

City of Granger  
Council Meeting Minutes  
April 13, 2023

Mayor James opened the Public Hearing for the Proposed Voluntary Annexation of Property into the City of Granger, Dallas County, Iowa (Finestead/Bice Annexation) at 7:00 p.m. at the Community Center, 2200 Walnut Street, Granger, Iowa, 50109. With no oral or written comments, the Public Hearing was closed at 7 p.m.

The City Council Meeting opened at 7 p.m.

Roll Call: Present: Backous, Bermel, Brandt, Danilson, and Saak

Backous made a motion to approve the consent agenda, seconded by Saak. All Ayes.

Rose Dory mentioned she would like to preserve the 'Hot' water tower once it is out of service. The City of Granger is known for the 'Hot' and 'Cold' water towers. The City will take this into consideration.

Danae Edwards, CPRP, from the Iowa Parks & Recreation Association Foundation Board, presented a \$1,000 check to Jenni Johnson, the Parks & Recreation Director.

City Building Official Update – Building located at 1806 State Street has taken care of the mold situation and is in the process of fixing the ceiling and the walls. The homeowner should have everything done except for the floors by the 26<sup>th</sup>. Mayor James has requested that Building Official Jason Van Ausdall take some pictures and update us by the April 26<sup>th</sup> meeting.

Action to approve Resolution 2023-13 – approval of Construction Plans for Oxley Creek West Plat 2 was approved by Saak, seconded by Danilson. All Ayes.

City Engineer Report –Water Tower Update – The location of the water tower has been established. The Iowa Department of Natural Resources has determined it will only provide SRF eligibility for a total water tower volume in the City of 350,000 gallons. Therefore, the City has the choice to construct a new water tower with 250,000 gallons of storage eligible with full SRF participation or to retire the existing 100,000 gallon tower and contract a new 350,000 gallon water tower with full SRF participation. Engineer Veenstra has suggested that the City construct a new water tower and leave the existing 100,000 gallon tower in service due to the costs. The City Council would like bids on three sizes of new water towers, including 350,000 gallons, 400,000 gallons, and 500,000 gallons. After receipt of the bids, the City can evaluate the cost and determine which tower size to select. MADD, LLC Development Update – The indication of the developer of Lamberts Landing is they intend to start construction in 2023 and to have occupiable buildings in 2024. The City has agreed to construct sanitary sewer improvements to serve the development. The timeline for the construction of the sanitary sewer improvements is about 18 months and could be longer depending on permitting issues. Engineer Veenstra recommends the City move forward with the start of the design of this Southeast Area Sanitary Sewer Improvements at this time. Action to approve the Agreement for Professional Services for Southeast Area Sanitary Sewer Improvements not to exceed \$255,000 was approved by Danilson and seconded by Bermel. All Ayes. Willow Street Update – Veenstra & Kimm, Inc. will complete the follow-up survey within the next two weeks. The follow-up survey will measure the current ground elevations compared to the ground elevations measured immediately following the rehabilitation in 2022. Once those measurements have been completed and compared, it will be possible to determine if the street and adjoining areas have stabilized or if some areas continue to subside or move. The City Council would like an update at the April 26<sup>th</sup> City Council meeting if possible.

