



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, MARCH 3, 2025, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM

Join Zoom Meeting

TENTATIVE AGENDA

1. Call to Order:

2. Perfecting and Approval of Agenda:

The City Council may act on any item listed on the agenda.

3. Consent Agenda:

All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

- A. Previous minutes as drafted from the Monday, February 17, 2025, Regular Session.
- B. Approve liquor license renewal:
 - 1. Walmart, 415 Industrial Ave.
- C. Approve hire of Esmeralda Aladuena Salcido, PT EMT, at \$18.49 per hour.
- D. Approve moving volunteer firefighters Ben Boc and Wade Robeson to PT, at \$18.49 per hour.
- E. Approve city claims and payroll claims from February 3, 2025, through and including March 3, 2025, in the amount of \$1,549,262.85.
- F. Review Campbell Fund requests.

4. Meeting Minutes and Communications:

- A. Finance Committee minutes: February 17, 2025.
- B. Public Works & Grounds Committee minutes: February 17, 2025.
- C. Public Safety Committee minutes: February 17, 2025.
- D. Planning Committee minutes: February 17, 2025.
- E. Library Board minutes: January 29, 2024.
- F. January Monthly Police Report.
- G. Historic Preservation Annual Report.

5. Committee Business:

A. Report from the Finance Committee

1. Review request from Prairie Hospitality Group.
2. Presentation by Joe Vens, First MainStreet Insurance, of renewal for ICAP property insurance.
3. Consider approval of property insurance renewal.
4. Consider approval of a resolution setting the public hearing for the FY 2026 Property Tax Levy (See Resolution No. 2025-26).
5. Consider approval of a resolution approving and authorizing execution of an Amended and Restated Agreement for Private Development by and between the City of Grinnell and Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group (See Resolution No. 2025-27).
6. Consider approval of a resolution approving a Financial Policy (See Resolution No. 2025-28).
7. Consider approval of a resolution authorizing depositories for Public Funds (See Resolution No. 2025-29).
8. Consider resolution for monthly internal transfer of funds (See Resolution No. 2025-30).
9. Consider resolution for monthly transfers of funds for trust and agency (See Resolution No. 2025-31).
10. Review January Investment and Treasurers Reports.
11. Review the City Council Strategic Planning Priority Action Plan for Local Option Sales Tax draft.

B. Report from the Public Works and Grounds Committee

1. Consider approval of a resolution approving Pay Request No. 7 in the amount of \$226,302.45 to Cahoy Pump Service, Inc. for the Jordan Well No. 10 Project (See Resolution No. 2025-32).
2. Consider approval of a resolution approving Pay Request No. 4 in the amount of \$6,051.27 to Con-Struct Inc. for the Raw Water Main Project (See Resolution No. 2025-33).
3. Consider approval of a resolution authorizing payment to contractors Pay Request No. 1 in the amount of \$141,795.24 to Jasper Construction Services of Newton, IA for the Central Business District 2024 Maintenance Project. (See Resolution No. 2025-34).

4. Consider approval of an Environmental Consultant Standard Service Contract with Emmons & Olivier Resources, Inc. for the Highway 146 Trail Extension (See Resolution No. 2025-35).
5. Consider approval of quote from Vector Custom Fabricating for the material and labor to fabricate one typical section of cladding for the Veterans Monument (See Resolution No. 2025-36).
6. Consider approval of right-of-way request for Interstate Power & Light (Alliant Energy), Hwy 6.
7. Review the City Council Strategic Planning Priority Action Plan for Build a Better Grinnell Streets and Facilities draft.
8. Review the City Council Strategic Planning Priority Action Plan for Lakes Restoration draft.

C. Report from the Public Safety Committee

1. Consider Grinnell Lions Club request for 2025 Grinnell Lions Ag Day for Thursday, August 28, 2025, for street closures on 3rd Avenue, 4th Avenue, and Park Street (see letter for details).
2. Review the City Council Strategic Planning Priority Action Plan for Emergency Preparedness draft.

D. Report from the Planning Committee

1. Consider resolution approving Tax Abatement application for Jared Buchmeier, 307 4th Avenue (See Resolution No. 2025-37).
2. Review the City Council Strategic Planning Priority Action Plan for Economic Development draft.

6. Inquiries:

7. Adjourn:



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, FEBRUARY 17, 2025, AT 7:00 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM
<https://zoom.us/j/95459280742?pwd=fAxflMeznukqrLYBmnDalX0lanvwWt.1>

MINUTES

Mayor Agnew called the meeting to order at 7:00 p.m. with all the following council members present: White, Bly, Davis (via Zoom), Wray, Karjalahti. Absent: Hueftle-Worley.

White made the motion, second by Davis, to approve the agenda. AYES: 5-0. Motion carried.

White made the motion, second by Wray, to approve the consent agenda as follows:

- a) Previous minutes as drafted from Monday, February 3, 2025, Regular Session.
- b) Approve Mayor and Council Appointments:
 - 1. Grinnell Housing Authority, two-year terms.
 - a. Russ Behrens
 - b. Brad German
 - c. Brenda McDonald
- c) Accept retirement of Ann Wingerter, City/Clerk Finance Director, effective March 31, 2025.
- d) Review Campbell Fund requests.

AYES: 5-0. Motion carried.

The Council acknowledged receipt of the previous meeting minutes and communications as follows:

- a) Finance Committee minutes: February 3, 2025.
- b) Public Works & Grounds Committee minutes: February 3, 2025.
- c) Parks & Recreation Board special meeting minutes: January 31, 2025.
- d) 2024 Annual Fire Department Report.

PUBLIC HEARING

The Mayor announced that this was the time and place for a public hearing regarding the proposed FY25 Budget Amendment.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the proposed FY25 Budget Amendment.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the proposed FY25 Budget Amendment.

Karjalahti made the motion, second by White, to close the public hearing regarding the proposed FY25 Budget Amendment. AYES: 5-0. Motion carried.

FINANCE COMMITTEE

A presentation by Ryan Lowe, North Risk Partners, of quote for EMC property insurance was made at the Finance Committee meeting. No action was taken.

Wray made the motion, second by White, to approve Resolution No. 2025-23 – A resolution adopting the amendment to budget for Fiscal Year 2025. AYES: 5-0. Motion carried.

Wray made the motion, second by White, to approve Resolution No. 2025-24 – A resolution for budgeted department transfers. AYES: 5-0. Motion carried.

A draft of the Financial Policy was reviewed. No action was taken.

PUBLIC WORKS AND GROUNDS COMMITTEE

Bly made the motion, second by Karjalahti, to approve a request from Grinnell Area Arts Council to hold Shakespeare in the Park on the Central Park Stage and lawn on Tuesday, July 22, 2025. AYES: 5-0. Motion carried.

PUBLIC SAFETY COMMITTEE

Brooke Holder, Public Health Manager for Poweshiek County, was unable to attend the Public Safety Committee meeting. No action was taken.

White made the motion, second by Davis, to approve a request from Grinnell College to close 8th Avenue from Park Street to East Street from 2:00 p.m. Friday, May 30, 2025, to 9:00 p.m. Saturday, May 31, 2025. AYES: 5-0. Motion carried.

PLANNING COMMITTEE

Bly made the motion, second by Karjalahti, to approve Resolution No. 2025-25 – A resolution approving a billboard contract with David Billman for an I-80 billboard. AYES: 5-0. Motion carried.

An update on Seaba Property and a proposed agreement were provided. No action was taken.

There were no inquiries.

The meeting was adjourned at 7:15 p.m.



DAN F. AGNEW, MAYOR

ATTEST:



ANNMARIE WINGERTER, CITY CLERK



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Walmart Inc.

NAME OF BUSINESS(DBA)

Wal-Mart Supercenter #647

BUSINESS

(641) 236-4999

ADDRESS OF PREMISES

415 Industrial Ave

PREMISES SUITE/APT NUMBER

CITY

COUNTY

ZIP

Grinnell

Poweshiek

50112

MAILING ADDRESS

702 SW 8th St

CITY

Bentonville

STATE

Arkansas

ZIP

72716-0500

Contact Person

NAME

Walmart Licensing

PHONE

(479) 277-7177

EMAIL

complic@wal-mart.com

License Information

LICENSE NUMBER

LE0001295

LICENSE/PERMIT TYPE

Class E Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Apr 17, 2025

TENTATIVE EXPIRATION DATE

Apr 16, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class E Retail Alcohol License

PRIVILEGES



Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Sarah Little	Bentonville	Arkansas	72716	Assistant Secretary	0.00	Yes
Emma Waddell	Bentonville	Arkansas	72712	Senior Vice President	0.00	No
Matthew Allen	Rogers	Arkansas	72758	Assistant Treasurer	0.00	Yes
Carl Doug McMillon	Bentonville	Arkansas	72712	President & CEO	0.00	Yes
Walmart Licensing						
Walmart Licensing						

Insurance Company Information

INSURANCE COMPANY

POLICY EFFECTIVE DATE

POLICY EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE
DATE

OUTDOOR SERVICE EXPIRATION
DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE
DATE

TEMP TRANSFER EXPIRATION
DATE



Grinnell, IA

Expense Approval Report

By Vendor Name

Payable Dates 2/4/2025 - 3/3/2025

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 002445 - ACCESS SYSTEMS LEASING				
ACCESS SYSTEMS LEASING	38598402	03/03/2025	COPIER LEASE	817.53
Vendor 002445 - ACCESS SYSTEMS LEASING Total:				817.53
Vendor: 000500 - ACCO UNLIMITED CORPORATION				
ACCO UNLIMITED CORPORATI	0250098-IN	03/03/2025	CHLORINE	1,688.00
ACCO UNLIMITED CORPORATI	0250226-IN	03/03/2025	CHLORINE	1,621.00
ACCO UNLIMITED CORPORATI	0250295-IN	03/03/2025	CHLORINE	1,795.20
ACCO UNLIMITED CORPORATI	0250410-IN	03/03/2025	CHLORINE	2,143.60
ACCO UNLIMITED CORPORATI	0250488-IN	03/03/2025	CHLORINE	2,063.20
ACCO UNLIMITED CORPORATI	0250570-IN	03/03/2025	CHLORINE	1,902.40
Vendor 000500 - ACCO UNLIMITED CORPORATION Total:				11,213.40
Vendor: 099076 - AHLERS & COONEY, PC				
AHLERS & COONEY, PC	885073	03/03/2025	ATTORNEY FEES	671.85
AHLERS & COONEY, PC	885073	03/03/2025	ATTORNEY FEES	182.00
AHLERS & COONEY, PC	885104	03/03/2025	LEGAL FEES	6,370.00
AHLERS & COONEY, PC	886174	03/03/2025	A&R UR PLAN - LEGAL FEES	176.00
AHLERS & COONEY, PC	886175	03/03/2025	MIXED USE LLC (DA) - LEGAL F	940.50
Vendor 099076 - AHLERS & COONEY, PC Total:				8,340.35
Vendor: 000739 - AHRENS PARK FOUNDATION				
AHRENS PARK FOUNDATION	03.03.25	03/03/2025	MAR LEASE - GARC	3,584.40
AHRENS PARK FOUNDATION	03.03.25	03/03/2025	MAR LEASE - GARC	398.27
AHRENS PARK FOUNDATION	03/03/25	03/03/2025	MAR LEASE - AFC	494.40
Vendor 000739 - AHRENS PARK FOUNDATION Total:				4,477.07
Vendor: 099444 - AIRGAS USA, LLC				
AIRGAS USA, LLC	9157973246	03/03/2025	CYL REFILL	248.01
Vendor 099444 - AIRGAS USA, LLC Total:				248.01
Vendor: 018200 - ALLIANT ENERGY				
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	20.00
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	107.06
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	326.43
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	89.28
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	4,214.00
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	6,967.49
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	390.63
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	30.20
ALLIANT ENERGY	01.22.25	02/07/2025	UTILITIES	30.20
ALLIANT ENERGY	02.03.25	02/07/2025	UTILITIES	84.08
ALLIANT ENERGY	02.03.25	02/07/2025	UTILITIES	46.88
ALLIANT ENERGY	02.03.25	02/07/2025	UTILITIES	17,726.04
ALLIANT ENERGY	02.03.25	02/07/2025	UTILITIES	92.17
ALLIANT ENERGY	02.12.25 CITY PARKS	02/19/2025	UTILITIES	657.94
ALLIANT ENERGY	02.12.25 STR LIGHTS	02/19/2025	UTILITIES	47.74
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	75.59
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	3,850.10
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	1,971.31
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	255.06
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	228.05
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	259.75
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	2,426.48
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	26.68
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	502.80
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	6,864.16
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	11,003.60
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	3,268.58
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	328.55
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	25.58

ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	1,048.31
ALLIANT ENERGY	02.13.25	02/24/2025	UTILITIES	719.76
ALLIANT ENERGY	02.13.25 HINK HANGER	02/24/2025	UTILITIES	676.40
ALLIANT ENERGY	02.13.25 RUNWAY LIGHTS	02/24/2025	UTILITIES	418.96
ALLIANT ENERGY	02.13.25 STR LIGHTS	02/24/2025	UTILITIES	68.74
ALLIANT ENERGY	01.31.25 STR LIGHTS	03/03/2025	UTILITIES	33.89
ALLIANT ENERGY	02.11.25 DRAKE	03/03/2025	UTILITIES	4,406.66
ALLIANT ENERGY	02-19-25	03/03/2025	UTILITIES	36.51
ALLIANT ENERGY	02-19-25	03/03/2025	UTILITIES	4,466.69
Vendor 018200 - ALLIANT ENERGY Total:				73,792.35

Vendor: 002581 - AMAZON CAPITAL SERVICES

AMAZON CAPITAL SERVICES	11Q7-7NC6-6XQ7	03/03/2025	SUPPLIES	(320.90)
AMAZON CAPITAL SERVICES	149H-CCFT-M4FX	03/03/2025	SUPPLIES	381.23
AMAZON CAPITAL SERVICES	14QM-MKL9-HFKN	03/03/2025	SUPPLIES	101.78
AMAZON CAPITAL SERVICES	1633-D3TW-K7YJ	03/03/2025	PHONE SUPPLIES (AW/RB)	35.27
AMAZON CAPITAL SERVICES	16G3-HG9K-3RQP	03/03/2025	SUPPLIES	15.90
AMAZON CAPITAL SERVICES	16PD-QVLT-JF9F	03/03/2025	SUPPLIES	(125.13)
AMAZON CAPITAL SERVICES	16RI-K3TP-6D3F	03/03/2025	SUPPLIES	7.99
AMAZON CAPITAL SERVICES	174Y-G4DH-39KL	03/03/2025	SUPPLIES	23.99
AMAZON CAPITAL SERVICES	17J6-TCNX-4VQC	03/03/2025	SUPPLIES	5.79
AMAZON CAPITAL SERVICES	17JG-LGYT-63KY	03/03/2025	BOOKS & DVDS	33.90
AMAZON CAPITAL SERVICES	17JG-LGYT-63KY	03/03/2025	BOOKS & DVDS	48.38
AMAZON CAPITAL SERVICES	19N7-3G7M-KLCW	03/03/2025	MIC CLIP	21.99
AMAZON CAPITAL SERVICES	1CWF-JLK1-79MG	03/03/2025	BOOKS & DVDS	100.03
AMAZON CAPITAL SERVICES	1CWF-JLK1-79MG	03/03/2025	BOOKS & DVDS	19.99
AMAZON CAPITAL SERVICES	1DFH-QF94-M69M	03/03/2025	PARTS	8.98
AMAZON CAPITAL SERVICES	1DWY-LKRW-6P11	03/03/2025	SUPPLIES	243.60
AMAZON CAPITAL SERVICES	1DXH-LKFX-6WVG	03/03/2025	BOOKS	179.18
AMAZON CAPITAL SERVICES	1GFH-NWCN-K7VF	03/03/2025	SUPPLIES	28.41
AMAZON CAPITAL SERVICES	1GTF-7G16-7VF1	03/03/2025	BOOKS	154.31
AMAZON CAPITAL SERVICES	1JHV-WX4K-4FGC	03/03/2025	SUPPLIES	9.99
AMAZON CAPITAL SERVICES	1K7R-11DM-LMDY	03/03/2025	SUPPLIES	63.92
AMAZON CAPITAL SERVICES	1K9M-DLH4-7G7H	03/03/2025	SUPPLIES	26.99
AMAZON CAPITAL SERVICES	1L1M-K77X-M4DL	03/03/2025	SUPPLIES	294.16
AMAZON CAPITAL SERVICES	1LQY-KWYF-MVLP	03/03/2025	SUPPLIES	18.28
AMAZON CAPITAL SERVICES	1LXH-RWDF-6GPV	03/03/2025	SUPPLIES/BOOKS	67.82
AMAZON CAPITAL SERVICES	1LXH-RWDF-6GPV	03/03/2025	SUPPLIES/BOOKS	149.87
AMAZON CAPITAL SERVICES	1Q3H-64NT-6CW4	03/03/2025	BOOKS & DVDS	54.68
AMAZON CAPITAL SERVICES	1Q3H-64NT-6CW4	03/03/2025	BOOKS & DVDS	29.13
AMAZON CAPITAL SERVICES	1QP6-JFKV-3WXV	03/03/2025	SUPPLIES	53.89
AMAZON CAPITAL SERVICES	1VRL-6RTM-6DM6	03/03/2025	BOOKS	37.76
AMAZON CAPITAL SERVICES	1VXT-9MPY-1F3R	03/03/2025	SUPPLIES	122.82
AMAZON CAPITAL SERVICES	1XJ7-NFW3-3NNL	03/03/2025	SUPPLIES	112.89
AMAZON CAPITAL SERVICES	1XM3-G61L-GVG4	03/03/2025	PARTS	57.98
AMAZON CAPITAL SERVICES	1Y1M-FM7C-6FX7	03/03/2025	SUPPLIES	320.90
AMAZON CAPITAL SERVICES	1YHT-X3F3-4WT6	03/03/2025	BOOKS	24.95
AMAZON CAPITAL SERVICES	1YKG-TX11-7NMX	03/03/2025	DVDS	9.99
Vendor 002581 - AMAZON CAPITAL SERVICES Total:				2,420.71

Vendor: 001400 - AMERICAN WATER WORKS ASSOCIATION

AMERICAN WATER WORKS AS	SO215656	03/03/2025	MBRSHP (KR)	95.00
Vendor 001400 - AMERICAN WATER WORKS ASSOCIATION Total:				95.00

Vendor: 014480 - ARNOLD MOTOR SUPPLY

ARNOLD MOTOR SUPPLY	33NV143208	03/03/2025	FILTERS	166.47
ARNOLD MOTOR SUPPLY	33NV143520	03/03/2025	FILTERS	144.27
ARNOLD MOTOR SUPPLY	33NV143540	03/03/2025	FILTER	98.79
ARNOLD MOTOR SUPPLY	33NV144117	03/03/2025	PARTS	11.29
ARNOLD MOTOR SUPPLY	33NV144335	03/03/2025	FILTERS	184.56
Vendor 014480 - ARNOLD MOTOR SUPPLY Total:				605.38

Vendor: 002263 - AVI-SPL, LLC

AVI-SPL, LLC	473911	03/03/2025	ZOOM LICENSE	1,014.29
Vendor 002263 - AVI-SPL, LLC Total:				1,014.29

Vendor: 088376 - AWARDS UNLIMITED INC

AWARDS UNLIMITED INC	20399	03/03/2025	SUPPLIES	100.00
Vendor 088376 - AWARDS UNLIMITED INC Total:				100.00

Vendor: 001488 - BACKFLOW PREVENTION SERVICES

BACKFLOW PREVENTION SERV	986399	03/03/2025	INSPECTIONS	367.50
			Vendor 001488 - BACKFLOW PREVENTION SERVICES Total:	367.50
Vendor: 001700 - BAKER & TAYLOR -ENT #5103				
BAKER & TAYLOR -ENT #5103	2038852068	03/03/2025	BOOKS	45.58
BAKER & TAYLOR -ENT #5103	2038874511	03/03/2025	BOOKS	250.19
BAKER & TAYLOR -ENT #5103	NS24120371	03/03/2025	SUB	594.00
			Vendor 001700 - BAKER & TAYLOR -ENT #5103 Total:	889.77
Vendor: 000562 - BAKER & TAYLOR L530345				
BAKER & TAYLOR L530345	2038848891	03/03/2025	BOOKS	47.45
BAKER & TAYLOR L530345	2038860801	03/03/2025	BOOKS	28.77
BAKER & TAYLOR L530345	2038862363	03/03/2025	BOOKS	189.48
			Vendor 000562 - BAKER & TAYLOR L530345 Total:	265.70
Vendor: 000397 - BALDWIN, OLGA N.				
BALDWIN, OLGA N.	03.03.25	03/03/2025	GYMNASTICS	1,740.00
			Vendor 000397 - BALDWIN, OLGA N. Total:	1,740.00
Vendor: 099754 - BETTER TOGETHER, LLC				
BETTER TOGETHER, LLC	000183	03/03/2025	CPR CERT	32.00
			Vendor 099754 - BETTER TOGETHER, LLC Total:	32.00
Vendor: 099242 - BOLTON & MENK, INC.				
BOLTON & MENK, INC.	0355798	03/03/2025	TAXIWAY REHAB- ENGINEERIN	984.50
BOLTON & MENK, INC.	0355799	03/03/2025	TAXIWAY REHAB - ENGINEERI	5,236.50
			Vendor 099242 - BOLTON & MENK, INC. Total:	6,221.00
Vendor: 099373 - BOUND TREE MEDICAL, LLC				
BOUND TREE MEDICAL, LLC	85601667	03/03/2025	SUPPLIES	667.87
BOUND TREE MEDICAL, LLC	85629404	03/03/2025	SUPPLIES	66.55
BOUND TREE MEDICAL, LLC	85629405	03/03/2025	TRNG EQUIP	969.99
BOUND TREE MEDICAL, LLC	85646582	03/03/2025	SUPPLIES	19.40
BOUND TREE MEDICAL, LLC	85652277	03/03/2025	SUPPLIES	551.90
BOUND TREE MEDICAL, LLC	85666186	03/03/2025	SUPPLIES	199.87
			Vendor 099373 - BOUND TREE MEDICAL, LLC Total:	2,475.58
Vendor: 003700 - BRODART CO				
BRODART CO	86900835	03/03/2025	BOOKS & AUTOMATION	58.87
			Vendor 003700 - BRODART CO Total:	58.87
Vendor: 099645 - CAHOY PUMP SERVICE, INC.				
CAHOY PUMP SERVICE, INC.	03.03.25	03/03/2025	PAY REQ #7 - WELL #10	226,302.45
			Vendor 099645 - CAHOY PUMP SERVICE, INC. Total:	226,302.45
Vendor: 002601 - CALDWELL & BRIERLY, PLLC				
CALDWELL & BRIERLY, PLLC	73826	03/03/2025	LEGAL FEES	157.00
			Vendor 002601 - CALDWELL & BRIERLY, PLLC Total:	157.00
Vendor: 002510 - CAPITAL ONE				
CAPITAL ONE	01.14.25	02/07/2025	MEETING REG (MS)	35.00
CAPITAL ONE	200012675	02/07/2025	OPERATOR TRAINING (SC/AS/	380.00
CAPITAL ONE	373272 FRINGE	02/07/2025	SPORTS RACKS	2,965.30
CAPITAL ONE	64759096550078	02/07/2025	CRADLEPOINT	3,160.60
CAPITAL ONE	7001588913	02/07/2025	BOOKS	86.35
CAPITAL ONE	IA CRMNL 01.15.25	02/07/2025	BACKGROUND CK (REC)	255.00
CAPITAL ONE	IA JUDICIAL 1.15.25	02/07/2025	SMALL CLAIMS FILING FEES (N	125.00
CAPITAL ONE	IACNA 1.15.25	02/07/2025	TRAINING (FR)	50.00
CAPITAL ONE	R851762713	02/07/2025	PINS	46.33
CAPITAL ONE	R851762713	02/07/2025	PINS	3.67
			Vendor 002510 - CAPITAL ONE Total:	7,107.25
Vendor: 002709 - CENTRAL IOWA CLEANING SERVICES LLC				
CENTRAL IOWA CLEANING SEF	887	03/03/2025	CLEANING SVC (JAN)	600.00
CENTRAL IOWA CLEANING SEF	888	03/03/2025	CLEANING SVC (FEB)	600.00
CENTRAL IOWA CLEANING SEF	889	03/03/2025	CLEANING SVC (FEB)	300.00
			Vendor 002709 - CENTRAL IOWA CLEANING SERVICES LLC Total:	1,500.00
Vendor: 090066 - CLASSIC CAR WASH				
CLASSIC CAR WASH	02.19.25	03/03/2025	CAR WASH	250.00
			Vendor 090066 - CLASSIC CAR WASH Total:	250.00
Vendor: 000006 - COLLECTION SERVICE CENTER				
COLLECTION SERVICE CENTER	INV0002217	02/14/2025	CHILD SUPPORT	530.82
COLLECTION SERVICE CENTER	INV0002217	02/14/2025	CHILD SUPPORT	236.38

COLLECTION SERVICE CENTER	INV0002217	02/14/2025	CHILD SUPPORT	402.10
COLLECTION SERVICE CENTER	INV0002259	02/28/2025	CHILD SUPPORT	1,417.05
COLLECTION SERVICE CENTER	INV0002259	02/28/2025	CHILD SUPPORT	263.17
COLLECTION SERVICE CENTER	INV0002259	02/28/2025	CHILD SUPPORT	386.13
Vendor 000006 - COLLECTION SERVICE CENTER Total:				3,235.65
Vendor: 001884 - CON-STRUCT INC.				
CON-STRUCT INC.	03.03.25	03/03/2025	PAY REQ #4 - RAW WA MAIN	6,051.27
CON-STRUCT INC.	117464	03/03/2025	PEARL STREET REPAIR	4,316.49
Vendor 001884 - CON-STRUCT INC. Total:				10,367.76
Vendor: 002260 - CORE & MAIN LP				
CORE & MAIN LP	INV0013918	03/03/2025	PH METER	325.30
Vendor 002260 - CORE & MAIN LP Total:				325.30
Vendor: 099565 - CRAIG D RITLAND				
CRAIG D RITLAND	10	03/03/2025	ARCHITECTURAL FEES	9,535.00
Vendor 099565 - CRAIG D RITLAND Total:				9,535.00
Vendor: 099746 - DAVID BILLMAN				
DAVID BILLMAN	03.03.25 CONTRACT	03/03/2025	BILLBOARD - BILLMAN	1,000.00
Vendor 099746 - DAVID BILLMAN Total:				1,000.00
Vendor: 099413 - DELTA DENTAL				
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	202.71
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	9.66
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	35.17
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	18.97
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	10.34
DELTA DENTAL	INV0002220	02/14/2025	DENTAL INSURANCE	48.67
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	145.77
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	202.25
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	46.07
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	9.67
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	36.11
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	7.18
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	6.95
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	50.19
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	18.42
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	16.97
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	10.88
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	48.25
DELTA DENTAL	INV0002263	02/28/2025	DENTAL INSURANCE	33.09
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	3,402.93
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	37.14
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	285.35
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	277.40
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	82.23
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	101.79
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	165.98
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	128.84
DELTA DENTAL	INV0002275	02/28/2025	DENTAL INSURANCE - MARCH	37.14
Vendor 099413 - DELTA DENTAL Total:				5,476.12
Vendor: 089056 - ED M FELD EQUIPMENT CO., INC.				
ED M FELD EQUIPMENT CO., II	INV5826	03/03/2025	SCBA SVC & CERT	1,158.00
Vendor 089056 - ED M FELD EQUIPMENT CO., INC. Total:				1,158.00
Vendor: 000011 - EFTPS				
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	7,227.57
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	2,525.38
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	2,629.14
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	710.88
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	424.76
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	1,816.26
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	31.87
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	43.06
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	10.08
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	185.48
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	345.00
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	80.68

EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	682.55
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	1,236.30
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	289.10
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	678.77
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	301.68
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	1,289.76
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	1,027.93
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	348.30
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	1,489.60
EFTPS	INV0002225	02/14/2025	FEDERAL WITHHOLDING	1,058.45
EFTPS	INV0002225	02/14/2025	SOCIAL SECURITY WITHHOLDI	1,951.98
EFTPS	INV0002225	02/14/2025	MEDICARE WITHHOLDING	456.52
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	12,144.45
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	5,038.32
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	4,020.76
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	1,660.67
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	2,816.62
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	658.76
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	1,007.63
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	334.48
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	1,430.14
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	235.48
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	80.68
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	345.00
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	1,150.98
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	1,678.48
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	392.48
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	213.63
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	68.56
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	293.10
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	1,656.35
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	2,818.66
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	659.10
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	2,046.28
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	2,771.74
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	648.28
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	510.20
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	137.74
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	588.94
EFTPS	INV0002268	02/28/2025	FEDERAL WITHHOLDING	2,267.98
EFTPS	INV0002268	02/28/2025	SOCIAL SECURITY WITHHOLDI	3,422.44
EFTPS	INV0002268	02/28/2025	MEDICARE WITHHOLDING	800.44
			Vendor 000011 - EFTPS Total:	78,739.47
Vendor: 001879 - ELIXIR RX SOLUTIONS, LLC				
ELIXIR RX SOLUTIONS, LLC	581141	02/19/2025	411 CLAIMS - (MD)	16.82
			Vendor 001879 - ELIXIR RX SOLUTIONS, LLC Total:	16.82
Vendor: 089190 - ELLIOTT EQUIPMENT COMPANY				
ELLIOTT EQUIPMENT COMPAN	184225	03/03/2025	TRUCK PART REPLACEMENT	784.79
ELLIOTT EQUIPMENT COMPAN	184532	03/03/2025	PARTS	118.22
			Vendor 089190 - ELLIOTT EQUIPMENT COMPANY Total:	903.01
Vendor: 002042 - ELM USA, INC.				
ELM USA, INC.	73950	03/03/2025	MONTHLY MIN	25.00
			Vendor 002042 - ELM USA, INC. Total:	25.00
Vendor: 099208 - ENGINEERED EQUIPMENT SOLUTIONS, INC.				
ENGINEERED EQUIPMENT SOL	42498B31222	03/03/2025	PARTS	730.00
			Vendor 099208 - ENGINEERED EQUIPMENT SOLUTIONS, INC. Total:	730.00
Vendor: 001820 - EVOQUA WATER TECHNOLOGIES LLC				
EVOQUA WATER TECHNOLOG	906864479	03/03/2025	CHEM FEED	500.00
			Vendor 001820 - EVOQUA WATER TECHNOLOGIES LLC Total:	500.00
Vendor: 098287 - FASTENAL COMPANY				
FASTENAL COMPANY	IAGRN158594	03/03/2025	PARTS	19.24
			Vendor 098287 - FASTENAL COMPANY Total:	19.24
Vendor: 099370 - FENNER UNDERGROUND LLC				
FENNER UNDERGROUND LLC	12825	03/03/2025	MAINBREAK REP	3,845.00

			Vendor 099370 - FENNER UNDERGROUND LLC Total:	3,845.00
Vendor: 020843 - FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BUREAU	251285	03/03/2025	HAZ-MAT TEST (TB)	100.00
FIRE SERVICE TRAINING BUREAU	251313	03/03/2025	FF2 CERTIFICATION	50.00
			Vendor 020843 - FIRE SERVICE TRAINING BUREAU Total:	150.00
Vendor: 002660 - FIRST BOOK				
FIRST BOOK	7001623035	03/03/2025	BOOKS	21.00
FIRST BOOK	7001623035	03/03/2025	BOOKS	5.40
			Vendor 002660 - FIRST BOOK Total:	26.40
Vendor: 098006 - GALLS, LLC				
GALLS, LLC	030350336	03/03/2025	UNIFORMS	734.64
			Vendor 098006 - GALLS, LLC Total:	734.64
Vendor: 010500 - GERMAN PLUMBING, HEATING & COOLING, INC.				
GERMAN PLUMBING, HEATING & COOLING, INC.	10299	03/03/2025	PARTS	232.02
GERMAN PLUMBING, HEATING & COOLING, INC.	10880	03/03/2025	HEAT EXCHANGER REPAIR	1,921.30
			Vendor 010500 - GERMAN PLUMBING, HEATING & COOLING, INC. Total:	2,153.32
Vendor: 002628 - GIBSON, DEREK				
GIBSON, DEREK	147717	03/03/2025	CLEANING SVC (FEB)	1,790.00
GIBSON, DEREK	147718	03/03/2025	SNOW REMOVAL	345.00
GIBSON, DEREK	147721	03/03/2025	CLEANING SVC (FEB)	1,260.00
GIBSON, DEREK	147722	03/03/2025	CLEANING SVC (FEB)	66.66
GIBSON, DEREK	147722	03/03/2025	CLEANING SVC (FEB)	66.67
GIBSON, DEREK	147722	03/03/2025	CLEANING SVC (FEB)	66.67
GIBSON, DEREK	147723	03/03/2025	CLEANING SVC (FEB)	780.00
			Vendor 002628 - GIBSON, DEREK Total:	4,375.00
Vendor: 099351 - GIBSON, FORREST				
GIBSON, FORREST	03.03.25	03/03/2025	TAE KWON DO	1,260.00
GIBSON, FORREST	03.03.25 FEB LATE	03/03/2025	TAE KWON DO	100.00
			Vendor 099351 - GIBSON, FORREST Total:	1,360.00
Vendor: 002303 - GISL				
GISL	03.03.25	03/03/2025	ENTRY FEES	330.00
			Vendor 002303 - GISL Total:	330.00
Vendor: 099530 - GRACE ELECTRIC				
GRACE ELECTRIC	1718	03/03/2025	LED LIGHT INSTALL	5,829.65
GRACE ELECTRIC	1722	03/03/2025	AIRPORT LIGHTING	2,027.47
GRACE ELECTRIC	1723	03/03/2025	LED LIGHT INSTALL	1,937.55
			Vendor 099530 - GRACE ELECTRIC Total:	9,794.67
Vendor: 097045 - GRAINGER				
GRAINGER	9383304590	03/03/2025	SUPPLIES	40.82
GRAINGER	9384852324	03/03/2025	SUPPLIES	65.17
GRAINGER	9389916462	03/03/2025	SUPPLIES	93.41
GRAINGER	9390432160	03/03/2025	SUPPLIES	219.81
GRAINGER	9397402158	03/03/2025	VALVES - MBT	301.64
GRAINGER	9416274562	03/03/2025	PARTS	302.38
GRAINGER	9417222628	03/03/2025	PARTS	20.15
			Vendor 097045 - GRAINGER Total:	1,043.38
Vendor: 000702 - GREATER POWESHIEK COMMUNITY FOUNDATION				
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	13.83
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	41.10
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	13.15
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	32.88
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	44.38
GREATER POWESHIEK COMMUNITY FOUNDATION	INV0002255	02/28/2025	GREATER POWESHIEK FOUND	24.66
			Vendor 000702 - GREATER POWESHIEK COMMUNITY FOUNDATION Total:	170.00
Vendor: 011200 - GRINNELL FIRESTONE				
GRINNELL FIRESTONE	31500	03/03/2025	TIRE REP (206)	79.41
			Vendor 011200 - GRINNELL FIRESTONE Total:	79.41
Vendor: 014100 - GRINNELL VOL FIRE ASSOC				
GRINNELL VOL FIRE ASSOC	FEB 2025	03/03/2025	VOL PAY	2,130.00
GRINNELL VOL FIRE ASSOC	JAN 2025	03/03/2025	VOL PAY	2,190.00
			Vendor 014100 - GRINNELL VOL FIRE ASSOC Total:	4,320.00
Vendor: 014250 - GRONEWOLD, BELL, KYHNN & CO PC				

GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	750.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	750.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	1,500.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	250.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	250.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	250.00
GRONEWOLD, BELL, KYHNN & 31658	03/03/2025	FY24 AUDIT	250.00
Vendor 014250 - GRONEWOLD, BELL, KYHNN & CO PC Total:			4,000.00
Vendor: 099452 - HAWKINS, INC			
HAWKINS, INC 6981668	03/03/2025	CORROSION CONTROL	2,642.61
Vendor 099452 - HAWKINS, INC Total:			2,642.61
Vendor: 099591 - HEARTLAND BUSINESS SYSTEMS, LLC			
HEARTLAND BUSINESS SYSTEM 761246-H	03/03/2025	PSB BACKUPS	1,365.50
HEARTLAND BUSINESS SYSTEM 761246-H	03/03/2025	CITY HALL BACKUPS	1,185.50
HEARTLAND BUSINESS SYSTEM 766324-H	03/03/2025	PD COMPUTERS	6,805.15
HEARTLAND BUSINESS SYSTEM 766528-H	03/03/2025	PD - IT SERVICE	160.00
HEARTLAND BUSINESS SYSTEM 766528-H	03/03/2025	COUNCIL - EMAILS IT	80.00
HEARTLAND BUSINESS SYSTEM 766532-H	03/03/2025	PD - IT	150.00
HEARTLAND BUSINESS SYSTEM 766533-H	03/03/2025	LIBRARY - PRINTING	840.00
HEARTLAND BUSINESS SYSTEM 769005-H	03/03/2025	ACCT TECH COMP SETUP - IT	457.50
HEARTLAND BUSINESS SYSTEM 769006-H	03/03/2025	LIBRARY PRINTING - IT	591.25
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	200.00
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	54.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	54.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	43.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	87.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	74.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	60.00
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	12.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	12.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	37.50
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	37.00
HEARTLAND BUSINESS SYSTEM 770737-H	03/03/2025	MICROSOFT 365	43.50
Vendor 099591 - HEARTLAND BUSINESS SYSTEMS, LLC Total:			12,352.40
Vendor: 015100 - HERALD REGISTER			
HERALD REGISTER 00115234	02/07/2025	CODE ENFORCEMENT AD	66.83
HERALD REGISTER 00115480	02/07/2025	ACCOUNTING TECH AD	39.60
HERALD REGISTER 00115610	03/03/2025	LEGALS- NPH BUDGET AMENC	88.58
HERALD REGISTER 00115636	03/03/2025	LEGALS-CC	284.72
HERALD REGISTER 00115689	03/03/2025	LEGALS - CC	28.12
Vendor 015100 - HERALD REGISTER Total:			507.85
Vendor: 093175 - HICKENBOTTOM INC			
HICKENBOTTOM INC S602382	03/03/2025	SUPPLIES	151.96
HICKENBOTTOM INC S602706	03/03/2025	SUPPLIES	56.00
HICKENBOTTOM INC S602707	03/03/2025	TILE REP PARTS	120.94
Vendor 093175 - HICKENBOTTOM INC Total:			328.90
Vendor: 098008 - HUTCHINSON SALT CO., INC.			
HUTCHINSON SALT CO., INC. 193737	03/03/2025	ROAD SALT	23,968.42
Vendor 098008 - HUTCHINSON SALT CO., INC. Total:			23,968.42
Vendor: 001651 - IAWEA			
IAWEA 2025WCLLCTNSY6RV002V	02/24/2025	REG (NM/JL)	170.00
Vendor 001651 - IAWEA Total:			170.00
Vendor: 099572 - IHYDRANT			
IHYDRANT IHY-000486	03/03/2025	SUBSCRIPTION	1,500.00
Vendor 099572 - IHYDRANT Total:			1,500.00
Vendor: 095001 - INGRAM LIBRARY SERVICES			
INGRAM LIBRARY SERVICES 86403505	03/03/2025	BOOKS	167.35
INGRAM LIBRARY SERVICES 86403505	03/03/2025	BOOKS	11.49
INGRAM LIBRARY SERVICES 86427727	03/03/2025	BOOKS	45.54
INGRAM LIBRARY SERVICES 86427727	03/03/2025	BOOKS	93.31
INGRAM LIBRARY SERVICES 86562267	03/03/2025	BOOKS	(123.15)
INGRAM LIBRARY SERVICES 86593713	03/03/2025	BOOKS	100.24
Vendor 095001 - INGRAM LIBRARY SERVICES Total:			294.78
Vendor: 093001 - IOWA CHAPTER OF IAPMO			

