

City of Granger
Council Meeting Minutes
August 11, 2021

Mayor Tony James opened the Public Hearing on the authorization of a loan agreement and the issuance of notes to evidence the obligation of the City thereunder 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 7:00 p.m.

Mayor James opened the regular City Council Meeting at 7:00 p.m.

Present: Backous, Bermel, Brandt, Saak Schutt

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

Jeff Topalovich – Action to approve the request to close Walnut Street from Broadway to State Street to have a block party on Saturday, September 4th (with a rain date of September 5th) from 2 p.m. to 10 p.m. was approved by Backous, seconded by Saak. He will provide cones to close the street, or the City will provide road-closed signs.

Brandon Sweeney – Action to authorize Bud’s Pub to close street from State Street to edge of Bob Gross’ building on Main Street for Granger Days starting at Noon on Friday, August 27th through Noon on Sunday, August 29th for band performances were approved by Saak, seconded by Brandt. All Ayes.

The City Building Official, Jason Van Ausdall, gave a report to the City Council for the buildings located at 1802 Elm Street, 2004 West Street, and 1806 State Street. The report mentioned that the property at 1802 Elm Street is being purchased by Zach Sherer and that the sale will likely close by the end of August or September 15th at the latest. Mr. Sherer is also assisting with the bathroom remodel and other minor work at the 2004 West Street property. An exterior inspection and full City compliance for all three properties will take place on December 15th. Van Ausdall mentioned that the properties at 2004 West Street and 1806 State Street will have an inspection by March 15, 2022. If everything is within compliance, their certificate of occupancy will be reinstated. If these two properties fail to comply by that date, the City Council will either extend the time or start the condemnation process. Schutt made a motion to accept the report, seconded by Saak. All Ayes.

Oxley Creek Culvert Project – Action to approve Resolution 2021-21 – instituting proceedings to take additional action for the issuance of not to exceed \$500,000 General Obligation Capital Loan Notes was approved by Schutt, seconded by Saak. All Ayes. Action to approve Change Order No. 1 – to add up to 100 cubic yards of flooded backfill to the Oxley Creek Culvert Project at a unit cost of \$34.00 per cubic yard for a total amount of \$3,400 was approved by Saak, seconded by Backous. All Ayes.

Willow Street Update – The City Engineer mentioned the public works staff completed an additional investigation of voids under Crabapple Lane, both northerly and southerly of the intersection with Willow Street. Small holes were drilled at the pavement joints, and a probe was used to determine the depth from the surface of the pavement to the soil. The investigation indicated there were widespread voids on Crabapple Lane, both northerly and southerly of the intersection with Willow Street. The soil was generally encountered between 11 and 14 inches below the surface of the pavement or 4 to 7 inches below the street surface. The only area where the void was significantly greater is near the intake located on the east side of Crabapple Lane. In the intake area, the voids appeared to extend from 18 to 22 inches below the street surface. Given the depth, it appeared there was an enhanced potential for soil loss into the storm sewer near the intake. The proposed remedial plan for Willow Street and Crabapple Lane is that approximately 130 feet north and 90 feet south of the center of the intersection with Willow Street, a partial concrete panel on Crabapple Lane will be removed voids will be backfilled with impervious material, and the pavement replaced. This procedure creates a dam or barrier beyond which the flowable mortar will not flow. This would consist of eight separate filling operations starting on Willow Street just east of Crabapple Lane and extending easterly along Willow Street. The first filling location would be on Willow Street, just east of the intersection. With the relatively flat slope on Crabapple Lane, this filling location will be used to fill the area on Crabapple Lane north and south of the intersection and the area within the intersection. The additional seven filling locations would move easterly along Willow Street. Each filling location will be limited to approximately 100 to 120 feet. The goal would be to limit the pressure from filling to minimize the potential for displacing the pavement. Based on the voids that were measured, it appears there is in the range of 800 cubic yards of voids. The actual quantity of flowable fill cannot be determined with a very high degree of accuracy, and the filling is, in a way, a trial and error procedure. The gravel in one large area and one small area at the east end of Willow Street will be replaced with concrete, and there are two very cracked panels located along Willow that will be replaced. There will be an installation of a 6-inch drain tile along each side of Willow. The drain tile will start at the intakes and extend easterly. At the east end of Willow, the 6-inch tile from both the north and south sides will be wrapped around the end of the street to minimize the potential for water flowing under the street from the hill area to the east. The tile will be installed about 30 to 36 inches deep and will be embedded in a granular material up to about 12 inches below the surface. The top 12 inches will be backfilled with soil in order to support grass growth. In order to install the tile, it will be necessary to remove and replace at least a portion of the driveway approach between the street and sidewalk on the 19 driveways. Three or four driveways have settled and cracked and will most likely need the entire approach section replaced. For the other driveways, it does not appear necessary to replace the entire driveway approach based on the driveway's condition. The driveway

