

City of Granger
Council Meeting Minutes
November 10, 2021

Mayor Tony James opened the Public Hearing on the proposed Landing at Oxley Creek Urban Renewal Plan at 7:00 p.m. at the Community Center, 2200 Walnut Street, Granger, Iowa, 50109. With no oral or written comments, the hearing was closed at 7:00 p.m.

The Mayor opened the regular City Council meeting at 7:00 p.m.

Present: Backous, Bermel, Brandt, Saak, Schutt

Backous made a motion to amend the consent agenda to move up item #8, seconded by Saak. All Ayes.

Review of Recommendation Report from Plan and Zoning Commission - The Plan and Zoning Commission met at 7 p.m. on November 3, 2021, and recommended approval of the Site Plan subject to the following recommendations: a) the hydrant on the northwest corner of building be moved back from building and water mains leading to all hydrants be an eight inch diameter; b) that requirement of 183 parking stalls is waived, and 173 parking stalls is found to be sufficient contingent on no employee parking be allowed on unpaved areas, and if future employee parking occurs on unpaved areas the applicant would be required to provide additional paved parking stalls within six months notification by the City that additional parking stalls are required; and c) that the Council specifically find that the parking of trucks and work equipment on granular outdoor storage areas is consistent with City Zoning requirements. Action on Resolution 2021-31 - approving Site Plan and Architectural Plan for Absolute Group Granger Shop 1800 Burr Oak Boulevard was approved by Brandt, seconded by Saak. All Ayes.

Levi Bappe, General Manager of Huxley Communications Cooperative gave an introduction about Huxley Communications and the possibility of bringing connections to Granger.

City Building Official Report - Buildings located at 1802 Elm Street, 2004 West Street, and 1806 State Street update. The State Street property has been sold. There was no update on the other two properties, however, the property owners have until December 31, 2021, to present the City Council with a plan and cost of estimates on the required renovations.

Oxley Creek Culvert Project – intake issues, chain link fence left to do. Project should be done end of this month. Seeding should be done in the Spring.

Willow Street Update – Mudjacking delayed.

Water Treatment Plant Filter Installation Update – equipment delayed.

Wastewater Treatment Plant Leakage Update – Eriksen Construction will be back next week to check leaks.

Water Quality Initiative Project – The City Engineer mentioned that the City staff does not have the proper equipment to complete the fill work. The quotation submitted by Mafco Buildings, LLC for the completion work on the 2015 Urban Water Quality Initiative Project was in the amount of \$58,500. The quotation is based on approximately 1,200 cubic yards of fill material needed to raise the long berm. The quotation is based on the assumption 125 cubic yards can be obtained within the project site by excavating in the area where the elevation of the existing grading is too high. The balance of the fill material of 1,075 cubic yards will need to be imported. Although the quotation is based on a lump sum price the price is contingent on not more than 1,200 cubic yards to fill. If additional fill material is required, Mafco Buildings, LLC will request additional compensation for the fill material in excess of 1,200 cubic yards. This quotation does not include the plantings which will be around \$7-\$8,000. The City Engineer will meet with IDALS and the Iowa DNR to go over the plan and have them do the inspection. Veenstra & Kimm, Inc., will take care of any permits not to exceed \$6,500 was approved by Brandt, seconded by Saak. All Ayes.

Action to approve Resolution 2021-25 - waiving the requirement that Bay Estates comply with the City's Subdivision Ordinance and waiving any further City review thereof was approved by Brandt, seconded by Saak. All Ayes.

Review of Recommendation Report from Plan and Zoning Commission - The Plan and Zoning Commission met at 6:30 p.m. on November 10, 2021, reviewed the Preliminary Plat of Ironwood Estates Plat 4 (after waiving the requirement for a public hearing thereon); and recommended to the City Council the approval of said Preliminary Plat, subject to the review comments of City Engineer in his correspondence dated October 19, 2021. Action on Resolution 2021-26 - approving Preliminary Plat of Ironwood Estates Plat 4 was approved by Schutt, seconded by Brandt. All Ayes.