IOWA CHAPTER OF IAPMO	3238	03/03/2025	MBRSHS DUES (TA)	250.00
Vendor 093001 - IOWA CHAPTER OF IAPMO Total:				250.00
Vendor: 130 - IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFETY	1768	03/03/2025	TRMNL BILLING JAN-MAR '25	300.00
Vendor 130 - IOWA DEPT OF PUBLIC SAFETY Total:				300.00
Vendor: 001389 - IOWA LAW ENFORCEMENT ACADEMY				
IOWA LAW ENFORCEMENT AC	328796	03/03/2025	BASIC ACADEMY (KR)	5,125.00
Vendor 001389 - IOWA LAW ENFORCEMENT ACADEMY Total:				5,125.00
Vendor: 017800 - IOWA LIBRARY ASSOCIATION				
IOWA LIBRARY ASSOCIATION	03.03.25	03/03/2025	AWARD LABELS	6.00
IOWA LIBRARY ASSOCIATION	10759	03/03/2025	MBRSHS (MS)	70.00
Vendor 017800 - IOWA LIBRARY ASSOCIATION Total:				76.00
Vendor: 090220 - IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	384693	03/03/2025	UNIFORM (FR)	163.72
Vendor 090220 - IOWA PRISON INDUSTRIES Total:				163.72
Vendor: 001774 - IOWA PUMP WORKS, INC.				
IOWA PUMP WORKS, INC.	INV026741	03/03/2025	PUMP REPAIR	9,034.95
Vendor 001774 - IOWA PUMP WORKS, INC. Total:				9,034.95
Vendor: 002122 - IPAA				
IPAA	1663	02/14/2025	MBRSHS	200.00
Vendor 002122 - IPAA Total:				200.00
Vendor: 090000 - IPERS				
IPERS	INV0002222	02/14/2025	IPERS - PROTECTION CLASS	215.23
IPERS	INV0002222	02/14/2025	IPERS	2,908.12
IPERS	INV0002222	02/14/2025	IPERS	1,914.63
IPERS	INV0002222	02/14/2025	IPERS	55.03
IPERS	INV0002222	02/14/2025	IPERS	452.70
IPERS	INV0002222	02/14/2025	IPERS	1,629.84
IPERS	INV0002222	02/14/2025	IPERS	1,708.07
IPERS	INV0002222	02/14/2025	IPERS	1,928.37
IPERS	INV0002222	02/14/2025	IPERS	2,601.60
IPERS	DM0000137	02/28/2025	IPERS	0.03
IPERS	INV0002265	02/28/2025	IPERS	6,033.42
IPERS	INV0002265	02/28/2025	IPERS - PROTECTION CLASS	132.01
IPERS	INV0002265	02/28/2025	IPERS - ELECTED OFFICIAL	445.73
IPERS	INV0002265	02/28/2025	IPERS	3,211.14
IPERS	INV0002265	02/28/2025	IPERS	1,894.62
IPERS	INV0002265	02/28/2025	IPERS	452.70
IPERS	INV0002265	02/28/2025	IPERS	2,220.43
IPERS	INV0002265	02/28/2025	IPERS	387.51
IPERS	INV0002265	02/28/2025	IPERS	3,730.73
IPERS	INV0002265	02/28/2025	IPERS	3,577.57
IPERS	INV0002265	02/28/2025	IPERS	747.05
IPERS	INV0002265	02/28/2025	IPERS	4,575.87
Vendor 090000 - IPERS Total:				40,822.40
Vendor: 097144 - JASPER CONSTRUCTION SERVICE				
JASPER CONSTRUCTION SERVI	03.03.25	03/03/2025	PAY REQ #1 - CBD MAINT	141,795.24
Vendor 097144 - JASPER CONSTRUCTION SERVICE Total:				141,795.24
Vendor: 000676 - JD FINANCIAL - THEISEN'S				
JD FINANCIAL - THEISEN'S	3599934	03/03/2025	TOOLS	38.98
JD FINANCIAL - THEISEN'S	3601324	03/03/2025	PARTS	33.64
JD FINANCIAL - THEISEN'S	3601771	03/03/2025	PART	3.99
JD FINANCIAL - THEISEN'S	3601993	03/03/2025	SUPPLIES	37.99
JD FINANCIAL - THEISEN'S	3602700	03/03/2025	SUPPLIES	201.65
JD FINANCIAL - THEISEN'S	3603179	03/03/2025	SUPPLIES	543.17
JD FINANCIAL - THEISEN'S	3603356	03/03/2025	SUPPLIES	13.17
JD FINANCIAL - THEISEN'S	3604582	03/03/2025	SUPPLIES	20.98
JD FINANCIAL - THEISEN'S	3605185	03/03/2025	SUPPLIES	107.80
JD FINANCIAL - THEISEN'S	3605231	03/03/2025	SUPPLIES	37.17
JD FINANCIAL - THEISEN'S	3606411	03/03/2025	SUPPLIES	37.85
JD FINANCIAL - THEISEN'S	3606416	03/03/2025	PARTS	8.53
JD FINANCIAL - THEISEN'S	3606562	03/03/2025	SUPPLIES	25.98
JD FINANCIAL - THEISEN'S	3606594	03/03/2025	SUPPLIES	4.69
JD FINANCIAL - THEISEN'S	3606594	03/03/2025	SUPPLIES	27.98

JD FINANCIAL - THEISEN'S	3606594	03/03/2025	SUPPLIES	119.99
JD FINANCIAL - THEISEN'S	3606665	03/03/2025	SUPPLIES	259.97
JD FINANCIAL - THEISEN'S	3607259	03/03/2025	SUPPLIES	60.76
JD FINANCIAL - THEISEN'S	3608535	03/03/2025	PARTS	7.50
JD FINANCIAL - THEISEN'S	3608785	03/03/2025	SUPPLIES	239.19
JD FINANCIAL - THEISEN'S	3608979	03/03/2025	PARTS	4.75
JD FINANCIAL - THEISEN'S	3609185	03/03/2025	SUPPLIES	64.74
JD FINANCIAL - THEISEN'S	3609766	03/03/2025	SUPPLIES	27.47
JD FINANCIAL - THEISEN'S	3609959	03/03/2025	SUPPLIES	11.38
Vendor 000676 - JD FINANCIAL - THEISEN'S Total:				1,939.32
Vendor: 001826 - JD FINANCIAL- VAN WALL				
JD FINANCIAL- VAN WALL	6473095	03/03/2025	PARTS	12.99
JD FINANCIAL- VAN WALL	6481195	03/03/2025	PARTS	8.58
Vendor 001826 - JD FINANCIAL- VAN WALL Total:				21.57
Vendor: 002198 - JOHNSON CONTROLS FIRE PROTECTION LP				
JOHNSON CONTROLS FIRE PRC	24557390	03/03/2025	FIRE ALARM MONITORING	385.00
Vendor 002198 - JOHNSON CONTROLS FIRE PROTECTION LP Total:				385.00
Vendor: 099750 - JOHNSON, BRADEN				
JOHNSON, BRADEN	03.03.25	03/03/2025	COMPLIANCE CHECKS	50.00
Vendor 099750 - JOHNSON, BRADEN Total:				50.00
Vendor: 000045 - JOHNSON, DAN				
JOHNSON, DAN	03.03.25	03/03/2025	TUITION REIMBURSE	473.85
Vendor 000045 - JOHNSON, DAN Total:				473.85
Vendor: 000516 - KELLOGG LAWN & SNOW				
KELLOGG LAWN & SNOW	472153	03/03/2025	PART	146.00
Vendor 000516 - KELLOGG LAWN & SNOW Total:				146.00
Vendor: 099203 - KEY COOPERATIVE GRINNELL				
KEY COOPERATIVE GRINNELL	204865	03/03/2025	PROPANE	533.17
KEY COOPERATIVE GRINNELL	8575606	03/03/2025	PROPANE	32.99
Vendor 099203 - KEY COOPERATIVE GRINNELL Total:				566.16
Vendor: 099751 - LANDSCAPE FORMS, INC				
LANDSCAPE FORMS, INC	0000219723	03/03/2025	CP PLAYGROUND BENCHES	8,280.00
Vendor 099751 - LANDSCAPE FORMS, INC Total:				8,280.00
Vendor: 001609 - LOWRY, RONALD D.				
LOWRY, RONALD D.	INV0002227	03/03/2025	MTHLY SVC-FEB 2025	2,333.34
Vendor 001609 - LOWRY, RONALD D. Total:				2,333.34
Vendor: 002707 - MAHASKA COMMUNICATIONS GROUP, LLC				
MAHASKA COMMUNICATION!	02.15.25	03/03/2025	TELEPHONE	650.37
MAHASKA COMMUNICATION!	02.15.25	03/03/2025	TELEPHONE	149.97
MAHASKA COMMUNICATION!	02.15.25	03/03/2025	TELEPHONE	43.99
MAHASKA COMMUNICATION!	02.15.25	03/03/2025	TELEPHONE	43.99
MAHASKA COMMUNICATION!	02.15.25 PUB SAFETY	03/03/2025	TELEPHONE	59.37
Vendor 002707 - MAHASKA COMMUNICATIONS GROUP, LLC Total:				947.69
Vendor: 023500 - MANATTS INC				
MANATTS INC	5159751	03/03/2025	SAND	246.97
Vendor 023500 - MANATTS INC Total:				246.97
Vendor: 002279 - MARTIN EQUIPMENT				
MARTIN EQUIPMENT	863619	03/03/2025	PARTS	228.18
Vendor 002279 - MARTIN EQUIPMENT Total:				228.18
Vendor: 099739 - MASTER MEDICAL EQUIPMENT, LLC				
MASTER MEDICAL EQUIPMEN	3086508	03/03/2025	EQUIP	514.90
Vendor 099739 - MASTER MEDICAL EQUIPMENT, LLC Total:				514.90
Vendor: 099280 - MC CLURE				
MC CLURE	157442	03/03/2025	WA PLANT - ENGINEERING	20,222.75
MC CLURE	157505	03/03/2025	JORDAN WELL NO 10 - ENGINI	28,035.00
MC CLURE	157506	03/03/2025	RAW WA MAIN - ENGINEERIN	10,706.25
Vendor 099280 - MC CLURE Total:				58,964.00
Vendor: 020371 - MEDICAP PHARMACY				
MEDICAP PHARMACY	277608	03/03/2025	REPLACE MEDICATIONS	229.06
MEDICAP PHARMACY	278357	03/03/2025	SUPPLIES	11.67
Vendor 020371 - MEDICAP PHARMACY Total:				240.73
Vendor: 000010 - MFPRSI				

MFPRSI	INV0002223	02/14/2025	MFPRSI	19,615.55
MFPRSI	INV0002266	02/28/2025	MFPRSI	29,246.80
Vendor 000010 - MFPRSI Total:				48,862.35
Vendor: 090102 - MICROBAC LABORATORIES, INC.				
MICROBAC LABORATORIES, IN	NT2500801	03/03/2025	TESTS	4,179.75
MICROBAC LABORATORIES, IN	NT2501032	03/03/2025	BACTERIA TESTING	87.50
MICROBAC LABORATORIES, IN	NT2501288	03/03/2025	TESTS	87.50
Vendor 090102 - MICROBAC LABORATORIES, INC. Total:				4,354.75
Vendor: 099675 - MIDWEST COMMUNITY TITLE IOWA				
MIDWEST COMMUNITY TITLE	MIA2405432-2	03/03/2025	1450 WEST ST S FINAL	100.00
MIDWEST COMMUNITY TITLE	MIA2405433-2	03/03/2025	610 INDUSTRIAL FINAL	100.00
Vendor 099675 - MIDWEST COMMUNITY TITLE IOWA Total:				200.00
Vendor: 099224 - MILLER, SHELBY				
MILLER, SHELBY	03.03.25	03/03/2025	REIMB MILEAGE	88.06
Vendor 099224 - MILLER, SHELBY Total:				88.06
Vendor: 025800 - MUNICIPAL SUPPLY, INC				
MUNICIPAL SUPPLY, INC	0932223-IN	03/03/2025	METER PARTS	925.00
MUNICIPAL SUPPLY, INC	0932440-CM	03/03/2025	PARTS	(1,146.50)
MUNICIPAL SUPPLY, INC	0932811-IN	03/03/2025	SVC REP PARTS	754.74
MUNICIPAL SUPPLY, INC	0932812-IN	03/03/2025	MAIN BREAK PARTS	585.50
MUNICIPAL SUPPLY, INC	0934223-IN	03/03/2025	PARTS	885.00
Vendor 025800 - MUNICIPAL SUPPLY, INC Total:				2,003.74
Vendor: 001907 - NCL OF WISCONSIN, INC.				
NCL OF WISCONSIN, INC.	515182	03/03/2025	SUPPLIES	151.59
Vendor 001907 - NCL OF WISCONSIN, INC. Total:				151.59
Vendor: 000848 - NEAL, KAREN				
NEAL, KAREN	03.03.25	03/03/2025	REIMB LODGING	855.85
Vendor 000848 - NEAL, KAREN Total:				855.85
Vendor: 030000 - NEW CENTURY FARM SERVICE				
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	2,129.70
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	389.05
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	395.92
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	352.80
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	49.99
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	1,592.51
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	637.31
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	391.48
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	1,176.62
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	1,123.71
NEW CENTURY FARM SERVICE	01-31-2025	02/14/2025	FUEL	553.47
NEW CENTURY FARM SERVICE	33020503	02/14/2025	FUEL	130.36
NEW CENTURY FARM SERVICE	33020503	02/14/2025	FUEL	130.36
NEW CENTURY FARM SERVICE	38299990	02/14/2025	FUEL	44.28
NEW CENTURY FARM SERVICE	38299991	02/14/2025	FUEL	25.74
NEW CENTURY FARM SERVICE	41003600	02/14/2025	FUEL	181.05
NEW CENTURY FARM SERVICE	41003600	02/14/2025	FUEL	181.05
NEW CENTURY FARM SERVICE	41003600	02/14/2025	FUEL	181.05
NEW CENTURY FARM SERVICE	50020510	02/14/2025	LP	575.98
Vendor 030000 - NEW CENTURY FARM SERVICE Total:				10,242.43
Vendor: 099752 - ON-TARGET STRATEGIES, INC				
ON-TARGET STRATEGIES, INC	352	03/03/2025	TRAINING (DK)	325.00
Vendor 099752 - ON-TARGET STRATEGIES, INC Total:				325.00
Vendor: 098243 - O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	0331-281776	03/03/2025	OIL	30.98
O'REILLY AUTO PARTS	0331-282084	03/03/2025	BATTERY L53	147.00
O'REILLY AUTO PARTS	0331-283202	03/03/2025	FUEL SUPPLEMENT	11.99
O'REILLY AUTO PARTS	0331-283385	03/03/2025	BATTERY	203.06
Vendor 098243 - O'REILLY AUTO PARTS Total:				393.03
Vendor: 002016 - OVERDRIVE, INC.				
OVERDRIVE, INC.	06497CO25027060	03/03/2025	AUDIO & EBOOKS	89.99
Vendor 002016 - OVERDRIVE, INC. Total:				89.99
Vendor: 099753 - PARKVIEW CONSTRUCTION INC				

PARKVIEW CONSTRUCTION IN 100	03/03/2025	SHEETROCK RPR	1,200.00
Vendor 099753 - PARKVIEW CONSTRUCTION INC Total:			1,200.00
Vendor: 035680 - PAUL'S ACE HARDWARE INC.			
PAUL'S ACE HARDWARE INC. 160716	03/03/2025	SUPPLIES	3.99
PAUL'S ACE HARDWARE INC. 160789	03/03/2025	SNOWBLOWER	799.99
PAUL'S ACE HARDWARE INC. 160802	03/03/2025	SUPPLIES	4.98
PAUL'S ACE HARDWARE INC. 160866	03/03/2025	TOOLS	37.99
PAUL'S ACE HARDWARE INC. 160932	03/03/2025	SUPPLIES	11.28
Vendor 035680 - PAUL'S ACE HARDWARE INC. Total:			858.23
Vendor: 001129 - PEAK SOFTWARE SYSTEMS INC			
PEAK SOFTWARE SYSTEMS INC 028264	03/03/2025	SOFTWARE	48.50
Vendor 001129 - PEAK SOFTWARE SYSTEMS INC Total:			48.50
Vendor: 099748 - PEAVEY CORPORATION			
PEAVEY CORPORATION 415627	03/03/2025	SUPPLIES	109.29
Vendor 099748 - PEAVEY CORPORATION Total:			109.29
Vendor: 021128 - POWESHIEK CO CLERK OF COURT			
POWESHIEK CO CLERK OF COL INV0002258	02/28/2025	CHILD SUPPORT	19.14
POWESHIEK CO CLERK OF COL INV0002258	02/28/2025	CHILD SUPPORT	255.86
Vendor 021128 - POWESHIEK CO CLERK OF COURT Total:			275.00
Vendor: 029900 - POWESHIEK CO TREASURER			
POWESHIEK CO TREASURER INV0002228	03/03/2025	PER CAPITA	1,536.33
Vendor 029900 - POWESHIEK CO TREASURER Total:			1,536.33
Vendor: 099415 - PRINCIPAL			
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	23.71
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	1.21
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	4.24
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	3.07
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	2.01
PRINCIPAL INV0002221	02/14/2025	VISION INSURANCE	6.41
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	494.95
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	6.31
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	42.63
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	43.28
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	11.97
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	17.56
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	24.35
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	18.04
PRINCIPAL INV0002274	02/26/2025	VISION INSURANCE - MARCH	6.31
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	18.86
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	23.75
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	5.90
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	1.22
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	4.39
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	0.90
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	0.94
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	3.02
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	6.49
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	2.20
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	2.08
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	4.47
PRINCIPAL INV0002264	02/28/2025	VISION INSURANCE	6.36
Vendor 099415 - PRINCIPAL Total:			786.63
Vendor: 002479 - PROGRESSIVE INTELLIGENCE TECHNOLOGIES			
PROGRESSIVE INTELLIGENCE T 00001787	03/03/2025	SOFTWARE	2,550.00
Vendor 002479 - PROGRESSIVE INTELLIGENCE TECHNOLOGIES Total:			2,550.00
Vendor: 002146 - QUADIENT LEASING USA, INC.			
QUADIENT LEASING USA, INC. Q1702525	02/19/2025	LEASE POSTAGE METER	287.70
Vendor 002146 - QUADIENT LEASING USA, INC. Total:			287.70
Vendor: 099604 - RAYMOND SCHWARTZ			
RAYMOND SCHWARTZ 1359	03/03/2025	HAIL REP - PARKS	21,300.00
Vendor 099604 - RAYMOND SCHWARTZ Total:			21,300.00
Vendor: 000927 - RDG PLANNING & DESIGN			
RDG PLANNING & DESIGN 59035	03/03/2025	PARKS & REC MASTER PLAN	4,900.00

Vendor 000927 - RDG PLANNING & DESIGN Total:				4,900.00
Vendor: 031200 - REGION SIX PLANNING COMM				
REGION SIX PLANNING COMM	03.03.25	03/03/2025	CDBG- UNITY POINT	143.00
REGION SIX PLANNING COMM	3.3.25	03/03/2025	CDBG - ARP GRANT	481.00
Vendor 031200 - REGION SIX PLANNING COMM Total:				624.00
Vendor: 001636 - RELYANT				
RELYANT	16180924 020725	03/03/2025	WATERCOOLER	34.50
Vendor 001636 - RELYANT Total:				34.50
Vendor: 099556 - REPP, FAITH				
REPP, FAITH	03.03.25	03/03/2025	REIMB- MILEAGE	249.90
Vendor 099556 - REPP, FAITH Total:				249.90
Vendor: 001741 - RICK WATTS - WINDSTREAM COMMUNICATIONS, LLC				
RICK WATTS - WINDSTREAM C	6080556	03/03/2025	PC-SVC - JAN 25	120.00
Vendor 001741 - RICK WATTS - WINDSTREAM COMMUNICATIONS, LLC Total:				120.00
Vendor: 099741 - RUSLER, KEVIN				
RUSLER, KEVIN	03.03.25 (WEEK 3&4)	03/03/2025	ILEA - MILEAGE REIMB	173.74
RUSLER, KEVIN	03.03.25 (WEEK 5&6)	03/03/2025	ILEA - MILEAGE REIMB	175.14
Vendor 099741 - RUSLER, KEVIN Total:				348.88
Vendor: 001201 - S & S PLUMBING, HEATING & AIR CONDITIONING, LLC				
S & S PLUMBING, HEATING & .	2021-5793	03/03/2025	ICE MELT SYSTEM & BOILER R	5,934.89
Vendor 001201 - S & S PLUMBING, HEATING & AIR CONDITIONING, LLC Total:				5,934.89
Vendor: 002621 - SAUNDERS, TERRY				
SAUNDERS, TERRY	3.3.25	03/03/2025	REIMB - BOOTS	125.00
Vendor 002621 - SAUNDERS, TERRY Total:				125.00
Vendor: 029700 - SCISWA TRANSFER STATION				
SCISWA TRANSFER STATION	JAN 2025	03/03/2025	LANDFILL FEES	10,912.10
SCISWA TRANSFER STATION	JAN 2025	03/03/2025	LANDFILL FEES	13,951.70
Vendor 029700 - SCISWA TRANSFER STATION Total:				24,863.80
Vendor: 099059 - SIRCHIE ACQUISITION COMPANY LLC				
SIRCHIE ACQUISITION COMPA	0679327-IN	03/03/2025	SUPPLIES	181.51
SIRCHIE ACQUISITION COMPA	0680403-IN	03/03/2025	SUPPLIES	32.45
SIRCHIE ACQUISITION COMPA	0681370-IN	03/03/2025	SUPPLIES	65.40
Vendor 099059 - SIRCHIE ACQUISITION COMPANY LLC Total:				279.36
Vendor: 099248 - SNOW, MALLORY				
SNOW, MALLORY	03.03.25	03/03/2025	REIMB LODGING	1,401.50
Vendor 099248 - SNOW, MALLORY Total:				1,401.50
Vendor: 093057 - STANARD & ASSOCIATES, INC				
STANARD & ASSOCIATES, INC	SA000060299	03/03/2025	TEST FORMS	304.50
Vendor 093057 - STANARD & ASSOCIATES, INC Total:				304.50
Vendor: 002678 - STAPLES				
STAPLES	6024126545	03/03/2025	SUPPLIES	65.69
STAPLES	6024393196	03/03/2025	SUPPLIES	149.02
Vendor 002678 - STAPLES Total:				214.71
Vendor: 099136 - STAR EQUIPMENT LTD				
STAR EQUIPMENT LTD	02559388	03/03/2025	PARTS	96.54
Vendor 099136 - STAR EQUIPMENT LTD Total:				96.54
Vendor: 001335 - STERICYCLE, INC.				
STERICYCLE, INC.	8009676595	03/03/2025	SHREDDING	49.53
STERICYCLE, INC.	8009676595	03/03/2025	SHREDDING	49.53
STERICYCLE, INC.	8009676595	03/03/2025	SHREDDING	49.53
STERICYCLE, INC.	8009676595	03/03/2025	SHREDDING	49.53
STERICYCLE, INC.	8009676595	03/03/2025	SHREDDING	49.56
STERICYCLE, INC.	8009868205	03/03/2025	SHREDDING	86.92
STERICYCLE, INC.	8009988648	03/03/2025	SHREDDING	24.86
STERICYCLE, INC.	8009988648	03/03/2025	SHREDDING	24.86
STERICYCLE, INC.	8009988648	03/03/2025	SHREDDING	24.86
STERICYCLE, INC.	8009988648	03/03/2025	SHREDDING	24.86
STERICYCLE, INC.	8009988648	03/03/2025	SHREDDING	24.86
Vendor 001335 - STERICYCLE, INC. Total:				458.90
Vendor: 002351 - STERK, DALLAS				
STERK, DALLAS	926849	03/03/2025	REIMB MAIL BOX REPAIRS	186.30
STERK, DALLAS	963706	03/03/2025	REIMB MAIL BOX REPAIRS	155.00

Vendor 002351 - STERK, DALLAS Total:				341.30
Vendor: 020331 - STEVE LINK FORD				
STEVE LINK FORD	137333	03/03/2025	VEHICLE MTNCE	63.15
STEVE LINK FORD	137359	03/03/2025	SVC PL-5	80.78
STEVE LINK FORD	137373	03/03/2025	SVC PL-2	80.78
STEVE LINK FORD	137399	03/03/2025	SVC PL-1	62.30
Vendor 020331 - STEVE LINK FORD Total:				287.01
Vendor: 001223 - STOREY KENWORTHY CORPORATION				
STOREY KENWORTHY CORPOF	PINV1233742	03/03/2025	DELINQ/DISC NOTICES	60.48
STOREY KENWORTHY CORPOF	PINV1233742	03/03/2025	DELINQ/DISC NOTICES	60.48
STOREY KENWORTHY CORPOF	PINV1233742	03/03/2025	DELINQ/DISC NOTICES	19.20
STOREY KENWORTHY CORPOF	PINV1233742	03/03/2025	DELINQ/DISC NOTICES	25.92
STOREY KENWORTHY CORPOF	PINV1233742	03/03/2025	DELINQ/DISC NOTICES	25.92
Vendor 001223 - STOREY KENWORTHY CORPORATION Total:				192.00
Vendor: 000429 - TASC				
TASC	INV0002219	02/14/2025	DEPENDENT CARE DEDUCTIOI	20.83
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	384.98
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	152.50
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	2.66
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	29.89
TASC	INV0002219	02/14/2025	DEPENDENT CARE DEDUCTIOI	56.25
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	106.92
TASC	INV0002219	02/14/2025	DEPENDENT CARE DEDUCTIOI	56.25
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	56.57
TASC	INV0002219	02/14/2025	DEPENDENT CARE DEDUCTIOI	75.00
TASC	INV0002219	02/14/2025	FLEX PLAN CONTRIBUTIONS	111.12
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	179.10
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	1,236.92
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	385.83
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	193.83
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	69.15
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	93.37
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	31.42
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	64.01
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	98.06
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	294.90
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	98.06
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	181.58
TASC	INV0002262	02/28/2025	DEPENDENT CARE DEDUCTIOI	232.85
TASC	INV0002262	02/28/2025	FLEX PLAN CONTRIBUTIONS	427.19
Vendor 000429 - TASC Total:				4,639.24
Vendor: 099435 - TELEFLEX LIFE SCIENCES LIMITED				
TELEFLEX LIFE SCIENCES LIMIT	9509541322	03/03/2025	SUPPLIES	550.00
Vendor 099435 - TELEFLEX LIFE SCIENCES LIMITED Total:				550.00
Vendor: 020404 - TEMP ASSOCIATES				
TEMP ASSOCIATES	2834978	03/03/2025	TEMP HIRE	446.60
TEMP ASSOCIATES	2835061	03/03/2025	TEMP LABOR	369.60
TEMP ASSOCIATES	2835094	03/03/2025	TEMP HIRE	369.60
TEMP ASSOCIATES	2835150	03/03/2025	TEMP HIRE	446.60
Vendor 020404 - TEMP ASSOCIATES Total:				1,632.40
Vendor: 000392 - THE STANDARD				
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	87.36
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	3.35
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	3.38
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	24.72
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	12.28
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	13.19
THE STANDARD	INV0002218	02/14/2025	LIFE INSURANCE	47.90
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	178.73
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	3.35
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	16.57
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	3.38
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	25.96
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	6.17
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	22.03

THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	24.33
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	0.22
THE STANDARD	INV0002261	02/28/2025	LIFE INSURANCE	71.79
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	206.39
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	15.60
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	19.20
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	23.97
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	4.80
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	9.59
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	4.80
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	(26.77)
THE STANDARD	INV0002273	02/28/2025	LIFE INSURANCE - MARCH	4.80
Vendor 000392 - THE STANDARD Total:				807.09
Vendor: 002649 - TK ELEVATOR CORPORATION				
TK ELEVATOR CORPORATION	1000676830	03/03/2025	MTNCE	205.04
Vendor 002649 - TK ELEVATOR CORPORATION Total:				205.04
Vendor: 096264 - TOWN & COUNTRY WHOLESALE				
TOWN & COUNTRY WHOLESA	451589	03/03/2025	CONCESSIONS	267.11
Vendor 096264 - TOWN & COUNTRY WHOLESALE Total:				267.11
Vendor: 035300 - TREASURER STATE OF IOWA				
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	2,333.78
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	397.84
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	9.71
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	79.85
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	331.27
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	296.60
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	360.08
TREASURER STATE OF IOWA	INV0002224	02/14/2025	STATE WITHHOLDING	513.63
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	3,807.01
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	400.48
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	336.19
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	79.85
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	449.42
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	69.70
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	684.24
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	670.00
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	148.54
TREASURER STATE OF IOWA	INV0002267	02/28/2025	STATE WITHHOLDING	883.45
Vendor 035300 - TREASURER STATE OF IOWA Total:				11,851.64
Vendor: 000285 - UNIFIRST CORPORATION				
UNIFIRST CORPORATION	1950126069	03/03/2025	SHOP TOWELS	37.83
Vendor 000285 - UNIFIRST CORPORATION Total:				37.83
Vendor: 099326 - UNIVERSITY OF IOWA HOSPITALS AND CLINICS				
UNIVERSITY OF IOWA HOSPIT	49886	03/03/2025	CPR CARDS	8.50
Vendor 099326 - UNIVERSITY OF IOWA HOSPITALS AND CLINICS Total:				8.50
Vendor: 002611 - UPH GRINNELL OCCUPATIONAL MEDICINE				
UPH GRINNELL OCCUPATIONA	256989	03/03/2025	PHYSICAL/JPA (MD)	359.00
Vendor 002611 - UPH GRINNELL OCCUPATIONAL MEDICINE Total:				359.00
Vendor: 020085 - US POSTAL SERVICE				
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	110.65
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	110.65
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	318.83
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	110.65
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	318.83
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	208.17
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	318.83
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	110.65
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	110.65
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12

US POSTAL SERVICE	02.19.25	02/19/2025	ENVELOPES	418.12
Vendor 020085 - US POSTAL SERVICE Total:				4,644.75
Vendor: 099610 - USA TODAY				
USA TODAY	03.03.25	03/03/2025	SUB	34.00
Vendor 099610 - USA TODAY Total:				34.00
Vendor: 020021 - VEENSTRA & KIMM, INC.				
VEENSTRA & KIMM, INC.	288155-24	03/03/2025	S WA TOWER - ENGINEERING	3,243.00
VEENSTRA & KIMM, INC.	288165-14	03/03/2025	HWY 146/GART - ENGINEERIN	9,362.00
VEENSTRA & KIMM, INC.	288179-32	03/03/2025	HWY 146 S - ENGINEERING	11,209.78
VEENSTRA & KIMM, INC.	288182-21	03/03/2025	4TH AVE RECON - ENGINEERIN	711.00
VEENSTRA & KIMM, INC.	288191-16	03/03/2025	16TH AVE - ENGINEERING	3,350.00
VEENSTRA & KIMM, INC.	288196-20	03/03/2025	N CENTRAL - ENGINEERING	474.00
VEENSTRA & KIMM, INC.	288197-21	03/03/2025	N CENTRAL - ENGINEERING	711.00
VEENSTRA & KIMM, INC.	288205-15	03/03/2025	CBD MAINT - ENGINEERING	3,081.00
VEENSTRA & KIMM, INC.	288208-9	03/03/2025	SCOUT SUB - ENGINEERING	237.00
VEENSTRA & KIMM, INC.	288210-5	03/03/2025	WA MAIN/GARFIELD - ENGINE	240.00
VEENSTRA & KIMM, INC.	288211-1	03/03/2025	UP BRIDGE - ENGINEERING	11,420.25
VEENSTRA & KIMM, INC.	288211-2	03/03/2025	UP BRIDGE - ENGINEERING	541.00
VEENSTRA & KIMM, INC.	288213-8	03/03/2025	BLISS ST/8TH AVE- ENGINEERI	711.00
VEENSTRA & KIMM, INC.	288216-4	03/03/2025	BROAD ST INLAY - ENGINEERII	479.36
Vendor 020021 - VEENSTRA & KIMM, INC. Total:				45,770.39
Vendor: 001441 - VERIZON WIRELESS				
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	446.05
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	61.49
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	255.96
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	82.94
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	82.94
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	234.39
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	41.47
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	40.04
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	41.47
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	175.17
VERIZON WIRELESS	6104501010	02/07/2025	WIRELESS SVC	251.59
Vendor 001441 - VERIZON WIRELESS Total:				1,713.51
Vendor: 001437 - VESSCO, INC.				
VESSCO, INC.	096733	03/03/2025	CHEM PUMPHEADS	1,367.06
Vendor 001437 - VESSCO, INC. Total:				1,367.06
Vendor: 036400 - VOS, LORI				
VOS, LORI	16713	03/03/2025	CARPET (DJ)	2,645.90
Vendor 036400 - VOS, LORI Total:				2,645.90
Vendor: 000002 - VOYA (ING)				
VOYA (ING)	INV0002215	02/14/2025	EMPLOYEE VOLTRY CONTR.	1,100.00
VOYA (ING)	INV0002254	02/28/2025	EMPLOYEE VOLTRY CONTR.	3,600.00
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	208.67
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	619.93
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	198.38
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	495.95
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	669.52
VOYA (ING)	INV0002260	02/28/2025	RETIREMENT CONTRIBUTION-	371.96
Vendor 000002 - VOYA (ING) Total:				7,264.41
Vendor: 099749 - WALKER, LUKE				
WALKER, LUKE	03.03.25	03/03/2025	COMPLIANCE CHECKS	100.00
Vendor 099749 - WALKER, LUKE Total:				100.00
Vendor: 036590 - WALMART - CAPITAL ONE				
WALMART - CAPITAL ONE	02189	03/03/2025	SUPPLIES	52.76
WALMART - CAPITAL ONE	08530	03/03/2025	SUPPLIES	6.90
WALMART - CAPITAL ONE	08637	03/03/2025	SUPPLIES	6.90
Vendor 036590 - WALMART - CAPITAL ONE Total:				66.56
Vendor: 099617 - WATERLY LLC				
WATERLY LLC	1549	03/03/2025	SOFTWARE	400.00
Vendor 099617 - WATERLY LLC Total:				400.00
Vendor: 099745 - WAUSAU EQUIPMENT COMPANY LLC				
WAUSAU EQUIPMENT COMP/	9340427	03/03/2025	SNOWBLOWER PARTS	420.16

			Vendor 099745 - WAUSAU EQUIPMENT COMPANY LLC Total:	420.16
Vendor: 000683 - WELLMARK BC/BS OF IOWA				
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	1,960.84
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	147.33
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	327.78
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	272.06
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	121.28
WELLMARK BC/BS OF IOWA	INV0002216	02/14/2025	HEALTH INSURANCE	555.38
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	1,227.10
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	345.40
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	109.30
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	45.02
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	368.56
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	119.17
WELLMARK BC/BS OF IOWA	INV0002256	02/28/2025	HEALTH INSURANCE	276.67
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	1,956.11
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	147.34
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	336.22
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	269.94
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	123.29
WELLMARK BC/BS OF IOWA	INV0002257	02/28/2025	HEALTH INSURANCE	551.99
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	46,352.64
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	2,062.05
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	4,124.56
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	3,142.08
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	1,374.93
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	2,062.28
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	2,062.28
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	1,374.93
WELLMARK BC/BS OF IOWA	INV0002272	02/28/2025	MEDICAL INSURANCE - MAR	687.35
			Vendor 000683 - WELLMARK BC/BS OF IOWA Total:	72,503.88
Vendor: 099744 - WENDLING QUARRIES, INC.				
WENDLING QUARRIES, INC.	1037862	03/03/2025	SAND	247.80
			Vendor 099744 - WENDLING QUARRIES, INC. Total:	247.80
Vendor: 002446 - WHENTOWORK, INC.				
WHENTOWORK, INC.	40028394-60-12-PRO-25	03/03/2025	ONLINE SCHEDULING	936.00
			Vendor 002446 - WHENTOWORK, INC. Total:	936.00
Vendor: 020168 - WINDSTREAM				
WINDSTREAM	02.05.2025 WELL LINE	02/14/2025	TELEPHONE	22.59
WINDSTREAM	02-05-2025 WELL LINE	02/14/2025	TELEPHONE	36.29
WINDSTREAM	01-21-2025	02/19/2025	TELEPHONE	73.89
WINDSTREAM	01-21-2025	02/19/2025	TELEPHONE	43.91
WINDSTREAM	01-21-2025	02/19/2025	TELEPHONE	62.15
WINDSTREAM	02.11.25 COMPOST	02/19/2025	TELEPHONE	84.18
WINDSTREAM	02.19.25	02/27/2025	TELEPHONE	272.47
WINDSTREAM	02.19.25	02/27/2025	TELEPHONE	163.58
WINDSTREAM	02.19.25	02/27/2025	TELEPHONE	223.51
			Vendor 020168 - WINDSTREAM Total:	982.57
Vendor: 001452 - WOODMAN CONTROLS COMPANY				
WOODMAN CONTROLS COMP	4422	03/03/2025	TECH SUPPORT	1,122.11
			Vendor 001452 - WOODMAN CONTROLS COMPANY Total:	1,122.11
Vendor: 002038 - WOODRIVER ENERGY LLC				
WOODRIVER ENERGY LLC	436184	02/27/2025	GAS	2,815.83
WOODRIVER ENERGY LLC	436184	02/27/2025	GAS	31.85
			Vendor 002038 - WOODRIVER ENERGY LLC Total:	2,847.68
Vendor: 099388 - XEROX FINANCIAL SERVICES				
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	366.86
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	50.21
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	185.07
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	134.18
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	343.32
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	91.24
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	134.18
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	53.67

XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	44.84
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	26.84
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	53.67
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	50.21
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	50.21
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	48.30
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	50.21
XEROX FINANCIAL SERVICES	40239553	03/03/2025	COPIER LEASE	48.30

Vendor 099388 - XEROX FINANCIAL SERVICES Total: 1,731.31

Grand Total: 1,112,225.58

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	221,555.73	140,158.80
002 - VETERANS MEM - GEN	9,535.00	-
003 - LIBRARY - GENERAL FUND	26,871.93	14,769.89
010 - BUILDING & PLANNING - GEN	10,531.10	7,047.02
011 - UTILITY FRANCHISE - GEN	6,185.42	-
103 - LIBRARY FUND STATE - GEN	107.49	-
105 - COMM DEV/COMMUNICAT - GEN	2,758.57	2,702.08
110 - ROAD USE FUND - SPEC REV	62,850.16	24,329.71
112 - T&A EMP BEN- SPEC REV	50,456.94	50,456.94
121 - LOCAL OPTION SALES TAX	343.00	-
130 - CDBG HSG GRANT 01 - GEN	481.00	-
138 - MED INS RESERVE - SPEC RV	2,121.10	2,121.10
140 - MFPRSI MED ONLY - SPEC RV	16.82	16.82
145 - HOTEL/MOTEL TAX - SPC REV	2,398.54	1,398.54
167 - LIBRARY GIFTS - SPEC REV	2,304.80	-
310 - CENTRAL PARK PROJECT	8,280.00	-
317 - WATER MAIN PROJECT	240.00	-
350 - AIRPORT DEV - CAP PROJ	6,221.00	-
362 - HWY 146 PROJECTS	20,571.78	-
363 - 4TH AVE PROJECTS	711.00	-
366 - NORTH CENTRAL STREET PROJECTS	1,185.00	-
368 - BROAD ST PROJECTS	479.36	-
371 - WATER TOWER PROJECT	3,243.00	-
373 - BLISS ST/8TH AVE STR CONST PROJ	711.00	-
376 - CBD PROJECTS	144,876.24	-
377 - 16TH AVE PROJECTS	3,350.00	-
381 - WATER PLANT CONSTRUCTION	36,980.27	-
382 - 11 - 11TH AVE PROJECT	237.00	-
385 - WELL	254,337.45	-
399 - GO CLN 2022	19,551.24	2,965.30
610 - WATER FUND	72,625.74	47,131.21
620 - SEWER OPERATION AND MAINT	68,368.39	35,662.70
630 - STORM SEWER FUND	4,070.01	2,550.81
670 - SOLID WASTE	67,669.50	37,572.27
Grand Total:	1,112,225.58	368,883.19

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-2130	PAYROLL DEDUCTION PA	199.93	199.93
001-2140	ING PAYROLL DED PAYAE	4,908.67	4,908.67
001-2150	LIFE INS PAYROLL DED P/	266.09	266.09
001-2160	FLEX PAYROLL DED PAYA	1,621.90	1,621.90
001-2220	GREAT POWESH PAYROL	13.83	13.83
001-2270	MED INS PAYROLL DED P	5,761.10	5,761.10
001-2280	CHILD SUPP PAYROLL DE	1,967.01	1,967.01
001-2290	IPERS PAYROLL DED PAY,	9,734.51	9,734.51
001-2300	MFPRSI PAYROLL DED P/	48,862.35	48,862.35
001-2310	FED TAX	19,372.02	19,372.02
001-2320	STATE TAX PAYROLL DED	6,140.79	6,140.79
001-2330	FICA/MEDICARE PAYROL	14,213.60	14,213.60

