

City of Granger  
Council Meeting Minutes  
December 8, 2021

Mayor Tony James opened the City Council meeting at 7:06 p.m. at the Community Center, 2200 Walnut Street, Granger, Iowa, 50109.

Present: Backous, Brandt, Saak      Not Present: Bermel, Schutt

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

Zach Westrum discussed rezoning property north of Granger Motors for additional parking for the employees. The City Council would like to refer to Plan & Zoning Commission for a recommendation.

City Building Official Report – This month, there was no report for the buildings located at 1802 Elm Street, 2004 West Street, and 1806 State Street. The Mayor and City Council request an inspection around the 15<sup>th</sup> for all properties.

Plan & Zoning Commission Report on-site plan for proposed Oak Creek Storage, LLC that will be located on Lot 2 of Oak Creek Plat 5. The project involves the construction of eight multi-unit storage buildings in phases up to 10 years. The Plan & Zoning Commission recommended the approval of Site and Architectural Plans to the City Council contingent on increasing the water main from 6” to 8” and confirm use meets PUD standards defined as “retail” and have some timeline for completion of the project. The City Council is also concerned with the definition of “retail” and would like to refer to the Action on Resolution No. 2021-33 approving the Site Plan and Architectural Plan for Oak Creek Storage, LLC to the January meeting when all City Council members are present. Saak made a motion to refer Resolution No. 2021-33 to the January meeting, seconded by Brandt. All Ayes.

Oxley Creek Culvert Project – Action to approve Change Order No. 3 – which adjusts the plan quantities and Change Order No. 1 quantity to the actual field quantity installed for an increase of the contracted price by \$7,873.36 was approved by Backous, seconded by Brandt. All Ayes. Action to approve Partial Payment Application No. 2 to Gus Construction Co, Inc. in the amount of \$110,416.14 was approved by Brandt, seconded by Saak. All Ayes.

Willow Street Update – Mudjacking is planning to start the project next week and hoping to have it done by the end of December.

Water Treatment Plant Filter Installation Update – equipment delayed until February or March of 2022.

Wastewater Treatment Plant Leakage Update – Eriksen Construction mentioned they would be in Monday to check for leaks.

Water Quality Initiative Project – MAFCO is scheduled to start sometime next week, and IDALS seems content with the plans.

Landing at Oxley Creek West Urban Renewal Plan – Action on Resolution No. 2021-35 – Nunc Pro Tunc correcting scrivener’s error in the legal description for the Landing at Oxley Creek Urban Renewal Plan was approved by Brandt, seconded by Backous. All Ayes. Action on Ordinance No. 403-A correcting the legal description Nunc Pro Tunc for the property subject to the division of revenues under Section 403.19, Code of Iowa, for the Landing at Oxley Creek Urban Renewal Plan as adopted in Ordinance No. 403, the first reading was approved by Brandt, seconded by Saak. All Ayes.

City Administrator Report – City Administrator Kirk Bjorland mentioned he has been in talks with the City Engineer about the possibility of renewing the urban renewal area for Oak Creek and creating a new urban renewal area for the Reuter property across Highway 17 with all the development that is happening right now. There are also discussions about extending utilities to the Reuter property in the near future. Bjorland mentioned besides Huxley Communications; he was approached by another wi-fiber business called Pro Network Solutions about them extending to Granger. Bjorland will get more information for the next meeting. Kirk mentioned drafting a Resolution so that the City Administrator can approve purchases up to \$10,000 for operating expenses such as repairs or engineering expenses and not capital purchases without the City Council approval. The City Attorney will draft a Resolution for the January meeting for discussion and possible approval.