Landing at Oxley Creek West Urban Renewal Plan – Review of Consultation Meeting Report from Mayor - no representatives of any of the taxing entities attended the consultation meeting. Review of Recommendation Report from Plan and Zoning Commission - The Plan and Zoning Commission met at 7 p.m. on November 3, 2021, and upon full review of the proposed plan, the Commission has found that

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the proposed plan is in conformity with the general plan for the development of the City as a whole. The Commission recommends adoption of the proposed Urban Renewal Plan by the City Council. Action on Resolution 2021-27 - determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area is appropriate for urban renewal projects; and adopting the Landing at Oxley Creek Urban Renewal Plan was approved by Schutt, seconded by Backous. All Ayes. Action on Ordinance No. 403 for the division of revenues under Section 403.19, Code of Iowa, for Landing at Oxley Creek Urban Renewal Plan, first reading was approved by Saak, seconded by Schutt. All Ayes. Backous made a motion to waive the second and third readings was approved by Backous, seconded by Brandt. All Ayes.

Police Report for October reported 85 calls: 1 911 hang-up, 1 abuse, 1 abandoned vehicle, 2 alarms, 7 animal complaints, 3 assists, 3 broadcasts, 2 disturbances, 4 domestics, 1 harassment/threat, 6 follow-up investigations, 2 informations, 1 juvenile problem, 4 medical/ambulance trips, 2 motorist assists, 1 MVC-hit & run, 4 MVC-PI/PD, 2 noise complaints, 3 open doors, 1 recover stolen vehicle, 6 return phone calls, 1 special assignment, 4 suspicious, 1 theft, 1 theft of motor vehicle, 2 traffic complaints, 2 traffic hazards, 11 traffic stops, 5 welfare checks and 1 fire alarm. Police Chief Cox mentioned there is constant speeding on Oak Street and Vista View Drive. Before we take any action on installing a one-way or a stop sign at the intersection of Oak and Vista View, the City Clerk will post in the City newsletter.

Fire & EMS Department Report – In October there were a total of 39 calls. 20 of those were EMS natured, 4 were motor vehicle accidents, 5 were Fire natured, 1 water rescue, 1 call was classified as other, and 8 were mutual aid calls. From the beginning of 2021 to the present, they have had 23% of total calls inadequately staffed. Jon and Jessica Juhl celebrate 1 year of service. Action to appoint Andy Stanger as a member and Joe Cox as an alternate member to the Dallas County E911 Service Board for 2022 was approved by Brandt, seconded by Saak. All Ayes. Action on Resolution 2021-32 - appointing JT Miller as a representative and Andy Stanger as an alternate representative to the Polk County Joint 911 Service Board for 2022 was approved by Saak, seconded by Brandt. All Ayes. Action to approve the Stryker quote for replacement of a cot for the ambulance in the amount of \$41,586.66 paid half from the ambulance budget and half from the ambulance savings account was approved by Brandt, seconded by Backous. All Ayes. Action to approve quote for standby generator from Action Electrical Contracting, Inc. in the amount of \$15,000.00 paid half from fire and half fro ambulance budgets was approved by Schutt, seconded by Brandt. All Ayes. Breakfast from Santa will be Saturday, December 4th from 8 a.m. to 11 a.m. at the Community Center.

Public Works Report - Action to approve the resignation of Brad Feick effective November 22, 2021, was approved by Brandt, seconded by Saak. All Ayes. Action to approve advertising for a Public Works or Wastewater Operator full-time employee was approved by Backous, seconded by Brandt. All Ayes. Action on Ordinance No. 404 - adding no parking designations and stop signs on Oxley Creek Drive, Windcrest Drive, and White Oak Lane at Landing at Oxley Creek West Plat 1, first reading was approved by Schutt, seconded by Bermel. All Ayes. Backous made a motion to waive the second and third readings, seconded by Saak. All Ayes.