City Administrator Report – Bjorland mentioned that two public meetings are coming up that Granger needs to be aware of, and that is one on June 1<sup>st</sup>; there will be a public forum at the community center with the Iowa DOT in regards to the roundabout that is being proposed at the intersection of State Street and Highway 17. The time has not been confirmed, but we will get the word out on social media and in the City newsletter once we know. The other one is on May 18<sup>th</sup> with the Iowa DOT regarding Highway 141 and 121<sup>st</sup> Street. The public forum is concerning possibly closing 121<sup>st</sup> Street. Again, the time and location have not been confirmed, but once we know, we will inform everyone affected so they may attend the meeting. Bjorland mentioned receiving traffic numbers from the Iowa DOT regarding Highway 17 and 141. The traffic study showed 7,000 vehicles on Highway 17 daily and 20,000 vehicles on Highway 141 daily passing Granger. The new City website training for staff will begin the week of May 8<sup>th</sup>. The development of Lamberts Landing is proposing 426 units of apartments, townhomes, condos, a retirement center, executive lots, and some higher density. Granger Motors is expanding its parking lot. Ballard Five and GodwinGroup flex space are in progress at the end of Burr Oak Blvd. Rueter Properties along Highway 17 is leveling dirt and preparing his 40 acres for commercial and mixed-use housing on the backside. The City of Granger intends to retain the services of a qualified Construction Manager at Risk for a new Public Safety and City Hall Building. The City will request Qualification Statements from qualified firms to determine which firms will be offered the opportunity to submit their proposed fees for the project. The schedule is as follows: Public Notice on April 14<sup>th</sup>, Issuance of RFQ by May 1<sup>st</sup>, Qualification Statements due by May 15<sup>th</sup>, Issuance of RFP by May 16<sup>th</sup>, Proposals due by May 24<sup>th</sup>, and City Council approval end of May. Construction will begin in September 2023 and be completed in the Summer of 2024. The construction budget is currently set at \$2,500,000-\$2,750,000.

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Police Report – The Police had 79 calls in March: 1 911 hang-up, 2 animal complaints/bites, 1 assault, 3 broadcasts, 1 civil dispute, 2 disturbances, 3 harassments/threats, 2 follow-up investigations, 2 illegal burns, 4 intoxicated persons, 1 juvenile person, 4 medical/ambulance trips, 2 meet complaints, 2 motorist assists, 1 motor vehicle hit & run, 1 motor vehicle PD, 6 ordinance violations, 3 public assists, 11 return phone calls, 3 suspicious, 2 thefts, 1 theft of a motor vehicle, 5 traffic complaints, 1 traffic hazard, 11 traffic stops, 1 property report, 1 vandalism, 1 welfare check, and 1 noise complaint.

Fire Report – Director of Public Safety Cox mentioned that the Fire Chief, Benberg, is in need of a command vehicle, and there is money in the budget to purchase one. Cox will work with the Fire Chief to look for options. The Fire Department is looking for volunteers; if you are interested, please apply at [www.grangeriowa.org/departments/fire&ems](http://www.grangeriowa.org/departments/fire&ems). Some of the City staff will be volunteering as well. Training will begin on April 24<sup>th</sup>.

EMS Report – EMS Chief Magill mentioned she was in North Carolina doing a final inspection on the new ambulance, which should arrive here end of June or early July. The current ambulance will be put up for bid once the new ambulance arrives. Action to accept Fire/EMS personnel resignations to clean up roster: Stephanie Shepherd, Joshua Saak, Tyler Ling, Cole White, Bethany Stanger, and Tanner Townes was approved by Saak and seconded by Danilson. EMS Chief Magill presented a draft of the EMS Ordinance for discussion and review. The ordinance “mirrors” the Fire Ordinance passed last year. The Mayor asked the City Council to give him any comments on the Ordinance by the April 26<sup>th</sup> meeting.

Public Works Report – Bjorland mentioned he talked to the Public Works about fixing some parking lot and alley potholes and mowing more ditches in the right-of-ways. To accommodate, the Public Works needs some equipment which is in the budget for FY 2024. In addition, the City Council asked to have the posts removed at Centennial Park.

Parks & Recreation Report – Parks & Recreation Director Johnson mentioned she is waiting to hear about the submitted Bock Grant. The Park Board has finalized the Eagle View Park design, estimated at \$91,000, which does not include installation. The next step is to get some professional plans for Eagle View Park and the 4 acres in Landing at Oxley Creek to get out to the public for fundraising. Johnson will get quotes from architects for the design of the two parks. The Park Board does not envision having a Rec Building on the 4 acres and will look for other options around Granger that are more promising.

Action to approve Resolution 2023-11 – authorizing the Issuance of General Obligation Capital Loan Notes, Series 2023, and Levying a Tax for the Payment thereof was approved by Brandt and seconded by Saak. All Ayes.

