

CITY OF DENVER REGULAR MEETING MINUTES APRIL 21, 2025

**April 21, 2025 REGULAR MEETING**

The second meeting of April for the Denver City Council, Bremer County, Iowa was held on Monday April 21, 2025, at the Denver City Hall Council Chambers. Council Members present were Sean Hartman, Curt Junker, Josh Larson, Mark Richmann and Joel Wikner. Two people were in attendance and three people were on ZOOM.

Mayor Diercks called the meeting to order at 7:00 p.m.

The City Council recited the Pledge of Allegiance.

Motion Richmann, second Larson to approve the agenda. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Hartman, second Richmann to approve the Minutes of the Special City Council Meeting on April 7, 2025. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Wikner, second Richmann to approve the Minutes of the Regular City Council Meeting on April 7, 2025. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

There was no Public Forum.

Motion Richmann, second Larson to Close the Regular Meeting and Open the Public Hearing to discuss Adopting the Fiscal Year 2026 City Budget. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The Public Hearing on the FY 2026 City Budget was opened at 7:00 p.m.

During the Public Hearing City Administrator Larry Farley read the proposed property Total Tax Rate \$12.27376/\$1,000 and for Agricultural Property of \$3.00375/\$1,000. A comparison between FY 2025 and FY 2026 for the Total Tax Rate and Tax Dollars requested.

Tax Rate.....Total Property Tax Dollars Requested with Utility Tax Repl.  
FY 2025--\$12.27376/\$1,000.....\$971,363  
FY 2026--\$12.27376/\$1,000.....\$1,118,833  
+\$147,470

No written or verbal comments were received prior to the Public Hearing. Mayor Diercks asked if anyone wished to speak for or against the Fiscal Year 2026 City Budget. There were no further comments.

Motion Richmann, second Larson to Close the Public Hearing on the Fiscal Year 2026 City Budget and Re-Open the Regular City Council Meeting. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The Public Hearing was closed at 7:05 p.m.

Motion Wikner, second Junker to approve Resolution No. 32-2025 Adopt Fiscal Year 2025 City Budget. ROLL CALL VOTE: AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Richmann, second Junker to Close the Regular Meeting and Open the Public Hearing to discuss Increasing the Electric Rates 10% Effective July 1, 2025. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

During the Public Hearing City Administrator Larry Farley reviewed the 10% electric rate increase to the monthly customer service charge and to the price per kilowatt. The new electric rates will become effective July 1, 2025. There were no written or verbal comments submitted before or during the Public Hearing. Mayor Diercks asked if anyone had any further comments concerning the increase in the electric rate. There were no further comments. The new Electric Rates will be as follows:

Utility Deposit for Homeowners .....  
.....\$250 Due to Application for Utility Services  
Utility Deposit for all Rentals.....  
.....\$360 Due to Application for Utility Services  
Electric Rates – Residential.....  
.....\$26.50 Base Fee **plus**  
Summer \$0.1487/KWh, Winter: 1st 800 KWh  
\$0.1487/KWh, All over 800 KWh \$0.1432/KWh  
Electric Rates – Commercial.....  
.....\$47.25 Base Fee **plus**  
Summer: \$0.1536/KWh, Winter: 1st 800 KWh

\$0.1503/KWh, All over 800 KWh \$0.1503/KWh  
Utility Light w/Energy & Maintenance .....\$25.00  
Utility Light without Energy & Maintenance .....  
.....\$16.50

Motion Hartman, second Junker to Close the Public Hearing considering the Electric Rate Increase and Re-Open the Regular Meeting. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The Public Hearing was closed at 7:09 p.m.

Motion Richmann, second Larson to approve the First Reading of Ordinance No. 3-2025 Amending Chapter 14.04.200 of the Denver City Code and Increasing Electric Rates Effective July 1, 2025. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Richmann, second Larson to Close the Regular Meeting and Open the Public Hearing to consider increasing Solid Waste Collection / Curb Side Recycling Collection Services. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The Public Hearing was opened at 7:10 p.m.