001-4.110.1.6181	POLICE - ALLOWANCES	544.95	-
001-4.110.1.6220	POLICE - WKSHP & CONF	5,500.00	50.00
001-4.110.1.6230	POLICE - MLGE & MTG E	598.78	-
001-4.110.1.6250	POLICE - TUITION REIMB	473.85	-
001-4.110.2.6373	POLICE - TELEPHONE	1,151.78	792.41
001-4.110.2.6402	POLICE - LEGALS AND AD	66.83	66.83
001-4.110.2.6413	POLICE - MISC. EXPENSE	125.00	125.00
001-4.110.2.6428	POLICE - MISC CONTRAC	4,578.88	3,160.60
001-4.110.2.6508	POLICE - POSTAGE AND S	110.65	110.65
001-4.110.2.6513	POLICE - MISC SUPP/MA	907.41	-
001-4.115.2.6332	POL VEH - REP/MTNCE V	223.86	-
001-4.115.2.6516	POL VEH - MTNCE SUPPL	203.06	-
001-4.115.2.6518	POL VEH - VEH OPER SUF	2,230.70	2,199.72
001-4.130.2.6371	DISASTER - UTILITIES	216.18	179.67
001-4.150.1.6240	FIRE - EDUC MATERIALS	150.00	-
001-4.150.2.6373	FIRE - TELEPHONE	268.98	268.98
001-4.150.2.6413	FIRE - PYMT TO OTHER A	4,320.00	-
001-4.150.2.6428	FIRE - MISC CONTRACTU	1,212.50	-
001-4.150.2.6513	FIRE - MISC SUPP/MATE	170.27	110.65
001-4.150.2.6516	FIRE - VEH MTNCE SUPP	147.00	-
001-4.150.2.6518	FIRE - VEH OPER SUPP	389.05	389.05
001-4.160.1.6181	EMS - ALLOWANCES	734.64	-
001-4.160.1.6240	EMS - EDUC MATERIALS	40.50	-
001-4.160.2.6373	EMS - TELEPHONE	255.96	255.96
001-4.160.2.6421	EMS - CONS/PROF FEES	6,370.00	-
001-4.160.2.6428	EMS - MISC CONTRACTU	54.50	-
001-4.160.2.6513	EMS - MISC SUPP/MATE	4,166.10	-
001-4.160.2.6516	EMS - VEH MTNC SUPPL	38.85	-
001-4.160.2.6518	EMS - VEH OPER SUPP	395.92	395.92
001-4.180.2.6371	SAFETY BLDG - UTILITIES	7,282.52	2,815.83
001-4.180.2.6428	SAFETY BLDG - MISC CON	2,513.00	-
001-4.280.2.6371	AIRPORT - UTILITIES	5,052.52	5,052.52
001-4.280.2.6421	AIRPORT - CONS & PROF	2,533.34	200.00
001-4.280.2.6428	AIRPORT - MISC CONT W	2,027.47	-
001-4.290.2.6371	STR ADM - UTILITIES	1,971.31	1,971.31
001-4.290.2.6373	STR ADM - TELEPHONE	82.94	82.94
001-4.290.2.6428	STR ADM - MISC CONT W	116.87	-
001-4.290.2.6506	STR ADM - OFFICE SUPPL	318.83	318.83
001-4.290.2.6513	STR ADM - MISC SUPP/M	13.67	-
001-4.430.2.6332	PARKS OPER - REP/MTNC	146.00	-
001-4.430.2.6371	PARKS OPER - UTILITIES	1,328.71	1,328.71
001-4.430.2.6428	PARKS OPER - MISC CON	21,300.00	-
001-4.430.2.6516	PARKS OPER - MISC SUP	30.97	-
001-4.430.2.6517	PARKS - VEH MTNCE (ALI	210.54	-
001-4.430.2.6518	PARKS OPER - VEH OPER	547.90	483.16
001-4.440.1.6230	REC - MLGE & MTG EXP	88.06	-
001-4.440.2.6373	REC - TELEPHONE	82.94	82.94
001-4.440.2.6415	REC - RENTS AND LEASES	4,078.80	-
001-4.440.2.6428	REC - MISC CONT WORK	298.50	255.00
001-4.440.2.6504	REC - TIGERSHARKS EXP	430.00	-
001-4.440.2.6505	REC - GYMNASIAC INSTR	1,740.00	-
001-4.440.2.6506	REC - OFFICE SUPPLIES	185.07	-
001-4.440.2.6507	REC - PROG OPERATING	1,060.52	-
001-4.440.2.6508	REC - POSTAGE & SHIPPI	110.65	110.65
001-4.440.2.6509	REC - CONCESSIONS	267.11	-
001-4.440.2.6510	REC - TAEKWONDO	1,360.00	-
001-4.450.2.6371	CEMETERY - UTILITIES	804.03	804.03
001-4.450.2.6513	CEMETERY - MISC SUPP/	494.77	-
001-4.450.2.6518	CEMETERY - VEH OPER S	49.99	49.99
001-4.460.2.6371	POOL - UTILITIES	291.60	291.60
001-4.460.2.6428	POOL - MISC CONT WOR	1,937.55	-
001-4.610.2.6413	LEGIS- PYMT TO OTHER /	87.50	-
001-4.610.2.6513	LEGIS - MISC SUPPLIES	134.18	-
001-4.620.2.6373	ADMIN - TELEPHONE	884.76	234.39
001-4.620.2.6402	ADMIN - ADS & LEGALS	441.02	39.60
001-4.620.2.6420	ADMIN - TESTING COSTS	359.00	-
001-4.620.2.6428	ADMIN - MISC CONTRAC	2,251.70	337.23

001-4.620.2.6506	ADMIN - OFFICE SUPPLIE	192.20	-
001-4.620.2.6508	ADMIN - POSTAGE & SHI	318.83	318.83
001-4.640.2.6411	LEGAL - TIF FEES	1,116.50	-
001-4.640.2.6421	LEGAL - PROFESSIONAL S	671.85	-
001-4.650.2.6371	CITY HALL - UTILITIES	4,214.00	4,214.00
001-4.650.2.6373	CITY HALL - TELEPHONE/	149.97	-
001-4.650.2.6428	CITY HALL - MISC CONTR	3,270.04	-
002-4.470.2.6420	VETS MEM - CONS/PROF	9,535.00	-
003-2150	LIFE INS PAYROLL DED P/	6.70	6.70
003-2160	FLEX PAYROLL DED PAYA	538.33	538.33
003-2290	IPERS PAYROLL DED PAY,	5,125.77	5,125.77
003-2310	FED TAX	2,371.55	2,371.55
003-2320	STATE TAX PAYROLL DED	798.32	798.32
003-2330	FICA/MEDICARE PAYROL	5,716.40	5,716.40
003-4.410.1.6210	LIBRARY - DUES/MEMBE	70.00	-
003-4.410.1.6220	LIBRARY - MTG REGISTR/	35.00	35.00
003-4.410.2.6332	LIBRARY - REP/MTNCE EC	-	-
003-4.410.2.6371	LIBRARY - UTILITIES	4,406.66	-
003-4.410.2.6373	LIBRARY - TELEPHONE	41.47	41.47
003-4.410.2.6428	LIBRARY - MISC CONTRAI	6,184.89	-
003-4.410.2.6506	LIBRARY - OFFICE SUPPLI	331.30	-
003-4.410.2.6507	LIBRARY - PROG OPER SL	46.33	46.33
003-4.410.2.6522	LIBRARY - PROG CHILDRE	243.60	-
003-4.410.2.6523	LIBRARY - PROGRAM YOI	90.02	90.02
003-4.410.3.6763	LIBRARY - EBOOKS/ADUL	89.99	-
003-4.410.3.6765	LIBRARY - BOOKS/CHILD	441.92	-
003-4.410.3.6766	LIBRARY - BOOKS/YOUNG	299.68	-
003-4.410.3.6768	LIBRARY - PERIODICALS	34.00	-
010-2130	B/P - PY DED PAYABLE	193.83	193.83
010-2140	B/P -ING PY DED PYABLE	619.93	619.93
010-2150	B/P - LIFE INS PAYABLE	16.57	16.57
010-2160	B/P - FLEX PY DED PAYAB	71.81	71.81
010-2220	B/P - GRTR POW PR DED	41.10	41.10
010-2270	B/P - MED INS PY DED P/	397.37	397.37
010-2280	CHILD SUPP PAYROLL DE	255.86	255.86
010-2290	B/P - IPERS PY DED PAYA	1,949.65	1,949.65
010-2310	B/P - FED TAX PAYROLL F	1,039.50	1,039.50
010-2320	B/P - STATE TAX DED PY	345.90	345.90
010-2330	B/P - FICA/MED PR DED I	1,817.76	1,817.76
010-4.540.1.6210	B/P - DUES, MEMBERSHI	250.00	-
010-4.540.2.6373	B/P - TELEPHONE	84.03	40.04
010-4.540.2.6421	B/P - CONS & PROF FEES	182.00	-
010-4.540.2.6428	B/P - MISC CONTRACTUA	2,636.89	49.53
010-4.540.2.6506	B/P - OFFICE SUPPLIES	172.17	-
010-4.540.2.6508	B/P - POSTAGE AND SHIP	208.17	208.17
010-4.540.2.6513	B/P - MISC SUPP & MATE	28.41	-
010-4.540.2.6516	B/P - VEHICLE MTNCE SU	63.15	-
010-4.540.3.6750	B/P - ABANDONED PROP	157.00	-
011-4.690.2.6428	UTIL FRANCH - MISC CON	398.27	-
011-4.690.3.6727	UTIL FRANCH - LIBRARY C	887.15	-
011-4.690.3.6728	UTIL FRANCH - PARKS CA	4,900.00	-
103-4.410.3.6769	AUDIO VISUAL	107.49	-
105-2150	COMM DEV - LIFE INS PA	6.76	6.76
105-2270	COMM DEV - MED INS P/	316.43	316.43
105-2290	COMM DEV - IPERS PY DI	905.40	905.40
105-2310	COMM DEV - FED TAX P/	420.96	420.96
105-2320	COMM DEV - STATE TAX	159.70	159.70
105-2330	COMM DEV - FICA/MED	851.36	851.36
105-4.551.2.6373	COMM DEV - TELEPHONI	85.46	41.47
105-4.551.2.6428	COMM DEV - MISC CONT	12.50	-
110-2150	LIFE INS PAYROLL DED P/	50.68	50.68
110-2160	FLEX PAYROLL DED PAYA	123.26	123.26
110-2270	MED INS PAYROLL DED P	861.29	861.29
110-2280	CHILD SUPP PAYROLL DE	499.55	499.55
110-2290	IPERS PAYROLL DED PAY,	3,850.27	3,850.27
110-2310	FED TAX	1,833.53	1,833.53
110-2320	STATE TAX PAYROLL DED	780.69	780.69

110-2330	FICA/MEDICARE PAYROL	3,596.36	3,596.36
110-4.214.1.6181	ST MTNCE - CLOTHING A	125.00	-
110-4.214.2.6420	ST MTNCE - CONS/ PROF	11,961.25	-
110-4.214.2.6508	ST MTNCE - POSTAGE & :	318.83	318.83
110-4.230.2.6371	ST LGTS - UTILITIES	9,571.02	9,571.02
110-4.240.2.6371	TRAFFIC CONT - UTILITIE:	940.31	940.31
110-4.240.2.6513	TRAFFIC - MISC SUPP/M	15.90	-
110-4.250.2.6332	SNOW/ICE - REP/MTNCE	428.69	-
110-4.250.2.6513	SNOW/ICE - MISC SUPP/	24,309.72	-
110-4.291.2.6332	STR EQUI -REP & MTNCE	1,059.58	-
110-4.291.2.6516	STR EQMT - VEH MTNCE	447.36	-
110-4.291.2.6518	STR EQMT - VEH OPER SI	1,943.89	1,903.92
110-4.293.2.6332	STR TREES - EQMT EXPEN	12.99	-
110-4.293.2.6513	ST TREES - MISC SUPP	119.99	-
112-4.950.1.6130	T/A - IPERS - GENERAL (A	0.03	0.03
112-4.950.1.6150	T/A - GROUP INSURANCE	50,456.91	50,456.91
121-4.535.2.6421	LOST - PROF & CONS FEE	343.00	-
130-4.560.2.6421	CDBG - PROF & CONS FEI	481.00	-
138-4.660.2.6428	MED INS - MISC CONTRA	2,121.10	2,121.10
140-4.110.1.6161	MED ONLY FIRE/POLICE	16.82	16.82
145-2130	PAYROLL DEDUCTION PA	31.42	31.42
145-2140	ING PAYROLL DED PAYAE	198.38	198.38
145-2150	LIFE INS PAYROLL DED P/	6.17	6.17
145-2160	FLEX PAYROLL DED PAYA	64.01	64.01
145-2220	GREAT POWESH PAYROL	13.15	13.15
145-2270	MED INS PAYROLL DED P	52.91	52.91
145-2290	IPERS PAYROLL DED PAY,	387.51	387.51
145-2310	FED TAX	213.63	213.63
145-2320	STATE TAX PAYROLL DED	69.70	69.70
145-2330	FICA/MEDICARE PAYROL	361.66	361.66
145-4.550.3.6727	H&M - PROJECTS	1,000.00	-
167-4.410.1.6230	MILEAGE & MEETING EX	2,257.35	-
167-4.410.3.6769	MISC SUPPLIES & MATER	47.45	-
310-4.750.3.6772	CONSTRUCTION	8,280.00	-
317-4.750.2.6421	WATER MAINS - PROF/CI	240.00	-
350-4.750.2.6421	CONSULTATION / PROFE	6,221.00	-
362-4.750.2.6421	HWY 146 - CONS AND PR	20,571.78	-
363-4.750.2.6421	4TH AVE - CONS/PROF FI	711.00	-
366-4.750.2.6421	NO CENTRAL - PROF/COI	1,185.00	-
368-4.750.2.6421	BROAD ST - CONS/PROF	479.36	-
371-4.750.2.6421	WA TOWER - CONS/PRO	3,243.00	-
373-4.750.2.6421	BLISS ST/8TH AVE - CONS	711.00	-
376-4.750.2.6421	CONSULTANT/PROF FEE:	3,081.00	-
376-4.750.3.6772	CBD RECONSTRUCTION	141,795.24	-
377-4.750.2.6421	16TH AVE - CONS & PROI	3,350.00	-
381-4.750.2.6421	WA PLANT - PROF & CON	30,929.00	-
381-4.750.3.6772	WA PLANT - CONSTRUCT	6,051.27	-
382-4.750.2.6421	11-11TH AVE - PROF/COI	237.00	-
385-4.750.2.6421	WELL - PROF/CONS	28,035.00	-
385-4.750.3.6772	WELL - CONSTRUCTION	226,302.45	-
399-4.750.2.6428	GO CLN 2022 - MISC CON	19,551.24	2,965.30
610-2130	PAYROLL DEDUCTION PA	154.31	154.31
610-2140	ING PAYROLL DED PAYAE	495.95	495.95
610-2150	LIFE INS PAYROLL DED P/	34.31	34.31
610-2160	FLEX PAYROLL DED PAYA	401.82	401.82
610-2220	GREAT POWESH PAYROL	32.88	32.88
610-2270	MED INS PAYROLL DED P	1,010.72	1,010.72
610-2290	IPERS PAYROLL DED PAY,	5,438.80	5,438.80
610-2310	FED TAX	2,335.12	2,335.12
610-2320	STATE TAX PAYROLL DED	980.84	980.84
610-2330	FICA/MEDICARE PAYROL	5,069.20	5,069.20
610-4.810.2.6428	WA ST REP - MISC CONT	750.00	-
610-4.811.2.6310	WA OPER - REPAIR/MTN	1,367.06	-
610-4.811.2.6371	WA OPER - UTILITIES	24,590.20	24,590.20
610-4.811.2.6428	WA OPER - MISC CONT V	175.00	-
610-4.811.2.6511	WA OPER - BLDG/GRD M	119.08	-
610-4.811.2.6520	WA OPER - OPER SUPP -	13,856.01	-

610-4.813.2.6428	WA DIST - MISC CONT W	3,845.00	-
610-4.813.2.6514	WA DIST - MISC SUPP - S	2,648.56	-
610-4.813.2.6515	WA DIST - MISC SUPP - N	945.15	-
610-4.815.2.6428	WA COLL - MISC CONT W	74.39	49.53
610-4.815.2.6506	WA COLL - OFFICE SUPPL	53.67	-
610-4.815.2.6508	WA COLL - POSTAGE & SI	478.60	418.12
610-4.817.1.6150	WA ADM - GROUP INSUF	4,471.74	4,471.74
610-4.817.1.6210	WA ADM - DUES/MBSHP	95.00	-
610-4.817.1.6220	WA ADM - MTG/CONF RI	380.00	380.00
610-4.817.2.6373	WA ADM - TELEPHONE	519.71	519.71
610-4.817.2.6421	WA ADM - CONS/PROF F	1,500.00	-
610-4.817.2.6428	WA ADM - MISC CONTRA	37.50	-
610-4.817.2.6508	WA ADM - POSTAGE ANI	110.65	110.65
610-4.817.2.6513	WA ADM - MISC SUPP/N	17.16	-
610-4.817.2.6518	WA ADM - VEH OPERATI	637.31	637.31
620-2130	PAYROLL DEDUCTION PA	154.31	154.31
620-2140	ING PAYROLL DED PAYAE	669.52	669.52
620-2150	LIFE INS PAYROLL DED P	37.52	37.52
620-2160	FLEX PAYROLL DED PAYA	238.15	238.15
620-2220	GREAT POWESH PAYROL	44.38	44.38
620-2270	MED INS PAYROLL DED P	408.22	408.22
620-2290	IPERS PAYROLL DED PAY,	5,505.94	5,505.94
620-2310	FED TAX	3,074.21	3,074.21
620-2320	STATE TAX PAYROLL DED	1,030.08	1,030.08
620-2330	FICA/MEDICARE PAYROL	5,257.92	5,257.92
620-4.830.2.6428	SEWER - MISC CONT WO	5,103.49	-
620-4.831.1.6150	WW PLNT - GROUP INSU	3,486.73	3,486.73
620-4.831.1.6220	WW PLNT - MEETING RE	170.00	170.00
620-4.831.2.6310	WW PLNT - REP/MTNCE	5,829.65	-
620-4.831.2.6332	WW PLNT - REP MTNCE \	793.17	-
620-4.831.2.6371	WW PLNT - UTILITIES	11,003.60	11,003.60
620-4.831.2.6373	WW PLNT - TELEPHONE	251.59	251.59
620-4.831.2.6428	WW PLNT - MISC CONT \	3,940.53	49.53
620-4.831.2.6508	WW PLNT - POSTAGE AN	110.65	110.65
620-4.831.2.6513	WW PLNT - MISC SUPP/N	1,485.53	-
620-4.831.2.6518	WW PLNT - VEH OPER SL	391.48	391.48
620-4.831.2.6524	WW PLNT - LAB SUPPLIE	4,331.34	-
620-4.831.2.6526	WW PLNT - L.P. GAS	533.17	-
620-4.832.2.6371	LIFT STAT - UTILITIES	3,360.75	3,360.75
620-4.832.2.6428	LIFT STAT - MISC CONT V	9,534.95	-
620-4.832.2.6513	LIFT STAT - MISC SUPP/N	1,062.40	-
620-4.834.2.6333	SW COLL - REP/MTNCE C	26.84	-
620-4.834.2.6506	SW COLL - OFFICE SUPPL	53.67	-
620-4.834.2.6508	SW COLL - POSTAGE ANI	478.60	418.12
630-2150	LIFE INS PAYROLL DED P	0.22	0.22
630-2290	IPERS PAYROLL DED PAY,	747.05	747.05
630-2310	FED TAX	510.20	510.20
630-2320	STATE TAX PAYROLL DED	148.54	148.54
630-2330	FICA/MEDICARE PAYROL	726.68	726.68
630-4.865.2.6428	MISC CONTRACTUAL WC	1,500.00	-
630-4.865.2.6508	POSTAGE & SHIPPING	418.12	418.12
630-4.865.2.6513	MISC SUPPLIES AND MAT	19.20	-
670-2130	PAYROLL DEDUCTION PA	307.85	307.85
670-2140	ING PAYROLL DED PAYAE	371.96	371.96
670-2150	LIFE INS PAYROLL DED P	119.69	119.69
670-2160	FLEX PAYROLL DED PAYA	538.31	538.31
670-2220	GREAT POWESH PAYROL	24.66	24.66
670-2270	MED INS PAYROLL DED P	1,531.29	1,531.29
670-2280	CHILD SUPP PAYROLL DE	788.23	788.23
670-2290	IPERS PAYROLL DED PAY,	7,177.47	7,177.47
670-2310	FED TAX	3,326.43	3,326.43
670-2320	STATE TAX PAYROLL DED	1,397.08	1,397.08
670-2330	FICA/MEDICARE PAYROL	6,631.38	6,631.38
670-4.840.1.6150	RECYCLING PLNT - GROU	1,473.93	1,473.93
670-4.840.2.6332	RECYCLING PLNT -REP &	96.54	-
670-4.840.2.6371	RECYCLING PLNT - UTILIT	328.55	328.55
670-4.840.2.6428	RECYCLING PLNT - MISC	50.21	-

670-4.840.2.6513	RECYCLING PLNT - MISC :	32.99	-
670-4.841.2.6371	COMPOSTING - UTILITIES	25.58	25.58
670-4.841.2.6373	COMPOSTING - TELEPHC	84.18	84.18
670-4.842.1.6150	RES SW - GROUP INSURA	2,181.63	2,181.63
670-4.842.2.6332	RES SW - REP & MAINT V	197.63	-
670-4.842.2.6371	RES SW - UTILITIES	1,078.51	1,078.51
670-4.842.2.6413	RES SW- PAY TO OTH AG	12,448.43	-
670-4.842.2.6428	RES SW - MISC CONT WC	489.55	49.56
670-4.842.2.6506	RES SW - OFFICE SUPPLIE	48.30	-
670-4.842.2.6508	RES SW - POSTAGE & SHI	418.12	418.12
670-4.842.2.6513	RES SW - MISC SUPP & N	25.92	-
670-4.842.2.6518	RES SW - VEHICLE OPER :	1,357.67	1,357.67
670-4.843.1.6150	COMM SW - GROUP INSI	2,252.61	2,252.61
670-4.843.2.6371	COMM SW - UTILITIES	749.96	749.96
670-4.843.2.6413	COMM SW - PAY TO OTH	13,951.70	-
670-4.843.2.6428	COMM SW - MISC CONT	598.90	-
670-4.843.2.6506	COMM SW - OFFICE SUP	48.30	-
670-4.843.2.6508	COMM SW - POSTAGE &	418.12	418.12
670-4.843.2.6518	COMM SW - VEH OPER S	1,304.76	1,304.76
670-4.844.1.6050	RES RECYC - TEMP HIRES	1,632.40	-
670-4.844.1.6150	RES RECYC - GROUP INS	1,509.43	1,509.43
670-4.844.2.6428	RES RECYC - MISC CONT	250.00	-
670-4.844.2.6508	RES RECYC - PSTG/SHIP F	418.12	418.12
670-4.844.2.6513	RES RECYC - MISC SUPP }	25.92	-
670-4.845.1.6150	COM RECYC - GROUP INS	735.60	735.60
670-4.845.2.6428	COM RECYC - MISC CONT	250.00	-
670-4.845.2.6508	COM RECYC - PSTG/SHIP	418.12	418.12
670-4.845.2.6518	COM RECYC - VEH OPER :	553.47	553.47
Grand Total:		1,112,225.58	368,883.19

Project Account Summary

Project Account Key	Expense Amount	Payment Amount
PAYROLL	437,037.27	437,037.27
Grand Total:	437,037.27	437,037.27



**GRINNELL FINANCE COMMITTEE MEETING
MONDAY, FEBRUARY 17, 2025, AT 8:00 A.M.
IN THE LARGE CONFERENCE ROOM ON THE 2ND FLOOR
OF CITY HALL AND VIA ZOOM**

<https://zoom.us/j/94497880443?pwd=acct9TYL75bR2mWDM6F15TAUK0Zq1M.1>

MINUTES

ROLL CALL: Wray (Chair), White, Davis. Also present were Mayor Agnew, Ryan Lowe, Heith Hockenberry, Steve Schmidt, Ardrian Tidwell, Russ Behrens, Alyssa Devig, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Ryan Lowe and Steve Schmidt, North Risk Partners, and Heith Hockenberry, Jester Insurance Services, provided a quote for EMC property insurance. No action was taken.
2. White made the motion, second by Davis, to recommend approval of Resolution No. 2025-23 – A resolution adopting the amendment to budget for Fiscal Year 2025. AYES: 3-0. Motion carried.
3. Davis made the motion, second by White, to recommend approval of Resolution No. 2025-24 – A resolution for budgeted department transfers. AYES: 3-0. Motion carried.
4. A draft of the Financial Policy was reviewed. No action was taken.

There were no inquiries.

The meeting was adjourned at 9:29 a.m.

JO WRAY, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



**GRINNELL PUBLIC WORKS & GROUNDS COMMITTEE MEETING
MONDAY, FEBRUARY 17, 2025, AT 4:45 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM**

<https://zoom.us/j/93580050143?pwd=FHa0TyvYLkeuWnaMmCvKE1b3Wm7bFE.1>

MINUTES

ROLL CALL: Bly (Acting Chair), Karjalahti. Absent: Hueftle-Worley. Also present were Mayor Agnew, Jo Wray, Greg Roth, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Karjalahti made the motion, second by Bly, to recommend approval of a request from Grinnell Area Arts Council to hold Shakespeare in the Park on the Central Park Stage and lawn on Tuesday, July 22, 2025. AYES: 2-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 4:47 p.m.

RACHEL BLY, ACTING CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



**GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, FEBRUARY 17, 2025, AT 5:30 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM**

<https://zoom.us/j/96124258006?pwd=pTGTBPv84QMgouKlwxuh0qvHuUb4bF.1>

MINUTES

ROLL CALL: White (Chair), Davis. Absent: Hueftle-Worley. Also present were Mayor Agnew, Jo Wray, Rachel Bly, Chief Sicard, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Brooke Holder, Public Health Manager for Poweshiek County, was not able to attend. No action was taken.
2. Davis made the motion, second by White, to recommend approval of a request from Grinnell College to close 8th Avenue from Park Street to East Street from 2:00 p.m. Friday, May 30, 2025, to 9:00 p.m. Saturday, May 31, 2025. Friday evening closure is only needed in case of rain. AYES: 2-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 5:32 p.m.

JIM WHITE, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, FEBRUARY 17, 2025, AT 6:15 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM**

<https://zoom.us/j/94033044564?pwd=luWKGzQP4LYdcgL9PxAHRwQlhxeD3.1>

MINUTES

ROLL CALL: Bly (Chair), Wray, Karjalahti. Also present were Mayor Agnew, Jim White, Tyler Avis, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Wray made the motion, second by Karjalahti, to recommend approval of Resolution No. 2025-25 – A resolution approving a billboard contract with David Billman for an I-80 billboard. AYES: 3-0. Motion carried.
2. An update was provided on Seaba Property and a proposed agreement. No action was taken.

There were no inquiries.

The meeting was adjourned at 6:20 p.m.

RACHEL BLY, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

Minutes of the Drake Community Library Board of Trustees
January 29, 2025
Drake Community Library Board Room
Meeting also made available via Zoom from the online City Agenda Center

Roll Call: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
 X_Saunders Others present: X_Neal X_Snow X_Wingerter

President Pagliai called the meeting to order at 5:14pm.

Approval of Agenda:

Lindley moved and Hammond seconded approval of the agenda.

Approval of Minutes:

Lindley moved and Hammond seconded approval of December 18, 2024, Board Meeting minutes.

Roll call vote:

 X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai X_Saunders

Communications:

Report of the Director:

1. Statistical reports for December were reviewed.
2. Building and Grounds report presented
3. Reviewed presentation to the County Supervisors
4. Neal and Snow shared important highlights from LibLearnX

Committee Reports:

Building & Grounds-none
Finance & Salary-none
Personnel-none
Long Range Planning-none
Policy-none

Trustee Report: None

Financial Report and Approval of Bills:

1. Financials were reviewed. Lindley moved and Hammond seconded the approval of bills payable in February.

Roll call vote: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
X_Saunders

Contract Approvals:

1. None

Business:

1. Lindley moved and Fenner seconded the motion to proceed with the Tri-State sprinkler repair.

Roll call vote: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
X_Saunders

2. Hammond moved and Saunders seconded a motion to pay the S&S Plumbing bill from gift funds.

Roll call vote: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
X_Saunders

3. Lindley moved and McFee seconded a motion to take the motion regarding DCL Bylaws off the table.

Roll call vote: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
X_Saunders

4. Guenther moved and Fenner seconded a motion to approve the DCL Bylaws submitted by the committee.

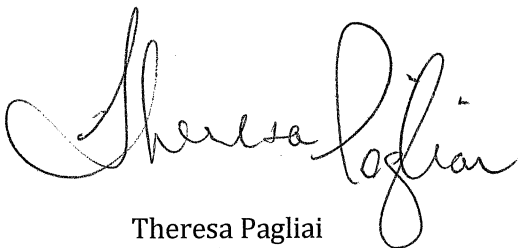
Roll call vote: X_Guenther X_Fenner X_Hammond X_Lindley X_McFee X_Pagliai
X_Saunders

Trustee Continuing Education:

1. President Pagliai led a discussion about Iowa Open Meeting Laws and the Sunshine Laws flier.

Meeting adjourned by unanimous consent at 6:11 p.m.

Next regular meeting is February 26, 2025, at 5:15p.m.



Theresa Pagliai
Library Board President



Karen Neal, Director
Recording Secretary



City of Grinnell
...Jewel of the Prairie

Michael A. McClelland
Chief of Police
Police Department
1020 Spring Street
Grinnell, IA 50112

Phone: 641-236-2670
FAX: 641-236-2652
ORI#IA0790100

TO: Honorable Dan Agnew
Honorable City Council Persons
Mr. Russ Behrens, City Manager
Mrs. Ann Wingerter, City Clerk

DATE: 19 February 2025

SUBJECT: MONTHLY REPORT FOR JANUARY 2025

MONTHLY STATS	CURRENT MO.	LAST MO.	PREVIOUS YEAR
	JAN 2025	DEC 24	JAN 2024
ARRESTS	23	25	16
CITATIONS	14	13	4
WARNINGS	49	57	1
PD Collisions	9	8	17
PI Collisions	1	3	1
HIT & RUN	1	2	2
Parking Citations	120	94	82
Calls for Service	733	755	738

BIAS-BASED POLICING REPORT (JAN 2025)

	ETHNICITY	GENDER (M/F)	RACE
ARRESTS	2 (Hispanic or Latino) 21 (Not Hispanic or Latino)	16/7	0 (American Indian or Alaska Native) 0 (Asian) 0 (Black) 23 (White)
CITATIONS	3 (Hispanic or Latino) 11 (Not Hispanic or Latino)	7/7	14 (White) 0 (Asian) 0 (Black) 0 (American Indian or Alaska Native)
WARNINGS	3 (Hispanic or Latino) 46 (Not Hispanic or Latino)	29/20	45 (White) 3 (Asian) 1 (Black) 0 (American Indian or Alaska Native)



City of Grinnell
...Jewel of the Prairie

Michael A. McClelland
Chief of Police
Police Department
1020 Spring Street
Grinnell, IA 50112

Phone: 641-236-2670
FAX: 641-236-2652
ORI#IA0790100

MENTAL HEALTH CRISIS CFS FOR JAN 2025

Mental Health Crisis Calls for Service (CFS) - Total	101
Poweshiek County Sheriff's Office- CFS Referred	4
Grinnell Fire Department – CFS Referred	3
Grinnell Police Department- CFS Referred	79
% Referred for additional resources/ assistance	78%

City of Grinnell / Devig, Alyssa

52208023834

Iowa Economic Development Authority

SHPO CLG Annual Report 2024

City of Grinnell / Alyssa Devig
520 4th Ave
Grinnell, IA 50112, United States
6412362600
adevig@grinnelliowa.gov

Submitted: February 19, 2025

Forms

SHPO Certified Local Government Annual Report

* indicates a required field

Under the CLG Agreement with the State, local governments and their historic preservation commissions are responsible for submitting an annual report documenting the commission's preservation work and that they have met the requirements of the CLG program.

This annual report is also an important tool for your commission to evaluate its own performance and to plan for the coming year.

We look forward to hearing from each CLG this year!

1.

I am aware this report must be presented and reviewed by either the City Council or the Board of Supervisors prior to submission and requires a signature from either the mayor or the chair of the board of supervisors.

The signature form is located here: https://iowa1.sharepoint.com/:w:/s/PublicShares-SHPO2/EWJQyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=HeBDes

yes

2. Name of the city, county, or land use district:

Please choose from the drop down list.

Grinnell Historic Preservation Commission

3. Did your commission undertake any survey or identification projects during 2024?

CLG Standards are in your local government's Certified Local Government (CLG) Agreement and the National Historic Preservation Act:

The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.

No

3.1.

Please explain how your local government plans to meet this CLG requirement in the future?

Continue to work with the city and committee to make the Grinnell Historic Preservation a success in the future.

4. Did your commission undertake any registration/nomination projects in 2024?

The CLG reviews all National Register nominations for any resources that lies within the jurisdiction of the historic preservation commission.

No

5.

Within your local government's jurisdiction were any National Register of Historic Places listed properties moved or demolished in 2024?

If you need a list of the properties that are listed on the National Register of Historic Places within your jurisdiction, please contact historic.preservation@iowaeda.com

No

6. Does your local government designate local landmarks or local districts?

IMPORTANT: Most local governments do not have a program for local designation. If you have questions about whether you have a local designation program or not, please contact the CLG Coordinator at historic.preservation@iowaeda.com before you complete this section.

No

7.

Has your community passed any ordinances that directly or indirectly impact the preservation of historic resources?

No

8.

Did your city, county, LUD or its historic preservation commission undertake any of the following activities in this calendar year? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do!

Please check all that apply!

CLG Standards found in CLG Agreement and National Historic Preservation Act:

- 1) The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties.
- 2) The CLG shall provide for adequate public participation in the local historic preservation programs.

e. None

9.

Were there any issues, challenges or successes your preservation commission encountered or accomplished this year?

10. What partnerships did your commission form or continue with other entities?

Examples include local main street office, local school, historical society, library, museum, service club, etc.

If none, enter N/A

N/A

11.

Did your historic preservation commission receive any grants (other than CLG) this year? If so, please describe. If none, enter N/A.

N/A

12. Does your Historic Preservation Commission have a website?

No

13.

List dates of public commission meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

CLG Standards found in CLG Agreement and National Historic Preservation Act:

- 1) The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- 2) The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- 3) The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- 4) Commission members will participate in state-sponsored or state-approved historic preservation training activities.

12/7/24, 5/23/24

14.

Based on the work plan submitted last year for your commission please provide a self assessment of the progress your commission made on the initiatives and programs that were identified last year.

Difficult to put our work plan into operation with only 3 of 5 commissioners. No progress report.

15. Where are your official CLG files located?

Please describe where the paper or physical files are stored and where the digital records are being stored.

City Offices

16.

In this calendar year, what was the dollar amount of the historic preservation commission's annual budget?

We recommend that the local government provide the commission a minimum of \$750 annual budget to pay for training and other commission expense.

750.00

17. Additional Budget information

This is an optional question, if there is any additional information you wish to share with the State Historic Preservation Office regarding your community's budget.

none

18. 2025 Work Plan

Each Commission should develop an annual work plan for the upcoming year. Please include the project(s), initiatives and programs your commission plans to begin or complete.

Work Plan.docx

19.
Does your commission have any vacancies? If so, how many? If you have no vacancies please enter N/A.

Please also use this field to describe any plans the commission has to fill those vacant positions.

N/A

20. Commission Members

Please include all commission members in this table.

If the commissioner represents a locally designated district please provide the district in their role field.

If the commissioner doesn't have an email address please enter a phone number.

For any new commissioners please include the biographical sketch in the following question.

First and Last Name	Mailing Address	Email Address	Term	Role
Tom Grabinski	1911 Belmont St Grinnell, IA 50112	tomdg1.7@gmail.com	6/30/26	Member

Cheryl Neubert, Chair	812 9th Ave Grinnell, IA 50112	cherylmneubert@yahoo.com	6/30/26	Chair
James Paulson	1332 Broad St Grinnell, IA 50112	skydoc@iowatelecom.net	6/30/27	Member
Mary Schuchmann	531 State St Grinnell, IA 50112	schuchr@pcpartner.net	6/30/25	Member
John Whittaker	1517 Elm St Grinnell, IA 50112	whittake@grinnell.edu	6/30/26	Member

21.

Please attach biographical sketches for commissioners who were newly appointed in last calendar year.

Please be sure newly appointed commissioners sign and date their statement.

22.

Which of your commission members, staff, and/or elected officials attended the 2024 Preserve Iowa Summit?

Now is also a good time to start planning to attend the 2025 Preserve Iowa Summit in Muscatine June 5-7, 2025.

J.R. Paulson attended the 2024 Preserve Iowa Summit

23. Commission Training Table

An important requirement of the Certified Local Government program is annual state-sponsored or state-approved training undertaken by at least one member of the historic preservation commission and/or staff liaison.

In this table, please provide information about the commissioners' involvement in historic preservation training (beyond or instead of the Preserve Iowa Summit), listing the name of the conference, workshop or meeting (including online training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

24. Chief Elected Official

Did your communities Chief Elected Official (Mayor, Chairman of the Board of Supervisors, or President of LUD Trustees) change in 2024?

No

25. Has the contact information for your communities staff liaison changed?

If you have a new staff liaison please select yes.

Yes

25.1. Please provide updated contact information for your staff liaison.

Please include their First & Last Name, Job Title, Mailing Address, Phone number, & Email Address.

Alyssa Devig, City Clerk/Finance Director, 520 4th Ave Grinnell, IA 50112, 641-236-2600, adevig@grinnelliowa.gov

26.

What training topic would be most helpful for your Historic Preservation Commission?

N/A

27. Suggestions for improvement

The CLG program is here to support the Historic Preservation Commissions across Iowa. Do you have any suggestions for how we can improve our services to your commissions?

N/A

28. Authorized Official Signature

https://iowa1.sharepoint.com/:w:/s/PublicShares-SHPO2/EWJOyE84x5BEqsMBNQhGagMBGTwUBVRnzrokBawjj6h_3w?e=HeBDes



[Cheryl Neubert Signature.jpg](#)

29.

Agenda or minutes from the public meeting where this report was presented to the City Council or Board of Supervisors.

[Approval.docx](#)

Printed February 19, 2025 03:16 CST/CDT



**GRINNELL FINANCE COMMITTEE MEETING
MONDAY, MARCH 3, 2025, AT 8:00 A.M.
IN THE LARGE CONFERENCE ROOM ON THE 2ND FLOOR
OF CITY HALL AND VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/94943911850?pwd=KU5a5aBtUIGeGjfDYM7t1uyfsWtwat.1>

Meeting ID: 949 4391 1850

Passcode: 438851

One tap mobile

+16469313860,,94943911850#,,,,*438851# US

Dial by your location

• +1 312 626 6799 US (Chicago)

Find your local number: <https://zoom.us/u/ad3pP3o7rU>

TENTATIVE AGENDA

ROLL CALL: Wray (Chair), White, Davis.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Review request from Prairie Hospitality Group.
2. Presentation by Joe Vens, First MainStreet Insurance for property insurance.
3. Consider approval of property insurance renewal.
4. Consider approval of a resolution setting the public hearing for the FY 2026 Property Tax Levy (See Resolution No. 2025-26).
5. Consider approval of a resolution approving and authorizing execution of an Amended and Restated Agreement for Private Development by and between the City of Grinnell and Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group (See Resolution No. 2025-27).
6. Consider approval of a resolution approving a Financial Policy (See Resolution No. 2025-28).
7. Consider approval of a resolution authorizing depositories for Public Funds (See Resolution No. 2025-29).
8. Consider resolution for monthly internal transfer of funds (See Resolution No. 2025-30).
9. Consider resolution for monthly transfers of funds for trust and agency (See Resolution No. 2025-31).
10. Review January Investment and Treasurers Reports.
11. Review the City Council Strategic Planning Priority Action Plan for Local Option Sales Tax draft.

INQUIRES:

ADJOURN:



Mission

We provide quality food with a dedication to excellent service while building a strong, profitable and successful business.

Vision for the Future

We will build a dining company with well defined and efficient systems in the Central Iowa region that regularly generates more than \$5 million in revenues and at least 20% profits after paying owners and employees competitive wages. The company will be creative, efficient and provide a healthy and nurturing culture for everyone involved.

Values

- Commitment to the company's success as a first priority. "Success" is defined as loyal to our mission, advancing towards the fulfillment of our vision, and true to our values.
- Honesty among all involved, even when it is difficult, unpopular and painful.
- Caring and empathetic both at the leadership level and throughout the organization
- Passion for food, the dining experience and hospitality lived inside and outside of the company.