Police Report for November reported 61 calls: 1 alarm, 2 animal complaints, 3 assists, 1 broadcast, 2 burglaries, 3 disturbances, 2 domestic, 1 harassment/threats, 3 follow-up investigations, 4 medical/ambulance trips, 2 meet complaints, 4 motorist assists, 1 motor vehicle hit & run, 1 motor vehicle PI, 1 open door, 1 ordinance violation, 1 recover stolen property, 3 return phone calls, 2 suspicious, 3 traffic complaints, 3 traffic hazards, 9 traffic stops, 1 vehicle fire, 6 welfare checks, and 1 fire alarm. Action on Ordinance No. 405 – amending Section 70.03 of the Code of Ordinances to establish a \$50 fine for violations of Section 69.10 of the Code of Ordinances relating to certain vehicles during snow removal, first reading was approved by Brandt, seconded by Backous. All Ayes.

Fire & EMS Department Report – In November there were a total of 26 calls. 17 of those were EMS natured, 4 were Fire natured, and 5 were mutual aid calls. From the beginning of 2021 to the present, they have had 24% of total calls inadequately staffed. Rob Saak celebrates 7 years of service. The Breakfast with Santa event roughly served 450 people making \$2,800 before expenses for the Granger

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Auxiliary. Action to approve Bethany Stanger for a two-year term as EMS Chief starting January 1, 2022, was approved by Saak, seconded by Brandt. All Ayes. Brandt made a motion to rebid the sale of the 2011 Dodge 5500 Truck by sealed bids, seconded by Backous. All Ayes. Fire Chief, Saak mentioned that they received their ISO Rating of a 3. An ISO fire rating also referred to as a fire score or Public Protection Classification (PPC), is a score from one to 10 that indicates how well-protected your community is by the fire department.

Public Works Report – The final walk-through for Landing at Oxley Creek West Plat 1 is scheduled for next Tuesday. The no parking designations and stop signs on Oxley Creek Drive, Windcrest Drive, and White Oak Lane at Landing at Oxley Creek West Plat 1 will be delayed until February.

Parks & Recreation Report – no action on the approval of a Parks & Recreation Director; the City Administrator has made an offer and is waiting to hear back on acceptance.

Trails Report – Action to approve Mayor’s appointment of Amy Thiel, Tyrone Thiel, Shaylena Bell, and Alishia Van Drimmelen to the Granger Trails Committee was approved by Brandt seconded by Saak. All Ayes.

Action to approve the appointment by Mayor of Sara Danilson to the Parks & Recreation Board for the term ending December 31, 2022 (taking over Jeri Wendzel’s term) was approved by Brandt, seconded by Saak. All Ayes.

Action on Resolution No. 2021-36 – recognizing John Schutt’s four years of service on the Granger City Council was approved by Brandt, seconded by Backous. All Ayes.

Backous reported on behalf of the Finance Committee and reported that all information was in order. Saak made a motion to approve the finance committee, seconded by Brandt. All Ayes.

Action to approve Mayor’s appointment of Scott Brandt for a term of 6 months and Jeremy Danilson for a term of one year to the Finance Committee to replace Rob Saak and Jodi Bermel was approved by Brandt seconded by Saak. All Ayes.

Backous made a motion to approve all bills for payment, seconded by Brandt. All Ayes.

The department's budget presentation will be held at the community center on Thursday, January 13<sup>th</sup> starting at 5:30 p.m. The budget workshop will be held at the community center on Thursday, January 27<sup>th</sup>, at 6 p.m. There will also be a special City Council meeting for the public hearing on the maximum property tax limits on Thursday, February 24<sup>th</sup> at 6 p.m.

Mayor James - there will be a special City Council meeting on Thursday, December 30<sup>th</sup> at 6 p.m. at the Granger Community Center. The Mayor and the City Administrator met with The Nature Conservancy last week, and they are planning a Grow Solar Initiative Program in 2022. This initiative is to promote solar and to provide discounts or price breaks for those in the program. They have asked if the City of Granger would like to sponsor the initiative, which is at no cost to the City. Also, Mayor James mentioned that the purchase agreement for the Barr-Nunn property for the proposed Public Safety building has been finalized to move forward with the abstract and Centurylink.

The meeting adjourned at 9:15 p.m.