City of Granger
Council Meeting Minutes
August 11, 2021

approaches along Willow Street total approximately 440 square yards. At a typical cost of \$70 per square yard, the driveway approach replacements would cost in the range of about \$30,000. The City will need to decide if they want to remove and replace all of the driveway approaches or use a partial driveway approach. After all of the work is completed, the area will need to be seeded or sodded. The construction will likely not be completed in time for the seeding to be completed by the fall of 2021. The City will either seed in the spring of 2022 or sod the areas disturbed by construction in the late fall of 2021. Action to approve the initiation of remediation without competitive bidding as emergency maintenance work was approved by Schutt, seconded by Brandt. All Ayes.

Water Treatment Plant Filter Installation – Action to approve partial payment application No. 2 to Peterson Construction in the amount of \$60,800 was approved by Backous, seconded by Brandt. All Ayes.

Wastewater Treatment Plant Leakage Update – the City Engineer would like the public works to identify the leaks and list them, and then after Eriksen Construction does work and after heavy rainfall, recheck the areas for additional leaks. If there is no follow-up by the end of August, then the City will pursue remedial action.

Plat of Survey Parcel 21-69 report – the City Engineer will see if the proposed fire station footprint will accommodate that parcel of land and if the utilities can be moved.

Long Range Utility Planning – With the number of inquiries relative to property that can be developed adjacent to the City, the City Engineer suggests the need for long-range water and sewer plan. This plan will provide the City a framework that can be used in two distinct ways. First, the water and sewer service plan can identify the areas that are cost-effective for the City to develop and areas that are much less cost-effective. Second, the plan provides a more detailed estimate of cost and determination of necessary improvements. The plan's cost will range between \$7,000 and \$8,000, and the plan would generally take three to four months to develop in its entirety. Therefore, the long-range sewer and water planning are primarily to benefit the City as information to facilitate its economic development activities.

Municipal Water System – With the City moving forward with the installation of the two additional filters at the water treatment plant, the City should be in a relatively good position with respect to the water treatment capacity. While that project is in progress, the City Engineer thought it would be appropriate to complete a cursory review of the adequacy of two other critical elements of the water system: the two wells and the water towers. With the population growth, the two wells should be adequate through 2030. The current two water towers hold a combined capacity of 140,000 gallons. The Iowa DNR guidelines for water towers is the storage volume should be equal to the average day pumpage. For a typical smaller city, the average day pumpage is normally in the range of 85 to 100 gallons per capita per day. Based on the City's current population, the average day pumpage at 100 gallons per capita per day would be 170,000 gallons. Based on this, the City would fall below the recommended volume equal to average day pumpage. As the City continues to grow, the deficiency in storage will increase. Based on this information, it may be appropriate to start discussions relative to options for financing the tower in a manner that minimizes the overlapping debt impact of the new tower and the water treatment plant.

Police Report for July reported 64 calls, of which 8 were on fireworks.

Fire & EMS Department Report – In July, there were a total of 48 calls. 29 of those were EMS natured, 5 were motor vehicle accidents, 3 were Fire natured, 3 were water rescues, 2 were calls classified as other, and 6 were mutual aid calls. 48 calls was a new all-time record of number of calls within a month. Andy Stanger celebrates 16 years of service, and Joshua Saak celebrates 3 years. The Fire and EMS Department plans to have a pancake breakfast on September 11th at the Community Center. In August, they started covering 7 a.m. to 5 p.m. shifts, and because of this, the Granger Auxiliary purchased a Blackstone grill for the Fire and EMS Department. The Auxiliary would also like to buy workout equipment to attach to the walls in the fire station to be used by all. The City will need to contact its insurance agent to make sure this will be appropriate. The Fire and EMS Department work on a tiered response system which means they can be called out to provide assistance to other surrounding communities in Polk and Dallas County. The EMS Department is in the beginning stages with designing and looking for financing for a new ambulance.