Facts

Began operations August 1, 2024

Key points Aug. 1 thru Dec. 31:

- Revenues exceeded \$650K
- Sales and Use Tax paid \$45,916
- Employee taxes paid \$22,859

Currently employ 38 full and part time positions

Monthly payroll is approximately \$48,000

Company is owned by Paul and Kalyn Durr, and Todd and Shannon Reding

Accountant is Baker Starrett LLC

Legal is PJ Mahaffey



The Periodic Table, and its attached food and beverage operation, are existing concepts that have been owned and operated within the hotel framework. This has met limited success. Prairie Hospitality Group re-imagines both as independent food operations with their own identity, messaging, menus, etc. This will appeal to a much larger audience and allow both to be more connected to Grinnell and its surrounding communities.

Immediate Plan

Assume control of Periodic Table and Hotel Grinnell food and beverage operations and reshape the identity and offering to be a community-focused, higher-end dining establishment. Build the Canary Culinary Creations brand using the Hotel Grinnell kitchen facilities and utilizing exclusive catering rights for all events on the hotel property.

"Get butts in the seats"

Marketing, marketing, marketing

Add "Igloos" to outdoor seating

Liquor license

Initial payments of DRAM and general liability insurance

Building start-up inventory for new bar and food menus

Staff hiring and training

Adding software platform

- Toast (POS)

- Margin Edge (Cost Management)

- Gusto (Employee Management)

Short Term Plan

Reshape the identity of Periodic Table as a stand alone restaurant that just happens to be near a hotel. Build a local following that is attractive to a wide range of diners (ie. family, foodies and travelers).

Integrate reputation and review software (Marqii, Ovation, etc.)

Invest in Director of Sales

Redesign interior seating and lighting of Periodic Table (booths!)

Special events

Expand menu and kitchen functions

Portable outdoor kitchen and bars



Mid-Term Plan

Build on the local reputation and take the unique offering of the Periodic Table to a new level.

Build outdoor wood-fired pizza oven with stationary outdoor kitchen

Expand marketing to regional focus (advertising in larger markets)

Add walk-in freezer to kitchen

Expand grill and fryer functions

Add full-time Sous Chef and support



City of Grinnell

4/1/25 Renewal Presentation

*Presented by Ramsey-Weeks Insurance &
FMSI Public Entity Specialty Group*



First MainStreet®
Insurance

DEPENDABLE SOLUTIONS THAT MEET LOCAL NEEDS



MISSION



First MainStreet[®]
Insurance

OUR MISSION

To assist companies and people with protecting and maximizing assets, resources, and opportunities.



WE ARE **EXCEPTIONAL**
WE ARE **COLLABORATORS**
WE ARE **RESOURCEFUL**



UNIQUE OFFERING



First MainStreet[®]
Insurance



1

THE LOCAL AGENCY

They live right in town. They take care to develop long-lasting relationships. The local producer is a part of the fabric of a community. They are the bedrock of American values, integrity and the heritage of the small-town insurance agency model. The problems with this option are the limitations of service, breadth of solutions and sustainability in a fast-changing world.



2

THE “BIG BOX” FIRMS.

These are large, national companies with vast footprints. They have a deep bench of services and a global sophistication that makes them prominent, dominant and capable. They have a massive back-office and systems for everything. The problem is that they are impersonal, detached and complex. If you have a question you'll call the 1-800 number.



First MainStreet[®]
Insurance
Public Entity

FMSI MODEL

They are in the community and take great pride in how they treat and service their customers. They understand the importance of relationship. First MainStreet offers insureds the best of both worlds: local service with employees who have a pulse on the communities they are a part of, with the backing of an agency that has access to all the expertise, resources and insurance markets that a 'big box' firm would have. We are proud to provide a solution that clients and prospective clients have been seeking in the risk management & insurance arena.



FMSI LOCATIONS



First MainStreet[®]
Insurance

IOWA

- Altoona
- Bloomfield x2
- Burlington
- Cedar Falls
- Centerville
- Charles City
- Clinton x2
- Cresco
- Creston
- Des Moines
- Dubuque
- Dumont
- Durant
- Fairfield x2
- Fort Dodge
- Grinnell
- Hampton
- Indianola
- Kalona
- Lime Springs
- Maquoketa x2
- Mason City
- Mechanicsville
- Merville
- Mount Ayr
- Mt. Pleasant x2
- Nevada
- Newhall
- Norwalk
- Ottumwa
- Osage
- Parkersburg
- Pella
- Perry
- Quad Cities
- Sigourney
- State Center
- Stuart
- Sumner
- Urbandale
- Walford
- Waterloo
- Wayland
- West Des Moines
- West Point
- West Union
- Williamsburg
- Winfield

MINNESOTA

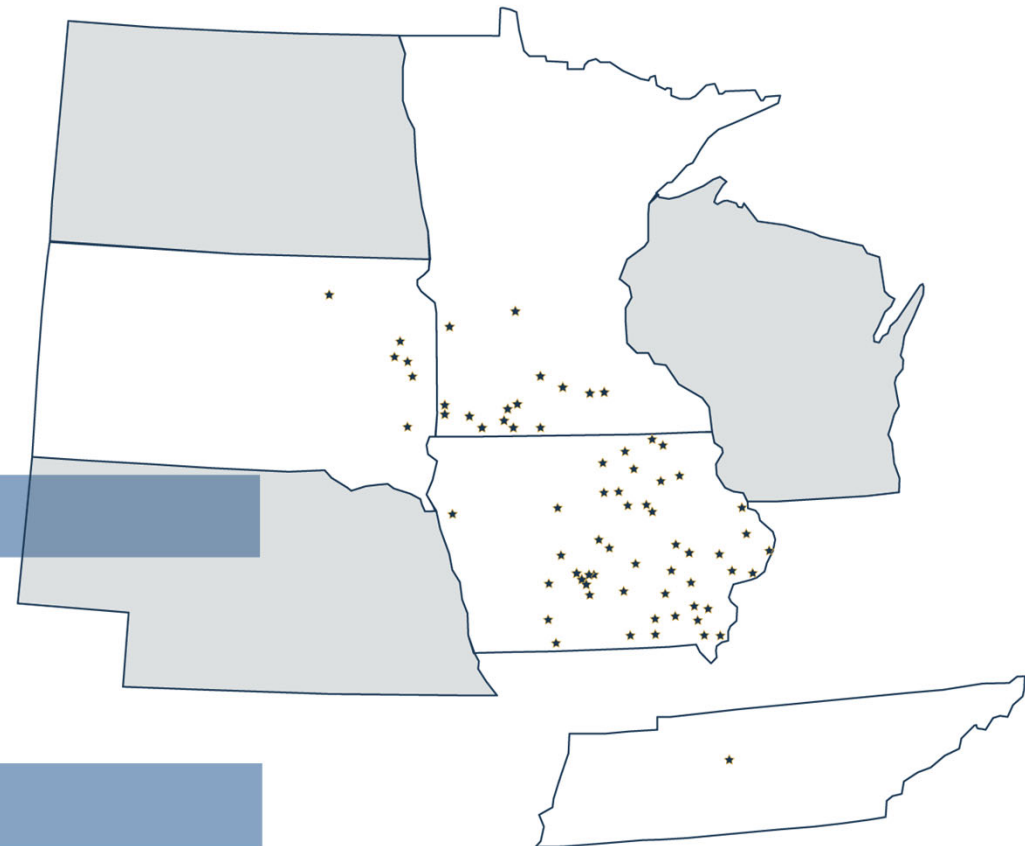
- Fairmont
- Jackson
- Lakefield
- Luverne
- Madison
- Mankato
- Mountain Lake
- New Ulm
- Owatonna
- Pipestone
- Spicer
- Springfield
- Worthington
- Wilmont
- Windom

SOUTH DAKOTA

- Aberdeen
- Brookings x2
- Estelline
- Hartford
- Hayti
- Watertown

TENNESSEE

- Brentwood





WHO ARE WE



First MainStreet®
Insurance

54 Agencies





UNIQUE OFFERING



First MainStreet®
Insurance



First MainStreet's Outreach Program allows agencies to do more in their communities. Local Love donated over **\$74,000** to FMSI agencies in 2023, with those additional funds, agencies will be able further support their local charities.



First MainStreet's Donation Match Program launched in February 2021 which encourages and supports employees' charitable contributions.



PUBLIC ENTITY RISK MANAGEMENT TEAM

ACCOUNT MANAGEMENT

Name	Responsibility	Contact Information	
Jenyse Durham	Lead PESG Account Manager - Scheduling Meetings with the team - Distribution of Meeting Documents - Standard Operating Procedures - Client Onboarding - Value added Resource Implementation	Tel: 515-523-4042 Email: jenyse.durham@firstmainstreet.com	
Teresa Phipps	Local Account Manager - Certificate of Insurance Issuance - Submittal of Claims - Billing Questions/Clarification - Policy Changes - Auto ID Cards - Policy Delivery - Other Service-Related Needs	Tel: 641-325-7015 Email: teresa@ramseyweeks.com	

RISK ADVISOR

Name	Responsibility	Contact Information	
Joe Vens	Lead Public Entity Risk Advisor - Premium Forecasting - Annual Claims Review Meetings - Pre-Renewal Meetings - Renewal Meetings	Tel: 319-209-7256 Email: jvens@firstmainstreet.com	
Darcy Swick	Local Risk Advisor - Insurance Coverage Questions - Insurance Marketing - Loss Reviews - Risk Management Planning - Strategy & Risk Finance Discussions - Day To Day Service As Needed	Tel: 641-325-7011 Email: darcy@ramseyweeks.com	





ADDITIONAL TEAM MEMBERS

MARKETING & LOCAL LOVE

Name	Responsibility	Contact Information	
Lauren Houston	Director of Local Love & Marketing Specialist <i>Utilization of community impact funds and oversight of marketing and branding for FMSI</i>	Tel: 319-209-7191 Email: laurenhouston@firstmainstreet.com	

RISK AND WORKFORCE SOLUTIONS

Name	Responsibility	Contact Information	
Sarah Allender	Safety & Loss Control <i>Your point of contact for employee safety, return-to-work program development, driver safety, OSHA and DOT compliance</i>	Tel: 319-739-1394 Email: sallender@truenorthcompanies.com	
Sue Nelson	VP of Workforce Solutions <i>Primary contact for Human Resources fractional support. Including HR technologies, HR processes, HR compliance, employee engagement, HR strategy.</i>	Tel: 319-739-1249 Email: snelson@truenorthcompanies.com	
Clay Swanson	Cyber Practice Leader <i>Your contact for dedicated cyber solutions: cyber risk assessments, incident response planning, workforce awareness training, and cyber liability insurance</i>	Tel: 319-209-7186 Email: cswanson@truenorthcompanies.com	

EMPLOYEE BENEFITS

Name	Responsibility	Contact Information	
Sam Houston	Benefits Advisor <i>Oversight of growth initiatives and Risk Advisor training and development</i>	Tel: 319-209-7234 Email: shouston@truenorthcompanies.com	





ICAP / IMWCA Contacts List - City of Grinnell

Megan Hirst
ICAP Programs Director
megan@icapiowa.com

Tim Butler
ICAP Underwriter
tim@icapiowa.com

Joni Biggart
ICAP Grant Program
joni@icapiowa.com

Todd Christianson
ICAP Loss Control
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Colette Klier
ICAP Cyber Loss Control
colette@icapiowa.com

Brian Courtney
ICAP Law Enforcement Loss Control
bcourtney@icapiowa.com

Marjie Akers
ICAP Claims
marjie@icapiowa.com

Andrew Justice
IMWCA Underwriter
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Staci Griffin
IMWCA Loss Control
stacigriffin@iowaleague.org



2024-2025 Service Calendar

City of Grinnell

January February	March April	May June	July August	September October	November December
Pre-Renewal	Renewal	Safety	Disaster Recovery & Cyber Security	Bid Insurance Verification	Bi-Annual Claim Review
Verification of assets with city, broken out by department	Receive and review all insurance renewal quotes	Discovery session with City of Grinnell Safety & TN Risk Solutions (SA, SN, CB / JG, JV)	Disaster Recovery Planning Discovery, Onboarding & Implementation (MP- S)	Meeting with city leadership to discuss current state of insurance requirements in bidding	WC Claims review meeting (November / 4 months post WC renewal)
Provide ICAP underwriting with all information needed for 4/1/24 Anniversary	Final insurance proposal to City of Grinnell, including option coverage increases, deductible changes & modifications	Safety Implementation: KPA Onboarding? Tool box talk distribution set up? Mock OSHA inspection scheduled?	Introduction to TrueNorth Cyber Team - Executive Brief	JCV to provide sample city insurance requirements & discussion on possible implementation	Close out any open WC claims that would impact 7/1/25 MOD prior to 1/1/25
Discussion on insurance marketing	Bind coverage for 4/1/24 renewal	Confirmation of Nurse OnCall utilization & process		ICAP Legal Services Hotline review.	MOD Master Presentation for 7/1/24 MOD Impact & Projected 7/1/25 MOD
Review of loss history	Provide certificates & Auto ID cards to the City of Grinnell's preference	Introduction to Disaster Recovery Planning Partner - SERVPRO			Premium Forecasting (December 2024 / January 2025)
Confirm if notification to ICAP should take place	Provide anniversary invoice for allocations & anniversary bundle for copy of policy & coverages				Confirmation that ICAP Grant has been applied for and approved prior to year end
Discussion on current safety committee / city internal team	Standard operating procedures for claims & insurance changes provided to client				
Approval of 2024-2025 service calendar	Introduction to TrueNorth Risk Solutions Team				



Darcy Swick
Risk Advisor
(641)325-7011
darcy@ramseyweeks.com



Joe Vens
Public Entity Risk Advisor
Certified WC Advisor
(319) 209-7256
jvens@firstmainstreet.com



Drake Community Library
930 Park Street
Grinnell, IA 50112



SERVPRO of Grinnell & Pella
Phone: (641) 931-5001
2/18/2025

Ready for whatever happens.®

LOCATION TO PARK SERVPRO VEHICLES:

Parking lot for library.



PREFERRED BUILDING ACCESS FOR SERVICE:

Main entrance.



ELEVATOR ACCESS FOR SERVICE:

Located in the back right side of the library from the main entrance/office. Adjacent to stairwell.



STAIRWAY ACCESS FOR SERVICE:

Located in the back right side of the library from the main entrance/office. Stairway leads down to the mechanical room and the book lift.





ERP - Grinnell Arbor Lake Park.pdf



ERP - Grinnell Bailey Park.pdf



ERP - Grinnell Central Park.pdf



ERP - Grinnell Drake Community Library.pdf



ERP - Grinnell Merrill Park East.pdf



ERP - Grinnell Merrill Park West.pdf



ERP - Grinnell Miller Park.pdf



ERP - Grinnell Mutual Family Aquatic Cente...



ERP - Grinnell Public Services - Building 1.pdf



ERP - Grinnell Public Services - Building 2.pdf



ERP - Grinnell Public Services - Building 3.pdf



ERP - Grinnell Public Services - Building 4.pdf



ERP - Grinnell Waste Water - Blower Buildin...



ERP - Grinnell Waste Water - Head Works.pdf



ERP - Grinnell Waste Water - Shop.pdf



ERP - Grinnell Waste Water - UV Building.pdf



ERP - Grinnell Water Department 1.pdf



ERP - Grinnell Water Department 2.pdf

City of Grinnell W/H Deductible PROJECTION 4/1/25

Location / Building	Description	Building Values	Estimated W/H Cost - EMC (Cat & Non Cat) - assuming \$25K AOP Deductible	Estimated W/H Cost - ICAP (Non Cat)	Estimated W/H Cost - ICAP (Cat)
1607 W Street South	Airport Terminal	\$1,543,219	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$30,864
1607 West Street South	GTE Hanger	\$1,215,971	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$24,319
1607 West Street South	Hink Building	\$1,212,565	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$24,251
920 4th Avenue, Central Park	Shelter House, Restrooms, Pavilion	\$1,030,148	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$20,603
120 8th Avenue West	Aquatic Center	\$6,841,056	\$68,411	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$136,821
1020 Spring Street	Public Safety Building	\$8,118,537	\$81,185	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$162,371
930 Park Street	Library w Geothermal Heating System	\$12,597,346	\$125,973	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$251,947
520 4th Avenue	Iowa Transport Museum	\$6,452,911	\$64,529	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$129,058
1313 1st Avenue	Building #3 Public Service	\$1,351,653	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$27,033
702 Main Street	Water Plant	\$8,352,933	\$83,529	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$167,059
702 Main Street	Clear Well, 1M Gal	\$1,302,540	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$26,051
3976 20th Street	Sludge Storage Tank	\$1,250,142	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,003
3976 20th Street	Waste Water Admin Bldg	\$2,376,577	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$47,532
3976 20th Street	Headworks Building	\$2,362,586	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$47,252
3976 20th Street	Process Tanks	\$3,690,503	\$36,905	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$73,810
3976 20th Street	Final Clarifiers	\$1,084,866	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$21,697
3976 20th Street	Digester Tanks	\$1,674,376	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$33,488
3976 20th Street	Digester Building	\$1,276,326	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,527
3976 20th Street	UV Building	\$1,280,850	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,617
632 Main Street	300,000 Gallon Water Tower	\$1,790,932	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$35,819
Plus AOP	AOP		\$25,000	\$0	2% of all buildings
Total Estimated MAXIMUM Out of Pocket Exp			\$485,533	\$25,000 or \$50,000	\$300,000

WINDSTORM AND HAIL DEDUCTIBLES

This Endorsement modifies the Governmental Property Agreement.

SECTION I – GENERAL PROVISIONS is modified by adding the following:

D. WINDSTORM AND HAIL DEDUCTIBLES

1. With respect to any covered **loss** for which **windstorm** or **hail**, or any combination of **windstorm** and **hail**, is a direct cause, the deductible applicable to such **loss** is the lesser of the following:

- a. Percentage Deductible

2% of the sum of the values of all of **your units of coverage** that sustain **loss** in any one **occurrence**. The values to be used when calculating the Percentage Deductible for each **unit of coverage** are those as specified for each **unit of coverage** shown in the **Declarations** or the Statement of Values or other schedule on file with **us**, or, if not so specified, or if the damaged property is a building in the course of construction or renovation, the values will be computed as of the date of **loss** at the place of **loss**.

- b. Maximum Deductible

The maximum amounts, per **occurrence**, stated within the following table, as determined by computing the total value of all **your** covered property as of the date of **loss**, including, without limitation: **your** buildings, structures, personal property, Additional Property (including miscellaneous property, **electronic data processing equipment or media**, and **fine arts**), **automobiles**, and buildings or additions under construction.

Total Value of All of <i>Your</i> Covered Property	Maximum Deductible Per <i>Occurrence</i>
\$200,000,000 and greater	\$500,000
\$100,000,000 - \$199,999,999	\$350,000
\$50,000,000 - \$99,999,999	\$300,000
\$25,000,000 - \$49,999,999	\$250,000
\$15,000,000 - \$24,999,999	\$150,000
\$10,000,000 - \$14,999,999	\$100,000
\$7,500,000 - \$9,999,999	\$75,000
\$5,000,000 - \$7,499,999	\$50,000
\$3,500,000 - \$4,999,999	\$35,000
\$1,500,000 - \$3,499,999	\$25,000
\$1,499,999 and under	\$10,000

2. The following Additional Definitions apply to this Endorsement:

- a. **Hail** means a weather event that is designated as part of a catastrophe by the Insurance Services Office (ISO) within the hailstorm family

- b. **Unit of coverage** means each of the following, and each shall be considered a separate **unit of coverage**:
- (1) Each separate building or structure that sustains **loss**;
 - (2) Personal property if that personal property sustains **loss**;
 - (3) Additional Property, including miscellaneous property, **electronic data processing equipment or media**, and **fine arts**, if the Additional Property sustains **loss**;
 - (4) Each separate **automobile** that sustains **loss**; and
 - (5) Each separate building or addition under construction that sustain **loss**.
- c. **Windstorm** means a weather event that is designated as part of a catastrophe by the Insurance Services Office (ISO) within the windstorm family.

SECTION II – LOSS ADJUSTMENT AND SETTLEMENT is modified by adding the following:

B. DUTIES IN THE EVENT OF A LOSS

You or **your** authorized representative must do all of the following in the event of a **loss**:

10. In addition to **your** obligation to provide **us** with prompt notice of **loss**, with respect to any claim involving **windstorm** or **hail**, wherein notice of the claim is reported to **us** more than one year after the date of **loss**, this **Agreement** shall not provide coverage for such claims.

All other terms and conditions remain unchanged.



City of Grinnell - Year Over Year Renewal Comparison

	ICAP Contribution Summary 2024 Actual 2024 Invoice Received	ICAP Contribution Summary 2025 Actual 2025 Invoice Received 'As Is'	ICAP 5 Year Loss Analysis	Actual 2025 \$ Increase	Actual 2025 % Increase	Additional Option - Increased AOP Prop Deductible \$50K Revised 2025 Invoice Received	Option I 2025 \$ Increase	Option I 2025 % Increase
General Liability	\$35,000	\$35,000	5%	\$0	\$0	\$35,000	\$0	0.00%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Auto Liability	\$9,000	\$9,188	8%	\$188	2.09%	\$9,188	\$188	2.09%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Law Enforcement Liability**	\$7,406	\$7,777	2%	\$371	5.01%	\$7,777	\$371	5.01%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Public Officials Liability	\$7,500	\$7,875	51%	\$375	5.00%	\$7,875	\$375	5.00%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Excess Liability**	\$24,086	\$25,237	0%	\$1,151	4.78%	\$25,237	\$1,151	4.78%
Limit	\$13,000,000	\$13,000,000				\$13,000,000		
Vehicles	\$48,817	\$57,379	191%	\$8,562	17.54%	\$57,379	\$8,562	17.54%
Limit	\$4,545,835	\$5,129,494				\$5,129,494		
Rate	1.073884116	1.11860936				1.11860936		
Deductibles	\$10,000	\$10,000				\$10,000		
Property	\$194,137	\$198,020	509%	\$3,883	2.00%	\$178,020	-\$16,117	-8.30%
Deductible**	\$25,000	\$25,000				\$50,000		
Total Blanket Limit	\$76,825,619	\$78,362,131				\$78,362,131		
Building	\$73,423,585	\$74,892,057				\$74,892,057		
Personal Property	\$3,402,034	\$3,470,075				\$3,470,075		
Fine Arts	\$55,000	\$22,440				\$22,440		
Miscellaneous Property Scheduled	\$626,000	\$689,783				\$689,783		
Miscellaneous Property Unscheduled	\$253,220	\$291,944				\$291,944		
Rate (based on TBL)	0.2495010384	0.2343548631				0.2343548631		
Total TIV	\$77,810,097	\$84,495,793				\$84,495,793		
**various deductibles						\$0		
Crime	\$0	\$0	0%	\$0		\$0	\$0	
Limit	\$10,000	\$10,000				\$10,000		
Deductible	\$500	\$500				\$500		
Cyber	\$17,178	\$9,876	0%	-\$7,302	-42.51%	\$9,876	-\$7,302	-42.51%
Limit	\$1,000,000	\$1,000,000				\$1,000,000		
Deductible	\$50,000	\$10,000				\$10,000		
Bond**	\$1,055	\$1,055	0%			\$1,055		
TOTAL	\$345,234	\$352,462	294%	\$7,228	2.09%	\$332,462	-\$12,772	-3.70%

NOTES

- *Earthquake Coverage included in Property Coverage, \$7,000,000 limit, 2% of Loss Deductible
- **Old Republic Surety blanket bond has \$25,000 blanket limit with \$75,000 excess coverage on Treasurer and Deputy Treasurer
- **Separate W/H Spreadsheet shows exposure for W/H events
- **Additional cyber limits are available for \$2M & \$3M -- see supplemental pages
- **Excess liability provides \$15M per claim for events
- **Liability limits are non-aggregate with ICAP, a benefit to the insured/member



INVOICE

FOR

City of Grinnell

Anniversary Date: 04/01/2025

12951 University Ave, Ste 120
Clive, IA 50325
www.icapiowa.com



Member Invoice

Member Name: City of Grinnell

Anniversary Date: 04/01/2025

Policy Number: R0218PC2025-01

Coverage	Limit of Coverage	Contribution
General Liability	\$2,000,000	\$35,000.00
Automobile Liability	\$2,000,000	\$9,188.00
Law Enforcement Liability	\$2,000,000	\$7,777.00
Public Officials Wrongful Acts	\$2,000,000	\$7,875.00
Excess Liability	\$13,000,000	\$25,237.00
Vehicles	\$5,129,494	\$57,379.00
Property	\$79,366,299	\$198,020.00
Equipment Breakdown	Included	Included
Crime	\$10,000	\$0.00
Bond		\$1,055.00
TOTAL CONTRIBUTION		\$341,531.00

Payment for this invoice can be submitted electronically via the ICAP website. Please visit www.icapiowa.com and click "Member Pay" at the top right of the page to pay via ACH transfer. There is no fee for utilizing this service. If you require assistance or prefer to pay via check, please contact the ICAP office via 1-(800) 383-0116.



Anniversary Information Acknowledgement

The undersigned representative of the City of Grinnell acknowledges that he/she:

- ☐ Reviewed the information provided on all Iowa Communities Assurance Pool applications and all applicable supplemental applications.
- ☐ Reviewed all applicable property and vehicle schedules.
- ☐ Confirms, to the best of his/her knowledge, that all information provided is complete and accurate.
- ☐ Reviewed the optional coverage(s) offered by the Iowa Communities Assurance Pool for increased limits. After consideration of the coverage(s) offered and the contribution for same, City of Grinnell has elected to:
 - ☐ Waive any and all coverage(s) and any applicable contribution charges. City of Grinnell understands that to add increased limits coverage in the future, it will be subject to Iowa Communities Assurance Pool's approval and underwriting guidelines at the time of the request and that such request must be made in writing. In addition, City of Grinnell will not hold the Iowa Communities Assurance Pool responsible for this decision to waive optional coverage(s).
 - ☐ Accept the increased limits: _____
(Limit of Liability Accepted)

Executed on the _____ day of _____, in the year _____, by the undersigned duly authorized officer of the Governmental Subdivision (City of Grinnell) indicated below:

BY: _____

Title: _____

Member: City of Grinnell

Member Number: 218

Anniversary Date: 04/01/2025



Quote Summary

City of Grinnell

Anniversary Date: 04/01/2025

Coverage	Contribution	Limit of Coverage	Deductible	Retroactive Date	Coverage Effective
General Liability	\$35,000.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Automobile Liability	\$9,188.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Law Enforcement Liability	\$7,777.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Public Officials Wrongful Acts	\$7,875.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Excess Liability	\$25,237.00	\$13,000,000			04/01/2025
Vehicles	\$57,379.00	\$5,129,494	See Schedule		04/01/2025
Property*	\$198,020.00	\$79,366,299	See Schedule		04/01/2025
Equipment Breakdown	Included	Included	Included		Included
Crime	\$0.00	\$10,000	\$500		04/01/2025
Bond**	\$1,055.00				04/01/2025
TOTAL CONTRIBUTION	\$341,531.00				

* Earthquake Coverage included in Property Coverage, \$7,000,000 Limit, 2% of Loss Deductible.

** Old Republic Surety blanket bond has \$25,000 blanket limit with \$75,000 excess coverage on Treasurer & Deputy Treasurer.

This quotation expires on the Proposed Effective Date.



Commitment to Continue Membership

I, City of Grinnell, do hereby affix my signature to this form and promise to submit the contribution of \$341,531.00 (less attached vouchers if applicable) by _____ . In order to fulfill this commitment, our check will be received by the Iowa Communities Assurance Pool, at the address on this form, no later than _____ .

Printed Name _____

Signature _____

Date _____

Iowa Communities Assurance Pool
12951 University Ave, Ste 120
Clive, IA 50325



Member Proxy

Be it known, that the undersigned representative of the Governmental Sub-Division (hereafter referred to as MEMBER) by resolution of the governing body, a copy of which is attached hereto, hereby nominates and appoints the following individual and alternate to represent the MEMBER with the Iowa Communities Assurance Pool (hereinafter referred to as the POOL). The individual and alternate shall act as liaison between MEMBER and the POOL for the purposes of relating risk reduction and loss control information, and any other loss information or instructions concerning the obligations of the MEMBER imposed by signing the Iowa Risk Management Agreement and the rules and regulations established thereunder, to the same extent and with like effect as the undersigned thereunder, to the same extent as the undersigned could do if personally present and the undersigned does hereby ratify and confirm and adopt all action done or taken by the individual or alternate.

Primary Contact:	<u>Alyssa Devig</u>	Alternate Contact:	<u>Erienne Doll</u>
Title:	<u>Assistant City Clerk/FInance Director</u>	Title:	<u>Deputy City Clerk</u>
Address:	<u>520 4th Ave</u>	Address:	<u>520 4th Ave</u>
Address:	<u></u>	Address:	<u></u>
City, State, Zip:	<u>Grinnell, IA 50112-1947</u>	City, State, Zip:	<u>Grinnell, IA 50112-1947</u>
Email:	<u>adevig@grinnelliowa.gov</u>	Email:	<u>edoll@grinnelliowa.gov</u>
Telephone:	<u>6412362600</u>	Telephone:	<u>6412362600</u>

In witness whereof, this proxy was executed on the _____ day of _____, in the year _____, by the undersigned duly authorized officers of the Governmental Subdivision indicated below:.

Governmental Subdivision: City of Grinnell

Member ICAP #: 218

By: _____

Title: _____

By: _____

(City Clerk/County Auditor/Board Secretary)



Alternate Quote

Member name: **CITY OF GRINNELL, IOWA**
Anniversary date: **04/01/2025**
Coverage period: **04/01/2025 through 4/01/2026**
Policy number: **0163**

COVERAGE	CURRENT		ALTERNATE		SAVINGS
	DEDUCTIBLE	CONTRIBUTION	DEDUCTIBLE	CONTRIBUTION	
General Liability	\$25,000	\$35,000	\$50,000	\$30,000	\$5,000
Auto Liability	\$25,000	\$9,188	\$50,000	\$8,188	\$1,000
Law Enforcement Liability	\$25,000	\$7,777	\$50,000	\$6,777	\$1,000
Public Officials Liability	\$25,000	\$7,875	\$50,000	\$6,875	\$1,000
Vehicles	\$10,000	\$57,379	\$15,000	\$54,379	\$3,000
			\$20,000	\$51,379	\$6,000
Property	\$25,000	\$198,020	\$50,000	\$178,020	\$20,000
			\$100,000	\$158,020	\$40,000
Equipment Breakdown		Included		Included	

PLEASE SUBMIT PAYMENT ON OR BEFORE THE ANNIVERSARY DATE OF 01/01/2024.

To do so, please visit the ICAP website (www.icapiowa.com) and click "Member Pay" at the top right of the page. This will enable you to submit payment via ACH transfer, as required by the Pool; please note there is no fee for utilizing this service.



Alternate Quote Options

Member name: CITY OF GRINNELL, IOWA
Anniversary date: 04/01/2025
Coverage period: 04/01/2025 through 4/01/2026
Member number: 0218

Cyber Liability Limit

CURRENT LIMIT	CURRENT CONTRIBUTION	ALTERNATE LIMIT	ALTERNATE CONTRIBUTION
\$250,000	\$1,496	\$1,000,000	\$9,876
		\$2,000,000	\$20,483
		\$3,000,000	\$25,590

Please note the \$1,000,000+ cyber liability limits will be effected the later of the anniversary date or the date option to bind is provided to the ICAP team; this limit cannot be backdated.

****Recommend moving the cyber cover that was placed monoline previously back to ICAP***

PLEASE ADVISE YOUR ICAP UNDERWRITER OF THE SELECTED DEDUCTIBLES AND LIMITS PRIOR TO SUBMITTING PAYMENT FOR THE CORRESPONDING CONTRIBUTION.

Once done, please remit your contribution payment online. To do so, visit the ICAP website (www.icapiowa.com) and click "Member Pay" at the top right of the page. This will enable you to submit payment via ACH transfer, as required by the Pool; please note there is no fee for utilizing this service.



Questions & Open Discussion



First MainStreet®
Insurance

DEPENDABLE SOLUTIONS THAT MEET LOCAL NEEDS

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Page 78 of 234



NORTH RISK PARTNERS®

Commercial Insurance Proposal



Presented to:
City Of Grinnell
520 4th Ave Grinnell, IA 50112

Proposed Effective Date: 04/01/2025
Presented by: Ryan Lowe and Steve Schmidt

1-800-247-7016
Info@northriskpartners.com

THIS DOCUMENT SUMMARIZES THE PROPOSAL FOR YOUR INSURANCE. THIS IS NOT A CONTRACT. THE TERMS OF THE POLICY FORMS WILL CONTROL THE INSURANCE CONTRACT WITHOUT REGARD TO ANY STATEMENT MADE IN THIS PROPOSAL.

Premium Summary

Proposed Policy Term	Line of Business	Carrier	Writing Carrier	AM Best Rating
04/01/2025 - 04/01/2026	Commercial Property, General Liability, Business Auto, Umbrella(C), Inland Marine (C)	EMC Insurance	EMC Insurance	

Line of Business	Expiring ICAP Premium	Proposed EMC Premium
Package	\$230,192	\$213,620
Business Auto	\$56,567	\$37,124
Linebacker	\$7,500	\$9,251
Umbrella	\$24,035	\$40,805
Law Enforcement	\$7,406	\$14,030
Total Premium	\$325,700	\$293,724*

Additional	Premium
One-time Prior Injury Charges	\$21,106

Deductibles

Deductibles	Expiring ICAP Deductibles	Proposed EMC Deductibles
Wind & Hail Deductible	2% of Value Per Building	1% of Value on Specified Buildings*
All Other Perils Deductible	\$25,000 Per Occurrence	\$50,000 Per Occurrence
Auto Deductibles	\$10,000	\$10,000
Maximum Out of Pocket Wind/Hail Deductible Exposure	\$1,536,512.38	\$454,503.56

Notes:

Locations/Buildings Subject to the 1% Wind/Hail Deductible with EMC:

- Aquatic Center
- Drake Library
- Public Safety Building
- Water Plant Building
- Transportation Museum

Coverage

Coverage	Expiring ICAP Limits	Proposed EMC Limits
General Liability	\$2,000,000 Per Occurrence	\$2,000,000 Per Occurrence / \$4,000,000 Per Location
Auto Liability	\$2,000,000	\$2,000,000
Linebacker	\$2,000,000	\$2,000,000
Law Enforcement Liability	\$2,000,000	\$2,000,000
Excess Liability	\$13,000,000	\$10,000,000
Crime	\$10,000	\$100,000

Notes:

- Prior to 04/01/2024 the City had a \$2,000,000 Excess Liability Limit.
- Largest Liability Claim in the 45-year History of IMAU Safety Program Through EMC is Approximately: \$4,250,000.
- Largest known Municipal Liability Claim in Iowa History is approximately \$8,000,000.

Other Cities in IAMU Safety Program Through EMC:

- | | | |
|-----------------|----------------------------|----------------|
| - Norwalk | - Pella | - Toledo |
| - Oskaloosa | - Brooklyn | - Sioux Center |
| - Montezuma | - Williamsburg | - Charles City |
| - Victor | - Solon | - Johnston |
| - State Center | - Carlisle | - Lisbon |
| - North Liberty | - Blainstown | - Storm Lake |
| - Pleasantville | - Marshalltown Water Works | - Webster City |
| - Bondurant | - Baxter | - Creston |
| - Tiffin | - Belle Plaine | - Boone |
| - Kalona | - Walford | - Huxley |

City of Grinnell ***2025 Cost Comparison***

Cost Comparison

Annual EMC Premium:	\$314,330
+	
CFC Cyber Program	\$9,450.52
=	
<u>IAMU Safety Group Program Total</u>	<u>\$323,780</u>
-	
One-Time Prior Injury Charge:	\$21,106
<i>(Included in above EMC annual premium but falls off at 2026 renewal)</i>	
-	
Est. Program Dividend:	\$23,000*
<i>*(Dividends are not guaranteed. This is an estimated amount based on historical program performance & eligible to be received in 01/2027)</i>	
 Total cost for comparison:	 <i>\$279,674*</i>

ICAP Annual Contribution:	\$325,700
-	
ICAP Member Credit:	\$0
=	
<u>Annual ICAP Total:</u>	<u>\$325,700</u>

* Note: Current Cyber Policy with Cowbell is not calculated in ICAP Premium.

* ICAP Cumulative Reserve Fund (CRF) Return: **\$?**

**Only received if withdraw from ICAP. Many cities use this to pay for EMC one-time prior injury charge*



Notes:

- EMC has given back a dividend every year for the last 20 years except for 2020 due to the derecho.
- Dividend is based on how the entire program performs, not just City of Grinnell.
- Historic Dividend has been 7-8%, This year the program was approximately 15%
- City of Grinnell's Dividend for the current term would have been around \$49,000.

Optional Coverages

Optional Coverages	Deductible	Premium
EMC Property Option 2	\$25,000 Per Occurrence	\$310.840*

Optional Coverages	Limit	Premium
CFC Cyber Policy	\$1,000,000	\$9,450.52
CFC Cyber Policy	\$2,000,000	\$13,233.33

IAMU Cyber Coverage Overview

2025 – 2026 CFC Cyber Liability Program Coverage Overview

Cyber Incident Response - \$1,000,000

- Incident Response Costs
- Legal & Regulatory Costs
- IT Security & Forensic Costs
- Crisis Communication Costs
- Privacy Breach Management Costs

System Damage and Business Interruption - \$1,000,000

- System Damage and Rectification Costs
- Income Loss and Extra Expense
- Dependent Business Interruption

Network Security & Privacy Liability - \$1,000,000

- Network Security Liability
- Privacy Liability
- Management Liability
- Regulatory Fines
- PCI Fines, Penalties & Assessments

Media Liability - \$1,000,000

- Defamation
- Intellectual Property Rights Infringement

Court Attendance Costs - \$100,000

Cyber Crime Extension - \$250,000 (except for Extortion at \$1,000,000)

- Funds Transfer Fraud (including Phishing, Vishing, Social Engineering)
- Theft of Funds Held in Escrow
- Theft of Personal Funds
- Extortion
- Corporate Identity Theft
- Telephone Hacking
- Customer Payment Fraud
- Unauthorized Use of Computer Resources (including Botnetting and Cryptojacking)

Consequential Reputational Harm Extension - \$1,000,000

This provides a brief overview of the insurance protection. Please refer to the policy itself for actual terms and conditions.

Your Team

Below you will find contact information for the team assigned to manage your account.

Any of these team members will be pleased to assist you with your service needs. Your primary contact will be **Ryan Lowe**.



Contact For:

- Coverage Questions
- General Questions/Concerns
- P&C or Group Health Needs
- Carrier or Value Added Questions

Ryan Lowe, CLCS, CISR

Risk Advisor
West Des Moines
Phone: (515) 327-8447
Fax: (515) 327-8457
ryan.lowe@northriskpartners.com



Contact For:

- Coverage Questions
- General Questions/Concerns
- P&C or Group Health Needs
- Carrier or Value Added Questions

Steven Schmidt

Risk Advisor, Partner
West Des Moines
Phone: (515) 327-8459
Fax: (515) 327-8457
steven.schmidt@northriskpartners.com



Contact For:

- General Questions
- Endorsements/Certificates
- Coverage/Carrier Questions
- Property & Casualty Miscellaneous

Jim Chico

Account Manager – Commercial Lines
West Des Moines
Phone: (515) 327-8441
Fax: (515) 327-8457
jim.chico@northriskpartners.com



Contact For:

- Claims Advocacy
- Claims Questions
- Carrier Follow-up
- Claims Miscellaneous

Mike Hopkins, AIC

Sr. Claims Administrator, Partner
West Des Moines
Phone: (515) 327-8473
Fax: (515) 327-8457
mike.hopkins@northriskpartners.com



Contact For:

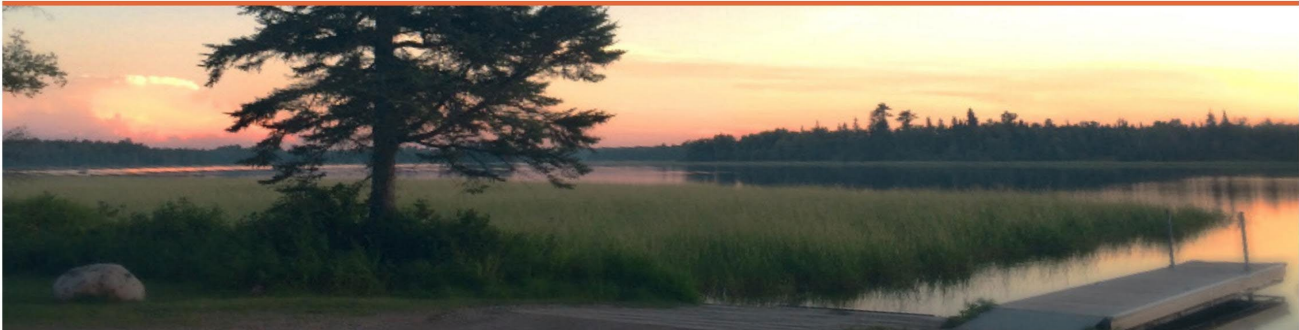
- Short and Long-Term Benefits Strategy
- Coverage and General Questions
- Carrier Negotiations and Advocacy
- Value-Added Services Questions

Skip Lowe

Sr. Risk Advisor, Partner
Grinnell
Phone: (641) 260-8301
Fax: (641) 260-8302
skip.lowe@northriskpartners.com



WHO WE ARE



FULL-SERVICE,
FORWARD THINKING

Insurance Solutions for People and Business

North Risk Partners specializes in strategic insurance solutions for people and business. Our team helps clients face risk head on with right-fit insurance coverage and loss prevention resources. For businesses, we offer programming and compliance support in the areas of HR, safety, worksite wellness and more.