Parks & Recreation Report – Erik Smith and Angela Parks from the Parks & Recreation Board are taking care of youth basketball this winter. The City Administrator, Kirk Bjorland would like to move forward with hiring a full-time Parks & Recreation Director. He has received three job applications and plans to move forward with those before posting. Brandt made a motion to approve moving forward with hiring for the position, seconded by Saak. All Ayes.

Library Board of Trustees - Action to approve the resignation of Kelli Anliker effective November 3, 2021, was approved by Saak, seconded by Saak. All Ayes.

Action on Resolution 2021-33 - appointing City Clerk Kristy Trzeciak for another three-year term as a representative to the Central Iowa Regional Housing Authority was approved by Brandt, seconded by Backous. All Ayes.

Action to approve the Dallas County Local Housing Trust Fund (DCLHTF) request for \$1,587 contribution for FY 2022 was approved by Saak, seconded by Bermel. All Ayes.

Action to table the Annual TIF Report until the December City Council meeting was approved by Schutt, seconded by Brandt. All Ayes.

Action on Resolution 2021-39 - approving Annual Financial Report for FY 2021 was approved by Schutt, seconded by Brandt. All Ayes.

Action on Resolution 2021-30 - approving Street Financial Report (Road Use Tax) for FY 2021 was approved by Backous, seconded by Brandt. All Ayes.

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Action to approve 2022 insurance plans and rates, including an employee-only contribution of \$1,500 with employee match to the HSA for 2022 was approved by Saak, seconded by Brandt. All Ayes.

Finance Committee Member Schutt reported that all information was in order. Backous made a motion to approve the finance committee, seconded by Brandt. All Ayes.

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

Mayor James mentioned there was a great turnout for the community public forum with great questions by the public including the following: the gravel along the shoulder on State Street, the speeding in Windcrest Development, adding stop signs throughout town, the proposed park in Twin Eagles Development and the idea of adding another emergency siren in town. Mayor James stressed how important for the community to get involved with the Granger Trails and Healthy Hometown. The expectations on the little league, fields and storage will be tabled until the December City Council meeting.

The meeting adjourned at 9:25 p.m.

Tony James, Mayor

Attest: _____
Kristy Trzeciak, City Clerk

NOVEMBER 2021 CLAIMS

VENDOR	DESCRIPTION	AMOUNT
Access Systems	IT Support	\$ 469.72
Access Systems Leasing	Copier Lease + Usage	\$ 482.79
Access Systems Leasing	Server Lease	\$ 248.52
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 417.00
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 229.00
Ahlers Cooney, PC	The Landing at Oxley Creek Urban Renewal Plan	\$ 908.00
Amazon Business	Microfiber Spin Mop & Bucket Floor Cleaning System	\$ 58.79
Amazon Business	Paper Plates/USB Adapter Cable/Fastening Cable Straps/Syrofoam Cups/ Key Cabinet Steel Security Lock Box/Plastic Key Tags	\$ 96.54
Badger Meter	Beacon Mobile Hosting Services for October 2021	\$ 45.48
Banleaco	Folder/Inserter Lease	\$ 154.22
Barnes & Noble	Legos	\$ 39.99
Barnes & Noble	Books/DVDs/Puzzles/Legos	\$ 451.00
Barnes & Noble	Books/Legos	\$ 382.95
Barnes & Noble	Books	\$ 249.25
Barnes & Noble	Books	\$ 497.05
Barnes & Noble	Books Credit Memo	\$ (27.18)
Bomgaars	Reflector/Spring Snap/Anchor Shackle/Mini Bulb	\$ 38.75
Bomgaars	Fasteners	\$ 4.88
Bomgaars	Rain X Car Wash/LED Light Bar/Forged Tow Hook/Foam Cannon/De-Icer	\$ 155.94