During the Public Hearing City Administrator Larry Farley explained a new Three-Year Contract with Black Hawk Waste Disposal was approved and the cost of providing these services increased in the new contract. The Solid Waste Collection /Curb Side Recycling Monthly Rate will be increasing from \$15.95/month/ household to \$17.50/month/household effective on July 1, 2025, billing period. There were no written or verbal comments before or during the Public Hearing. Mayor Diercks asked if anyone had any further comments concerning the Solid Waste Collection / Curb Side Recycling Collection Rate Increase. There were no further comments.

Motion Richmann, second Larson to Close the Public Hearing regarding the Solid Waste Collection/Curb Side Recycling Collection Services Rate increase and Re-Open the Regular Meeting. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The Public Hearing was closed at 7:13 p.m.

Motion Wikner, second Hartman to approve Resolution No. 33-2025 Setting Refuse Collection Fees at \$17.50/Month/Residential Household According to Chapter 6.04.050 of the Denver City Code effective July 1, 2025. ROLL CALL VOTE: AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Mayor Diercks opened the discussion on the Solar Array Project with SE Municipal Iowa LLC. Raphael Martinez Director of Business Relations from Sand Hills Energy, Richard Eymann, Electrical Distribution O&M Specialist from MEAN and Matt Reed, Distributed Resources & Generation Specialist for MEAN were all on ZOOM. City Administrator Larry Farley asked if the Solar Array in Stuart, Nebraska was fully operational and if it met the Guaranteed Commercial Operations Completion Date of December 31, 2024, Raphael Martinez responded that the Solar Array was not operational and they had not met the December 31, 2024 date because of "excused delays" the solar array is now fully functional and construction is complete. The City of Denver was never made aware of any delays and never approved an extension. Richard Eymann commented that NPPD is requiring the Village of Stuart to do additional work for grounding the transformer; the Village of Stuart and NPPD are going back and forth as they are working on a general agreement and should be resolved with the next week or two then after that they should be able to energize the Solar Array. Richard Eymann also commented that the NPPD requirements came late and were unexpected. Raphael Martinez stated that from the Sand Hills Energy side the Solar Array has been certified and completed, testing for energy production still needs to be completed and would take about a week to complete. Larry Farley reviewed how the Village of Stuart substantially increased the amount of the Invoice

dated February 24, 2025, to the April 16, 2025, dated invoice. Raphael Martinez commented that no one anticipated the additional costs, Councilman Hartman asked when adding to the invoice stops, also requested the City of Denver contact the City Attorney to determine how to get out of the contract and there were no excused delays ever approved by the City of Denver. Councilman Larson asked if there was any resolution to mitigate the additional costs of the project. Raphael Martinez stated there was no solution to this problem. Councilman Wikner asked why the Village of Stuart is now charging Denver 1.5% interest on the Solar Array Project, this is without the solar panels producing energy for cash flow.

Motion Hartman, second Junker to have the City Attorney review the Solar Power Purchase Agreement between the City of Denver Iowa (Buyer) and SE Municipal Iowa, LLC (Seller) to explain how the City of Denver can get out of the Solar Power Purchase Agreement and to have City Administrator Lary Farley have discussions with MEAN, Sand Hills Energy and the Village of Stuart to explain the charges listed in the Village of Stuart Invoice. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Junker, second Larson to approve 1/3 cost share (Estimated total cost to the City of Denver of \$1,000) to provide Dust Control on Midway Ave. with Bremer County and the residents who live along Highlands St. AYES: Larson, Junker, Richmann. NAYS: Hartman, Wikner.

Motion Hartman, second Larson to approve Street Closure Request from Bruce Piehl to close West Main St. between State St. and Transit St. on May 4, 2025, between 2:00 p.m. and 5:00 p.m. with notification and approval of the three affected business owners. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Richmann, second Larson to approve the Third & Final Reading of Ordinance No 1-2025 Amending the Denver City Code Chapter 20.12.130 Fences. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Wikner, second Richmann to approve the Second Reading of Ordinance No 2-2025 Amending the Denver City Code Chapter 13.14 Storm Water Detention. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Richmann, second Hartman to approve Resolution No. 34-2025 Septic System Installation for the Denver Public Works Building by Denver Underground & Grading Inc. in the amount of \$15,200. ROLL CALL VOTE: AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Hartman, second Larson to approve Resolution No. 35-2025 to Purchase Street Paint from Diamond Vogel in the amount of \$2,280. ROLL CALL VOTE: AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

Motion Richmann, second Larson to approve Resolution No. 36-2025 Amending Resolution No. 22-2025 Authorizing Fixed Salaries

for City Employees for the Fiscal Year July 1, 2024 and Ending June 30, 2025. ROLL CALL VOTE: AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None.