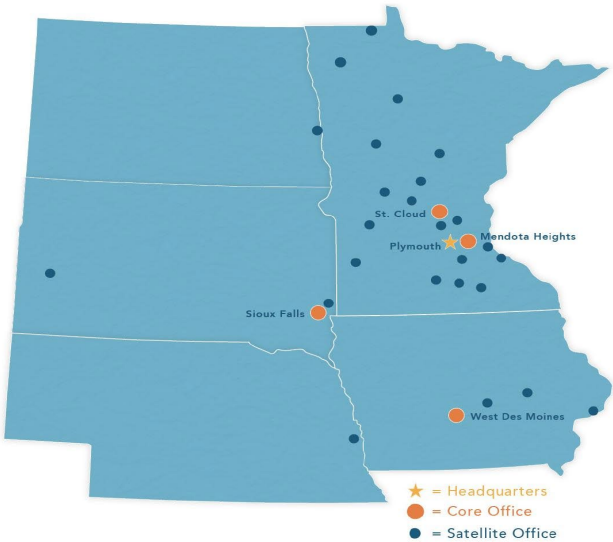
Large Enough to Give You Options

We are one of the largest, privately owned, independent insurance broker and risk advisory firms in the Midwest with over 400 employees and 30 locations across five states. Our size allows us to offer more choices in our core areas of capability, including commercial insurance, surety bonds, employee benefits and personal insurance.

Small Enough to Be Local

We are committed to making a positive impact. Service to our clients, each other, and local communities is an important part of who we are.

Our Locations



Are You Aware of All the Ways We Can Help?

Personal Insurance

- Home
- Auto
- Health
- Life
- Farm & Agriculture
- Recreational Vehicles
- Umbrella

Employee Benefits

- Medical
- Dental
- Life/AD & D
- Disability
- FSA/HSA
- HRA
- COBRA
- Online Enrollment

Commercial Insurance

- Property
- General Liability
- Workers' Comp
- Business Auto
- Surety Bonds
- Umbrella/Excess

● We'd love to connect you with one of our personal insurance professionals for a complimentary coverage review.





We are committed to face risk head on by offering value-added services that help our clients prevent avoidable losses. We offer programming and compliance support in the areas of human resources, health and safety, and more.

COMPLIMENTARY SERVICES

DAY-TO-DAY BUSINESS SUPPORT FOR CLIENTS

VALUE-ADDED SERVICES HOTLINE

 (888) 667-4135

Human Resources & Employment Law

Safety & Loss Control

Legal & Contract Review

-  Education
- Industry Updates
 - Webinars
 - Seminars

-  Benchmarking
- Commercial Insurance
- Workers' Compensation
 - Coverage and premium

- Employee Benefits
- Plan design and cost comparison

-  Tools
- Commercial Insurance
- Self-service Portal for secured insurance documents

- Employee Benefits
- Benefits Enrollment Platform
 - Compliance Guides

Training Center

Access to North Risk's Training Center: a turnkey learning management system for Human Resources and Safety employee trainings

PROFESSIONAL CONSULTING

- Custom Projects & Services
- Human Resources
 - Safety & Loss Control
 - Legal & Contract Review
 - Cyber Security
 - DOT & Fleet Services
 - Benefit Claims Analytics
 - ERISA Compliance Services



PREFERRED RATES + SPONSORSHIP OPPORTUNITIES AVAILABLE

Talk to your North Risk advisor for more information



Keeping insurance human

AttorneyConnect program

Avoid costly legal battles.

With AttorneyConnect, you have expert guidance at your fingertips, helping you navigate complex issues like termination disputes, sexual harassment claims, open record laws, law enforcement liabilities, and workers' compensation matters.

EMC Insurance and our AttorneyConnect program offers legal counsel to proactively resolve issues before they escalate into court battles. Designed for members of the Iowa Association of Municipal Utilities (IAMU) Safety Group, AttorneyConnect provides timely advice without any added fees. By joining, you not only tackle existing issues, but also get help avoiding them in the first place.

Let's dive deeper into AttorneyConnect

It offers a fresh take on preventing losses and managing risks for municipalities. Developed by EMC Insurance, a leading insurer for Iowa municipalities and utilities, it highlights our dedication to loss control. This innovative program emphasizes the importance of early identification and resolution of situations that could develop into a claim or lawsuit. Through AttorneyConnect, every municipality or municipal utility policyholder with the IAMU Safety Group can access up to 90 minutes of consultation per calendar quarter with a Nyemaster Goode, P.C. attorney, all at no extra cost.

Legal questions often cover the following areas:

- Contract review and recommendations
- Issues related to job reassignment
- Employee handbook dos and don'ts
- Civil liability issues concerning law enforcement
- Employment practices and compliance with state and federal law
- Open records and meetings laws
- Governmental immunity
- Proper hiring procedures
- Injured worker return-to-work concerns
- Civil liability issues in public works
- Questions about termination
- Matters concerning workers' compensation
- Zoning and land use issues



How it works

This streamlined process ensures easy access to legal expertise and timely assistance for any question or concerns in four easy steps:

- 1. **Contact AttorneyConnect:** Any authorized person, such as city clerks, HR managers, utility managers, or city attorneys, can reach out to AttorneyConnect for legal consultation. They can do this via email at attorneyconnect@nyemaster.com or by calling 800-820-6490.
- 2. **Prompt response:** A qualified attorney from Nyemaster Goode, P.C. will respond within 24 hours of receiving the inquiry. This service is available Monday through Friday, between 8 a.m. and 5 p.m.
- 3. **Confidential communication:** All communication through AttorneyConnect is treated with strict confidentiality to ensure privacy and security.
- 4. **Consultation summary:** Within 24 hours after the consultation, AttorneyConnect will provide a summary of the question asked and the advice given to the person who initiated the consultation.

Exclusive training benefits

As a participant in AttorneyConnect, your municipality or municipal utility gains access to one full day (seven consecutive hours) of training per year for supervisors, managers, or elected officials. Presented by NyemasterGoode, P.C., these sessions focus on crucial strategies for minimizing legal risks. Best of all, the only costs of this training are an honorarium (at a substantially discounted rate) and travel expenses.

Additional information

Nyemaster Goode, P.C. was founded in 1918 and is Iowa's largest law firm with offices in Des Moines, Ames, and Cedar Rapids. The firm's broadly diverse practice enables its attorneys to offer solutions to the most challenging legal issues in virtually every area of the law to individuals, municipalities, and companies of all sizes. They've partnered with EMC Insurance to provide legal support for IAMU Safety Group members through AttorneyConnect.

Cities and utilities can request additional legal services from Nyemaster Goode, P.C. outside of AttorneyConnect, arranged on a case-by-case basis with a separate billing arrangement between the municipality or municipal utility and Nyemaster Goode, P.C.

For questions about EMC Insurance policies, contact your agent or EMC directly. Legal consultation through AttorneyConnect doesn't replace policy obligations like reporting claims. Nyemaster Goode, P.C. is not an agent of EMC Insurance but is an independent contractor providing legal services to EMC policyholders.

Managing agent:



Endorsed by:



Attorney services:



717 Mulberry Street
Des Moines, IA 50309
515-280-2511
800-447-2295
emcinsurance.com
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Binding Requirements

Items needed to Bind:

Signed Proposal

Electronic Delivery Authorization Form - contact:

Completed CFC Cyber Application

Coverages to Consider

Provide a Quote	Decline a Quote	Coverage in Force	
			Directors and Officers Liability
			Fiduciary Liability
			Employment Practices Liability
			Commercial Crime
			Bonds (Commercial or Contract)
			Pollution Liability
			Cyber Liability
			Umbrella Liability
			Flood Insurance
			Earthquake Insurance
			Ordinance or Law Coverage
			Equipment Breakdown
			Professional Liability
			Communicable Disease/Virus & Bacteria Exclusion
			Drone Coverage
			Life Insurance
			Coverage for States Other Than Those Already Listed
			Workers Compensation - Owners, spouses, parent or children
			Higher Limits Are Available Subject to Underwriter Review

I acknowledge that the above coverages have been offered to me, and I have either requested a formal quote or declined the additional coverages. I understand my rejection of these additional coverages may result in the denial of claims in the future.

Named Insured: City Of Grinnell Title: _____

Signature: _____ Date: _____



NORTH RISK PARTNERS®

VALUE-ADDED SERVICES

Date: _____

Company Address

City: _____

State: _____ Zip: _____

Phone: _____

Approximate number of employees: _____

Company: _____

Be sure to include all names associated with the account
(i.e., DBAs, sister companies).

North Risk Team

Risk Advisor (P/C): _____

Risk Advisor (Benefits): _____

The contacts entered below will be signed up to receive marketing communications from North Risk Partners (e.g., webinar invites, regulatory updates, etc.).

Should this client be set up with North Risk Partners Training Center powered by Lezage? Yes ☐ No ☐

If yes, please indicate which contact should be the training administrator. There can only be one training administrator

Contact 1

LMS Training Administrator: ☐

Name: _____

Title: _____

Email: _____

Contact 2

Name: _____

Title: _____

Email: _____

Contact 3

Name: _____

Title: _____

Email: _____

Contact 4

Name: _____

Title: _____

Email: _____

INTERNAL PROCESSING STEPS: (1) Add all contacts to AMS or BenefitPoint to receive marketing emails.
(2) If the client should be set up with North Risk's Training Center, submit the VAS Portal Sign-up Form on OTIS.







City of Grinnell

4/1/25 Renewal Presentation

*Presented by Ramsey-Weeks Insurance &
FMSI Public Entity Specialty Group*



First MainStreet®
Insurance

DEPENDABLE SOLUTIONS THAT MEET LOCAL NEEDS



MISSION



First MainStreet[®]
Insurance

OUR MISSION

To assist companies and people with protecting and maximizing assets, resources, and opportunities.



WE ARE **EXCEPTIONAL**
WE ARE **COLLABORATORS**
WE ARE **RESOURCEFUL**



UNIQUE OFFERING



First MainStreet[®]
Insurance



1

THE LOCAL AGENCY

They live right in town. They take care to develop long-lasting relationships. The local producer is a part of the fabric of a community. They are the bedrock of American values, integrity and the heritage of the small-town insurance agency model. The problems with this option are the limitations of service, breadth of solutions and sustainability in a fast-changing world.



2

THE “BIG BOX” FIRMS.

These are large, national companies with vast footprints. They have a deep bench of services and a global sophistication that makes them prominent, dominant and capable. They have a massive back-office and systems for everything. The problem is that they are impersonal, detached and complex. If you have a question you'll call the 1-800 number.



First MainStreet[®]
Insurance
Public Entity

FMSI MODEL

They are in the community and take great pride in how they treat and service their customers. They understand the importance of relationship. First MainStreet offers insureds the best of both worlds: local service with employees who have a pulse on the communities they are a part of, with the backing of an agency that has access to all the expertise, resources and insurance markets that a 'big box' firm would have. We are proud to provide a solution that clients and prospective clients have been seeking in the risk management & insurance arena.



FMSI LOCATIONS



First MainStreet[®]
Insurance

IOWA

- Altoona
- Bloomfield x2
- Burlington
- Cedar Falls
- Centerville
- Charles City
- Clinton x2
- Cresco
- Creston
- Des Moines
- Dubuque
- Dumont
- Durant
- Fairfield x2
- Fort Dodge
- Grinnell
- Hampton
- Indianola
- Kalona
- Lime Springs
- Maquoketa x2
- Mason City
- Mechanicsville
- Merville
- Mount Ayr
- Mt. Pleasant x2
- Nevada
- Newhall
- Norwalk
- Ottumwa
- Osage
- Parkersburg
- Pella
- Perry
- Quad Cities
- Sigourney
- State Center
- Stuart
- Sumner
- Urbandale
- Walford
- Waterloo
- Wayland
- West Des Moines
- West Point
- West Union
- Williamsburg
- Winfield

MINNESOTA

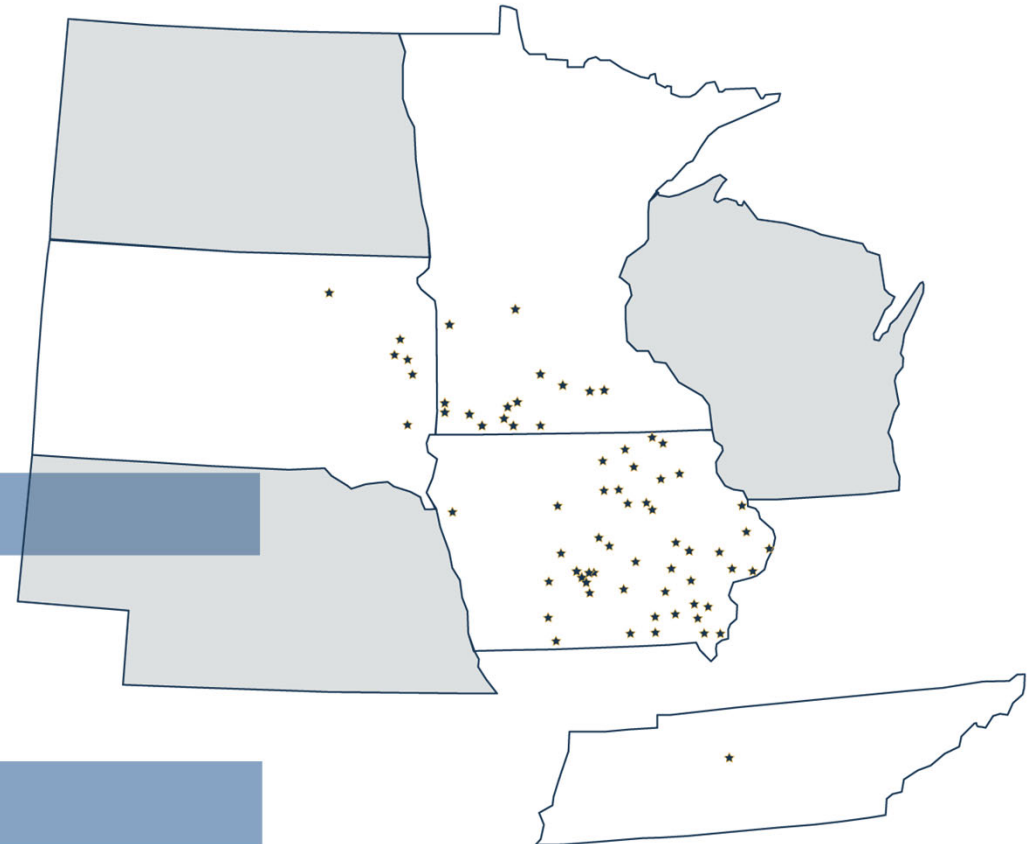
- Fairmont
- Jackson
- Lakefield
- Luverne
- Madison
- Mankato
- Mountain Lake
- New Ulm
- Owatonna
- Pipestone
- Spicer
- Springfield
- Worthington
- Wilmont
- Windom

SOUTH DAKOTA

- Aberdeen
- Brookings x2
- Estelline
- Hartford
- Hayti
- Watertown

TENNESSEE

- Brentwood



WHO ARE WE



First MainStreet®
Insurance

54 Agencies





UNIQUE OFFERING



First MainStreet®
Insurance



First MainStreet's Outreach Program allows agencies to do more in their communities. Local Love donated over **\$74,000** to FMSI agencies in 2023, with those additional funds, agencies will be able further support their local charities.



First MainStreet's Donation Match Program launched in February 2021 which encourages and supports employees' charitable contributions.



PUBLIC ENTITY RISK MANAGEMENT TEAM

ACCOUNT MANAGEMENT

Name	Responsibility	Contact Information	
Jenyse Durham	Lead PESG Account Manager - Scheduling Meetings with the team - Distribution of Meeting Documents - Standard Operating Procedures - Client Onboarding - Value added Resource Implementation	Tel: 515-523-4042 Email: jenyse.durham@firstmainstreet.com	
Teresa Phipps	Local Account Manager - Certificate of Insurance Issuance - Submittal of Claims - Billing Questions/Clarification - Policy Changes - Auto ID Cards - Policy Delivery - Other Service-Related Needs	Tel: 641-325-7015 Email: teresa@ramseyweeks.com	

RISK ADVISOR

Name	Responsibility	Contact Information	
Joe Vens	Lead Public Entity Risk Advisor - Premium Forecasting - Annual Claims Review Meetings - Pre-Renewal Meetings - Renewal Meetings	Tel: 319-209-7256 Email: jvens@firstmainstreet.com	
Darcy Swick	Local Risk Advisor - Insurance Coverage Questions - Insurance Marketing - Loss Reviews - Risk Management Planning - Strategy & Risk Finance Discussions - Day To Day Service As Needed	Tel: 641-325-7011 Email: darcy@ramseyweeks.com	





ADDITIONAL TEAM MEMBERS

MARKETING & LOCAL LOVE

Name	Responsibility	Contact Information	
Lauren Houston	Director of Local Love & Marketing Specialist <i>Utilization of community impact funds and oversight of marketing and branding for FMSI</i>	Tel: 319-209-7191 Email: laurenhouston@firstmainstreet.com	

RISK AND WORKFORCE SOLUTIONS

Name	Responsibility	Contact Information	
Sarah Allender	Safety & Loss Control <i>Your point of contact for employee safety, return-to-work program development, driver safety, OSHA and DOT compliance</i>	Tel: 319-739-1394 Email: sallender@truenorthcompanies.com	
Sue Nelson	VP of Workforce Solutions <i>Primary contact for Human Resources fractional support. Including HR technologies, HR processes, HR compliance, employee engagement, HR strategy.</i>	Tel: 319-739-1249 Email: snelson@truenorthcompanies.com	
Clay Swanson	Cyber Practice Leader <i>Your contact for dedicated cyber solutions: cyber risk assessments, incident response planning, workforce awareness training, and cyber liability insurance</i>	Tel: 319-209-7186 Email: cswanson@truenorthcompanies.com	

EMPLOYEE BENEFITS

Name	Responsibility	Contact Information	
Sam Houston	Benefits Advisor <i>Oversight of growth initiatives and Risk Advisor training and development</i>	Tel: 319-209-7234 Email: shouston@truenorthcompanies.com	





ICAP / IMWCA Contacts List - City of Grinnell

Megan Hirst
ICAP Programs Director
megan@icapiowa.com

Tim Butler
ICAP Underwriter
tim@icapiowa.com

Joni Biggart
ICAP Grant Program
joni@icapiowa.com

Todd Christianson
ICAP Loss Control
todd@icapiowa.com

Colette Klier
ICAP Cyber Loss Control
colette@icapiowa.com

Brian Courtney
ICAP Law Enforcement Loss Control
bcourtney@icapiowa.com

Marjie Akers
ICAP Claims
marjie@icapiowa.com

Andrew Justice
IMWCA Underwriter
andrewjustice@iowaleague.org

Staci Griffin
IMWCA Loss Control
stacigriffin@iowaleague.org



2024-2025 Service Calendar

City of Grinnell

January February	March April	May June	July August	September October	November December
Pre-Renewal	Renewal	Safety	Disaster Recovery & Cyber Security	Bid Insurance Verification	Bi-Annual Claim Review
Verification of assets with city, broken out by department	Receive and review all insurance renewal quotes	Discovery session with City of Grinnell Safety & TN Risk Solutions (SA, SN, CB / JG, JV)	Disaster Recovery Planning Discovery, Onboarding & Implementation (MP- S)	Meeting with city leadership to discuss current state of insurance requirements in bidding	WC Claims review meeting (November / 4 months post WC renewal)
Provide ICAP underwriting with all information needed for 4/1/24 Anniversary	Final insurance proposal to City of Grinnell, including option coverage increases, deductible changes & modifications	Safety Implementation: KPA Onboarding? Tool box talk distribution set up? Mock OSHA inspection scheduled?	Introdction to TrueNorth Cyber Team - Executive Brief	JCV to provide sample city insurance requirements & discussion on possible implementation	Close out any open WC claims that would impact 7/1/25 MOD prior to 1/1/25
Discussion on insurance marketing	Bind coverage for 4/1/24 renewal	Confirmation of Nurse OnCall utilization & process		ICAP Legal Services Hotline review.	MOD Master Presentation for 7/1/24 MOD Impact & Projected 7/1/25 MOD
Review of loss history	Provide certificates & Auto ID cards to the City of Grinnell's preference	Introduction to Disaster Recovery Planning Partner - SERVPRO			Premium Forecasting (December 2024 / January 2025)
Confirm if notification to ICAP should take place	Provide anniversary invoice for allocations & anniversary bundle for copy of policy & coverages				Confirmation that ICAP Grant has been applied for and approved prior to year end
Discussion on current safety committee / city internal team	Standard operating procedures for claims & insurance changes provided to client				
Approval of 2024-2025 service calendar	Introduction to TrueNorth Risk Solutions Team				



Darcy Swick
Risk Advisor
(641)325-7011
darcy@ramseyweeks.com



Joe Vens
Public Entity Risk Advisor
Certified WC Advisor
(319) 209-7256
jvens@firstmainstreet.com



Drake Community Library
930 Park Street
Grinnell, IA 50112



SERVPRO of Grinnell & Pella
Phone: (641) 931-5001
2/18/2025

Ready for whatever happens.®



BUILDING ACCESS

Drake Community Library

LOCATION TO PARK SERVPRO VEHICLES:

Parking lot for library.



PREFERRED BUILDING ACCESS FOR SERVICE:

Main entrance.



ELEVATOR ACCESS FOR SERVICE:

Located in the back right side of the library from the main entrance/office. Adjacent to stairwell.



STAIRWAY ACCESS FOR SERVICE:

Located in the back right side of the library from the main entrance/office. Stairway leads down to the mechanical room and the book lift.





ERP - Grinnell Arbor Lake Park.pdf



ERP - Grinnell Bailey Park.pdf



ERP - Grinnell Central Park.pdf



ERP - Grinnell Drake Community Library.pdf



ERP - Grinnell Merrill Park East.pdf



ERP - Grinnell Merrill Park West.pdf



ERP - Grinnell Miller Park.pdf



ERP - Grinnell Mutual Family Aquatic Cente...



ERP - Grinnell Public Services - Building 1.pdf



ERP - Grinnell Public Services - Building 2.pdf



ERP - Grinnell Public Services - Building 3.pdf



ERP - Grinnell Public Services - Building 4.pdf



ERP - Grinnell Waste Water - Blower Buildin...



ERP - Grinnell Waste Water - Head Works.pdf



ERP - Grinnell Waste Water - Shop.pdf



ERP - Grinnell Waste Water - UV Building.pdf



ERP - Grinnell Water Department 1.pdf



ERP - Grinnell Water Department 2.pdf

City of Grinnell W/H Deductible PROJECTION 4/1/25

Location / Building	Description	Building Values	Estimated W/H Cost - EMC (Cat & Non Cat) - assuming \$25K AOP Deductible	Estimated W/H Cost - ICAP (Non Cat)	Estimated W/H Cost - ICAP (Cat)
1607 W Street South	Airport Terminal	\$1,543,219	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$30,864
1607 West Street South	GTE Hanger	\$1,215,971	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$24,319
1607 West Street South	Hink Building	\$1,212,565	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$24,251
920 4th Avenue, Central Park	Shelter House, Restrooms, Pavilion	\$1,030,148	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$20,603
120 8th Avenue West	Aquatic Center	\$6,841,056	\$68,411	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$136,821
1020 Spring Street	Public Safety Building	\$8,118,537	\$81,185	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$162,371
930 Park Street	Library w Geothermal Heating System	\$12,597,346	\$125,973	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$251,947
520 4th Avenue	Iowa Transport Museum	\$6,452,911	\$64,529	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$129,058
1313 1st Avenue	Building #3 Public Service	\$1,351,653	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$27,033
702 Main Street	Water Plant	\$8,352,933	\$83,529	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$167,059
702 Main Street	Clear Well, 1M Gal	\$1,302,540	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$26,051
3976 20th Street	Sludge Storage Tank	\$1,250,142	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,003
3976 20th Street	Waste Water Admin Bldg	\$2,376,577	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$47,532
3976 20th Street	Headworks Building	\$2,362,586	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$47,252
3976 20th Street	Process Tanks	\$3,690,503	\$36,905	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$73,810
3976 20th Street	Final Clarifiers	\$1,084,866	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$21,697
3976 20th Street	Digester Tanks	\$1,674,376	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$33,488
3976 20th Street	Digester Building	\$1,276,326	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,527
3976 20th Street	UV Building	\$1,280,850	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$25,617
632 Main Street	300,000 Gallon Water Tower	\$1,790,932	AOP Ded- \$25K per occurrence	AOP Ded -\$25K or \$50K <u>per occurrence</u>	\$35,819
Plus AOP	AOP		\$25,000	\$0	2% of all buildings
Total Estimated MAXIMUM Out of Pocket Exp			\$485,533	\$25,000 or \$50,000	\$300,000

WINDSTORM AND HAIL DEDUCTIBLES

This Endorsement modifies the Governmental Property Agreement.

SECTION I – GENERAL PROVISIONS is modified by adding the following:

D. WINDSTORM AND HAIL DEDUCTIBLES

1. With respect to any covered **loss** for which **windstorm** or **hail**, or any combination of **windstorm** and **hail**, is a direct cause, the deductible applicable to such **loss** is the lesser of the following:

- a. Percentage Deductible

2% of the sum of the values of all of **your units of coverage** that sustain **loss** in any one **occurrence**. The values to be used when calculating the Percentage Deductible for each **unit of coverage** are those as specified for each **unit of coverage** shown in the **Declarations** or the Statement of Values or other schedule on file with **us**, or, if not so specified, or if the damaged property is a building in the course of construction or renovation, the values will be computed as of the date of **loss** at the place of **loss**.

- b. Maximum Deductible

The maximum amounts, per **occurrence**, stated within the following table, as determined by computing the total value of all **your** covered property as of the date of **loss**, including, without limitation: **your** buildings, structures, personal property, Additional Property (including miscellaneous property, **electronic data processing equipment or media**, and **fine arts**), **automobiles**, and buildings or additions under construction.

Total Value of All of <i>Your</i> Covered Property	Maximum Deductible Per <i>Occurrence</i>
\$200,000,000 and greater	\$500,000
\$100,000,000 - \$199,999,999	\$350,000
\$50,000,000 - \$99,999,999	\$300,000
\$25,000,000 - \$49,999,999	\$250,000
\$15,000,000 - \$24,999,999	\$150,000
\$10,000,000 - \$14,999,999	\$100,000
\$7,500,000 - \$9,999,999	\$75,000
\$5,000,000 - \$7,499,999	\$50,000
\$3,500,000 - \$4,999,999	\$35,000
\$1,500,000 - \$3,499,999	\$25,000
\$1,499,999 and under	\$10,000

2. The following Additional Definitions apply to this Endorsement:

- a. **Hail** means a weather event that is designated as part of a catastrophe by the Insurance Services Office (ISO) within the hailstorm family

- b. **Unit of coverage** means each of the following, and each shall be considered a separate **unit of coverage**:
- (1) Each separate building or structure that sustains **loss**;
 - (2) Personal property if that personal property sustains **loss**;
 - (3) Additional Property, including miscellaneous property, **electronic data processing equipment or media**, and **fine arts**, if the Additional Property sustains **loss**;
 - (4) Each separate **automobile** that sustains **loss**; and
 - (5) Each separate building or addition under construction that sustain **loss**.
- c. **Windstorm** means a weather event that is designated as part of a catastrophe by the Insurance Services Office (ISO) within the windstorm family.

SECTION II – LOSS ADJUSTMENT AND SETTLEMENT is modified by adding the following:

B. DUTIES IN THE EVENT OF A LOSS

You or **your** authorized representative must do all of the following in the event of a **loss**:

10. In addition to **your** obligation to provide **us** with prompt notice of **loss**, with respect to any claim involving **windstorm** or **hail**, wherein notice of the claim is reported to **us** more than one year after the date of **loss**, this **Agreement** shall not provide coverage for such claims.

All other terms and conditions remain unchanged.



City of Grinnell - Year Over Year Renewal Comparison

	ICAP Contribution Summary 2024 Actual 2024 Invoice Received	ICAP Contribution Summary 2025 Actual 2025 Invoice Received 'As Is'	ICAP 5 Year Loss Analysis	Actual 2025 \$ Increase	Actual 2025 % Increase	Additional Option - Increased AOP Prop Deductible \$50K Revised 2025 Invoice Received	Option I 2025 \$ Increase	Option I 2025 % Increase
General Liability	\$35,000	\$35,000	5%	\$0	\$0	\$35,000	\$0	0.00%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Auto Liability	\$9,000	\$9,188	8%	\$188	2.09%	\$9,188	\$188	2.09%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Law Enforcement Liability**	\$7,406	\$7,777	2%	\$371	5.01%	\$7,777	\$371	5.01%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Public Officials Liability	\$7,500	\$7,875	51%	\$375	5.00%	\$7,875	\$375	5.00%
Limit	\$2,000,000	\$2,000,000				\$2,000,000		
Deductible	\$25,000	\$25,000				\$25,000		
Excess Liability**	\$24,086	\$25,237	0%	\$1,151	4.78%	\$25,237	\$1,151	4.78%
Limit	\$13,000,000	\$13,000,000				\$13,000,000		
Vehicles	\$48,817	\$57,379	191%	\$8,562	17.54%	\$57,379	\$8,562	17.54%
Limit	\$4,545,835	\$5,129,494				\$5,129,494		
Rate	1.073884116	1.11860936				1.11860936		
Deductibles	\$10,000	\$10,000				\$10,000		
Property	\$194,137	\$198,020	509%	\$3,883	2.00%	\$178,020	-\$16,117	-8.30%
Deductible**	\$25,000	\$25,000				\$50,000		
Total Blanket Limit	\$76,825,619	\$78,362,131				\$78,362,131		
Building	\$73,423,585	\$74,892,057				\$74,892,057		
Personal Property	\$3,402,034	\$3,470,075				\$3,470,075		
Fine Arts	\$55,000	\$22,440				\$22,440		
Miscellaneous Property Scheduled	\$626,000	\$689,783				\$689,783		
Miscellaneous Property Unscheduled	\$253,220	\$291,944				\$291,944		
Rate (based on TBL)	0.2495010384	0.2343548631				0.2343548631		
Total TIV	\$77,810,097	\$84,495,793				\$84,495,793		
**various deductibles						\$0		
Crime	\$0	\$0	0%	\$0		\$0	\$0	
Limit	\$10,000	\$10,000				\$10,000		
Deductible	\$500	\$500				\$500		
Cyber	\$17,178	\$9,876	0%	-\$7,302	-42.51%	\$9,876	-\$7,302	-42.51%
Limit	\$1,000,000	\$1,000,000				\$1,000,000		
Deductible	\$50,000	\$10,000				\$10,000		
Bond**	\$1,055	\$1,055	0%			\$1,055		
TOTAL	\$345,234	\$352,462	294%	\$7,228	2.09%	\$332,462	-\$12,772	-3.70%

NOTES

- *Earthquake Coverage included in Property Coverage, \$7,000,000 limit, 2% of Loss Deductible
- **Old Republic Surety blanket bond has \$25,000 blanket limit with \$75,000 excess coverage on Treasurer and Deputy Treasurer
- **Separate W/H Spreadsheet shows exposure for W/H events
- **Additional cyber limits are available for \$2M & \$3M -- see supplemental pages
- **Excess liability provides \$15M per claim for events
- **Liability limits are non-aggregate with ICAP, a benefit to the insured/member



INVOICE

FOR

City of Grinnell

Anniversary Date: 04/01/2025

12951 University Ave, Ste 120
Clive, IA 50325
www.icapiowa.com



Member Invoice

Member Name: City of Grinnell

Anniversary Date: 04/01/2025

Policy Number: R0218PC2025-01

Coverage	Limit of Coverage	Contribution
General Liability	\$2,000,000	\$35,000.00
Automobile Liability	\$2,000,000	\$9,188.00
Law Enforcement Liability	\$2,000,000	\$7,777.00
Public Officials Wrongful Acts	\$2,000,000	\$7,875.00
Excess Liability	\$13,000,000	\$25,237.00
Vehicles	\$5,129,494	\$57,379.00
Property	\$79,366,299	\$198,020.00
Equipment Breakdown	Included	Included
Crime	\$10,000	\$0.00
Bond		\$1,055.00
TOTAL CONTRIBUTION		\$341,531.00

Payment for this invoice can be submitted electronically via the ICAP website. Please visit www.icapiowa.com and click "Member Pay" at the top right of the page to pay via ACH transfer. There is no fee for utilizing this service. If you require assistance or prefer to pay via check, please contact the ICAP office via 1-(800) 383-0116.



Anniversary Information Acknowledgement

The undersigned representative of the City of Grinnell acknowledges that he/she:

- ☐ Reviewed the information provided on all Iowa Communities Assurance Pool applications and all applicable supplemental applications.
- ☐ Reviewed all applicable property and vehicle schedules.
- ☐ Confirms, to the best of his/her knowledge, that all information provided is complete and accurate.
- ☐ Reviewed the optional coverage(s) offered by the Iowa Communities Assurance Pool for increased limits. After consideration of the coverage(s) offered and the contribution for same, City of Grinnell has elected to:
 - ☐ Waive any and all coverage(s) and any applicable contribution charges. City of Grinnell understands that to add increased limits coverage in the future, it will be subject to Iowa Communities Assurance Pool's approval and underwriting guidelines at the time of the request and that such request must be made in writing. In addition, City of Grinnell will not hold the Iowa Communities Assurance Pool responsible for this decision to waive optional coverage(s).
 - ☐ Accept the increased limits: _____
(Limit of Liability Accepted)

Executed on the _____ day of _____, in the year _____, by the undersigned duly authorized officer of the Governmental Subdivision (City of Grinnell) indicated below:

BY: _____

Title: _____

Member: City of Grinnell

Member Number: 218

Anniversary Date: 04/01/2025



Quote Summary

City of Grinnell

Anniversary Date: 04/01/2025

Coverage	Contribution	Limit of Coverage	Deductible	Retroactive Date	Coverage Effective
General Liability	\$35,000.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Automobile Liability	\$9,188.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Law Enforcement Liability	\$7,777.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Public Officials Wrongful Acts	\$7,875.00	\$2,000,000	\$25,000	04/01/2025	04/01/2025
Excess Liability	\$25,237.00	\$13,000,000			04/01/2025
Vehicles	\$57,379.00	\$5,129,494	See Schedule		04/01/2025
Property*	\$198,020.00	\$79,366,299	See Schedule		04/01/2025
Equipment Breakdown	Included	Included	Included		Included
Crime	\$0.00	\$10,000	\$500		04/01/2025
Bond**	\$1,055.00				04/01/2025
TOTAL CONTRIBUTION	\$341,531.00				

* Earthquake Coverage included in Property Coverage, \$7,000,000 Limit, 2% of Loss Deductible.

** Old Republic Surety blanket bond has \$25,000 blanket limit with \$75,000 excess coverage on Treasurer & Deputy Treasurer.

This quotation expires on the Proposed Effective Date.



Commitment to Continue Membership

I, City of Grinnell, do hereby affix my signature to this form and promise to submit the contribution of \$341,531.00 (less attached vouchers if applicable) by _____ . In order to fulfill this commitment, our check will be received by the Iowa Communities Assurance Pool, at the address on this form, no later than _____ .

Printed Name _____

Signature _____

Date _____

Iowa Communities Assurance Pool
12951 University Ave, Ste 120
Clive, IA 50325



Member Proxy

Be it known, that the undersigned representative of the Governmental Sub-Division (hereafter referred to as MEMBER) by resolution of the governing body, a copy of which is attached hereto, hereby nominates and appoints the following individual and alternate to represent the MEMBER with the Iowa Communities Assurance Pool (hereinafter referred to as the POOL). The individual and alternate shall act as liaison between MEMBER and the POOL for the purposes of relating risk reduction and loss control information, and any other loss information or instructions concerning the obligations of the MEMBER imposed by signing the Iowa Risk Management Agreement and the rules and regulations established thereunder, to the same extent and with like effect as the undersigned thereunder, to the same extent as the undersigned could do if personally present and the undersigned does hereby ratify and confirm and adopt all action done or taken by the individual or alternate.

Primary Contact:	<u>Alyssa Devig</u>	Alternate Contact:	<u>Erienne Doll</u>
Title:	<u>Assistant City Clerk/FInance Director</u>	Title:	<u>Deputy City Clerk</u>
Address:	<u>520 4th Ave</u>	Address:	<u>520 4th Ave</u>
Address:	<u></u>	Address:	<u></u>
City, State, Zip:	<u>Grinnell, IA 50112-1947</u>	City, State, Zip:	<u>Grinnell, IA 50112-1947</u>
Email:	<u>adevig@grinnelliowa.gov</u>	Email:	<u>edoll@grinnelliowa.gov</u>
Telephone:	<u>6412362600</u>	Telephone:	<u>6412362600</u>

In witness whereof, this proxy was executed on the _____ day of _____, in the year _____, by the undersigned duly authorized officers of the Governmental Subdivision indicated below:.

Governmental Subdivision: City of Grinnell

Member ICAP #: 218

By: _____

Title: _____

By: _____

(City Clerk/County Auditor/Board Secretary)



Member name: **CITY OF GRINNELL, IOWA**
 Anniversary date: **04/01/2025**
 Coverage period: **04/01/2025 through 4/01/2026**
 Policy number: **0163**

COVERAGE	CURRENT		ALTERNATE		SAVINGS
	DEDUCTIBLE	CONTRIBUTION	DEDUCTIBLE	CONTRIBUTION	
General Liability	\$25,000	\$35,000	\$50,000	\$30,000	\$5,000
Auto Liability	\$25,000	\$9,188	\$50,000	\$8,188	\$1,000
Law Enforcement Liability	\$25,000	\$7,777	\$50,000	\$6,777	\$1,000
Public Officials Liability	\$25,000	\$7,875	\$50,000	\$6,875	\$1,000
Vehicles	\$10,000	\$57,379	\$15,000	\$54,379	\$3,000
			\$20,000	\$51,379	\$6,000
Property	\$25,000	\$198,020	\$50,000	\$178,020	\$20,000
			\$100,000	\$158,020	\$40,000
Equipment Breakdown		Included		Included	

PLEASE SUBMIT PAYMENT ON OR BEFORE THE ANNIVERSARY DATE OF 01/01/2024.

To do so, please visit the ICAP website (www.icapiowa.com) and click "Member Pay" at the top right of the page. This will enable you to submit payment via ACH transfer, as required by the Pool; please note there is no fee for utilizing this service.



Alternate Quote Options

Member name: CITY OF GRINNELL, IOWA
Anniversary date: 04/01/2025
Coverage period: 04/01/2025 through 4/01/2026
Member number: 0218

Cyber Liability Limit

CURRENT LIMIT	CURRENT CONTRIBUTION	ALTERNATE LIMIT	ALTERNATE CONTRIBUTION
\$250,000	\$1,496	\$1,000,000	\$9,876
		\$2,000,000	\$20,483
		\$3,000,000	\$25,590

Please note the \$1,000,000+ cyber liability limits will be effected the later of the anniversary date or the date option to bind is provided to the ICAP team; this limit cannot be backdated.

****Recommend moving the cyber cover that was placed monoline previously back to ICAP***

PLEASE ADVISE YOUR ICAP UNDERWRITER OF THE SELECTED DEDUCTIBLES AND LIMITS PRIOR TO SUBMITTING PAYMENT FOR THE CORRESPONDING CONTRIBUTION.

Once done, please remit your contribution payment online. To do so, visit the ICAP website (www.icapiowa.com) and click "Member Pay" at the top right of the page. This will enable you to submit payment via ACH transfer, as required by the Pool; please note there is no fee for utilizing this service.



Questions & Open Discussion



First MainStreet®
Insurance

DEPENDABLE SOLUTIONS THAT MEET LOCAL NEEDS

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RESOLUTION NO. 2025-26

A RESOLUTION TO SET DATE AND TIME OF A PUBLIC HEARING FOR THE PROPOSED PROPERTY TAX LEVY.