Action to amend setting Public Hearing on FY 2023-2024 City Budget for 6 p.m. on April 26<sup>th</sup> was approved by Brandt and seconded by Backous. All Ayes.

Finance Committee member Backous reported that everything is in order. Action to approve the Finance Committee Report was approved by Saak and seconded by Brandt. All Ayes.

Action to approve the bills for payment was approved by Brandt and seconded by Saak. All Ayes.

Mayor James mentioned he met with the Iowa DOT today on the TEAP scoping study and with the Woodward Granger School yesterday on the visioning planning, which will include a team of design members, board members, and government officials with Woodward and Granger to meet regularly to talk about needs and money available which will be released to the public once things progress. The new school is expected to be on the November ballot. The next 10 Squared Men of Granger meeting will be on May 15<sup>th</sup>. The cost is \$100 a meeting, which meets four times a year. There are currently about 40 members. On May 16<sup>th</sup>, the Granger Economic Development Association (GEDA) will meet at 3 p.m. at the community center. After the meeting, there will be an open house community event from 4 to 6 p.m. that will allow businesses in Granger to come and set up a table, meet other business owners, talk about GEDA and the role of GEDA moving forward, and have the community of Granger come to see what businesses have to offer in the area. The Big Red Food Truck will be onsite to serve food.

The meeting was adjourned at 8:43 p.m.

\_\_\_\_\_  
Tony James, Mayor

Attest: \_\_\_\_\_  
Kristy Trzeciak, City Clerk

**VENDOR**

**APRIL 2023 CLAIMS  
DESCRIPTION**

**AMOUNT**

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Access Systems	IT Support	\$ 548.01
Access Systems Leasing	Copier Lease + Usage	\$ 524.10
Access Systems Leasing	Server Lease	\$ 248.52
AED Superstore	AED Battery & Electrode Pads	\$ 130.00
Agsource Laboratories	Wastewater tests + UPS shipping charges	\$ 413.00
Agsource Laboratories	Wastewater tests + UPS shipping charges	\$ 193.00
Agsource Laboratories	Wastewater tests + UPS shipping charges	\$ 362.50
Agsource Laboratories	Wastewater tests + UPS shipping charges	\$ 177.50
Amazon Business	Ink Cartridges	\$ 49.10
Amazon Business	Hammermill Copy Paper	\$ 55.28
Amazon Business	Personalized Labels	\$ 26.99
Amazon Business	Variety Pack Cookies/Frito-Lay Variety Pack/Goldfish Crackers Variety Pack	\$ 71.65
Amazon Business	Pledge Cleaner Spray	\$ 11.73
Amazon Business	Books	\$ 15.93
Awards Program Services	Helmet Name Tags/Locker Name Tags/Truck Labels	\$ 116.00
Background Investigation Bureau	Background Checks - Anderberg	\$ 14.45
Badger Meter	Beacon Mobile Hosting Serv for Mar 2023/Annual License Agreement Thru Mar 2024	\$ 408.84
Banleaco	Folder/Inserter Lease	\$ 154.22
Barnes & Noble	Books	\$ 416.53
Barnes & Noble	Books	\$ 240.50
Barnes & Noble	Books	\$ 265.70
Barnes & Noble	Books	\$ 23.19
Barnes & Noble	Books/DVD	\$ 273.37
Barnes & Noble	Books/DVD	\$ 299.45
Barnes & Noble	Books/DVD	\$ 251.50
Barnes & Noble	Books/DVD	\$ (22.40)
Barnes & Noble	Go Pop!/Pop-Its	\$ 80.00
Barnes & Noble	Legos	\$ 39.96
Barnes & Noble	Dr. Seuss Fun Activities/Plush Hat/Color Book w/Crayons	\$ 56.75
Barnes & Noble	11 Lorax Plant Earth	\$ 22.38
Barnes & Noble	Curious Craft Make Your Own	\$ 100.00
Barnes & Noble	11 Lorax Plant Earth	\$ (11.19)
Bilbo, Jessica	Chair Yoga	\$ 35.00
Bjorland, Kirk	Cell Phone Reimbursement	\$ 35.00
Blank Park Zoo	Zoo to You 60 Minute Library Program	\$ 125.00
Bomgaars	Safety Glass	\$ 53.97
Bomgaars	Chain	\$ 37.99
Bound Tree Medical, LLC	Curaplex Yankauer Suction Kit	\$ 9.06
Bound Tree Medical, LLC	Ondansetron	\$ 48.99
Brown, Fagen & Rouse	Legal Serv for Apr 2023	\$ 2,800.00
Capital City Equipment	Base Joystick	\$ 929.28
Capital City Equipment	Wiring Harness	\$ 129.58
Casey's Business MasterCard	Fuel	\$ 2,155.97
Christian Brothers Automotive	Replace Brake Pads & Rotors/Brake System Fluid Exchange on 2020 Chevy Tahoe	\$ 981.11
Christian Edwards	Parks & Rec Program Guide/Postage	\$ 2,309.98
CJ Cooper & Associates	Drug Screen - A. Odell/Anderberg/K. Odell	\$ 210.00
Colored Sand	Bottle Special/Party Pack/Sand	\$ 279.74
Copy Systems Inc.	Ink for Postage Machine	\$ 199.15
Core & Main	Safety Green Paint/Precaution Blue Paint/Wire Marking Flags	\$ 312.00
Culligan Water of Adel	Bottled Water + Cooler Rental	\$ 54.09
Dallas Co. Office of the Auditor	Special Election for Public Safety & City Hall Building	\$ 3,160.04
Demco	Vistafoil Laminate 4-Mil Gloss Finish/Round Subject Classification Labels	\$ 56.98
Empowerment Solutions	Quarterly Hosting Fee for City Website	\$ 225.00
Erikson, Karen	Mileage Reim to Office Depot for a Printer	\$ 19.13
ESO Solutions	ESO EHR Suites Annual Software Renewal Thru March 2024	\$ 1,995.00

