DEVELOPMENT
DISCUSSION

Discussion was held on the development agreement with Denison Housing Development. Garcia stated a meeting is scheduled between the developer, City, and bond counsel. She stated that Council previously bonded \$24,880.00 per structure and bond counsel recommends that we do not move forward with an amendment since they breached contract with the original agreement and amendments. Bond counsel recommends moving forward with a new agreement with credit for the previous agreements. Council would like to stay with the monetary amount, eliminate the seventh unit, paying the full amount after occupancy, eliminate the City taking title, and extending the development agreement no later than 2025. Motion by Zupp-Smith, seconded by Granzen, to table the possible motion to approve the development agreement with Denison Housing Development, LLC. Motion carried unanimously.

SELECTIVE BID
APPROVED FOR
COMMERCIAL BUILDERS
RISK INSURANCE

Motion by Zupp-Smith, seconded by Curnyn, to approve the quote from Selective for Commercial Builders Risk Insurance, in the amount of \$12,355.00. Motion carried unanimously.

DISCUSSION ON
TELECOMMUNICATION
ISSUES

Discussion was held on a plan of action for telecommunication issues due to recent outages. Garcia stated that multiple City facilities have Frontier Communications for telephone and internet services. Council would like Garcia to research options on a new carrier.

ENGINEERING UPDATE

Jason Eygabroad, Beck Engineering, gave the engineering update. He reported that the surfacing is being laid at Washington Park and the contractor should be done this week. Eygabroad stated a punch list was issued and should be completed within the next week. Motion by Zupp-Smith, seconded by Logan, to approve the invoice from AB Creative for the Washington Park Equipment/Install, in the amount of \$411,949.62. Motion carried unanimously.

Eygabroad reported that the 2024 Street Improvements are completed. The asphalt contractor will fix the water holding issues on 14th Street within the next couple of weeks. A punch list was issued, and items will be addressed.

Flaherty inquired on project warranties. Eygabroad stated that warranties are typically one year but the playground will vary depending on the items.

Eygabroad stated that three bids were received for the 20th Street Storm Sewer Project and the bids were above the engineers estimate. Bids were received as follows:

	Base Bid	Alternate 1
	Alternate 2	
Armodus, LLC	\$163,790.00	\$190,400.00
	N/A	
King Construction	\$173,944.00	\$220,800.00
	N/A	
On Track Construction	\$132,968.00	\$192,000.00
	\$257,280.00	

Eygabroad recommends accepting the low bid for the base bid plus alternate 1 and that the scheduled completion date is May 2025.

ON TRACK
CONSTRUCTION
APPROVED FOR 2024 20TH
ST STORM SEWER
IMPROVEMENT PROJECT

Motion by Zupp-Smith, seconded by Logan, to award the contract for the 2024 20th Street Storm Sewer Improvement Project to On Track Construction for the base bid plus alternate 1, in the amount of \$324,968.00. Motion carried unanimously.

2025 STREET
IMPROVEMENTS
DISCUSSION

Discussion was held on the 2025 Street Improvements. Garcia reported that the Council previously agreed to work on M Avenue in conjunction with the County. Council would like to move forward with 5th Avenue South-South 15th to South 17th Street, 2nd Avenue South-South 12th Street to South 15th Street; South Main Street-Broadway to Highway 30, and seal coating Airport Road. Garcia will resubmit the STBG grant for South Main Street. Council would like to coordinate the projects with Denison Municipal Utilities incase they would like to replace any utilities. Eygabroad hopes to design the projects and receive bids during the winter.

RAINGARDEN TO BE
WEEDED

Zupp-Smith would like the raingarden to be weeded before the ribbon cutting at Washington Park.

RESOLUTION #2024-57
APPROVED

Resolution #2024-57 was introduced Approving Official Street Finance Report FY 2024. Motion by Zupp-Smith, seconded by Curnyn, to approve Resolution #2024-57. Motion carried unanimously.

MAYORS REPORT

Soseman reported that she volunteered at BBQ fest, worked the wellness center fundraiser, attended coffee with seniors, attended government day with leadership class, and conducted a tour for the class of 1969. Soseman stated she will be attending a housing conference in Manson Iowa, an arbor committee meeting, and trick or treating will be held on Halloween.

EMA TASK FORCE
DISCUSSION

Granzen asked to be informed when Mayor offers an employee to EMA task force and that he does not want to combine flood control and EMA. Soseman stated that the EMA board is talking about advertising for the position, but she does not want to combine the positions.

CITY MANAGER REPORT

Garcia stated that she attended meetings including Denison Housing Development, Senior Center, Senator Earnst meeting, wellness center fundraiser, Monogram naming rights, builders risk, 20th Street bid opening, DMU meeting, volunteered at BBQ fest, attended the League Conference, and engineering meeting. She stated she has upcoming meetings including the high school career day, Parks camera meeting, Arbor committee, and Board of Adjustments meeting. Garcia reported that trees will be planted in next couple of days and Phils Lawn and Landscaping gave a great deal on the Trees forever project. She stated the Wellness Center metal building is scheduled to arrive next week and she requested funds from the Hospital and County for the project. Garcia reported the New Market Tax Credit entities have received allocation and the City will continue to meet with Steadfast to try to secure funding.

STEADFAST GRANT
DISCUSSION

Zupp-Smith stated Steadfast is proposing to write two grants for City and will only receive payment if the City receives a grant award.

There being no other business, the meeting adjourned at 6:32 p.m.

Pamela Soseman, Mayor

ATTEST:

Jodie Flaherty, City Clerk