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

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

**DECEMBER 2021 CLAIMS**  
**DESCRIPTION**

<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
Access Systems	IT Support	\$ 469.72
Access Systems Leasing	Copier Lease + Usage	\$ 482.79
Access Systems Leasing	Server Lease	\$ 248.52
Action Electric	Wiring for a Backup Generator for Fire/EMS Station	\$ 7,500.00
Active 911, Inc.	Annual Subscription	\$ 390.00
Agsources Laboratories	Wastewater tests + UPS shipping charges	\$ 372.00
Agsources Laboratories	Wastewater tests + UPS shipping charges	\$ 93.50

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Agsources Laboratories	Wastewater tests + UPS shipping charges	\$ 388.50
Agsources Laboratories	Wastewater tests + UPS shipping charges	\$ 259.00
Ahlers Cooney, PC	The Landing at Oxley Creek Urban Renewal Plan	\$ 197.00
Amazon Business	Microfiber Cleaning Cloth/Plexi Safe Protective Glass Cleaner	\$ 30.58
Amazon Business	Otterbox iPhone 12 Case/Glass Screen Protector for iPhone 12	\$ 57.81
Awards Program Services, Inc.	Helmet/Locker Name Tags	\$ 184.00
Badger Meter	Beacon Mobile Hosting Services for November 2021	\$ 46.38
Banleaco	Folder/Inserter Lease	\$ 154.22
Barnes & Noble	Books/Legos	\$ 732.29
Barnes & Noble	Books	\$ 349.03
Barnes & Noble	Books	\$ 315.67
Barnes & Noble	Books	\$ 210.04
Barnes & Noble	Books	\$ 329.08
Bjorland, Kirk	Cell Phone Reimbursement	\$ 35.00
Bomgaars	Fasteners	\$ 0.30
Bomgaars	Bolt Cutter	\$ 54.99
Bound Tree Medical, LLC	Curaplex Head Immobilizers	\$ 29.19
Brown, Fagen & Rouse	Legal Serv for December 2021/Dallas Co Recorder for Res at Oxley Creek	\$ 2,910.00
Casey's Business MasterCard	Fuel	\$ 1,343.42
CDW Government	RAM Laptop Mount for Dodge RAM 1500	\$ 269.00
CJ Cooper & Associates	Annual Administrative/Clearing House Fees for 2022	\$ 235.00
Colored Sand	Holiday Ornament Pack/Snowflake	\$ 187.99
Core & Main	Adj T-Handle Valve Key	\$ 225.00
Creative Services of New England	#S-2 Junior Officer Badge Stickers	\$ 204.95
Culligan Water of Adel	Bottled Water + Cooler Rental	\$ 33.94
Dallas County News	Annual Subscription Renewal - Library	\$ 46.80
Demco	Film-Fiber Tape/Vistafoil Laminate 4-Mil Gloss Finish	\$ 57.40
Demco	Book Lovers Economy Bag/READ Block Economy Book Bag	\$ 27.40
Earlham Savings Bank	Interest Payment on Loan #09001943818	\$ 1,080.54
Echo Group, Inc.	Panel Locks for Centennial Park Field Lights	\$ 135.49
Empowerment Solutions	Website Training for Kristy/Zoom Training with Jeri	\$ 168.75
Fire Recovery EMS	November Billing	\$ 412.24
Galls, LLC	Station Grip 2 Gloves/Clip-On Ties	\$ 42.98
Heard, Hunter	Cell Phone Reimbursement	\$ 35.00
Held, Barbara	Book	\$ 11.59
Iowa One Call	811 Emails	\$ 43.20
Kanopy	Videos	\$ 14.00
Lozier Heating & Cooling	Replace Lennox Inducer Motor at City Hall	\$ 670.60
McLaughlin, Eric	Cell Phone Reimbursement	\$ 35.00
Menards	Grounding Pigtails/Siemens 1-Pole Breaker	\$ 15.75
Menards	Wall Mount Hose Reel/Electric Colored Tape	\$ 83.35
Mullins, Aaron	Cell Phone Reimbursement	\$ 35.00
Office Depot	Hanging File/Post-It Note Pads	\$ 80.12
Office Depot	Cups/Lids/Pens/Copy Paper	\$ 81.13
Office Depot	Toner	\$ 78.99
Office Depot	Toner Drum	\$ 127.49
Office Depot	Laser Paper/Staples	\$ 88.28
Oriental Trading	Magic Show/Suede-Like Holiday Bear Assortment/Plush Snowflake Snowman/ Snowflake Punch Ball/Gingerbread Bendables	\$ 194.27
Oriental Trading	Christmas Ornament Craft Assortment Kit	\$ 57.19
Oriental Trading	Optical Illusion Sand Art Set/Super Safari Sand Art Set/Dinosaur Sand Art Set/Everyday Super Sand Art Set/Construction Sand Art Sheets/Shaped	