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Fire Recovery EMS	March Billing	\$ 488.62
First Medical Inc.	S-2 INH + Freight	\$ 13.26
First Medical Inc.	Diphenhydramine + Freight	\$ 17.88
Frank Smith Law Office	Annexation Matter	\$ 8,013.05
Freedom First Aid & Safety	Inspect & Recharge Fire Extinguishers/First Aid Supplies	\$ 405.90
Friedrichsen, Linda	Yoga Instruction	\$ 105.00
Friends of the Grimes Public Library	TixKeeper Software & Authentication Thru May 2024	\$ 225.00
Galls	5.11 Mens Performance S/S Polo	\$ 72.55
Galls	5.11 Job Shirt 1/4 Zip 2.0	\$ 171.60
GCMOA	Annual Dues for FY 2024	\$ 25.00
Hawkins, Inc.	Chlorine/Sodium Permanganate	\$ 1,935.43
Hawkins, Inc.	Chlorine/Sodium Permanganate	\$ 3,483.62
Heard, Hunter	Cell Phone Reimbursement	\$ 35.00
Intralux Consulting	Consulting Services 3/24-4/24/23	\$ 3,750.00
IAMU	2023-24 Water Member Dues	\$ 804.00
IAMU	Advanced H2O Workshops for 3/8-3/9/23 - McLaughlin/Oberholte	\$ 360.00
Iowa One Call	811 Emails	\$ 6.30
Johnson, Jenni	Cell Phone Reimbursement	\$ 35.00
Johnson, Jenni	Reim for Mileage/Parking/Meals for IAPRA Conference in Davenport	\$ 284.59
Kempker's True Value	Lift Rental	\$ 275.00
Kue'd Smokehouse	BBQ Buffet Package for Fire Meeting	\$ 363.70
Linde Gas & Equipment	Oxygen	\$ 522.23
Linde Gas & Equipment	Oxygen	\$ 474.51
MAFCO Buildings	Haul Road Salt to New Storage Bldg/Rock for Comm Ctr & Library/3" Clean Rock for Wessel's Driveway	\$ 3,904.00
Magill, Samantha	Reim for Parking/Meal for South Carolina to Check New Ambulance	\$ 90.99
McLaughlin, Eric	Cell Phone Reimbursement	\$ 35.00
Menards	Furno 500 Heat Gun/Putty Knives	\$ 49.45
Menards	Smoke Alarm	\$ 39.94
Menards	Bluedef 2.5 Gal	\$ 48.84
Microbac	Water Tests	\$ 34.00
Midwest Technologies	Fix Audio Jack	\$ 59.98
Miller, Fidler & Hinke	Liability Insurance	\$ 91,818.44
Miner Roll Offs	20 yd Dumpster/Landfill Fee for Playground Equip at Community Center	\$ 375.00
Mullins, Aaron	Cell Phone Reimbursement	\$ 35.00
Oberholte, Nick	Cell Phone Reimbursement	\$ 35.00
Office Depot	Toner	\$ 323.92
Oriental Trading	Mega Filled Easter Eggs/Awesome Easter Craft/Felt Bunny Magnet/Cool Bunny Easter Magnet/3D Bunny House	\$ 192.08
P & M Apparel	Artwork on Polos for Fire	\$ 48.00
Pink Stew Entertainment	Magic Show	\$ 100.00
Polk County Office of Elections	Special Election for Public Safety & City Hall Building	\$ 1,594.47
Postmaster	Library PO Box Rental Fee	\$ 52.00
Quadient Finance USA	Postage	\$ 400.00
Quixote Press/Hearts 'N Tummys	Books	\$ 9.95
Racom	EDACS Access/Beon Access	\$ 494.05
Red Wing Store	Work Boots - Mullins	\$ 202.49
Simmering Cory	February 2023 Supplement/Ordinances 392-412	\$ 2,263.00
State Hygienic Laboratory	Water Tests	\$ 27.00
Strauss Security Solutions	Quarterly Access Hosting Fee Thru 6/30/23	\$ 62.85
Stryker Sales, LLC	LP15 Protect Ship Maintenance/Onsite Agreement Thru June 2023	\$ 860.20
Trzeciak, Kristy	Cell Phone Reimbursement	\$ 35.00
UPS	Shipping	\$ 12.00
UPS	Shipping	\$ 12.00
UPS	Shipping	\$ 12.00
Veenstra & Kimm, Inc.	Engineering Services for State Street Improvements	\$ 6,653.00