Public Works Report – Mayor James asked if the City Council would have any desire to charge for lawn/yard waste removal which is currently free to the residents of Granger due to the increase of new homes. It was discussed to either knock it down to one day a week instead of two or see if we could get a dump trailer set up somewhere in town for a drop off site for residents.

Parks & Recreation Report – Action to approve resignation of Jessica Juhl as Parks & Recreation Supervisor effective August 10, 2021, was approved by Brandt, seconded by Backous. All Ayes. The City Council would like Mayor James to put a job ad together for a Full-Time City Administrator position. This position will handle any Parks & Recreation programs until a decision is made to hire for that department. Saak made a motion to approve the posting of a Full-Time City Administrator, seconded by Brandt. 4 Ayes, 1 Naye. Mayor James attended the last Parks & Recreation Board meeting and went through all the remaining events. Due to the lack of someone to cover programs and lack of participants, it was decided by the City Council to cancel Safety Town, Sylvan Lego Camp, the Basketball

City of Granger
Council Meeting Minutes
August 11, 2021

Clinic and Hy-Vee Freezer Meals. TOT Basketball and Youth Volleyball are still going to happen. The City Clerk staff will contact all participants to let them know of the cancellations and discuss reimbursements.

Action to appoint to Parks and Recreation Board - City Council approval of Mayor's appointment of Bryan Reiter to fill the vacancy created by the resignation of Dori Robinson, for the term ending December 31, 2022, was approved by Saak, seconded by Brandt. All Ayes.

Action to appoint to Board of Adjustment – Kelli Orton, reappointment to Board of Adjustment, for term ending August 19, 2026, was approved by Saak, seconded by Brandt. All Ayes.

Granger Days Report – Action to approve the 5k walk/run and parade routes, closing Sycamore Street (east of Assumption Church) from State to Broadway Streets from Noon to 4 p.m. for Fireman water fights for Saturday, August 28th, and the closing of the west end of Broadway Street and south end of West Street on Friday, August 27th to start setting up carnival rides (no driveways will be blocked) and close Rose Street starting Saturday, August 28th by 8 a.m. to 9 p.m. was approved by Saak, seconded by Schutt. All Ayes.

Action on Resolution 2021-20 – authorizing the City Clerk to make the appropriate inter-fund transfers of sums in the appropriate manner for the fiscal year 2021 was approved by Schutt, seconded by Backous. All Ayes.

Action to authorize the City Clerk to complete application for “free” laptops not to exceed \$9,500 from Government Services, OCIO, was approved by Saak, seconded by Brandt. All Ayes.

Finance Committee Member Schutt reported that all information was in order. Schutt 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 Backous. All Ayes.

Mayor James mentioned that Aaron Swanson from Wellmark Healthy Hometown will be attending the next Granger Trails meeting on Wednesday, September 1st at 6 p.m. at the community center if anyone would like to attend. There will be an employee-wide meeting sometime at the end of August and a public forum sometime at the end of September

The meeting adjourned at 9:15 p.m.

Tony James, Mayor

Attest: _____
Kristy Trzeciak, City Clerk

**AUGUST 2021 CLAIMS
DESCRIPTION**

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	\$ 370.50
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 241.00
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 217.00
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 241.00
Agsourc Laboratories	Wastewater tests + UPS shipping charges	\$ 507.50
Ahlers & Cooney, PC	Oxley Creek Culvert Contract Proceedings	\$ 1,800.00
Amazon Capital Services	Baseballs/Bat & Equipment Tote Bag/Bat & Ball Set	\$ 74.95
Amazon Capital Services	Bat & Ball Set/Baseballs/Bat & Equipment Tote Bag/Batting Tee	\$ 84.65
Amazon Capital Services	Ethernet Port Splitter	\$ 13.87
Amazon Capital Services	Adjustable Trailer Hitch Ball Mount	\$ 160.05
Amazon Capital Services	Adjustable Trailer Hitch Ball Mount	\$ 160.03
Amazon Capital Services	Plastic Folding Table	\$ 50.49
Amazon Capital Services	Volleyball Boundary Bungee Anchor Sets	\$ 21.60