Be It Resolved by the Council of the City of Grinnell, Iowa:

The City Council of the City of Grinnell will meet at Grinnell City Council Chambers at 7:00 o'clock p.m. on March 24, 2025, for the purpose of reviewing the Proposed Property Tax Levy for the city for the fiscal ending June 30, 2026, by decreasing the current Property Tax Levy as noted in the Notice of Public Hearing.

AYES:

NAYS:

Passed and approved on this 3rd day of March 2025.

DAN F. AGNEW, MAYOR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : GRINNELL County Name: POWESHIEK COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)
The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.
Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	City Number: 79-745 Last Official Census: 9,564
Regular	2a	269,412,910	2b	264,631,648	
DEBT SERVICE	3a	427,517,268	3b	422,736,006	
Ag Land	4a	942,091			

Consolidated General Fund Levy Calculation				
	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	8.78000	2,338,439	266,337,000	1.15
	Limitation Percentage			
	0			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	8.78000	2,365,445	1.15	

TAXES LEVIED									
Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.78000	Consolidated General Fund			5	2,365,445	2,323,466	43	8.78000
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	299,862	294,540	52	1.11302
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465	0.00000
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	2,665,307	2,618,006		
384.1	3.00375	Ag Land			26	2,830	2,830	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	2,668,137	2,620,836		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29	448,249	440,294		1.66380
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	355,263	348,959		1.31866
Rules	Amt Nec	Other Employee Benefits			31	687,000	674,808		2.54999
		Subtotal Employee Benefit Levy (29,30,31)			32	1,490,512	1,464,061	65	5.53245
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	0 (B)		0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	1,490,512	1,464,061		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	75,000	74,161	70	0.17543
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	4,233,649	4,159,058	72	15.60090

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : GRINNELL County Name: POWESHIEK COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

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Ag Land	4a	942,091			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	8.78000	2,338,439	266,337,000	1.15
	Limitation Percentage			
	0			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	8.78000	2,365,445	1.15	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
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		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	299,862	294,540	52	1.11302
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465	0.00000
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	2,665,307	2,618,006		
384.1	3.00375	Ag Land			26	2,830	2,830	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	2,668,137	2,620,836		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29	448,249	440,294		1.66380
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	355,263	348,959		1.31866
Rules	Amt Nec	Other Employee Benefits			31	698,000	685,613		2.59082
		Subtotal Employee Benefit Levy (29,30,31)			32	1,501,512	1,474,866	65	5.57328
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	0 (B)		0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	1,501,512	1,474,866		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	75,000	74,161	70	0.17543
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	4,244,649	4,169,863	72	15.64173

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

RESOLUTION NO. 2025-27

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF AN AMENDED AND RESTATED
AGREEMENT FOR PRIVATE DEVELOPMENT BY AND
BETWEEN THE CITY OF GRINNELL AND GRINNELL
MIXED USE, LLC D/B/A MERGE URBAN DEVELOPMENT
GROUP

WHEREAS, by Resolution No. 1687, adopted March 21, 1994, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grinnell Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Grinnell Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan has been subsequently amended several times; and

WHEREAS, it is desirable that properties within the Area be redeveloped as part of the overall redevelopment area covered by said Plan; and

WHEREAS, the City of Grinnell, Iowa ("City") and Grinnell Mixed Use, LLC d/b/a Merge Urban Development Group ("Developer") previously entered into an Agreement for Private Development dated June 8, 2021, as amended by a First Amendment dated as of November 9, 2022 ("First Amendment") and by a Second Amendment dated November 7, 2024 ("Second Amendment"), pursuant to which, among other things, the Developer agreed to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area, as defined and legally described in the Agreement (the "Development Property"), and the City agreed to provide certain incentives to the Developer in exchange for Developer's obligations under the terms and conditions of the Agreement; and

WHEREAS, the City and Developer now desire to amend and replace the Agreement pursuant to a proposed Amended and Restated Agreement (the "Amended and Restated Agreement") to provide for an additional extension of the construction timeline for Project and to adjust the terms for payment of the Economic Development Grant incentives, including modifying the required minimum amount of gross receipts from sales by Commercial Tenants operating on the Development Property, as further described in the terms and conditions set forth in the Amended and Restated Agreement; and

WHEREAS, the Council has determined that the Amended and Restated Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amended and Restated Agreement, and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account any or all of the factors set forth in Chapter 15A, Code of Iowa, to wit:

- a. Businesses that add diversity to or generate new opportunities for the Iowa economy should be favored over those that do not.

- b. Development policies in the dispensing of the funds should attract, retain, or expand businesses that produce exports or import substitutes, or which generate tourism-related activities.
- c. Development policies in the dispensing or use of the funds should be targeted toward businesses that generate public gains and benefits, which gains and benefits are warranted in comparison to the amount of the funds dispensed.
- d. Development policies in dispensing the funds should not be used to attract a business presently located within the state to relocate to another portion of the state unless the business is considering in good faith to relocate outside the state or unless the relocation is related to an expansion which will generate significant new job creation. Jobs created as a result of other jobs in similar Iowa businesses being displaced shall not be considered direct jobs for the purpose of dispensing funds.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF GRINNELL IN THE STATE OF IOWA:

That the performance by the City of its obligations under the Amended and Restated Agreement be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Amended and Restated Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein.

That the form and content of the Amended and Restated Agreement, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Amended and Restated Agreement for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the Amended and Restated Agreement, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Amended and Restated Agreement as executed.

PASSED AND APPROVED this 3rd day of March, 2025.

Mayor

ATTEST:

City Clerk

AMENDED AND RESTATED
AGREEMENT FOR PRIVATE DEVELOPMENT

BY AND BETWEEN

CITY OF GRINNELL, IOWA

AND

GRINNELL MIXED USE, LLC
DOING BUSINESS AS MERGE URBAN DEVELOPMENT GROUP

_____, 2025

AMENDED AND RESTATED AGREEMENT FOR PRIVATE DEVELOPMENT

THIS AMENDED AND RESTATED AGREEMENT FOR PRIVATE DEVELOPMENT (the “Agreement”) is made on or as of _____, 2025, by and between the CITY OF GRINNELL, IOWA, a municipality (the “City”), established pursuant to the Code of Iowa and acting under the authorization of Chapters 15A and 403 of the Code of Iowa, 2025, as amended, and GRINNELL MIXED USE, LLC, a Delaware limited liability company doing business as MERGE URBAN DEVELOPMENT GROUP, having offices for the transaction of business at 604 Clay Street, Cedar Falls, Iowa 50613 (the “Developer”).

WITNESSETH:

WHEREAS, in furtherance of the objectives of the Urban Renewal Act, the City has undertaken a program for the development of an economic development area in the City and, in this connection, is engaged in carrying out urban renewal project activities in an area known as the Grinnell Urban Renewal Area (the “Urban Renewal Area”), which is described in the Urban Renewal Plan approved for such area by Resolution No. 1687 on March 21, 1994 and which has been amended multiple times, lastly by Amendment No. 9 to the Plan, adopted in 2024 (the “Urban Renewal Plan”); and

WHEREAS, the City and Developer entered into an Agreement for Private Development dated June 8, 2021 (the “Original Agreement”) concerning the development of certain real property located in the Urban Renewal Area as more particularly described in Exhibit A attached hereto and made a part hereof (the “Development Property”); and

WHEREAS, the City and Developer have subsequently amended the Original Agreement by: (i) a First Amendment to the Original Agreement dated November 9, 2022, which extended the construction deadlines, identified an increase in the expected costs of construction, and authorized certain Additional Development Incentives; and (ii) by a Second Amendment dated November 7, 2024, which further extended the construction deadlines; and

WHEREAS, pursuant to the terms and conditions set forth in this Amended and Restated Agreement for Private Development, the City and Developer have agreed to a further extension of the construction deadlines and to adjust the terms for payment of the Economic Development Grants, including modifying the minimum amount of cumulative gross receipts from sales by the Commercial Tenants operating on the Development Property in particular calendar years, which is a condition precedent to the Developer’s eligibility for receipt of Economic Development Grant payments;

WHEREAS, the Original Agreement represented that the Trustees of Grinnell College, as the current owner of the Development Property, had agreed to sell the Development Property to the Developer to allow for commercial and multi-residential development thereon; and

WHEREAS, Developer proposes to construct certain commercial and multi-residential structures and related site improvements (the “Minimum Improvements”) on the Development

Property, which will create new retail and office space in the City, generate new employment opportunities, and create market-rate housing in the City (the “Project”); and

WHEREAS, the City is willing to provide certain incentives to Developer for the completion of Developer’s obligations related to the Project under this Agreement, including certain Economic Development Grants related to operation of the commercial portion of the Minimum Improvements and providing consent for the Developer to apply for tax abatement on the multi-residential portion of the Minimum Improvements under the City’s Urban Revitalization Plan (the “Urban Revitalization Plan”); and

WHEREAS, the City believes that the development of the Development Property pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of the City and in accord with the public purposes of the applicable State and local laws and requirements under which the foregoing project has been undertaken and is being assisted.

NOW, THEREFORE, in consideration of the promises and mutual obligations of the parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I. DEFINITIONS

Section 1.1. Definitions. In addition to other definitions set forth in this Agreement, all capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

Agreement means this Amended and Restated Agreement for Private Development and all exhibits and appendices hereto, as the same may be from time to time modified, amended, or supplemented.

Annual Certification means the certifications that the Developer must complete and submit to the City each year as described in Section 6.7 of this Agreement and attached as Exhibit E.

Certificate of Completion means a certification in the form of the certificate attached hereto as Exhibit D and hereby made a part of this Agreement.

City means the City of Grinnell, Iowa, or any successor to its functions.

Code means the Code of Iowa, 2025, as amended.

Commencement Date means the date of this Agreement.

Commercial Tenants means retail businesses leasing a portion of the Minimum Improvements assessed as commercial from the Developer, but excluding liquor stores, adult entertainment, vapor stores, tattoo parlors, strip clubs, and similar businesses.

Construction Plans means the plans, specifications, drawings, and related documents reflecting the construction work to be performed by the Developer on the Development Property

as the same may be amended by the Developer prior to the City's approval pursuant to Section 3.2; the Construction Plans shall be as detailed as the plans, specifications, drawings, and related documents which are submitted to the building inspector of the City as required by applicable City codes.

County means Poweshiek County, Iowa.

Developer means Grinnell Mixed Use, LLC, a Delaware limited liability company, and each assignee that assumes in writing all of the obligations of the Developer under this Agreement with the written consent of the City as provided in Section 7.1 of this Agreement.

Development Property means that portion of the Grinnell Urban Renewal Area described in the preambles hereof, legally described in Exhibit A.

Economic Development Grants means the payments that may be made by the City to Developer under Article VIII of this Agreement.

Event of Default means any of the events described in Section 10.1 of this Agreement that have continued beyond applicable notice and cure periods.

First Mortgage means any Mortgage granted to secure any loan made pursuant to either a mortgage commitment obtained by Developer from a commercial lender or other financial institution to fund any portion of the construction costs and initial operating capital requirements of the Minimum Improvements.

Grinnell Urban Renewal Tax Increment Revenue Fund means the special fund of the City created under the authority of Section 403.19(2) of the Code and the tax increment financing ordinances of the City, which fund has been created in order to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed, or otherwise, including bonds or other obligations issued under the authority of Chapters 15A, 403, or 384 of the Code, incurred by the City to finance or refinance in whole or in part projects undertaken pursuant to the Urban Renewal Plan for the Urban Renewal Area.

Minimum Improvements means commercial and multi-residential improvements to be constructed on the Development Property, as more particularly described and depicted in Exhibit B to this Agreement.

Mortgage means any mortgage or security agreement in which the Developer has granted a mortgage or other security interest in the Development Property, or any portion or parcel thereof, or any improvements constructed thereon.

Net Proceeds means any proceeds paid by an insurer to Developer under a policy or policies of insurance required to be provided and maintained by Developer pursuant to Article V of this Agreement and remaining after deducting all expenses (including fees and disbursements of counsel) incurred in the collection of such proceeds.

Project means the construction and operation of the Minimum Improvements on the Development Property and the creation and retention of jobs, as described in this Agreement.

State means the State of Iowa.

State Agreement means the agreement between the Iowa Economic Development Authority (IEDA) and the Developer, to be entered into pursuant to IEDA's approval of Developer for financial incentives through the Workforce Housing Tax Credits program.

Tax Increments means the property tax revenues divided and made available to the City for deposit in the Grinnell Urban Renewal Tax Increment Revenue Fund under the provisions of Section 403.19 of the Code, as amended, and the tax increment financing ordinances of the City.

Termination Date means the date of termination of this Agreement, as established in Section 12.9 of this Agreement.

Unavoidable Delays means delays resulting from acts or occurrences outside the reasonable control of the party claiming the delay including but not limited to storms, floods, fires, explosions, or other casualty losses, unusual weather conditions, shortages of labor or materials, strikes, boycotts, lockouts, or other labor disputes, delays in transportation or delivery of material or equipment, litigation commenced by third parties, or the acts of any federal, State, or local governmental unit (other than acts of the City, with respect to a City-claimed delay).

Urban Renewal Area means the area known as the Grinnell Urban Renewal Area.

Urban Renewal Plan means the Grinnell Urban Renewal Plan, approved with respect to the Grinnell Urban Renewal Area, described in the preambles hereof.

Urban Revitalization Plan means the Amended and Restated Consolidated Urban Revitalization Plan adopted by the City Council on December 2, 2024, as the successor urban revitalization plan to the City's 2013 Central Urban Revitalization Plan.

ARTICLE I-A. CONDITION PRECEDENT TO AGREEMENT

The following is a condition precedent to any rights or obligations of any party under this Agreement:

- a. The Developer's acquisition of title to the Development Property.

ARTICLE II. REPRESENTATIONS AND WARRANTIES

Section 2.1. Representations and Warranties of the City. The City makes the following representations and warranties:

- a. The City is a municipal corporation and municipality organized under the provisions of the Constitution and the laws of the State and has the power to enter into this

Agreement and carry out its obligations hereunder.

b. This Agreement has been duly and validly authorized, executed, and delivered by the City and, assuming due authorization, execution, and delivery by the Developer, is in full force and effect and is a valid and legally binding instrument of the City enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions, or provisions of any contractual restriction, evidence of indebtedness, agreement, or instrument of whatever nature to which the City is now a party or by which it is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits, or proceedings pending or threatened against or affecting the City in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which in any manner raises any questions affecting the validity of the Agreement or the City's ability to perform its obligations under this Agreement.

e. All covenants, stipulations, promises, agreements, and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements, and obligations of the City, and not of any governing body member, officer, agent, servant, or employee of the City in the individual capacity thereof.

Section 2.2. Representations and Warranties of Developer. Developer makes the following representations and warranties:

a. Grinnell Mixed Use, LLC, is a Delaware limited liability company, duly organized and validly existing under the laws of the State of Delaware, and it has all requisite power and authority to own and operate its properties, to carry on its business as now conducted and as presently proposed to be conducted, and to enter into and perform its obligations under this Agreement.

b. This Agreement has been duly and validly authorized, executed, and delivered by Developer and, assuming due authorization, execution, and delivery by the City, is in full force and effect and is a valid and legally binding instrument of Developer enforceable in accordance with its terms, except as the same may be limited by bankruptcy, insolvency, reorganization, or other laws relating to or affecting creditors' rights generally.

c. The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with, or result in a violation or breach of, the terms, conditions, or provisions of the governing documents of Developer or of any contractual restriction, evidence of indebtedness, agreement, or instrument of

whatever nature to which Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.

d. There are no actions, suits, or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body in which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in any manner raises any questions affecting the validity of the Agreement or Developer's ability to perform its obligations under this Agreement.

e. Developer has not received any notice from any local, State, or federal official that the activities of Developer with respect to the Development Property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has previously been notified in writing). Developer is not currently aware of any State or federal claim filed or planned to be filed by any party relating to any violation of any local, State, or federal environmental law, regulation, or review procedure applicable to the Development Property, and Developer is not currently aware of any violation of any local, State, or federal environmental law, regulation, or review procedure which would give any person a valid claim under any State or federal environmental statute with respect thereto.

f. Developer shall cooperate with the City in its responsibility for resolution of any traffic, parking, trash removal, or public safety problems which may arise in connection with the construction and operation of the Minimum Improvements.

g. Developer shall cause the Minimum Improvements to be constructed, subject in all respects to Unavoidable Delays, in accordance with the terms of this Agreement and all local, State, and federal laws, ordinances, and regulations.

h. Developer shall obtain or cause to be obtained, in a timely manner, all required permits, licenses, and approvals, and shall meet, in a timely manner, all requirements of all applicable local, State, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.

i. Developer anticipates construction of the Minimum Improvements will require an investment of approximately \$10,860,000.00.

j. Developer has firm commitments for construction or acquisition and permanent financing for the Project in an amount sufficient, together with equity commitments, to successfully complete the Minimum Improvements in accordance with the Construction Plans contemplated in this Agreement.

k. Developer shall use commercially reasonable efforts to cause the commercial portions of the Minimum Improvements to be occupied by businesses that employ employees until at least the Termination Date.

l. Developer would not undertake its obligations under this Agreement without the incentives provided by the City to Developer for the Project pursuant to this Agreement.

ARTICLE III. CONSTRUCTION OF MINIMUM IMPROVEMENTS

Section 3.1. Construction of Minimum Improvements.

a. The Developer agrees that it will cause the Minimum Improvements to be constructed on the Development Property in conformance with the Construction Plans submitted to the City pursuant to Section 3.2. The Developer agrees that the scope and scale of the Minimum Improvements as constructed shall not be significantly less than the scope and scale as detailed and outlined in the Construction Plans and shall require an investment of approximately \$10,860,000.00.

b. Upon reasonable notice to the Developer (which does not have to be written), designated representatives of the City shall be permitted to enter upon the Development Property during the construction of the Minimum Improvements to inspect such construction and the progress thereof.

c. All work with respect to the Minimum Improvements to be constructed or provided by the Developer shall be in conformity with the Construction Plans and other plans approved by the building official or any amendments thereto as may be approved by the building official.

d. Subject to Unavoidable Delays, the Developer shall cause construction of the Minimum Improvements to be undertaken and to be commenced by no later than July 1, 2025 and completed by no later than December 31, 2026, or such other respective dates as the parties shall mutually agree upon in writing; time lost as a result of Unavoidable Delays occurring before the respective date shall be added to extend the date by a number of days equal to the number of days lost as a result of Unavoidable Delays.

Section 3.2. Construction Plans.

a. The Developer shall cause Construction Plans to be provided for the Minimum Improvements which shall be subject to approval by the City as provided in this Section 3.2. The Construction Plans shall be in conformity with the terms of this Agreement and all applicable federal, State, and local laws and regulations.

b. The City shall approve the Construction Plans in writing if: (a) the Construction Plans conform to the terms and conditions of this Agreement; (b) the Construction Plans conform to all applicable federal, State, and local laws, ordinances, rules, and regulations and City permit requirements; (c) the Construction Plans are adequate for purposes of this Agreement to provide for the construction of the Minimum Improvements; and (d) no Event of Default under the terms of this Agreement has occurred.

c. Notwithstanding the forgoing, any such approval of the Construction Plans pursuant to this Section 3.2 shall constitute approval for the purposes of this Agreement only and

shall not: (a) be deemed to constitute approval or waiver by the City with respect to any building, fire, zoning, or other ordinances or regulations of the City, or with respect to any other City purpose; (b) be deemed to be sufficient plans to serve as the basis for the issuance of a building permit if the Construction Plans are not as detailed or complete as the plans otherwise required for the issuance of a building permit; (c) relieve the Developer of any obligation to comply with the terms and provisions of this Agreement, or any provision of applicable federal, State, and local laws, ordinances, and regulations; (d) be deemed to constitute a waiver of any Event of Default; or (e) subject the City to any liability for the Minimum Improvements as constructed.

d. Nothing in this Agreement requires consent or approval by the City Council of routine change orders to the Construction Plans, provided City staff has approved any changes with respect to permits previously issued.

Section 3.3. Certificate of Completion. Upon written request of Developer after issuance of a certificate of completion from the Community Development Department for the Minimum Improvements, the City will furnish Developer with a Certificate of Completion in recordable form, in substantially the form set forth in Exhibit D attached hereto. Such Certificate of Completion shall be a conclusive determination of satisfactory termination of the covenants and conditions of this Agreement with respect to the obligations of Developer to cause construction of the Minimum Improvements.

The Certificate of Completion may be recorded in the proper office for the recordation of deeds and other instruments pertaining to the Development Property at Developer's sole expense. If the City shall refuse or fail to provide a Certificate of Completion in accordance with the provisions of this Section 3.3, the City shall, within twenty (20) days after written request by Developer provide a written statement indicating in adequate detail in what respects Developer has failed to complete the Minimum Improvements in accordance with the provisions of this Agreement, or is otherwise in default under the terms of this Agreement, and what measures or acts it will be necessary, in the opinion of the City, for Developer to take or perform in order for Developer to obtain such Certificate of Completion.

Issuance by the City of the Certificate of Completion pursuant to this Section 3.3 is solely for the purposes of this Agreement, and shall not constitute approval for any other City purpose, nor shall it subject the City to any liability for the Development Property or the Minimum Improvements as constructed.

ARTICLE IV. REAL PROPERTY TAXES; TAX ABATEMENT INCENTIVE

Section 4.1. Real Property Taxes. Until the Termination Date, Developer, or its successors, shall pay or cause to be paid, when due, all real property taxes and assessments payable with respect to all and any parts of the Development Property acquired and owned by them. Until the obligations in this Agreement have been assumed by any other person or legal title to the Development Property is vested in another person, all pursuant to the provisions of this Agreement, Developer, or its successors, shall be solely responsible for all assessments and taxes with respect to any portion of the Development Property owned by Developer or its successors.

Developer and its successors agree that, following the Commencement Date and prior to the Termination Date, (with respect to any portion of the Development Property owned by Developer or its successors):

a. They will not seek administrative review or judicial review of the applicability or constitutionality of any tax statute relating to the taxation of real property contained on the Development Property within the Minimum Improvements determined by any tax official to be applicable to the Development Property and Minimum Improvements, or raise the inapplicability or constitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and

b. They will not seek any tax exemption deferral or abatement either presently or prospectively authorized under any State, federal, or local law with respect to taxation of real property contained on the Development Property, except as approved in Section 4.2.

Section 4.2. Urban Revitalization Plan Tax Abatement. For and in consideration of the obligations being assumed by Developer hereunder, and in furtherance of the goals and objectives of the Urban Revitalization Plan, the City provides its consent, subject to the Developer being and remaining in compliance with the terms of this Agreement, for the Developer to apply for tax abatement, under the Urban Revitalization Plan, on any portion of the Minimum Improvements assessed as residential property. The current tax abatement schedule offered under the Urban Revitalization Plan for residential property is a 100% exemption from taxation on new assessed value added by improvements, for a period of 10 years; provided, however, that the exemption from taxation shall not apply to property tax levies imposed by a school district, as and to the extent required by Iowa Code Section 404.3D.

ARTICLE V. INSURANCE

Section 5.1. Insurance Requirements.

a. Developer will provide and maintain or cause to be maintained at all times during the process of constructing the Minimum Improvements (and, from time to time at the request of the City, furnish the City with proof of payment of premiums on):

i. Builder's risk insurance, written on the so-called "Builder's Risk—Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy.

ii. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations, and contractual liability insurance) with limits against bodily injury and property damage of at least \$1,000,000 for each occurrence. The City shall be named as an additional insured for the City's liability or loss arising out of or in any way associated with the project and arising out of any act, error, or omission of Developer, their directors, officers, shareholders, contractors, and subcontractors or anyone else for whose acts the City may be held responsible (with coverage to the City at least as broad as that

which is provided to Developer and not lessened or avoided by endorsement). The policy shall contain a "severability of interests" clause and provide primary insurance over any other insurance maintained by the City.

iii. Workers' compensation insurance with at least statutory coverage.

b. Upon completion of construction of the Minimum Improvements and at all times prior to the Termination Date, Developer shall maintain or cause to be maintained, at its cost and expense (and from time to time at the request of the City shall furnish proof of the payment of premiums on), insurance as follows:

i. Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, explosion, water damage, demolition cost, debris removal, and collapse in an amount not less than the full insurable replacement value of the Minimum Improvements, but any such policy may have a deductible amount of not more than \$50,000 or self-insurance up to not more than \$1,000,000. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of co-insurance provisions or otherwise, without the prior consent thereto in writing by the City.

ii. Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles on or about the Development Property, in the minimum amount for each occurrence and for each year of \$1,000,000.

iii. Such other insurance, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that Developer may be self-insured with respect to all or any part of its liability for workers' compensation.

c. All insurance required by this Article V to be provided prior to the Termination Date shall be taken out and maintained in responsible insurance companies selected by Developer, which are authorized under the laws of the State to assume the risks covered thereby. Developer will deposit periodically with the City copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel or modify it without giving written notice to the Developer and the City at least thirty (30) days before the cancellation or modification becomes effective if such provision can be written. Upon request of the City, the Developer shall furnish the City evidence satisfactory to the City that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms hereof. In lieu of separate policies, the Developer may maintain a single policy, or blanket or umbrella policies, or a combination thereof, which provide the total coverage required herein, in which event the Developer shall deposit with the City a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

d. Developer agrees to notify the City within 30 days in the case of damage exceeding \$25,000 in amount to, or destruction of, the Minimum Improvements or any portion thereof resulting from fire or other casualty. Except as may otherwise be required by a Mortgage, Net Proceeds of any such insurance shall be paid directly to Developer, and Developer will forthwith repair, reconstruct, and restore the Minimum Improvements to substantially the same or an improved condition or value as they existed prior to the event causing such damage and, to the extent necessary to accomplish such repair, reconstruction and restoration, Developer will apply the Net Proceeds of any insurance relating to such damage received by Developer to the payment or reimbursement of the costs thereof.

e. The Developer shall complete or cause to be completed the repair, reconstruction, and restoration of the Minimum Improvements, whether or not the Net Proceeds of insurance received by Developer for such purposes are sufficient.

ARTICLE VI. FURTHER COVENANTS OF DEVELOPER

Section 6.1. Maintenance of Properties. Developer will maintain, preserve, and keep its properties within the City (whether owned in fee or a leasehold interest), including but not limited to the Development Property and Minimum Improvements, in good repair and working order, ordinary wear and tear excepted, and from time to time will make all necessary repairs, replacements, renewals, and additions.

Section 6.2. Maintenance of Records. Developer will keep at all times proper books of record and account in which full, true, and correct entries will be made of all dealings and transactions of or in relation to its business and affairs relating to this Project in accordance with generally accepted accounting principles, consistently applied throughout the period involved, and Developer will provide reasonable protection against loss or damage to such books of record and account.

Section 6.3. Compliance with Laws. Developer will comply with all State, federal and local laws, rules and regulations relating to the Development Property and the Minimum Improvements.

Section 6.4. Non-Discrimination. In the construction and operation of the Minimum Improvements, Developer shall not discriminate against any applicant, employee, or tenant because of age, color, creed, national origin, race, religion, marital status, sex, physical disability, sexual orientation, or familial status. Developer shall ensure that applicants, employees, and tenants are considered and are treated without regard to their age, color, creed, national origin, race, religion, marital status, sex, physical disability, sexual orientation, or familial status.

Section 6.5. Available Information. Upon request, Developer shall promptly provide the City with copies of information requested by City that are related to this Agreement so that City can determine compliance with this Agreement.

Section 6.6. Employment. Developer agrees that the Minimum Improvements are expected to create usable commercial space for Commercial Tenants. Developer agrees to use commercially reasonable efforts to sell or lease the commercial portions of the Minimum Improvements to Commercial Tenants that create and retain employment in the community. Developer shall provide information as requested by the City to determine compliance with the foregoing employment obligations.

Section 6.7. Annual Certification. To assist the City in monitoring the Agreement and performance of Developer hereunder, a duly authorized officer of Developer shall annually provide to the City:

a. Proof that all ad valorem taxes on the Development Property and Minimum Improvements have been paid for the prior fiscal year and any taxes due and payable for the current fiscal year as of the date of certification;

b. The date of the first full assessment of the Minimum Improvements;

c. Certification of the names of all Commercial Tenants in the Minimum Improvements over the preceding twelve (12) months;

d. Certification of the amount of cumulative gross receipts from sales by such Commercial Tenants during the calendar year immediately preceding the date of the Annual Certification (for example, the October 2028 Annual Certification shall report the amount of cumulative gross receipts during calendar year 2027 (January 1, 2027 through December 31, 2027)), including attaching relevant documentation of the Commercial Tenants' gross receipts, which may include redactions of other financial information; and

e. Certification that such officer has re-examined the terms and provisions of this Agreement and that at the date of such certificate, and during the preceding twelve (12) months, Developer is not, or was not, in default in the fulfillment of any of the terms and conditions of this Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto.

Such statement, proof and certificate shall be provided not later than October 15 of each year, commencing October 15, 2027 and ending on October 15, 2037, both dates inclusive. Developer shall provide supporting information for the Annual Certification upon request of the City. See Exhibit E for form required for the Annual Certification.

Section 6.8. Developer Completion Guarantee. By signing this Agreement, Developer hereby guarantees to the City performance by Developer of all the terms and provisions of this Agreement pertaining to Developer's obligations with respect to the construction of the Minimum Improvements. Without limiting the generality of the foregoing, Developer guarantees that: (a) construction of the Minimum Improvements shall commence and be completed within the time limits set forth herein; (b) the Minimum Improvements shall be constructed and completed in accordance with the Construction Plans; (c) the Minimum Improvements shall be constructed and

completed free and clear of any mechanic's liens, materialman's liens and equitable liens; and (d) all costs of constructing the Minimum Improvements shall be paid when due; provided, however, that the foregoing shall not prevent the Developer from disputing any such liens or costs, or require the Developer to discharge such liens or pay such costs while any disputes are pending.

ARTICLE VII. PROHIBITION AGAINST ASSIGNMENT AND TRANSFER

Section 7.1. Status of Developer; Transfer of Substantially All Assets; Assignment. As security for the obligations of Developer under this Agreement, Developer represents and agrees that, prior to the Termination Date, Developer shall maintain its existence as a company and shall not wind up or otherwise dispose of all or substantially all of its assets or transfer, convey, or assign its interest in the Development Property, Minimum Improvements, or this Agreement to any other party unless: (i) the transferee partnership, corporation, limited liability company or individual assumes in writing all of the obligations of Developer under this Agreement; and (ii) the City consents thereto in writing, in advance thereof, which consent shall not be unreasonably withheld.

Notwithstanding the foregoing, however, or any other provisions of this Agreement, the Developer may pledge any portion of the Development Property owned by Developer as security for any financing of the Minimum Improvements. Nothing in this Agreement shall prohibit Developer from selling or leasing all or any portions of the Minimum Improvements in the ordinary course of business; such a sale or lease shall not transfer or convey to the grantee or lessee any liabilities or obligations whatsoever under this Agreement.

Section 7.2. Prohibition Against Use as Non-Taxable or Centrally Assessed Property. During the term of this Agreement, Developer and its successors or assigns agree that the Development Property cannot be transferred or sold to a non-profit entity or used for a purpose that would fully exempt the Development Property or Minimum Improvements from property tax liability. Nor can the Development Property or Minimum Improvements be used as centrally assessed property (including but not limited to, Iowa Code § 428.24 to 428.29 (Public Utility Plants and Related Personal Property); Chapter 433 (Telegraph and Telephone Company Property); Chapter 434 (Railway Property); Chapter 437 (Electric Transmission Lines); Chapter 437A (Property Used in the Production, Generation, Transmission or Delivery of Electricity or Natural Gas); and Chapter 438 (Pipeline Property)).

ARTICLE VIII. ECONOMIC DEVELOPMENT GRANTS AND ADDITIONAL DEVELOPMENT INCENTIVES

Section 8.1. Economic Development Grants. For and in consideration of the obligations being assumed by Developer hereunder, and in furtherance of the goals and objectives of the Urban Renewal Plan for the Urban Renewal Area and the Urban Renewal Act, the City agrees, subject to Developer being and remaining in compliance with the terms of this Agreement, to make payments of Economic Development Grants to Developer under the following terms and conditions:

a. Overall Conditions Precedent. Notwithstanding anything to the contrary, the obligation of the City to make Economic Development Grants pursuant to this Agreement shall be subject to and conditioned upon the following:

i. The Developer timely completed construction of the Minimum Improvements in accordance with the terms of this Agreement; and

ii. The Developer is in compliance with the terms of this Agreement and no Event of Default has occurred and is continuing beyond any applicable cure period.

b. Schedule and Amount of Grants. Provided the conditions set forth in Section 8.1(a) are satisfied, the City agrees to provide up to 10 annual payments of Economic Development Grants to Developer, subject to satisfaction of the conditions set forth in this Section 8.1(b) and in Section 8.1(c), commencing on June 1, 2029 and continuing on each June 1 thereafter through and including June 1, 2038, pursuant to the following schedule:

Applicable Calendar Year of Commercial Tenant Gross Receipts from Sales	Minimum Amount of Cumulative Gross Receipts of Commercial Tenants' Sales	Developer Annual Certification to Report on Applicable Years' Gross Receipts	Date of Corresponding Economic Development Grant Payment
2027	\$0	October 15, 2028	June 1, 2029
2028	\$50,000	October 15, 2029	June 1, 2030
2029	\$100,000	October 15, 2030	June 1, 2031
2030	\$200,000	October 15, 2031	June 1, 2032
2031	\$300,000	October 15, 2032	June 1, 2033
2032	\$400,000	October 15, 2033	June 1, 2034
2033	\$500,000	October 15, 2034	June 1, 2035
2034	\$500,000	October 15, 2035	June 1, 2036
2035	\$500,000	October 15, 2036	June 1, 2037
2036	\$500,000	October 15, 2037	June 1, 2038

The amount of each Economic Development Grant payment shall be \$50,000 if the Developer demonstrates that the cumulative gross receipts from sales by the Commercial Tenants during the applicable calendar year met or exceeded the applicable minimum amount (as set forth in the schedule above), as reported in the Developer's Annual Certification due in the October preceding the payment date.

However, if the Developer fails to demonstrate that the cumulative gross receipts from sales by the Commercial Tenants during the applicable calendar year met or exceeded the applicable minimum amount for that calendar year (as set forth in the schedule above), **but the Developer demonstrates that the amount of cumulative gross receipts from sales by the Commercial Tenants during the applicable calendar year were equal to at least fifty percent (50%) of the stated minimum amount**, then the Developer shall be eligible for a prorated (reduced) Economic Development Grant payment amount on the payment date set forth in the schedule. The proration of the Economic Development Grant payment amount shall be determined as follows: (i) the demonstrated amount of cumulative gross receipts from sales by the Commercial Tenants during the applicable calendar year, divided by (ii) the applicable minimum amount of cumulative gross receipts from sales by the Commercial Tenants for that calendar year, rounded

to the nearest full percentage. For example, if the demonstrated amount of cumulative gross receipts was \$68,240 in a calendar year in which the applicable minimum amount was \$100,000, then the Developer would be eligible for an Economic Development Grant payment equal to \$34,000 ($\$68,240/\$100,000 = 68\%$, 68% of \$50,000 is \$34,000); in contrast, if the demonstrated amount of cumulative gross receipts was \$68,240 in a calendar year in which the applicable minimum amount was \$200,000, then the Developer would NOT be eligible for an Economic Development Grant payment in the corresponding payment year set forth on the schedule ($\$68,240/\$200,000 = 34\%$, less than the 50% eligibility threshold described in this paragraph).

c. Conditions Precedent to Annual Grants. The City agrees to make an Economic Development Grant to Developer for each year in which the following conditions have been met:

i. The Developer has timely submitted its Annual Certification by October 15 of the preceding year, and submitted the Annual Certification with any additional documentation requested by the City, showing qualifying cumulative gross receipts from the Commercial Tenants for the prior calendar year, as detailed in the schedule and terms set forth in Section 8.1(b); and

ii. The City has received sufficient Tax Increment, not previously allocated to any other project or obligation of the City, in the Grinnell Urban Renewal Tax Increment Revenue Fund to make the Grant payment, or the City has authorized, in the City's sole discretion, an advancement of the Grant payment from other available City funds; and

iii. No uncured Event of Default has occurred and is continuing.

Section 8.2. Payment Timing. If the conditions precedent in Section 8.1(c) are met, and the Developer has qualified for an Economic Development Grant in a particular year as set forth in Section 8.1, and subject to the Developer being in compliance with the terms of the Agreement, then the City shall, in the City's discretion, either: (i) advance payment from available City funds to pay the Economic Development Grant, intending to certify the advance for subsequent reimbursement through the TIF process under Iowa Code Section 403.19; or (ii) certify a request for available Tax Increments to pay an upcoming Economic Development Grant payment to the County prior to the December 1 preceding the fiscal year in which the particular Economic Development Grant payment is scheduled to be paid.

Section 8.3. Maximum Amount of Grants. The aggregate amount of Economic Development Grants that may be paid to Developer under this Agreement shall in no event shall exceed Five Hundred Thousand Dollars (\$500,000) over a 10-year period.

Section 8.4. Limitations. The Economic Development Grants are only for the portions of the Minimum Improvements that are assessed as commercial and described in this Agreement and not any future expansions or phases which, to be eligible for Economic Development Grants, would be the subject of an amendment or new agreement, at the sole discretion of the City Council. Under no circumstances shall the failure by Developer to qualify for an Economic Development Grant in any year serve to extend the term of this Agreement beyond the Termination Date or the years during which Economic Development Grants may be awarded to Developer or the total

amount thereof, it being the intent of the parties hereto to provide Developer with an opportunity to receive Economic Development Grants only if Developer fully complies with the provisions hereof and becomes entitled thereto, up to the maximum aggregate amount set forth in Section 8.3.

Section 8.5. Source of Grant Funds Limited.

a. The Economic Development Grants shall be payable from and secured solely and only by amounts deposited and held in the Grinnell Urban Renewal Tax Increment Revenue Fund of the City. The Economic Development Grants shall not be payable in any manner by other tax increment revenues or by general taxation or from any other City funds, except as other City funds may be advanced by the City for payment of the Economic Development Grants, in the City's sole discretion.

b. Each Economic Development Grant is subject to annual appropriation by the City Council each fiscal year. The City has no obligation to make any payments to Developer as contemplated under this Agreement until the City Council annually appropriates the funds necessary to make such payments. The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to make future Economic Development Grants shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are determined by a court of competent jurisdiction or by the City's bond counsel to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no Event of Default by the City shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision. To this end the provisions of this Agreement are severable.

c. Notwithstanding the provisions of Section 8.1 hereof, the City shall have no obligation to make an Economic Development Grant to Developer if at any time during the term hereof the City fails to appropriate funds for payment; the City receives an opinion from its legal counsel to the effect that the use of Tax Increments to fund an Economic Development Grant to Developer, as contemplated under said Section 8.1, is not authorized or otherwise an appropriate urban renewal activity permitted to be undertaken by the City under the Urban Renewal Act or other applicable provisions of the Code, as then constituted or under controlling decision of any Iowa Court having jurisdiction over the subject matter hereof; or the City's ability to collect Tax Increment in the Urban Renewal Area is precluded or terminated by legislative changes to Iowa Code chapter 403. Upon occurrence of any of the foregoing circumstances, the City shall promptly forward notice of the same to Developer. If the circumstances continue for a period during which two (2) annual Economic Development Grants would otherwise have been paid to Developer under the terms of Section 8.1, the City may terminate this Agreement, without penalty or other liability to the City, by written notice to the Developer.

Section 8.6. Use of Other Tax Increments. The City shall be free to use any and all Tax Increments above and beyond the percentages to be given to Developer in this Agreement, or any available Tax Increments resulting from the suspension or termination of the Economic Development Grants, for any purpose for which the Tax Increments may lawfully be used pursuant to the provisions of the Urban Renewal Act (including an allocation of all or any portion thereof to the reduction of any eligible City costs), and the City shall have no obligations to Developer with respect to the use thereof.