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Bomgaars	Disposable Masks	\$ 49.88
Bomgaars	Screw Extractor Set/Breakaway Cable/License Plate Light	\$ 29.27
Brown, Fagen & Rouse	Legal Services for November 2021	\$ 2,800.00
Burns Electric	Install 25 Electrical Weather Proof Receptacles on Poles for Christmas Lights	\$ 13,550.00
Capital City Equipment	M/T Tooth/Screw Hex/Grease Kit/Light Bulb	\$ 324.92
Casey's Business MasterCard	Fuel	\$ 2,109.84
CDW Government	Screen Support/Power Supply Caddy/Computer Light/X Grip Holder	\$ 162.90
CDW Government	Laptop Mount for F250	\$ 269.74
Central Iowa Distributing	Trash Bags	\$ 85.00
CJ Cooper & Associates	New Hire Drug Screen - White	\$ 60.00
CJ Cooper & Associates	New Hire Drug Screen - Rodriguez	\$ 60.00
CJ Cooper & Associates	New Hire Drug Screen - Bjorland	\$ 60.00
Culligan Water of Adel	Bottled Water + Cooler Rental	\$ 40.15
Daniels Filter Service	16x16x2 Pleated Filters	\$ 111.84
Demco	Neon Band Hats/Vistafoil Laminate 4-Mil Gloss/Avery 5260 Laser Labels	\$ 78.99
Electric Pump	Replace Level Transducer in Twin Eagles Lift Station	\$ 1,307.18
Empowerment Solutions	Website Training for Georgina/Create Training Document/Help Kristy w/ Site Updates to Youth Sports Page	\$ 487.50
Feick, Brad	Cell Phone Reimbursement	\$ 35.00
Fire Recovery EMS	October Billing	\$ 413.31
Fire Service Training	Cert Fees for Hazmat Awareness/Operations & FF 1 for Chumbley	\$ 100.00
Fredrick, Michael	Library Books	\$ 48.00
Freedom First Aid & Safety	First Aid Supplies Refill	\$ 43.65
Freedom First Aid & Safety	First Aid Supplies Refill	\$ 82.00
Galls, LLC	Pants/Belt Plastic Buckle	\$ 167.98
General Fire & Safety Equip Co.	Annual Kitchen Fire Supression System Inspection at Community Center	\$ 175.00
Grainger	Blower Filter	\$ 272.10
Green Tech of Iowa	Hydrant Meter Reimbursement (no water used)	\$ 3,750.00
gWorks	Annual License Fee/Support 1/1/22-12/31/22	\$ 5,513.59
Hach	DPD TOT Chlorine	\$ 242.00
Hach	Tensette Pipet	\$ 359.00
Hawkins, Inc.	Chlorine/Sodium Permanganate	\$ 1,528.26
Heard, Hunter	Cell Phone Reimbursement	\$ 35.00
Iowa League of Cities	2021 Budget Workshop Registration - Trzeciak	\$ 50.00
Iowa One Call	811 Emails	\$ 57.60
Iowa Rural Water Association	Community Dues Membership 1/1/22-12/31/22	\$ 275.00