City of Granger
Council Meeting Minutes
August 11, 2021

Amazon Capital Services	iPad Keyboard Case for 10.2 inch iPad	\$ 58.99
Amazon Capital Services	iPad Keyboard Case for 10.2 inch iPad Credit Memo	\$ (35.99)
Background Investigation Bureau	Background Checks on New Hires	\$ 59.75
Background Investigation Bureau	Background Checks on Volunteer Coaches	\$ 203.15
Badger Meter	Services for July 2021	\$ 44.70
Banleaco	Folder/Inserter Lease	\$ 154.22
Barnes & Noble	Legos/Beanie Boos	\$ 97.41
Barnes & Noble	Legos/Hot Wheels/EGC Certs	\$ 118.87
Barnes & Noble	Orb Slimi Café Mixed/Legos/Hot Wheels/Shimmeez/Journal Box Set	\$ 170.86
Barnes & Noble	Books	\$ 38.28
Barnes & Noble	Books	\$ 355.46
Barnes & Noble	Books	\$ 53.54
Barnes & Noble	Books	\$ 327.84
Barnes & Noble	Books	\$ 38.28
Barnes & Noble	Books	\$ 182.46
Bell, Shaylena	Reim for Purchase of Granger Days 5k Runner Numbers	\$ 34.24
Bomgaars	Adapters	\$ 23.98
Bomgaars	Ratchet Straps/Breakaway Cable	\$ 50.96
Bound Tree Medical	IV Catheter/IV Admin Set/Pressure Infuser/IV Solution/Curaplex Sharps Solo	\$ 265.62
Bound Tree Medical	G3 QuickLook	\$ 193.99
Bound Tree Medical	Pediatric Reduced Energy Defib Pads	\$ 130.99
Brown, Fagen & Rouse	Legal Services for August 2021	\$ 2,800.00
CJ Cooper & Associates	Drug Screen for McLaughlin	\$ 60.00
Capital City Equipment	Excavator Rental	\$ 155.00
Casey's Business MasterCard	Fuel	\$ 1,728.54
Culligan Water of Adel	Bottled Water + Cooler Rental	\$ 38.05
D & K Products	Roundup Pro Concentrate 2 x 2	\$ 242.50
Demco	Star Bursts Scratch Off	\$ 21.33
Demco	Stacked Bar Code Labels/Glossy Label Prot/Vistafoil Lam 4-Mil Gloss Finish/Durafold Jacket	\$ 273.23
Emergency Apparatus Maint	Check for Lights Shutting Off Randomly on Ambulance A273	\$ 929.94
Empowerment Solutions, LLC	Update Youth Sports Forms/Skype w/ Shannon About Projects/Update PDFs	\$ 150.00
ESO Solutions	Assets-Checklist Bundle/Asset Mngmt & Checklist for Traning & Implementation thru 7/27/22	\$ 2,345.00
Feick, Brad	Cell Phone Reimbursement	\$ 35.00
Findaway	Wonderbook	\$ 49.99
Fire Recovery EMS	July Billing	\$ 250.74
Galls, LLC	Armor Express Radio Pouch/Mens Pant	\$ 68.99
Galls, LLC	Easy Wedge Inflatable - Vehicle Unlock	\$ 36.00
Galls, LLC	Mens Pant	\$ 50.00
Hanifen	Cage Brakes/Remove Driveline/Towing/Hookup 2009 Kodiak Firetruck	\$ 290.00
Hansen Mechanical	Service Call/New Valve Box & Rod	\$ 255.00
Harney, Sue	Storage Facility Rental on Unit #6 thru 12/31/21	\$ 1,650.00
Hawkins, Inc.	55 GA Blue Drum/Chlorine/600 # DR Liquid/Sodium Permanganate	\$ 2,565.40
Hunter, Heard	Cell Phone Reimbursement	\$ 35.00
IEMSA	Affiliate Membership Level 2 thru 7/31/22	\$ 100.00
Interstate All Battery Center	12V 3.5 AH SLA .187 Faston on Ambulance A273	\$ 23.10
Iowa One Call	Emails	\$ 52.30
Jones Creek Apparel	Soccer T-shirts	\$ 21.00
Jones Creek Apparel	Soccer T-shirts	\$ 453.77
Jones Creek Apparel	Soccer T-shirts	\$ 604.21
Kanopy	Library Videos	\$ 2.00
Karl Chevrolet	Install Tablet and Docking Station on 2019 Chevrolet Truck	\$ 702.88
Menards	Putty Knives/Dry Dex Spackling/6x6 Wall Patch	\$ 8.50
Menards	CRC Brakeleen/3" Reflective Numbers	\$ 48.56
Menards	3/8" Valve/Hose Cutter/Tee	\$ 58.90
Menards	Brass Nipple/Coupling/Adapter/Pex Tube	\$ 56.16