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Veenstra & Kimm, Inc.	Engineering Services for Highway 17 Utility Extensions	\$ 141.00
Veenstra & Kimm, Inc.	Building Permit Fees for Feb 2023	\$ 4,777.20
Waddell, Katie	Program Instructor Payment	\$ 192.00
Walter's Sanitary Service, Inc.	Residential Garbage Reimbursement 3/1-3/31/23	\$ 10,205.40
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 112.09
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 86.08
Williams Scotsman	Police Trailer Rental	\$ 338.00
Willis Automotive	Ambulance Oil Change/DOT Inspection/Replace Light Bulb	\$ 311.60
	<b>TOTAL</b>	<b><u>\$169,628.88</u></b>

**EXPENSE TOTALS PER FUND**

General Fund	\$138,393.23
Emergency Fund	\$ 3,750.00
Road Use Tax Fund	\$ 3,077.86
Water Fund	\$ 14,668.23
Sewer Fund	\$ 9,739.56
	<b><u>\$169,628.88</u></b>

**REVENUE TOTALS PER FUND**

General Fund	\$ 36,307.52
Road Use Tax Fund	\$ 10,972.59
Employee Benefit Fund	\$ 4,242.32
Emergency Fund	\$ 326.26
Local Option Sales Tax Fund	\$ 32,346.73
TIF Fund	\$ 5,562.54
Debt Service Fund	\$ 4,673.97
Water Fund	\$ 27,964.04
Sewer Fund	\$ 51,940.57
	<b><u>\$174,336.54</u></b>