Section 8.7. Additional Development Incentives. For and in consideration of the Developer's obligations under the Agreement, as amended, including the increased scope of the Minimum Improvements made by this Amendment, the City agrees to pay Developer up to two additional grant payments (the "Additional Development Incentives"), as described herein, subject to the terms and conditions hereof.

a. Design Fee Development Incentive. The First Amendment to the Original Agreement authorized a one-time grant in the amount of \$50,000 to be paid by the City to the Developer, to cover the additional design fees incurred with the amendment of the development plans to incorporate the underground parking added to the scope of the Minimum Improvements. This grant has been paid to the Developer as of the executed of this Agreement (the Amended and Restated Agreement for Private Development).

b. Construction Commencement Development Incentive. Subject to Developer being and remaining in compliance with the terms of the Agreement, as amended, and subject to the limitations of Section 6(c), the City hereby agrees to pay Developer a one-time grant in the amount of \$500,000. Said amount shall be paid within thirty (30) days of the City's receipt from the Developer of (i) invoice(s) evidencing costs in excess of \$500,000 incurred by the Developer for construction work related to the Minimum Improvements, and (ii) proof of construction commencement (with respect to the Minimum Improvements), provided that the invoice(s) and proof of construction commencement are satisfactory to the City, in the City's reasonable discretion, to evidence that the required conditions have been met.

c. The City has no obligation to make any Additional Development Incentive payments to Developer unless and until: (i) the required conditions for the particular Additional Development Incentive have been satisfied, and (ii) the City has sufficient available funds, not allocated for any other purpose, in a City fund (e.g., General Fund) from which the City can legally use the available funds to pay the Additional Development Incentive payment.

ARTICLE IX. INDEMNIFICATION

Section 9.1. Release and Indemnification Covenants.

a. Developer releases the City and the governing body members, officers, agents, servants and employees thereof (hereinafter, for purposes of this Article IX, the "Indemnified Parties") from, covenants and agrees that the Indemnified Parties shall not be liable for, and agrees to indemnify, defend and hold harmless the Indemnified Parties against, any loss or damage to property or any injury to or death of any person occurring at or about, or resulting from any defect

in, the Minimum Improvements or Development Property, except to the extent caused by any act of negligence on the part of the Indemnified Parties.

b. Except for any willful misrepresentation or any willful or wanton misconduct or any unlawful act of the Indemnified Parties, the Developer agrees to protect and defend the Indemnified Parties, now or forever, and further agrees to hold the Indemnified Parties harmless, from any claim, demand, suit, action or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from (i) any violation of any agreement or condition of this Agreement (except with respect to any suit, action, demand or other proceeding brought by the Developer against the City to enforce its rights under this Agreement), (ii) the acquisition and condition of the Development Property and the construction, installation, ownership, and operation of the Minimum Improvements, or (iii) any hazardous substance or environmental contamination located in or on the Development Property.

c. The Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Minimum Improvements due to any act of negligence of any person, other than any act of negligence on the part of any such Indemnified Party or its officers, agents, servants or employees.

d. All covenants, stipulations, promises, agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City only, and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity thereof.

e. All covenants, stipulations, promises, agreements and obligations of the Developer contained in this Article IX shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the Developer only, and not of any governing body member, officer, agent, servant or employee of the Developer in the individual capacity thereof.

f. The provisions of this Article IX shall survive the termination of this Agreement.

ARTICLE X. DEFAULT AND REMEDIES

Section 10.1. Events of Default Defined. The following shall be “Events of Default” under this Agreement and the term “Event of Default” shall mean, whenever it is used in this Agreement, any one or more of the following events during the term of this Agreement:

a. Failure by Developer to cause the construction of the Minimum Improvements to be completed and the operations to continue pursuant to the terms and conditions of this Agreement;

b. Transfer of Developer’s interest in the Development Property, Minimum Improvements, or this Agreement or the assets of Developer in violation of the provisions of this Agreement;

c. Failure by Developer to timely pay or cause to be paid ad valorem taxes on the Development Property and Minimum Improvements;

d. Failure by Developer to substantially observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement;

e. The holder of any Mortgage on the Development Property, or any improvements thereon, or any portion thereof, commences foreclosure proceedings as a result of any default under the applicable Mortgage documents;

f. Failure by the City to substantially observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement;

g. Developer:

i. files any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or

ii. makes an assignment for the benefit of its creditors; or

iii. admits in writing its inability to pay its debts generally as they become due;
or

iv. is adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of Developer as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within one hundred eighty (180) days after the filing thereof; or a receiver, trustee or liquidator of Developer or the Minimum Improvements, or part thereof, shall be appointed in any proceedings brought against Developer, and shall not be discharged within one hundred eighty (180) days after such appointment, or if Developer shall consent to or acquiesce in such appointment; or

h. Any representation or warranty made by Developer in this Agreement or in any written statement or certificate furnished by Developer pursuant to this Agreement, shall prove to have been incorrect, incomplete, or misleading in any material respect on or as of the date of the issuance or making thereof.

Section 10.2. Remedies on Default. Whenever any Event of Default referred to in Section 10.1 of this Agreement occurs and is continuing, the non-defaulting may take any one or more of the following actions after giving thirty (30) days' written notice to other party and, in the case of an Event of Default by the Developer, to the holder of the First Mortgage (but only to the extent the City has been informed in writing of the existence of a First Mortgage and been provided with the address of the holder thereof) of the Event of Default, but only if the Event of Default has not been cured to the satisfaction of the party providing written notice within said thirty (30) days, or if the Event of Default cannot reasonably be cured within thirty (30) days and the defaulting party

does not provide assurances reasonably satisfactory to the non-defaulting party that the Event of Default will be cured as soon as reasonably possible:

- a. The non-defaulting party may suspend its performance under this Agreement until it receives assurances from the defaulting party, deemed adequate by the non-defaulting party, that the defaulting party will cure the default and continue its performance under this Agreement;
- b. The non-defaulting party may terminate this Agreement;
- c. The City may withhold the Certificate of Completion;
- d. The non-defaulting party may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the defaulting party under this Agreement;
or
- e. The City shall have no obligation to make payment of Economic Development Grants to Developer subsequent to an Event of Default until such Event of Default is cured and no other Event of Default has occurred and is continuing.

Section 10.3. No Remedy Exclusive. No remedy herein conferred upon or reserved to any party is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

Section 10.4. No Implied Waiver. In the event any agreement contained in this Agreement should be breached by any party and thereafter waived by any other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

Section 10.5. Agreement to Pay Attorneys' Fees and Expenses. Whenever any Event of Default occurs and the City employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of Developer herein contained, Developer agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other expenses as may be reasonably and appropriately incurred by the City in connection therewith.

ARTICLE XI. WORKFORCE HOUSING TAX CREDITS

Section 11.1. State Agreement. The Developer has applied for, or been approved for, Workforce Housing Tax Credits by the Iowa Economic Development Authority (IEDA) for the construction of the multi-residential portion of the Minimum Improvements described in this Agreement.

Section 11.2. Local Match. The City consents to the Developer's application for tax abatement under the Urban Revitalization Plan with respect to the Minimum Improvements assessed as multi-residential, which tax abatement is intended to serve as the local match for Developer's application for incentives under the Iowa Economic Development Authority's Workforce Housing Tax Credits Program.

Section 11.3. Indemnification. Developer shall indemnify and hold harmless the City from any loss arising out of or related to the City's failure to fulfill the terms of the State Agreement or any related agreement with IEDA if the City's failure is due to an Event of Default by the Developer.

ARTICLE XII. MISCELLANEOUS

Section 12.1. Conflict of Interest. The Developer represents and warrants that, to its best knowledge and belief after due inquiry, no officer or employee of the City, or its designees or agents, nor any consultant or member of the governing body of the City, and no other public official of the City who exercises or has exercised any functions or responsibilities with respect to the Project during his or her tenure, or who is in a position to participate in a decision-making process or gain insider information with regard to the Project, has had or shall have any interest, direct or indirect, in any contract or subcontract, or the proceeds thereof, for work or services to be performed in connection with the Project, or in any activity, or benefit therefrom, which is part of the Project at any time during or after such person's tenure.

Section 12.2. Notices and Demands. A notice, demand, or other communication under this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by recognized overnight delivery service, by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

- a. In the case of the Developer, is addressed or delivered personally to

Brent Dahlstrom,
Grinnell Mixed Use, LLC, doing business as Merge Urban Development Group,
604 Clay Street,
Cedar Falls, IA 50613,

with copies to:

Grinnell Mixed Use, LLC, doing business as Merge Urban Development Group
Attn: Joy Hannemann
C/O Spaces
811 E. Washington Avenue, Suite 400
Madison, WI 53703

and

Squire Patton & Boggs (US) LLP
Attention: Steven F. Mount
41 South High Street, Suite 2000
Columbus, OH 43215
Email: steven.mount@squirepb.com

- b. In the case of the City, is addressed to or delivered personally to the City of Grinnell at 520 4th Street, Grinnell, IA 50112, Attn: City Manager;

or to such other designated individual or officer or to such other address as any party shall have furnished to the other in writing in accordance herewith.

Section 12.3. Memorandum of Agreement. The parties agree to execute and record a Memorandum of this Amended and Restated Agreement, in substantially the form attached as Exhibit C, to serve as notice to the public of the existence and provisions of this Agreement, and the rights and interests held by the City by virtue hereof. The City shall pay for the costs of recording. Upon termination of this Agreement, if the Developer requests and provides an instrument confirming the termination of the Agreement, then the City shall execute such instrument, subject to the City's legal counsel's prior review of such instrument, which instrument the Developer may record at its expense.

Section 12.4. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 12.5. Counterparts. This Agreement may be executed in any number of counterparts, including electronically transmitted or stored counterparts (such as e-mailed .pdfs), each of which shall constitute one and the same instrument; provided, however, that the parties shall provide original copies of their signatures to the Memorandum of Agreement, suitable for the recording of the Memorandum of Agreement.

Section 12.6. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Iowa.

Section 12.7. Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement between the parties regarding the subject matter hereof, and supersedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by a subsequent writing signed by all parties hereto.

Section 12.8. Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 12.9. Termination Date. This Agreement shall terminate and be of no further force or effect on and after June 30, 2038, unless the Agreement is terminated earlier by the other terms of this Agreement. The Developer may, at any time, elect to terminate this Agreement by written notice delivered to the City; provided, however, that if the Developer terminates this

Agreement under the foregoing provision prior to the completion of the Minimum Improvements (demonstrated by issuance of the Certificate of Completion for the Minimum Improvements), then the Developer shall reimburse the City for its legal fees and costs related to this Agreement, including costs related to the publication of notices and recording costs, up to \$25,000, as a condition precedent to Developer's ability to unilaterally terminate the Agreement under the foregoing provision.

Section 12.10. No Third-Party Beneficiaries. No rights or privileges of either party hereto shall inure to the benefit of any landowner, homebuyer, contractor, subcontractor, material supplier, or any other person or entity, and no such contractor, landowner, subcontractor, material supplier, or any other person or entity shall be deemed to be a third-party beneficiary of any of the provisions contained in this Agreement.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and behalf by its Mayor and its seal to be hereunto duly affixed and attested by its City Clerk, and the Developer has caused this Agreement to be duly executed in its name and behalf all on or as of the day first above written.

[Rest of page intentionally left blank; signature pages to follow]

CITY OF GRINNELL, IOWA

ATTEST:

STATE OF IOWA)
) SS
COUNTY OF POWESHIEK)

On this _____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared Dan Agnew and Annmarie Wingerter, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grinnell, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Amended and Restated Agreement – City of Grinnell]

Grinnell Mixed Use, LLC, a Delaware limited liability company, doing business as Merge Urban Development Group, its successors and assigns

STATE OF IOWA)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2025, by Brent Dahlstrom as the Manager of Grinnell Mixed, Use, LLC.

Notary Public in and for the State of Iowa

[Signature page to Amended and Restated Agreement – Grinnell Mixed Use, LLC]

EXHIBIT A
DEVELOPMENT PROPERTY

The Development Property is legally described as:

LOTS THREE (3) AND FOUR (4) IN BLOCK SIX (6), GRINNELL,
POWESHIEK COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF
APPEARING OF RECORD IN BOOK 75, PAGE 366.

EXHIBIT B
MINIMUM IMPROVEMENTS

Minimum Improvements means an approximately Fifty Thousand Eight Hundred Sixty-Eight (50,868) square foot mixed-use development containing a total of four (4) floors, fifty three (53) residential units (47 of the residential units on the 2nd – 4th floors and 6 residential units on the 1st floor), approximately Six Thousand Two Hundred Fifty Two (6,252) square feet of leasable commercial space on the 1st floor, and thirty-three (33) below-grade parking spaces, together with all related site improvements including adequate landscaping, as further defined in the Construction Plans.

The following is a rendering for the Minimum Improvements:



EXHIBIT C
MEMORANDUM OF AMENDED AND RESTATED AGREEMENT

WHEREAS, the CITY OF GRINNELL, IOWA (the “City”) and GRINNELL MIXED USE, LLC, a Delaware limited liability company (“Developer”) did on or about _____, 2025, make, execute, and deliver an Amended and Restated Agreement for Private Development (the “Amended and Restated Agreement”), wherein and whereby Developer agreed to develop and operate certain real property located within the City (the “Development Property”), which Development Property is legally described as follows:

LOTS THREE (3) AND FOUR (4) IN BLOCK SIX (6), GRINNELL,
POWESHIEK COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF
APPEARING OF RECORD IN BOOK 75, PAGE 366.

(the “Development Property”); and

WHEREAS, the Amended and Restated Agreement replaces the Agreement for Private Development dated June 8, 2021 by and between the City and Developer, a memorandum of which was recorded as Instrument #2021-02193 in the records of the Poweshiek County, Iowa Recorder’s office; and

WHEREAS, the term of the Amended and Restated Agreement ends on June 30, 2038, unless otherwise terminated as set forth in the Amended and Restated Agreement; and

WHEREAS, the City and Developer desire to record a Memorandum of the Amended and Restated Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. That the recording of this Memorandum of Amended and Restated Agreement shall serve as notice to the public that the Amended and Restated Agreement contains provisions restricting development and use of the Development Property and the improvements located and operated on such Development Property.

2. That all of the provisions of the Amended and Restated Agreement and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Amended and Restated Agreement made a part hereof by reference, and that anyone making any claim against any of said Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Amended and Restated Agreement, and any amendments thereto, as if the same were fully set forth herein.

3. That a copy of the Amended and Restated Agreement and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, Grinnell, Iowa.

IN WITNESS WHEREOF, the City and Developer have executed this Memorandum of Amended and Restated Agreement on or as of _____, 2025.

(SEAL)

CITY OF GRINNELL, IOWA

By: _____
Dan Agnew, Mayor

ATTEST:

By: _____
Annmarie Wingerter, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POWESHIEK)

On this _____ day of _____, 2025, before me a Notary Public in and for said State, personally appeared Dan Agnew and Annmarie Wingerter, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grinnell, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Memorandum of Agreement – City of Grinnell]

Grinnell Mixed Use, LLC, a Delaware limited liability company, doing business as Merge Urban Development Group, its successors and assigns

STATE OF IOWA)
) SS
COUNTY OF _____)

This record was acknowledged before me on this _____ day of _____, 2025, by Brent Dahlstrom as the Manager of Grinnell Mixed, Use, LLC.

Notary Public in and for the State of Iowa

[Signature page to Memorandum of Agreement – Grinnell Mixed Use, LLC]

EXHIBIT D
CERTIFICATE OF COMPLETION

WHEREAS, the CITY OF GRINNELL, IOWA (“City”) and GRINNELL MIXED USE, LLC (“Developer”) did on or about June 8, 2021, make, execute, and deliver an Agreement for Private Development, wherein and whereby the Developer agreed, in accordance with the terms of the Agreement, to develop and maintain certain real property located within the City and as more particularly described as follows:

LOTS THREE (3) AND FOUR (4) IN BLOCK SIX (6), GRINNELL,
POWESHIEK COUNTY, IOWA, ACCORDING TO THE PLAT THEREOF
APPEARING OF RECORD IN BOOK 75, PAGE 366.

(the “Development Property”); and

WHEREAS, the City and Developer subsequently executed an Amended and Restated Agreement for Private Development on or as of _____, 2025 (the “Agreement”), replacing the Agreement for Private Development dated as of June 8, 2021; and

WHEREAS, the Agreement incorporated and contained certain covenants and restrictions with respect to the development of the Development Property, and obligated the Developer to construct certain Minimum Improvements (as defined therein) in accordance with the Agreement; and

WHEREAS, Developer has to the present date performed said covenants and conditions insofar as they relate to the construction of said Minimum Improvements in a manner deemed by the City to be in conformance with the Agreement to permit the execution and recording of this certification.

NOW, THEREFORE, this is to certify that all covenants and conditions of the Agreement with respect to the obligations of Developer, and its successors and assigns, to construct the Minimum Improvements on the Development Property have been completed and performed by Developer and are hereby released absolutely and forever terminated insofar as they apply to the land described herein. The county recorder is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions of said Agreement with respect to the construction of the Minimum Improvements on the Development Property.

All other provisions of the Agreement shall otherwise remain in full force and effect until termination as provided therein.

[Rest of page intentionally left blank; signature page to follow]

(SEAL)

CITY OF GRINNELL, IOWA

By: _____
_____, Mayor

ATTEST:

By: _____
_____, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POWESHIEK)

On this _____ day of _____, 20____, before me a Notary Public in and for said State, personally appeared _____ and _____, to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grinnell, Iowa, a Municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said Municipality, and that said instrument was signed and sealed on behalf of said Municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public in and for the State of Iowa

[Signature page to Certificate of Completion – City of Grinnell]

EXHIBIT E
ANNUAL CERTIFICATION

(due by October 15th as required under terms of Development Agreement)

The Developer certifies that, during the time period covered by this Certification, the Developer is and was in compliance with the Agreement as follows:

(i) All ad valorem taxes on the Development Property then owned by the Developer in the Urban Renewal Area have been timely paid for the prior fiscal year (and for the current year, if due) and attached to this Annual Certification are proof of payment of said taxes;

(ii) The Minimum Improvements were first fully assessed as of January 1, 20____ at a value of \$_____;

(iii) The amount of cumulative gross receipts from sales by the Commercial Tenants in the Minimum Improvements during the calendar year (January 1 to December 31) immediately preceding the date of this Annual Certification is \$_____ and the names of those Commercial Tenants are:

(iv) The undersigned officer of Developer has re-examined the terms and provisions of the Agreement and certify that at the date of such certificate, and during the preceding twelve (12) months, the Developer is not or was not, in default in the fulfillment of any of the terms and conditions of the Agreement and that no Event of Default (or event which, with the lapse of time or the giving of notice, or both, would become an Event of Default) is occurring or has occurred as of the date of such certificate or during such period, or if the signer is aware of any such default, event or Event of Default, said officer shall disclose in such statement the nature thereof, its period of existence and what action, if any, has been taken or is proposed to be taken with respect thereto.

I certify under penalty of perjury and pursuant to the laws of the State of Iowa that the preceding is true and correct to the best of my knowledge and belief.

Signed this _____ day of _____, 20____.

GRINNELL MIXED USE, LLC

By: _____

Name: _____

Title: _____

Attachments: Proof of payment of taxes

RESOLUTION NO. 2025-28

RESOLUTION ADOPTING A FINANCIAL POLICY FOR THE CITY OF GRINNELL.

WHEREAS, the City of Grinnell's Financial Advisor has recommended that the city of Grinnell adopt a Financial Policy to provide the framework within which the City conducts its financial affairs; and

WHEREAS, having a Financial Policy aid in the City obtaining the best possible rating with rating agencies; and

WHEREAS, a Financial Policy clearly lays out policies for revenue, reserves and contingencies, operating expenditures, capital improvement planning, debt management, financial reporting and accounting, and investments; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grinnell, that the Financial Policy be approved for the City of Grinnell.

PASSED AND ADOPTED this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

Financial Policy

Section 1- General Policy

It is the expectation and the general understanding of the City Council and the citizens of Grinnell that the City conducts its financial affairs in a thoughtful and prudent manner. The following policies provide the framework within which the City conducts its financial affairs. The policies are divided into the following categories: Revenue Policies, Reserves and Contingencies, Operating Expenditure Policies, Capital Improvements Planning, Debt Management, Financial Reporting, and Investment Policies. Most of these policies represent long-standing principles, traditions, and practices which have guided the City in the past and have helped maintain financial stability. There may be times in which the City Council deviates from policy based on sound decisions and public interest. These deviations will be noted in the City Council minutes. This policy will be reviewed and updated, as needed, annually in March.

Section 2 - Revenue Policies

The City of Grinnell revenue policies are intended to provide guidelines for determining the revenues and revenue sources necessary to provide basic municipal services to the community. It is the City's goal to create and maintain a diversified, yet stable, revenue system to protect it from possible short-term fluctuations in any of its various revenue sources. An integral factor in the City's ability to maintain a strong revenue supply is the diversity of its tax base and the health of the area economy. Therefore, the City resolutely encourages economic development through the implementation of financial policies that create a favorable tax climate, while meeting service demands of businesses and residents.

General Revenue Policies

1. A diversified, yet stable, revenue system will be utilized by the City to protect it from possible short-term fluctuations in any of its revenue sources.
2. In situations in which the City has determined that a fee may be a more appropriate method of funding a government program or service than property taxes, the City may explore the possibility of using fees instead of property taxes as the appropriate revenue source to fund the program or service. As much as practical fees should be established at a level that supports the entire cost of providing the program or service.
3. Through community and economic development, a broader tax base will be pursued to increase tax revenue and help reduce annual fluctuation in the property tax rate.
4. Revenue projections should be developed on an annual basis. Existing and potential revenue sources should be reviewed annually.

Property Taxes

1. The City's total property tax levy rate and tax revenues shall be reviewed annually and evaluated taking into consideration current and forecasted economic conditions, proposed service level changes, State and Federal mandates, changes in the property tax rollback, amendments to the property tax law, and any other factors that affect the City's ability to provide basic City services or maintain sufficient cash reserves.

2. Stability and consistency in the property tax levy rate from one year to the next is desired. Adjustments to the levy are appropriate and may be made when tax revenues are projected to fall short. If revenues are expected to exceed the funding for basic services, the city council will review available options, which may include, but are not limited to infrastructure improvements, equipment, or economic development projects.

Urban Renewal - Tax Increment Financing Policy

Purpose

The City creates urban renewal districts to:

1. Enhance areas in the city for the purpose of stimulating private investment in commercial, industrial, residential development/redevelopment and investment in public facilities through public action and commitments.
2. Increase commercial, industrial development, residential redevelopment, and investment in public facilities in the City which will improve the economic and social environment of the community and sustain a desired balance between the non-residential and residential tax revenues.
3. Provide adequate public infrastructure of sanitary sewer, storm water management, potable water, streets, and pedestrian walkways to ensure the public health, safety, and welfare.
4. Provide assistance and economic incentives for commercial, industrial development and residential redevelopment which may not otherwise occur without such assistance and incentives.

Guidelines

The City shall adhere to Chapter 403 of the Code of Iowa, in the creation of urban renewal plans and subsequent implementation of those plans. The powers granted in this chapter constitute the performance of essential public purposes for the State of Iowa and the City of Grinnell, Iowa. The powers conferred by this chapter are for public uses and purposes for which public money may be expended and for which the power of eminent domain and police power may be exercised; and that the necessity in the public interest for these provisions is declared as a matter of legislative determination.

The assessed value of property within each urban renewal district, which is subject to a division of revenue from taxation - tax increment financing (TIF), is determined by the Poweshiek County Assessor each year.

The City uses TIF to leverage economic activity, offset taxpayer burden, build public improvements, and finance public investment in infrastructure deemed necessary for community growth.

Process

1. The amount of value reservation required for the next fiscal year is due annually by December 1st. And, upon written request from a taxing jurisdiction, meet and confer with that jurisdiction on the intended reservation.
2. Taxable valuation reservation will be based upon the debt and contractual obligations certified with the Poweshiek County Auditor.

3. Prepare and distribute exhibits, including formulas and calculations of TIF dollars.

Restrictions

1. Distribution of Incremental Property Taxes the City of Grinnell attempts to release to all taxing jurisdictions any additional valuation in the TIF districts when the funds generated by the valuation exceed the amount needed to retire the annual TIF debt in that district or anticipated for future debt.
2. Sunsets the City establishes sunset dates for all TIF districts as provided in Chapter 403.17(10), Code of Iowa, as follows: in an urban renewal area designated an economic development area in which no part contains slum or blighted conditions, the plan shall be limited to twenty years from the calendar year following the calendar year in which the city first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in the Code of Iowa, Chapter 403.19.
3. Powers of Municipality the City shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of Chapter 403.6 and the additional powers granted in Chapter 403.12 of the Code of Iowa.
4. Fluctuation/Reserves Tax increment reserves will be established to help offset major fluctuations in debt reservation requirements. Funds held in reserves will be specifically identified and held for a future debt or contractual obligation.

Municipal Enterprises

1. User charges and fees should be set at a level related to the cost of providing services. Determination of such costs should include the costs of providing the actual service as well as all other related expenses, such as maintenance and replacement of equipment, personnel costs, and all other operating and administrative costs.

At least annually user fees and charges should be reviewed. When necessary, user fees and charges should be re-calculated and revised to reflect the actual cost of activities.

Section 3 - Reserves and Contingencies

The maintenance of adequate cash reserves provides the City with flexibility and security and is an important factor considered by rating agencies and the underwriting community when reviewing City debt issuance. Along with maintaining the City's credit worthiness, such cash reserves provide the means to handle economic uncertainties, local disasters, and other unanticipated financial hardships, as well as meeting debt cash flow requirements. In addition to the designations noted below, fund balance levels will be sufficient to meet funding requirements for projects approved in prior years that are carried forward into the new year, debt service reserve requirements, reserves for encumbrances and other reserves or designations required by contractual obligations or generally accepted accounting principles. Deviation from the following general policies by the Council may occur based on sound decisions and public interest. When such deviations are made, it shall be specifically noted and included within Council minutes.

General Policies

1. General Fund cash reserves (fund balance) should be maintained at a level sufficient to provide funding for general governmental operations. It is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than \$100,000. However, the balance may be higher, if deemed prudent, due to the uncertainty of future revenues or anticipated expenditures.
2. Enterprise Fund unrestricted cash reserves (fund balances) should be maintained at a level sufficient to provide funding to meet the fiscal year expenditures.
 - a. The Water Fund shall target \$1.0 million in excess available funds beyond this level as of each fiscal year end.
 - b. The Sewer Fund shall target \$1.0 million in excess available funds beyond this level as of each fiscal year end.
 - ~~b-c.~~ The Solid Waste Fund shall target \$1.0 million in excess available funds beyond this level as of each fiscal year end.
3. Road Use Tax Fund - it is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than \$100,000. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.
4. Storm ~~sewer-Sewer~~ Utility - it is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than \$100,000. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.
5. Utility Franchise – it is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than \$1,000,000. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.
6. Local Option Sales Tax - it is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than \$1,000,000. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.
7. Property Insurance Reserves - it is the City's goal to have an unrestricted minimum balance at fiscal year-end 2030.
- 5.8. ~~8.~~ Cash reserves should not be used to finance routine operating expenses which exceed budget levels. Routine operating expenses shall be defined as reasonably anticipated reoccurring annual expenditures.
- ~~6.9.~~ Cash reserves may be used to finance capital improvement projects only when cash reserves have been specifically identified in the budget to finance such a project, and do not bring the fund balance below the required level.
- ~~7.10.~~ 10. Excess cash reserves may be used to balance revenues and expenditures as long as the minimum cash reserve requirements of this policy are met, provided that said cash reserves may only be used to offset non-reoccurring expenditures.

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8.11. Revenues will equal or exceed expenditures for each budget year unless there are funds available in excess of the cash reserves requirements of this policy.

9.12. The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditure requirements of this policy have been met.

Working Capital

1. The City will maintain sufficient cash reserves in operating funds for working capital so that short-term cash flow financing is not required. The cash reserve will be no less than 20% of the next year's operating budgeted expenditures, the same level as required for the general fund. Operating funds are defined as the general, road use tax, employee benefits and enterprise funds. The cash reserve may be higher than 20% if deemed prudent due to the uncertainty of future revenues or anticipated expenditures.
2. The use of short-term borrowing, such as with tax anticipation notes, in order to meet the preceding working capital requirements should be avoided.

Equipment Replacement Reserve Fund

The City may establish and maintain an equipment replacement reserve fund to provide for the scheduled purchase of vehicles and equipment and will consider annually appropriating funds to it to provide for the timely upgrading and replacement of vehicles and equipment. The amount added to this fund by annual appropriation should be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the fund. It is the City's intent that the reserve fund replaces the City's need to borrow funds for vehicle and equipment acquisitions.

Capital Project and Vehicle & Equipment Reserve Funds

The Council may designate specific fund balance levels for future development of capital projects that individually do not exceed \$500,000 in total project costs and that do not require bond financing. In order to help maintain the fund at approved levels, the Council may annually transfer to the fund any balance from operating funds in excess of the cash reserve requirements within this policy.

GASB 54

GASB 54 establishes the following five fund balance classifications: Non-spendable, Restricted, Committed, Assigned, and Unassigned. Fund Balance classifications assigned, unassigned, and committed are considered "unrestricted" fund balances. The order of spending will be as follows: restricted, committed, assigned and unassigned. Restricted funds shall be spent according to the purpose for which they were received. Unassigned funds shall always be spent after Committed and Assigned funds have been exhausted. The City Manager and/or the Finance Director are authorized to assign fund balances according to specific factors involved. The City Council will have authority to commit fund balance.

Section 4 – Operating Expenditure Policies

Operating expenditures must meet the City's requirements to provide services within the framework of available revenues. Fiscal control and long-range financial planning is necessary to guarantee that the City's current and future finances will remain sound. The following operating expenditure policies guide the evaluation and control of the City's appropriations and expenditures.

General Policies

1. Expenditure projections will be developed on an annual basis and will be reviewed quarterly. Projections should include estimates of anticipated operating costs for programmed capital improvement projects, and for equipment and capital facilities replacement and maintenance schedules.
2. Current expenditures should be paid, in accordance with Council directives, with current revenues or excess cash reserves.
3. Current expenditures should not be balanced by postponing needed expenditures, accruing future revenues, issuing short-term debt, or paying for routine operating costs out of minimum cash reserves.
4. The operating budget should provide for adequate maintenance of fixed assets and equipment and provide for their orderly replacement.
5. The City will encourage the provision of services through the private sector and other public agencies whenever and wherever greater efficiency and effectiveness can be achieved.
6. The City shall annually consider funding requests from local service organizations. Requests should include amounts requested, as well as planned usage of the funds. These community betterment funds shall only be made with operating funds in excess of cash reserve targets.

Section 5 – Capital Improvements Planning

Policies for the capital improvements program are intended to encourage planning for future growth and infrastructure repair within the framework of the City's financial policies.

General Policies

1. The City should develop and annually update a five-year capital improvement program (CIP). This program should identify future capital project expenditures made necessary by anticipated changes in population, infrastructure replacement and extension, economic base, and/or land use.
2. The operating and maintenance cost of a proposed capital improvement shall be calculated to determine a "true cost" of each improvement and assist in programming of future overall revenue requirements of the City.
3. The capital improvements plan will include the costs, timing and sources of funding and the estimated impact of future revenue requirements for each project. These calculations shall reflect adjustments for inflation.

4. The capital improvements plan should maintain the City's assets at a level adequate to protect the City's capital investments, minimize future maintenance and replacement costs, and provide for an adequate level of service.
5. The City's annual capital improvements budget should be based on the five-year CIP. The budget will include final calculations of revenue sources and related impacts on future availability of revenue for additional projects.
6. The annual expenditures identified in the CIP should be fully funded from financial resources that are anticipated to be current and available. If funding for a project is unknown or yet to be determined, it should be noted in the plan.
7. Grants and similar forms of intergovernmental assistance should be used to finance only those projects identified in the CIP or other planning documents as the community needs.
8. A fiscal impact analysis ~~should~~may be performed on ~~all~~ projects that exceed \$2,000,000, for which the City's financial participation is requested, by the private sector. This analysis should identify anticipated direct and indirect public costs and revenues associated with the proposed project.

Section 6 - Debt Management Policies

The issuance of debt is a necessity for the financing of many major capital improvements. Determining the method and timing for financing is subject to numerous considerations. The City's debt policies are intended to encourage conservative debt management while maintaining the flexibility to use the various financing mechanisms that are available to the City.

The City's overall tax levy must be reflective of the impact of debt issuance. Alternative revenue sources will be used when practicable to maintain an overall tax rate consistent with the general philosophy of municipal service determined by the City Council.

The cost of financing through the issuance of debt is also affected by the strength of the City's financial position. Bond ratings and investors' interest are influenced by the City's debt management policies, as well as by the overall financial policies of the City. It is the City's goal to maintain debt management policies that keep outstanding debt within manageable levels, and which maintains the City's flexibility to issue debt in the case of unusual circumstances of those beyond the City's control.

General Policies

1. Long-term borrowing shall be limited to capital improvements projects that cannot be financed from current revenues, have estimated life span of greater than the term of borrowing and generally to capital projects with an aggregate project cost of \$250,000 or greater. Principal and interest will be scheduled to be within the revenues available for debt service.
2. Any capital improvement projects or capital equipment financed through bonds should be financed for a period not to exceed the expected useful life of the asset being financed.
3. Total outstanding debt, including overlapping debt, will be considered when planning additional debt issuance.
4. Consideration should be made for the City's share of utility projects, including the cost of oversizing of water, sewer, and storm water mains, being financed with current utility funds and other revenues when funds are appropriate and available.
5. The use of general obligation bonds for projects does not dismiss the potential of pro rata payment for debt service by specifically benefited funds such as water, sewer, storm water, or road use tax.
6. The City will consider refunding outstanding debt in order to achieve interest cost savings, restructure principal and/or eliminate burdensome covenants with bondholders. Refunding's undertaken to achieve interest cost savings in advance of their call date should strive to achieve a new present value savings benefit equal to a minimum of 3% of the present value of the refunded par amount.
7. Financing requirements will be reviewed annually. The timing for financing will be based upon the City's need for funds, market conditions and debt management policies.
8. The City will follow a policy of full disclosure on every financial report and bond prospectus with bond rating agencies about its financial condition.
9. The City will follow applicable laws, regulations, and bond covenants relative to arbitrage and rebate compliance requirements.

Debt Limitations

1. The average maturity of general obligation debt should not exceed the useful life of the asset being financed and/or state law limitations.
2. Bond issues should be structured so that the debt service schedule is within the revenues available for debt service.
3. Total general obligation indebtedness should not exceed 85% of the City's statutory debt limit.
4. Self-imposed debt limitations may not take into account debt issued as a consequence of voter approved bond referendums.

Section 7 - Financial Reporting and Accounting

General Policies

1. The City will maintain a high standard of accounting practices. To that end, the City will continue to use the latest edition of *Governmental Accounting, Auditing, and Financial Reporting (GAAPFR)* as its source of generally accepted accounting principles (GAAP).
2. The City's relationship with its independent public accounting firm will be reviewed at a minimum every five years.
3. The City will maintain its budget and accounting system on a cash basis which will be the basis for all interim, internal, and state reporting.
4. The City will adhere to a policy of full and open public disclosure of all financial activity and information.

Reports

1. The City will maintain a budgetary control system and will produce interim financial reports that measure actual revenues and expenditures compared to budgeted revenues and expenditures.
 - (a) Monthly and annual reports should present a summary of financial information by major fund and activity type.
 - (b) Each year, the City shall retain either an independent public accounting firm or the State Auditor to perform the annual audit and will make the audit available to all interested parties.
 - (c) The City will comply with all federal and state audit and review regulations, including OMB A-133 single audit and Single Point of Contact (SPOC) review requirements.

Section 8 – Investment Policies

Scope of Investment Policy

The Investment Policy of the City of Grinnell shall be governed by Iowa Code Chapters 12B and 12C and shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City of Grinnell.

The investment of bond funds or sinking funds shall also comply with the provisions of any bond resolutions.

This written investment policy, required by Iowa Code Section 12B.10B, shall be delivered to all the following:

1. The governing body or officer of the public entity to which this policy applies.
2. All depository institutions or fiduciaries for public funds of the public entity.
3. The auditor of the public entity.
4. Every fiduciary or third party assisting with or facilitating investments for the public entity.

Delegation of Authority

In accordance with Section 12B.10, the responsibility for conducting investment transactions resides with the Treasurer of the City of Grinnell. The City Clerk/Finance Director is the Treasurer of the City of Grinnell. Only the Treasurer and those authorized by resolution may invest public funds. A copy of any empowering resolution shall be attached to this Investment Policy.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City of Grinnell shall require the outside person to notify in writing the Treasurer of the City of Grinnell within thirty days of receipt of all communication from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in the internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City of Grinnell by the outside person.

The records of investment transactions made by or on behalf of the City of Grinnell are public records and are the property of the City of Grinnell whether in the custody of the City of Grinnell or in the custody of a fiduciary or other third party.

The Treasurer shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent the loss of public funds, to document those officers and employees of the City of Grinnell responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body.

1. Investment of public funds.
2. Advising on the investment of public funds.
3. Directing the deposit or investment of public funds.
4. Acting in a fiduciary capacity for this public body.

The City of Grinnell shall hold a blanket bond in the amount of \$100,000.

Objectives of Investment Policy

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Grinnell shall be the following:

1. Safety: Safety and preservation of principal in the overall portfolio.
2. Liquidity: Maintaining the necessary liquidity to match expected liabilities.
3. Return: Obtaining a reasonable return in compliance with Iowa Code Section 12C.6.

Prudence

The Treasurer of the City of Grinnell, when investing or depositing public funds, shall exercise the care, skill, prudence, and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 8 investment objectives. This standard requires that when making investment decisions, the Treasurer shall consider the role that the investment or deposit plays within the portfolio of the assets of the City of Grinnell and the investment objectives stated in Section 8.

When investing assets of the City of Grinnell in an amount greater than \$500,000 per investment, the Treasurer shall request competitive investment proposals for comparable credit and terms investment from a minimum of two investment providers.

Instruments Eligible for Investment

Assets of the City of Grinnell shall be invested in financial institutions properly declared by Resolution of the City Council of the City of Grinnell. Deposits in any financial institution shall not exceed the amount stated in the Resolution. Assets of the City of Grinnell may be invested in the following:

1. Demand Deposit Accounts (DDA)
2. Negotiable Orders of Withdrawal (NOW) Accounts
3. Certificates of Deposit.
4. Obligations of the United States Government, its agencies, and instrumentalities.

Prohibited Investments and Investment Practices

Assets of the City of Grinnell shall not be invested in the following:

1. Reverse repurchase agreements.
2. Futures and options contracts.

Assets of the City of Grinnell shall not be invested pursuant to the following investment practices:

1. Trading of securities for speculation or the realization of short-term trading gains.
2. Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.
3. If a fiduciary or other third party with custody of public investment transaction records of the City of Grinnell fails to produce requested records when requested by this public body within a reasonable time, the City of Grinnell shall make no new investment with or through the

fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

Investment Limitations

Operating Funds: Operating funds means those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt. Operating funds must be identified and distinguished from all other funds available for investment. Operating funds may only be invested in investments which mature within three hundred ninety-seven (397) days or less.

Other than Operating Funds: The Treasurer may invest funds of the City of Grinnell that are not identified as Operating Funds in investments with a maturity longer than three hundred ninety-seven (397) days. However, all investments of Project Funds and other non-operating funds shall have a maturity that is consistent with the needs and use as specified for these funds, and no maturity shall be longer than three (3) years for any funds unless specifically authorized by the City Council.

Safekeeping and Custody

All invested assets of the City of Grinnell involving the use of a public funds custodial agreement, as defined in Iowa Code Section 12B.10C, shall comply with all rules adopted and in accordance with the laws of the State of Iowa.

Ethics and Conflict of Interest

The Treasurer and all officers, employees and committees of the City of Grinnell involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions.

Reporting

The Treasurer shall submit a Treasurer's Report monthly containing a list of investments making up the current investment portfolio.

Adopted by City Council on [Month] [Day], 202X

RESOLUTION NO. 2025-29

RESOLUTION AUTHORIZING THE FOLLOWING INSTITUTIONS AS DEPOSITORIES FOR PUBLIC FUNDS FOR THE CITY OF GRINNELL AND RESCINDING RESOLUTION NO. 2021-176.

WHEREAS the City of Grinnell may utilize the services of the following banks and financial institutions (Depositories) for the deposit of public funds belonging to the City of Grinnell, or coming into its possession. The maximum amount of funds to be deposited in each bank is listed by the bank.

Depositories	Maximum
Cambridge Investment Research (GSB Investors)	\$10,000,000.00
First Interstate Bank	\$10,000,000.00
Grinnell State Bank (Primary)	\$25,000,000.00
Lincoln Savings Bank	\$10,000,000.00
IPAIT	\$25,000,000.00
Wells Fargo Bank	\$10,000,000.00
Wells Fargo Investments	\$10,000,000.00

WHEREAS, the Depositories named above are hereby directed to accept and pay without further inquiry any item drawn against any of the City of Grinnell's accounts, which bears the signatures of two (2) of the authorized agents, even if drawn or endorsed to the order of the agent signing or tendered by such agent for cashing or in payment of the individual obligation of such agent or for deposit to the agent's personal account. The Depositories shall not be required or be under any obligation to inquire as to the circumstances of the issue or use of any items signed in accordance with the resolutions contained herein, or the application or disposition of such item or the proceeds of the item.