In Other Business City Administrator Larry Farley updated the City Council on one Nuisance Letter has been sent to a property owner, a letter to be sent to Mosquito Control of Iowa, Councilman Larson informed the Council that the Park & Recreation Soccer Program is going really good and the kids are really enjoying the games and they are being well attended by family and friends. The

Denver Lions Easter Egg Hunt was well attended. Park & Recreation Baseball is starting next week. The Denver Park & Recreation board has been very proactive preparing for all the Spring and Summer Programs this year.

Motion Junker, second Wikner to adjourn. AYES: Hartman, Junker, Larson, Richmann, Wikner. NAYS: None. The City Council Meeting adjourned at 8:03 p.m.

**Revenues for the Month of March 2025**

General Fund.....\$ 99,713.71  
Library Savings Fund.....\$ 1.08  
Road Use Fund .....\$ 17,430.55  
Local Option Sales Tax.....\$ 20,657.15  
Tax Increment Financing Fund .....\$ 4,100.53  
Debt Service Fund.....\$ 0.00  
Capital Project Fund.....\$ 5,778.23  
Permanent Fund.....\$ 0.00  
Water Utility Fund.....\$ 21,703.15  
Sanitary Sewer Fund.....\$ 58,281.81  
Electric Utility Fund.....\$215,486.95  
Electric Revenue Bond Reserve Funds...\$ 0.00  
Electric Utility Deposit Fund.....\$ 1,482.09  
Storm Water Utility Fund .....\$ 5,123.70  
**Total .....\$449,758.95**

**Expenditures for the Month of March 2025**

General Fund.....\$ 86,098.27  
Library Savings Fund.....\$ 0.00  
Road Use Fund .....\$ 20,680.50  
Local Option Sales Tax.....\$ 0.00  
Tax Increment Financing Fund .....\$ 0.00  
Debt Service Fund.....\$ 2,406.73  
Capital Project Fund.....\$ 1,167.00  
Permanent Fund.....\$ 0.00  
Water Utility Fund .....\$ 12,557.66  
Sanitary Sewer Fund.....\$ 16,773.93  
Electric Utility Fund.....\$137,619.43  
Electric Revenue Bond Reserve Fund ....\$ 0.00  
Electric Utility Deposit Fund.....\$ 700.00  
Storm Water Utility Fund .....\$ 34.93  
**Total .....\$278,038.45**

*Rod Diercks, Mayor*  
Attest: Larry Farley, City Clerk/Admin.

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CITY OF DENVER ORDINANCE No. 1-2025

AN ORDINANCE AMENDING CHAPTER 20.12.130 FENCES OF THE DENVER CITY CODE.

BE IT ORDAINED by the City Council of Denver, Iowa, that:

Section 1. Section 20.12.130 3. Fences in an "R" District, temporary snow fences may be erected between October 31 and April 1st of each calendar year and must meet the height and locations in accordance with Chapter 20.12.130 #1. A permit is not required for a temporary snow fence. The temporary snow fence is to be 1 foot away from the property line and comply with traffic visibility in accordance with Chapter 20.12.080. The Mayor may extend the temporary snow fence termination date on an annual basis, dependent upon forecasted weather events.

Section 2. If any section, provision or part of

this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 3. All other ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. The Ordinance shall be in effect from its final passage, approval, and publication as provided by law.

1st Reading was Passed, approved and adopted the 17th day of March, 2025.

2nd Reading was Passed, approved and adopted the 7th day of April, 2025.

3rd Reading was Passed, approved and adopted the 21st day of April, 2025.

*Rod Diercks, Mayor*  
Attest: Larry Farley, City Clerk/Admin.