City of Granger
Council Meeting Minutes
August 11, 2021

Menards	Plug Bras/Brass Bush/Adapters/Dbf Flute Masonry/Leader Hose/Tapcon/Ball Valve	\$ 86.18
Mullins, Aaron	Cell Phone Reimbursement	\$ 35.00
Office Depot	Dunkin K-Cups/Tea, Chai Latte K-Cups	\$ 61.33
Office Depot	Storage Totes	\$ 192.45
Office Depot	Coffee Cups & Lids/Copy Paper	\$ 61.47
Olberding, Carter	Office Supplies	\$ 200.00
Oriental Trading	All Star Punch Balloons/Transparent Pullback Cars/Mini Plush Animal Assortments	\$ 115.60
Oriental Trading	Plush Carnival Char/Sea Turtle Bubble Bottles/Crayola 3oz. Dough Classpack/ Metallic Marabou Pens/Vinyl Stars & Stripes Footballs	\$ 190.67
Passing Zone	Granger Days Live Music - Tom Acton	\$ 300.00
Pitney Bowes Global Financial Serv	Lease Settlement Payment (Reimbursed from Quadient)	\$ 1,488.84
Praxair	Oxygen	\$ 382.46
Quadient Finance USA	Postage Machine Lease	\$ 329.13
Quick Oil Co.	225 Gal of Diesel Fuel for Barrel	\$ 627.75
Racom	EDACS Access/Beon Access	\$ 538.00
Restore 24/7 Iowa	Detach Carpet Tile/Extract Water/Install Old Carpet Tile/ Clean Carpets (due to flood in Council Chambers)	\$ 1,500.00
Saak, Joshua	Reim for National Registry EMT Cognitive Exam Application Fee	\$ 98.00
Sam's Club	Kleenex	\$ 16.64
Shutt, Barb	Yoga in the Park Instructor Payment	\$ 75.00
Shutt, Barb	Yoga in the Park Instructor Payment	\$ 25.00
Signature Sign & Graphic Studio	13oz Vinyl Numbers for Granger Days Banners	\$ 67.56
State Hygienic Laboratory	Water Tests	\$ 27.00
Stryker Sales	Instruments Kit, Charger/Power Cord/Power Supply, Charger	\$ 1,227.16
Trzeciak, Kristy	Cell Phone Reimbursement	\$ 35.00
UPS	Shipping	\$ 65.51
Veenstra & Kimm, Inc.	Engineering Services for Oxley Creek Culvert - Design Services	\$ 1,293.70
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek West Plat 1	\$ 5,602.16
Veenstra & Kimm, Inc.	Engineering Services for Landing at Oxley Creek - Construction Services	\$ 140.00
Veenstra & Kimm, Inc.	Engineering Services for Property Survey - City Fire Station Property Acquisition	\$ 2,500.00
Veenstra & Kimm, Inc.	Building Permit Fees for June 2021	\$ 4,681.40
Verizon	Cell Phone Charges	\$ 109.99
Walter's Sanitary Service, Inc.	Residential Garbage Reimbursement 7/1/21 - 7/31/21	\$ 9,300.20
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 86.08
Walter's Sanitary Service, Inc.	Container Rental/Pickup	\$ 64.00
Williams Scotsman	Police Mobile Trailer Rental Fee	\$ 338.00
	TOTAL	<u><u>\$ 55,733.64</u></u>

EXPENSE TOTALS PER FUND

General Fund	\$ 50,416.08
Water Fund	\$ 3,034.64
Sewer Fund	\$ 2,282.92
TOTAL	<u><u>\$ 55,733.64</u></u>

REVENUE TOTALS PER FUND

General Fund	\$ 43,848.23
Road Use Tax Fund	\$ 19,490.95
Employee Benefit Fund	\$ 336.43
Emergency Fund	\$ 82.81
Local Option Sales Tax Fund	\$ 19,769.11
Debt Service Fund	\$ 1,508.13
Water Fund	\$208,253.55
Sewer Fund	\$ 64,102.18

City of Granger
Council Meeting Minutes
August 11, 2021

TOTAL

\$357,391.39