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	Christmas Tree Sand Art Sheets/Rudolph Sand Art Ornaments/Christmas Tree Sand Art Necklace	\$ 291.31
P & M Apparel	GFD Beanie Hats/Design Set-Up Fee	\$ 323.00
Paint Pump Pros, LLC	Cleaned Inlet/Outlet Valves for Strip Painter	\$ 37.50
Program Integrity (PI) Unit	Reimbursement for Overpayment of Ambulance Bill	\$ 171.72
Quadient Finance USA	Postage	\$ 500.00
Racom	EDACS Access/Beon Access	\$ 538.00
Radar Road Tec	Radar Certs/20 KA Band for MPH/50 MPH Tuning Fork KA Band/ Radar Repair by the Hour/Antenna Jack/Gasket RP1 Antenna	\$ 148.00
Rangemasters Training Center	Tactical Pants/Softshell Job Shirts/Performance Shirts w/ Patches	\$ 386.97
Stanger, Bethany	Reimbursement for Parking Fee/Mileage for Training	\$ 43.60
Stew Hansen	Inspect Suspension Noise on 2020 RAM 5500	\$ 176.00
Storey Kenworthy	Checks	\$ 451.00
Storey Kenworthy	Utility Bills	\$ 690.51
Strauss Security Solutions	Proximity Key Fobs	\$ 145.00
Trzeciak, Kristy	Cell Phone Reimbursement	\$ 35.00
UPS	Shipping	\$ 15.45
UPS	Shipping	\$ 17.30
UPS	Shipping	\$ 15.45
UPS	Shipping	\$ 16.60
Veenstra & Kimm, Inc.	Engineering Services for Oxley Creek Culvert - Construction Services	\$ 4,621.04
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek West Plat 1	\$ 4,724.32
Veenstra & Kimm, Inc.	Engineering Services for Water Quality Initiative Project Completion Services	\$ 335.68
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek Urban Renewal Plan	\$ 376.00
Veenstra & Kimm, Inc.	Building Permit Fees for October 2021	\$ 2,139.40
Verizon	Cell Phone Charges	\$ 111.40
Walter's Sanitary Service, Inc.	Residential Garbage Reimbursement 11/1-11/30/21	\$ 9,504.60
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 86.08
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 61.08
Williams Scotsman	Police Mobile Trailer Rental Fee	\$ 338.00
	<b>TOTAL</b>	<b><u>\$ 48,261.48</u></b>

**EXPENSE TOTALS PER FUND**

General Fund	\$ 43,614.87
Road Use Tax Fund	\$ 176.00
Water Fund	\$ 2,411.79
Sewer Fund	\$ 2,058.82
<b>TOTAL</b>	<b><u>\$ 48,261.48</u></b>

**REVENUE TOTALS PER FUND**

General Fund	\$ 42,263.98
Road Use Tax Fund	\$ 14,517.40
Employee Benefit Fund	\$ 4,110.46
Emergency Fund	\$ 591.95
Local Option Sales Tax Fund	\$ 98,243.99
TIF Fund	\$ 16,256.90
Debt Service Fund	\$ 11,623.22
Water Fund	\$ 28,301.31
Sewer Fund	\$ 52,171.67
<b>TOTAL</b>	<b><u>\$268,080.88</u></b>