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Jetco	PLC Repair at Water Plant	\$ 370.00
Kempker's True Value	Bolts/Washers/Nuts	\$ 4.44
Keystone Laboratories	Water Tests	\$ 28.00
Linde Gas & Equipment	Oxygen	\$ 360.98
MAFCO Buildings	Culvert/Storm Drain Repair on State & Walnut Streets	\$ 6,850.00
McLaughlin, Eric	Cell Phone Reimbursement	\$ 35.00
Menards	Brass Nipple/Elbow/Hose Barb/Lock Nut	\$ 25.14
Menards	Spinner/Hex Shank Adapter Set/RV Marine	\$ 47.98
Menards	Clear Underbed w/Lid	\$ 41.94
Menards	Seafoam/Pump Saver/House & Siding Wash/Splash RV Marine/Hose/Nozzle	\$ 118.42
Mullins, Aaron	Cell Phone Reimbursement	\$ 35.00
Office Depot	Paper/Correction Tape	\$ 53.54
Office Depot	Surgical Mask/Paper	\$ 58.68
Office Depot	Paper/Plastic Cups	\$ 54.55
Office Depot	Paper Credit Memo	\$ (41.18)
O'Reilly Automotive	Cabin Air Filter for 2017 RAM 5500	\$ 13.19
Oriental Trading	Goofy Spider Pumpkin Decorating/Nerdy Pumpkin Decorating/Ninja Pumpkin Decorating/Foam Pumpkin Decorating/Happy Halloween Pumpkin Decorating/ Superhero Pumpkin Decorating/Adhesive Back Jewels/Daisy w/Jewel Stickers/ Halloween Pet Magnet/Adhesive Wooden Ladybugs/Fabulous Foam Adhesive Sport Ball Shap/Halloween Glittered Foam Sheets/Blossom Pearl & Jewels/ Halloween Jol Felt Magnet/Fabulous Foam Adhesive Bug Shapes	\$ 141.04
Oriental Trading	Owl Thanksgiving Foam Magnet/Craft Stick Turkey Banner/Standing Foam Turkey/Colorful Magic Color Scratch Leaves/Burlap Bulletin Board Letters/ Foam Owl Ornaments/Patriotic Bookmarks/Religious Winter Red Truck BB Set/Give Thanks Bulletin Board Set/Stars & Stripes Tablecloth/Metal Patriotic Clutch Pins/Veteran Notepad/Bulk Veteran Stick Pen/USA Flag Wrapped Buttermints/USA Flag Tootsie Midgees/Patriotic Sweet Creams	\$ 212.32
Quadient Finance USA	Postage	\$ 300.00
Quadient Leasing USA	Postage Machine Lease	\$ 342.70
Quick Oil Co.	Water Plant Generator Fuel	\$ 204.15
Quick Oil Co.	Sewer Plant Generator Fuel	\$ 644.32
Peterson, Harriet	Reimbursement for Room Charge for Conference	\$ 112.37
Peterson, Harriet	Reimbursement for Meals for Conference	\$ 47.32

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Racom	EDACS Access/Beon Access	\$ 538.00
Sam's Club	Paper Towels/Toilet Bowl Cleaner	\$ 56.35
Sandry Fire Supply LLC	SCBA/Facepiece Testing/Seat/Disc Valve Nosecup/Service HP Power Unit/ TNT Hydraulic/TNT HP Spreader Service/TNT Cutter Service/TNT Ram Service/Service Fee/NE Mileage	\$ 1,460.00
State Hygienic Laboratory	Water Tests	\$ 40.50
Tennel, Miklannet	TOT Basketball Instructor Payment	\$ 432.00
Trzeciak, Kristy	Cell Phone Reimbursement	\$ 35.00
UPS	Shipping	\$ 19.16
UPS	Shipping	\$ 30.90
UPS	Shipping	\$ 15.45
Veenstra & Kimm, Inc.	Engineering Services for Oxley Creek Culvert - Construction Services	\$ 6,438.68
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek West Plat 1	\$ 4,019.26
Veenstra & Kimm, Inc.	Engineering Services for Water Treatment Plant - Additional Filter Installation	\$ 1,707.00
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek Urban Renewal Plan	\$ 105.00
Veenstra & Kimm, Inc.	Building Permit Fees for September 2021	\$ 2,296.60
Verizon	Cell Phone Charges	\$ 111.77
Walter's Sanitary Service, Inc.	Residential Garbage Reimbursement 10/1-10/31/21	\$ 9,314.80
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	<u>\$ 338.00</u>
	TOTAL	<u>\$ 76,802.92</u>

EXPENSE TOTALS PER FUND

General Fund	\$ 59,834.90
Water Fund	\$ 10,886.26
Sewer Fund	\$ 6,081.76
TOTAL	<u>\$ 76,802.92</u>

REVENUE TOTALS PER FUND

General Fund	\$284,367.72
Road Use Tax Fund	\$ 18,373.36
Employee Benefit Fund	\$ 50,592.96

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Emergency Fund	\$ 7,286.02
Local Option Sales Tax Fund	\$ 27,065.20
TIF Fund	\$267,727.43
Debt Service Fund	\$151,587.81
Water Fund	\$ 29,145.82
Sewer Fund	\$ 50,592.49
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TOTAL	\$886,738.81
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