WHEREAS, any authorized agent is authorized to endorse all checks, drafts, notes, or other items payable to or owned by the City of Grinnell for deposit with the Depositories or for collection or discount by the Depositories and to accept drafts and other items payable at the Depositories location.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grinnell that this Resolution be approved authorizing the following institutions as depositories for public funds for the City of Grinnell and rescinding resolution No. 2021-176.

PASSED AND APPROVED this 3rd day of March 2025.

Dan F. Agnew, Mayor

ATTEST:

Annmarie Wingerter, City Clerk/Finance Director

RESOLUTION NO. 2025-30

RESOLUTION FOR MONTHLY INTERNAL TRANSFER FUNDS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA:

The following transfer is hereby authorized:

FROM FUND

001.4-950.4.6790 GENERAL -	\$77,712.56
----------------------------	-------------

TO FUND:

003-3.410.3.4790 GENERAL LIBRARY -	\$77,712.56
------------------------------------	-------------

PURPOSE OF TRANSFERS

To generate funds for March 2025 expenses incurred by Library per budget as approved by council with city claims for February 2025.

PASSED AND APPROVED this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

RESOLUTION NO. 2025-31

RESOLUTION TO TRANSFER FUNDS MONTHLY

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA:

The following monthly transfer is hereby authorized:

FROM:

112 TRUST & AGENCY	Monthly Transfer	\$16.82
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TO:

140 HEALTH INSURANCE ESCROW		\$16.82
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PURPOSE OF TRANSFERS

For police/fire work comp monthly transfers as budgeted for FY25.

PASSED AND APPROVED this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

INVESTMENT	INTEREST RATE	MATURES	BEGINNING CASH BALANCE	INVESTMENT AMOUNT	JUL	AUG	SEP	INTEREST/ DIVIDENDS OCT	NOV	DEC	JAN	ENDING CASH BALANCE
GRINNELL STATE BANK MONEY MARKET*	3.81%		6,687,669.91		25,645.07	15,760.69	7,888.98	23,129.56	24,531.09	21,997.79	22,889.70	7,691,134.93
GRINNELL STATE BANK CD (PERPETUAL CARE)	3.45%	3/14/2025	500,000.00	500,000.00	0.00	0.00	4,347.95	0.00	0.00	4,301.51	0.00	500,000.00
GRINNELL STATE BANK CD (FORBES FUND)	3.96%	1/15/2026	10,000.00	10,000.00	86.01	0.00	0.00	87.91	0.00	0.00	98.30	10,000.00
CAMBRIDGE (GRINNELL WEALTH MANAGEMENT)	4.105%	2/20/2025	4,675,874.25	4,500,000.00	0.00	0.00	0.00	93,463.74	0.00	31,241.08	14,863.07	4,800,579.07
IPAIT	4.23%		12,534,455.02	9,000,000.00	56,583.39	56,771.23	53,180.01	42,441.74	36,244.45	36,240.41	35,264.00	9,851,180.25
TOTAL INVESTMENTS			24,407,999.18		82,314.47	72,531.92	65,416.94	159,122.95	60,775.54	93,780.79	73,115.07	22,852,894.25

*Interest rate was 5.10% in Sept, 4.45% in Oct., 4.17% in Nov, and 3.99% in Dec.

CITY OF GRINNELL
MONTH TO DATE TREASURERS REPORT
AS OF: JANUARY 2025

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
GENERAL FUNDS				
001-GENERAL FUND	1,573,159.00	16,901.41	388,049.25	1,202,011.16
002-VETERANS MEM - GENERAL FUND	524,666.29	1,813.95	14,499.37	511,980.87
003-LIBRARY - GENERAL FUND	0.00	46,679.36	46,679.36	0.00
004-CITY HALL RES - GENERAL	482,551.64	1,375.25	0.00	483,926.89
009-SPORTS AUTHORITY	42,366.67	117.13	0.00	42,483.80
010-BUILDING & PLANNING - GEN	479,856.33	14,539.53	25,040.85	469,355.01
011-UTILITY FRANCHISE - GEN	1,296,908.80	8,791.09	4,992.95	1,300,706.94
012-ALLIANT SOLAR LEASE - GEN	217,287.30	33,700.21	0.00	250,987.51
102-FORBES FUND - GENERAL*	12,235.72	98.30	0.00	12,334.02
103-LIBRARY FUND STATE - GENERAL	5,433.29	0.00	1,164.45	4,268.84
104-STAYING WELL - GENERAL	8,280.41	0.00	800.00	7,480.41
105-COMM DEV/COMMUNICAT - GENERAL	197,823.96	685.10	7,483.51	191,025.55
130-CDBG HSG GRANT 01 - GEN	120,126.56	0.00	0.00	120,126.56
TOTAL GENERAL FUNDS	4,960,695.97	124,701.33	488,709.74	4,596,687.56
110-ROAD USE FUND - SPEC REV	907,606.52	117,410.39	41,167.18	983,849.73
112-T&A EMP BEN- SPEC REV	1,203,165.63	11,570.76	117,201.98	1,097,534.41
121-LOCAL OPTION SALES TAX	1,960,078.91	178,071.61	4,000.00	2,134,150.52
133-T-A RES UNEMP - SPEC REV	15,461.05	42.43	0.00	15,503.48
136-INSURANCE DED -SPEC REV	110,832.24	300.32	0.00	111,132.56
138-MED INS RESERVE - SPEC RV	878,044.11	8,267.60	2,121.10	884,190.61
140-HEALTH INS ESC-SPEC REV	1,084,965.95	5,014.39	22.83	1,089,957.51
145-HOTEL/MOTEL TAX - SPC REV	354,558.02	30,546.05	3,735.25	381,368.82
167-LIBRARY GIFTS - SPEC REV	88,771.68	822.68	339.38	89,254.98
177-FORFEITURE FUND	26,397.21	45.95	0.00	26,443.16
490-FIRE EQMT REP FUND - SP R	22,503.23	74.20	0.00	22,577.43
491-GEN EQMT REP FUND- SP RV	261,733.14	862.12	0.00	262,595.26
492-WA EQMT REV FUND - SP RV	87,225.81	293.19	0.00	87,519.00
493-SEW EQMT REV FUND- SP RV	202,193.33	623.45	0.00	202,816.78
494-SANITATION EQMT REP FUND-SP RV	640,651.04	3,269.10	0.00	643,920.14
495-EMS EQMT REP FUND-SP RV	(51,352.55)	2,024.99	0.00	(49,327.56)
498-OFFICE EQMT REP FD - SR	11,827.88	53.47	1,122.46	10,758.89
499-REC EQMT REP FD- SP RV	1,974.00	9.57	0.00	1,983.57
TOTAL SPECIAL REVENUE FUNDS	7,806,637.20	359,302.27	169,710.18	7,996,229.29
TAX INCREMENT FINANCING FUNDS				
125-URBAN REN - TIF SPEC REV	691,589.49	22,445.53	0.00	714,035.02
TOTAL TIF FUNDS	691,589.49	22,445.53	0.00	714,035.02
DEBT SERVICE FUNDS				
200-DEBT SERV - SPEC REV	(109,226.65)	357.76	0.00	(108,868.89)
TOTAL DEBT SERVICE FUNDS	(109,226.65)	357.76	0.00	(108,868.89)
CAPITAL PROJECT FUNDS				
305 - HWY 6 WA MAIN RELOCATE	108,255.00	0.00	0.00	108,255.00
308 - 5TH AVE ST RECONST	0.00	0.00	1,797.00	(1,797.00)
310 - CENTRAL PARK PROJECT	50,970.25	1,151.04	0.00	52,121.29

CITY OF GRINNELL
MONTH TO DATE TREASURERS REPORT
AS OF: JANUARY 2025

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
315 - MAIN ST PROJECT	157,343.84	0.00	0.00	157,343.84
316 - BEYER BLDG PROJECT	138,809.36	0.00	0.00	138,809.36
317 - WATER MAIN PROJECT	39,048.97	10.89	92,663.34	(53,603.48)
319 - PARK STREET (IIRR TO 1ST)	(248,676.77)	634,210.40	232,589.31	152,944.32
322 - PARK PROJECTS	43,746.63	0.00	0.00	43,746.63
350 - AIRPORT DEVELOPMENT	104,874.93	48,671.74	2,711.00	150,835.67
360 - 2024 STREET IMPROVEMENTS	138,139.10	0.00	711.00	137,428.10
361 - STORM WA QUALITY PROJECT	22,271.99	82.94	625.17	21,729.76
362 - HWY 146 PROJECTS	189,315.98	1,123.31	65,221.47	125,217.82
363 - 4TH AVE PROJECTS	1,622,484.24	4,882.88	1,296.00	1,626,071.12
366 - NO CENTRAL ST PROJECTS	485,365.67	286.39	4,360.45	481,291.61
368 - BROAD ST PROJECTS	0.00	0.00	7,263.06	(7,263.06)
369 - REINVESTMENT PROJECT	46,802.93	128.97	0.00	46,931.90
373 - 8TH AVE PROJECTS	31,931.15	0.00	3,190.00	28,741.15
375 - I-80 INTERCHANGE PROJECT	214,029.86	0.00	0.00	214,029.86
376 - CBD PROJECTS	235,211.62	86.91	3,385.50	231,913.03
377 - 16TH AVE PROJECTS	599,642.49	1,594.67	0.00	601,237.16
379 - SUNSET ST PROJECT	0.00	0.00	0.00	0.00
382 - 11 11TH AVE PROJECT	311,117.32	828.19	0.00	311,945.51
386 - INDUSTRIAL AVE IMP	0.00	0.00	711.00	(711.00)
399 - GO CLN 2022	47,561.50	207.54	2,865.80	44,903.24
<i>CAPITAL PROJECT FUNDS</i>	4,338,246.06	693,265.87	419,390.10	4,612,121.83
PERMANENT FUNDS				
500 - PERP CARE FD - PERMANENT**	551,489.31	174.04	0.00	551,663.35
<i>TOTAL PERMANENT FUNDS</i>	551,489.31	174.04	0.00	551,663.35
PROPRIETARY FUNDS				
141 - WATER DEP FUND - PROP	86,960.34	1,350.00	750.00	87,560.34
610 - WATER FUND	1,184,620.52	200,183.58	129,784.87	1,255,019.23
371 - WATER TOWER PROJECT	53,651.23	486.50	1,277.00	52,860.73
381 - WATER PLANT	(405,600.22)	431,334.73	461,905.38	(436,170.87)
385 - WELLS	29,623.04	221,037.35	220,576.58	30,083.81
620 - SEWER OPERATION AND MAINT	1,173,867.25	178,454.29	136,232.15	1,216,089.39
378 - WW TRMT PLANT PROJECT	30,000.00	0.00	0.00	30,000.00
630 - STORM SEWER FUND	582,875.16	36,963.44	15,014.55	604,824.05
670 - SOLID WASTE	1,461,013.47	134,104.96	107,819.05	1,487,299.38
<i>TOTAL PROPRIETARY FUNDS</i>	4,197,010.79	1,203,914.85	1,073,359.58	4,327,566.06
TOTAL FUND BALANCES	22,436,442.17	2,404,161.65	2,151,169.60	22,689,434.22

Renew Local Option Sales Tax. The local option sales tax approved by voters in 2007 is retiring General Obligation bonds issued to build the Public Safety Building, Grinnell Mutual Aquatic Center, and the Drake Community Library. These bonds retire in 2027 and that is also the final year of the 20-year term for the local option sales tax. Renewing this sales tax is vital to achieving community priorities that include improvements to the Grinnell water system, street and infrastructure improvements, property tax relief, public safety, and future quality of life projects. This tax generates \$1.6 million annually and we anticipate 2% annual growth.

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as one of the three highest priorities by the Mayor and City Council.

Project leader(s): City Councilmember Jo Wray and Mayor Dan Agnew
 Staff Coordinator(s): City Manager Russ Behrens, City Clerk/Finance Officer Alyssa Devig, and Communications and Community Development Specialist Adrienne Hardin
 Project Partners: Poweshiek County and Cities in Poweshiek County

Activity	Completion Date
Develop a schedule showing any required public notices, local government actions, consider dates for a vote, and information sharing benchmarks.	August 2025
Build up communication tools and platforms prior to this vote so we can more effectively communicate with residents.	On Going
Revisit the positive impacts that have resulted from the community approving the sales tax in 2007. Share photos, stories, and testimonials. Consider PENNY signs on projects funded with sales tax.	April 2025 – On Going
Share information related to how the sales tax funds are generated (30% from visitors to the community for example),	2026

what items are not taxed (groceries and pharmaceuticals), and the importance of the sales tax revenue to lower user fees and property taxes.	
Develop a clear plan for use for the funds that includes the Five-Year Capital Improvement Plan and individual plans to provide more detail for the most significant projects.	2025 and 2026
Develop a ballot with language describing the potential division of revenue and uses – we will need to balance having specifics with leaving flexibility for future City Councils. There will be no ‘sunset’ provision on this ballot.	2025

Other Thoughts:

I believe we should consider building the potential uses of the sales tax revenue at least partially around what we learned from the Build a Better Grinnell Plan and what we learn from the Master Parks Plan.

1. Fifty percent (50%) (\$800,000 currently) for water system improvements, street improvements, sanitary sewer, storm water, and other infrastructure construction.
 - a. Twenty-five percent (25%) of this is already committed to retirement of debt issued for water system improvement.
2. Twenty-five percent (25%) (\$400,000 currently) for parks, recreation, community betterment, and community development.
 - a. Includes the restoration of Arbor Lake and Lake Nyanza.
 - b. Funding to implement the Master Parks Plan.
 - c. Other quality of life projects in the future.
 - d. Community development casts a wide net providing flexibility in the future.
3. Twenty-five percent (25%) (\$400,00 currently) for public safety and property tax relief.
 - a. Public safety includes things such police, fire, EMS, hazard mitigation projects, emergency preparedness, emergency response, and related items.

- b. Property tax relief could be used for anything we are using property taxes to fund. Library, parks, recreation, administration, streets, sidewalks, and related items. Property tax reduction requires us to demonstrate that we are not using it to increase spending. We will list Property Tax Reduction at 0%.



**GRINNELL PUBLIC WORKS & GROUNDS COMMITTEE MEETING
MONDAY, MARCH 3, 2025, AT 4:45 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/91938247428?pwd=y2pozJI3ff0SzKwmlDkRdFDOEnKsOF.1>

Meeting ID: 919 3824 7428

Passcode: 706929

One tap mobile

+13052241968,,91938247428#,,,,*706929# US

Dial by your location

• +1 312 626 6799 US (Chicago)

Find your local number: <https://zoom.us/j/91938247428?pwd=y2pozJI3ff0SzKwmlDkRdFDOEnKsOF.1>

TENTATIVE AGENDA

ROLL CALL: Hueftle-Worley (Chair), Bly, Karjalahti.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider approval of a resolution approving Pay Request No. 7 in the amount of \$226,302.45 to Cahoy Pump Service, Inc. for the Jordan Well No. 10 Project (See Resolution No. 2025-32).
2. Consider approval of a resolution approving Pay Request No. 4 in the amount of \$6,051.27 to Con-Struct Inc. for the Raw Water Main Project (See Resolution No. 2025-33).
3. Consider approval of a resolution authorizing payment to contractors Pay Request No. 1 in the amount of \$141,795.24 to Jasper Construction Services of Newton, IA for the Central Business District 2024 Maintenance Project. (See Resolution No. 2025-34).
4. Consider approval of an Environmental Consultant Standard Service Contract with Emmons & Olivier Resources, Inc. for the Highway 146 Trail Extension (See Resolution No. 2025-35).
5. Consider approval of quote from Vector Custom Fabricating for the material and labor to fabricate one typical section of cladding for the Veterans Monument (See Resolution No. 2025-36).
6. Consider approval of right-of-way request for Interstate Power & Light (Alliant Energy), Hwy 6.
7. Review the City Council Strategic Planning Priority Action Plan for Build a Better Grinnell Streets and Facilities draft.
8. Review the City Council Strategic Planning Priority Action Plan for Lakes Restoration draft.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2025-32

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 7 IN THE AMOUNT OF \$226,302.45 TO THE CAHOY GROUP, SUMNER, IA, FOR THE JORDAN WELL NO. 10 PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with The Cahoy Group on May 6, 2024, for the Jordan Well No. 10 Project; and

WHEREAS, Pay Estimate No. 7 has been initiated by the City of Grinnell and The Cahoy Group, Sumner, IA; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 7; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA,

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of \$226,302.45 to The Cahoy Group, Sumner, IA, for the Jordan Well No. 10 Project.

Passed and adopted this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk

Contractor's Application for Payment

Owner:	<u>City of Grinnell, Iowa</u>	Owner's Project No.:	<u>N/A</u>
Engineer:	<u>McClure Engineering Company</u>	Engineer's Project No.:	<u>2022000116-002</u>
Contractor:	<u>Cahoy Pump Service, Inc.</u>	Contractor's Project No.:	<u></u>
Project:	<u>Jordan Well No. 10</u>		
Contract:	<u>N/A</u>		
Application No.:	<u>7</u>	Application Date:	<u>2/19/2025</u>
Application Period:	From <u>1/22/2025</u>	to <u>2/19/2025</u>	

1. Original Contract Price	\$	3,315,767.00
2. Net change by Change Orders	\$	4,947.00
3. Current Contract Price (Line 1 + Line 2)	\$	3,320,714.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,623,041.00
5. Retainage		
a. 5% X \$ 1,408,871.00 Work Completed	\$	70,443.55
b. 5% X \$ 214,170.00 Stored Materials	\$	10,708.50
c. Total Retainage (Line 5.a + Line 5.b)	\$	81,152.05
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,541,888.95
7. Less previous payments (Line 6 from prior application)	\$	1,315,586.50
8. Amount due this application	\$	226,302.45
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c)	\$	1,778,825.05

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Cahoy Pump Service

Signature: Ashlee Marlette

Date: 2/19/2025

Recommended by Engineer

By: 

Title: Staff Engineer

Date: 2/24/2025

Approved by Funding Agency

By: _____

Title: _____

Date: _____

Approved by Owner

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Grinnell, Iowa Engineer: McClure Engineering Company Contractor: Cahoy Pump Service, Inc. Project: Jordan Well No. 10 Contract: N/A												Owner's Project No.: N/A Engineer's Project No.: 2022000116-002 Contractor's Project No.:	
Application No.: 7 Application Period: From 01/22/25 to 02/19/25 Application Date: 02/19/25													
A	B	C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)		
						Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)						
Original Contract													
1	MOBILIZATION/DEMobilIZATION	1.00	LS	459,998.00	\$ 459,998.00	0.50	\$ 230,004.00	\$ -	\$ 230,004.00	50%	\$ 229,994.00		
2	SWPPP MANAGEMENT	1.00	LS	99,551.00	\$ 99,551.00	0.50	\$ 49,775.50	\$ -	\$ 49,775.50	50%	\$ 49,775.50		
3	PREPARE AND IMPLEMENT WWPPP	1.00	LS	19,300.00	\$ 19,300.00	0.85	\$ 16,405.00	\$ -	\$ 16,405.00	85%	\$ 2,895.00		
4	EROSION SOCK INSTALLATION AND REMOVAL	400.00	LF	14.00	\$ 5,600.00	180.00	\$ 2,520.00	\$ -	\$ 2,520.00	45%	\$ 3,080.00		
5	CLEARING, GRUBBING, AND TREE REMOVAL	1.00	LS	4,984.00	\$ 4,984.00	1.00	\$ 4,984.00	\$ -	\$ 4,984.00	100%	\$ -		
6	SIDEWALK REMOVAL	250.00	SY	20.00	\$ 5,000.00	250.00	\$ 5,000.00	\$ -	\$ 5,000.00	100%	\$ -		
7	SITE GRADING	1.00	LS	20,064.00	\$ 20,064.00	0.75	\$ 15,048.00	\$ -	\$ 15,048.00	75%	\$ 5,016.00		
8	TRAFFIC CONTROL	1.00	LS	29,750.00	\$ 29,750.00	0.85	\$ 25,287.50	\$ -	\$ 25,287.50	85%	\$ 4,462.50		
9	36-INCH NOMINAL DIAMETER DRILL HOLE	225.00	LF	576.00	\$ 129,600.00	210.00	\$ 120,960.00	\$ -	\$ 120,960.00	93%	\$ 8,640.00		
10	30.5-INCH NOMINAL DIAMETER DRILL HOLE	880.00	LF	676.00	\$ 594,880.00	680.00	\$ 459,680.00	\$ -	\$ 459,680.00	77%	\$ 135,200.00		
11	24-INCH NOMINAL DIAMETER DRILL HOLE	930.00	LF	441.00	\$ 410,130.00	490.00	\$ 216,090.00	\$ -	\$ 216,090.00	53%	\$ 194,040.00		
12	14-INCH NOMINAL DIAMETER DRILL HOLE	500.00	LF	210.00	\$ 105,000.00		\$ -	\$ -	\$ -	0%	\$ 105,000.00		
13	32-INCH NOMINAL DIAMETER CASING	225.00	LF	851.00	\$ 191,475.00	211.00	\$ 179,561.00	\$ 3,196.00	\$ 182,757.00	95%	\$ 8,718.00		
14	24-INCH NOMINAL DIAMETER CASING	880.00	LF	388.00	\$ 341,440.00		\$ -	\$ 111,120.00	\$ 111,120.00	33%	\$ 230,320.00		
15	18-INCH NOMINAL DIAMETER CASING	900.00	LF	221.00	\$ 198,900.00		\$ -	\$ 70,354.00	\$ 70,354.00	35%	\$ 128,546.00		
16	GROUTING	2,500.00	SACK	49.00	\$ 122,500.00	338.00	\$ 16,562.00	\$ -	\$ 16,562.00	14%	\$ 105,938.00		
17	GROUT SETUP	2.00	EA	65,500.00	\$ 131,000.00	0.50	\$ 32,750.00	\$ -	\$ 32,750.00	25%	\$ 98,250.00		
18	TEST PUMP INSTALLATION AND REMOVAL (PRARIE	1.00	EA	78,865.00	\$ 78,865.00		\$ -	\$ -	\$ -	0%	\$ 78,865.00		
19	WELL TESTING (PRAIRIE DU CHIEN)	24.00	HR	400.00	\$ 9,600.00		\$ -	\$ -	\$ -	0%	\$ 9,600.00		
20	WATER SAMPLES (PRAIRIE DU CHIEN)	1.00	LS	6,555.00	\$ 6,555.00		\$ -	\$ -	\$ -	0%	\$ 6,555.00		
21	TEST PUMP INSTALLATION AND REMOVAL (JORDAN)	1.00	EA	78,865.00	\$ 78,865.00		\$ -	\$ -	\$ -	0%	\$ 78,865.00		
22	WELL TESTING (JORDAN)	24.00	HR	400.00	\$ 9,600.00		\$ -	\$ -	\$ -	0%	\$ 9,600.00		
23	WATER SAMPLES (JORDAN)	1.00	LS	6,555.00	\$ 6,555.00		\$ -	\$ -	\$ -	0%	\$ 6,555.00		
24	DISINFECT WELL	1.00	LS	450.00	\$ 450.00		\$ -	\$ -	\$ -	0%	\$ 450.00		
25	CHLORINE SHOCK TREATMENT	1.00	LS	10,760.00	\$ 10,760.00		\$ -	\$ -	\$ -	0%	\$ 10,760.00		
26	DEVELOPMENT - REMOVAL OF DRILLING MATERIALS	80.00	HR	740.00	\$ 59,200.00		\$ -	\$ -	\$ -	0%	\$ 59,200.00		
27	DEVELOPMENT - SURGING AND BAILING	80.00	HR	220.00	\$ 17,600.00		\$ -	\$ -	\$ -	0%	\$ 17,600.00		
28	DISPOSAL OF WELL DEVELOPMENT WATER	1.00	LS	4,391.00	\$ 4,391.00		\$ -	\$ -	\$ -	0%	\$ 4,391.00		
29	ACID TREATMENT	1.00	LS	40,760.00	\$ 40,760.00		\$ -	\$ -	\$ -	0%	\$ 40,760.00		
30	LOSS CIRCULATION - LABOR & EQUIPMENT	40.00	HR	460.00	\$ 18,400.00		\$ -	\$ -	\$ -	0%	\$ 18,400.00		
31	LOSS CIRCULATION - BENTONITE	200.00	SACK	76.00	\$ 15,200.00		\$ -	\$ -	\$ -	0%	\$ 15,200.00		
32	CCTV	1.00	LS	8,625.00	\$ 8,625.00		\$ -	\$ -	\$ -	0%	\$ 8,625.00		
33	CHAIN LINK FENCING	40.00	LF	100.00	\$ 4,000.00		\$ -	\$ -	\$ -	0%	\$ 4,000.00		
34	STANDARD INDUSTRIAL PITLESS UNIT (24-INCH	1.00	LS	61,769.00	\$ 61,769.00		\$ -	\$ 29,500.00	\$ 29,500.00	48%	\$ 32,269.00		
35	TEMPORARY SAFETY FENCING	550.00	LF	28.00	\$ 15,400.00	1,223.00	\$ 34,244.00	\$ -	\$ 34,244.00	222%	\$ (18,844.00)		

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner: City of Grinnell, Iowa
Engineer: McClure Engineering Company
Contractor: Cahoy Pump Service, Inc.
Project: Jordan Well No. 10
Contract: N/A

Owner's Project No.: N/A
Engineer's Project No.: 2022000116-002
Contractor's Project No.:

Application No.: 7 **Application Period:** From 01/22/25 to 02/19/25 **Application Date:** 02/19/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
		Original Contract Totals				\$ 3,315,767.00					
Change Orders											
CO-001.1	Add 12" of upper casing and pull pipe assembly to	1.00	LS	1,826.00	\$ 1,826.00		\$ -		\$ -	0%	\$ 1,826.00
CO-001.2	Furnish 12" x24", 204SS, TOE, AIS compliant	1.00	LS	3,121.00	\$ 3,121.00		\$ -	\$ -	\$ -	0%	\$ 3,121.00
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
Change Order Totals					\$ 4,947.00		\$ -	\$ -	\$ -	0%	\$ 4,947.00
Original Contract and Change Orders											
Project Totals					\$ 3,320,714.00		\$ 1,408,871.00	\$ 214,170.00	\$ 1,623,041.00	49%	\$ 1,697,673.00

Stored Materials Summary
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa					Owner's Project No.:	N/A				
Engineer:	McClure Engineering Company					Engineer's Project No.:	2022000116-002				
Contractor:	Cahoy Pump Service, Inc.					Contractor's Project No.:					
Project:	Jordan Well No. 10										
Contract:	N/A										

Application No.:	7		Application Period:	From	01/22/25	to	02/19/25	Application Date:	02/19/25	
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A	B	C	D	E	F	G	H	I	J	K	L	M
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)	
34	031138 04		Pitless Unit	Sumner shop	2	\$ 29,500.00	\$ -	\$ 29,500.00	\$ -	\$ -	\$ -	\$ 29,500.00
13	23529		32" Casing	Site	2	\$ 41,915.00	\$ -	\$ 41,915.00	\$ 38,719.00		\$ 38,719.00	\$ 3,196.00
14	23712		24" Casing	Site	4	\$ 111,120.00		\$ 111,120.00	\$ -	\$ -		\$ 111,120.00
15	23712		18" Casing	Site	4	\$ 70,354.00		\$ 70,354.00	\$ -	\$ -		\$ 70,354.00
Totals						\$ 252,889.00	\$ -	\$ 252,889.00	\$ 38,719.00	\$ -	\$ 38,719.00	\$ 214,170.00

Partial Pay Estimates Paid-to-Date

Contractor's Application for Payment

Owner:	City of Grinnell, Iowa	Owner's Project No.:	N/A
Engineer:	McClure Engineering Company	Engineer's Project No.:	2022000116-002
Contractor:	Cahoy Pump Service, Inc.	Contractor's Project No.:	
Project:	Jordan Well No. 10		
Contract:	N/A		

Application Period:	From:	1/22/2025	To:	2/19/2025
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Original Contract Amount	\$ 3,315,767.00	Approved Change Orders		
		Change Order Number	Date	Amount
		CO-001	7/11/2024	\$ 4,947.00
		Revised Contract Amount	\$ 3,320,714.00	

[illegible]

Total Estimates Paid-to-Date:	\$ 1,315,586.50
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RESOLUTION NO. 2025-33

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 4 IN THE AMOUNT OF \$6,051.27 TO CON-STRUCT, INC. FOR THE RAW WATER MAIN PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct, Inc. on June 17, 2024, for the Raw Water Main Project; and

WHEREAS, Pay Estimate No. 4 has been initiated by the City of Grinnell and Con-Struct, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 4; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA,

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of \$6,051.27 to Con-Struct, Inc. for the Raw Water Main Project.

Passed and adopted this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk

Contractor's Application for Payment

Owner: <u>City of Grinnell, Iowa</u>	Owner's Project No.: <u>N/A</u>
Engineer: <u>McClure Engineering Company</u>	Engineer's Project No.: <u>2022000116-004</u>
Contractor: <u>Con-Struct, Inc.</u>	Contractor's Project No.: _____
Project: <u>Water System Improvements 2023</u>	
Contract: <u>Raw Water Main</u>	
Application No.: <u>004</u>	Application Date: <u>2/3/2025</u>
Application Period: <u>From 12/21/2024</u>	to 1/31/2025

1. Original Contract Price	\$ 1,649,847.75
2. Net change by Change Orders	\$ 49,171.00
3. Current Contract Price (Line 1 + Line 2)	\$ 1,699,018.75
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 1,152,230.09
5. Retainage	
a. <u>5%</u> X <u>\$ 910,356.00</u> Work Completed	\$ 45,517.80
b. <u>5%</u> X <u>\$ 241,874.09</u> Stored Materials	\$ 12,093.70
c. Total Retainage (Line 5.a + Line 5.b)	\$ 57,611.50
6. Amount eligible to date (Line 4 - Line 5.c)	\$ 1,094,618.59
7. Less previous payments (Line 6 from prior application)	\$ 1,088,567.32
8. Amount due this application	\$ 6,051.27
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5c)	\$ 604,400.16

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: <u>Con-Struct, Inc.</u>	
Signature: <u></u>	Date: <u>2/5/25</u>

Recommended by Engineer By: <u></u>  Title: <u>Team Leader</u> Date: <u>2/5/2025</u>	Approved by Owner By: _____ Title: _____ Date: _____
Approved by Funding Agency By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa						Owner's Project No.:	N/A			
Engineer:	McClure Engineering Company						Engineer's Project No.:	2022000116-004			
Contractor:	Con-Struct, Inc.						Contractor's Project No.:				
Project:	Water System Improvements 2023										
Contract:	Raw Water Main										

Application No.:	004	Application Period:	From	12/21/24	to	01/31/25	Application Date:	02/03/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Original Contract											
1	CLEARING AND GRUBBING	474.00	UNIT	\$ 40.00	\$ 18,960.00	249.40	\$ 9,976.00	\$ -	\$ 9,976.00	53%	\$ 8,984.00
2	TOPSOIL, ON-SITE	4,000.00	CY	\$ 22.00	\$ 88,000.00	1,900.00	\$ 41,800.00	\$ -	\$ 41,800.00	48%	\$ 46,200.00
3	TRENCH FOUNDATION	140.00	TON	\$ 50.00	\$ 7,000.00	86.03	\$ 4,301.50	\$ -	\$ 4,301.50	61%	\$ 2,698.50
4	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	240.00	CY	\$ 20.00	\$ 4,800.00	-	\$ -	\$ -	\$ -	0%	\$ 4,800.00
5	TRENCH COMPACTION TESTING	1.00	LS	\$ 14,040.00	\$ 14,040.00	0.50	\$ 7,020.00	\$ -	\$ 7,020.00	50%	\$ 7,020.00
6	AIR RELEASE VALVE AND PIT	6.00	EA	\$ 8,000.00	\$ 48,000.00	3.00	\$ 24,000.00	\$ 11,006.75	\$ 35,006.75	73%	\$ 12,993.25
7	WATER MAIN, TRENCHED, PVC, DR-18, 16 IN.	1,500.00	LF	\$ 105.00	\$ 157,500.00	1,440.00	\$ 151,200.00	\$ -	\$ 151,200.00	96%	\$ 6,300.00
8	WATER MAIN, TRENCHED, PVC, DR-18, 12 IN.	1,880.00	LF	\$ 75.00	\$ 141,000.00	20.00	\$ 1,500.00	\$ 10,990.00	\$ 12,490.00	9%	\$ 128,510.00
9	WATER MAIN, TRENCHED, PVC, DR-18, 4 IN.	20.00	LF	\$ 155.00	\$ 3,100.00	-	\$ -	\$ -	\$ -	0%	\$ 3,100.00
10	WATER MAIN, TRENCHED, RJ PVC, DR-18, 16 IN.	120.00	LF	\$ 205.00	\$ 24,600.00	160.00	\$ 32,800.00	\$ -	\$ 32,800.00	133%	\$ (8,200.00)
11	WATER MAIN, TRENCHED, DIP, CLASS 52 W/ NITRILE GASKETS, 16 IN.	200.00	LF	\$ 245.00	\$ 49,000.00	60.00	\$ 14,700.00	\$ -	\$ 14,700.00	30%	\$ 34,300.00
12	WATER MAIN, TRENCHED, DIP, CLASS 52 W/ NITRILE GASKETS, 12 IN.	140.00	LF	\$ 155.00	\$ 21,700.00	12.00	\$ 1,860.00	\$ 110,112.00	\$ 111,972.00	516%	\$ (90,272.00)
13	WATER MAIN, TRENCHED, DIP, CLASS 52 W/ NITRILE GASKETS, 8 IN.	1,160.00	LF	\$ 75.00	\$ 87,000.00	-	\$ -	\$ 57,280.00	\$ 57,280.00	66%	\$ 29,720.00
14	WATER MAIN, TRENCHED, RJ DIP, CLASS 52 W/ NITRILE GASKETS, 16 IN.	180.00	LF	\$ 330.00	\$ 59,400.00	320.00	\$ 105,600.00	\$ -	\$ 105,600.00	178%	\$ (46,200.00)
15	WATER MAIN, TRENCHED, RJ DIP, CLASS 52 W/ NITRILE GASKETS, 12 IN.	80.00	LF	\$ 205.00	\$ 16,400.00	-	\$ -	\$ 9,350.00	\$ 9,350.00	57%	\$ 7,050.00
16	WATER MAIN, TRENCHED, RJ DIP, CLASS 52 W/ NITRILE GASKETS, 8 IN.	140.00	LF	\$ 110.00	\$ 15,400.00	-	\$ -	\$ -	\$ -	0%	\$ 15,400.00
17	WATER MAIN, TRENCHED, PVC, DR-18, 12 IN., WITH WATERTIGHT CASING PIPE	20.00	LF	\$ 200.00	\$ 4,000.00	-	\$ -	\$ 2,600.00	\$ 2,600.00	65%	\$ 1,400.00
18	WATER MAIN, TRENCHLESS, RJ PVC, 16 IN., WITH STEEL CASING PIPE	100.00	LF	\$ 750.00	\$ 75,000.00	100.00	\$ 75,000.00	\$ -	\$ 75,000.00	100%	\$ -
19	FITTINGS, DUCTILE IRON, BY WEIGHT	5,000.00	LB	\$ 16.00	\$ 80,000.00	4,120.00	\$ 65,920.00	\$ -	\$ 65,920.00	82%	\$ 14,080.00

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa	Owner's Project No.:	N/A
Engineer:	McClure Engineering Company	Engineer's Project No.:	2022000116-004
Contractor:	Con-Struct, Inc.	Contractor's Project No.:	
Project:	Water System Improvements 2023		
Contract:	Raw Water Main		

Application No.: 004 Application Period: From 12/21/24 to 01/31/25 Application Date: 02/03/25

A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
20	WATER SERVICE PIPE, COPPER, TRENCHED, 3/4 IN.	40.00	LF	\$ 75.00	\$ 3,000.00	-	\$ -	\$ -	\$ -	0%	\$ 3,000.00
21	WATER SERVICE PIPE, COPPER/HDPE, TRENCHED, 2 IN.	100.00	LF	\$ 60.00	\$ 6,000.00	-	\$ -	\$ -	\$ -	0%	\$ 6,000.00
22	WATER SERVICE PIPE, COPPER/HDPE, TRENCHLESS, 2 IN.	50.00	LF	\$ 120.00	\$ 6,000.00	-	\$ -	\$ -	\$ -	0%	\$ 6,000.00
23	WATER SERVICE PIPE, PVC, SDR-21, TRENCHLESS, 4 IN.	100.00	LF	\$ 150.00	\$ 15,000.00	-	\$ -	\$ -	\$ -	0%	\$ 15,000.00
24	WATER SERVICE CORPORATION, COPPER, 3/4 IN.	3.00	EA	\$ 325.00	\$ 975.00	-	\$ -	\$ -	\$ -	0%	\$ 975.00
25	WATER SERVICE CORPORATION, COPPER, 2 IN.	1.00	EA	\$ 600.00	\$ 600.00	-	\$ -	\$ -	\$ -	0%	\$ 600.00
26	WATER SERVICE CURB STOP AND BOX, COPPER, 3/4 IN.	3.00	EA	\$ 300.00	\$ 900.00	-	\$ -	\$ -	\$ -	0%	\$ 900.00
27	WATER SERVICE CURB STOP AND BOX, COPPER, 2 IN.	2.00	EA	\$ 800.00	\$ 1,600.00	-	\$ -	\$ -	\$ -	0%	\$ 1,600.00
28	WATER MAIN ABANDONMENT, CAP, 4 IN.	2.00	EA	\$ 1,000.00	\$ 2,000.00	-	\$ -	\$ -	\$ -	0%	\$ 2,000.00
29	WATER MAIN ABANDONMENT, FILL AND PLUG, 12 IN.	3,770.00	LF	\$ 10.00	\$ 37,700.00	-	\$ -	\$ -	\$ -	0%	\$ 37,700.00
30	WATER MAIN REMOVAL, 12 IN.	30.00	LF	\$ 30.00	\$ 900.00	6.00	\$ 180.00	\$ -	\$ 180.00	20%	\$ 720.00
31	WATER MAIN REMOVAL, 10 IN.	10.00	LF	\$ 30.00	\$ 300.00	25.00	\$ 750.00	\$ -	\$ 750.00	250%	\$ (450.00)
32	WATER MAIN REMOVAL, 4 IN.	10.00	LF	\$ 30.00	\$ 300.00	-	\$ -	\$ -	\$ -	0%	\$ 300.00
33	VALVE, BUTTERFLY, 16 IN.	1.00	EA	\$ 9,000.00	\$ 9,000.00	1.00	\$ 9,000.00	\$ -	\$ 9,000.00	100%	\$ -
34	VALVE, GATE, 12 IN.	4.00	EA	\$ 5,700.00	\$ 22,800.00	3.00	\$ 17,100.00	\$ -	\$ 17,100.00	75%	\$ 5,700.00
35	VALVE, GATE, 10 IN.	2.00	EA	\$ 5,000.00	\$ 10,000.00	2.00	\$ 10,000.00	\$ -	\$ 10,000.00	100%	\$ -
36	VALVE, GATE, 8 IN.	5.00	EA	\$ 4,000.00	\$ 20,000.00	-	\$ -	\$ 8,375.00	\$ 8,375.00	42%	\$ 11,625.00
37	VALVE, GATE, 4 IN.	2.00	EA	\$ 2,100.00	\$ 4,200.00	-	\$ -	\$ 1,590.00	\$ 1,590.00	38%	\$ 2,610.00
38	FIRE HYDRANT ASSEMBLY	4.00	EA	\$ 7,800.00	\$ 31,200.00	-	\$ -	\$ 22,440.00	\$ 22,440.00	72%	\$ 8,760.00
39	REMOVE FIRE HYDRANT ASSEMBLY	3.00	EA	\$ 2,000.00	\$ 6,000.00	-	\$ -	\$ -	\$ -	0%	\$ 6,000.00

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa	Owner's Project No.:	N/A
Engineer:	McClure Engineering Company	Engineer's Project No.:	2022000116-004
Contractor:	Con-Struct, Inc.	Contractor's Project No.:	
Project:	Water System Improvements 2023		
Contract:	Raw Water Main		

Application No.:	004	Application Period:	From	12/21/24	to	01/31/25	Application Date:					02/03/25
A	B	C	D	E	F	G	H	I	J	K	L	
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)	
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)					
40	VALVE REMOVAL	1.00	EA	\$ 750.00	\$ 750.00	1.00	\$ 750.00	\$ -	\$ 750.00	100%	\$ -	
41	VALVE BOX REMOVAL	1.00	EA	\$ 500.00	\$ 500.00	-	\$ -	\$ -	\$ -	0%	\$ 500.00	
42	CURB AND GUTTER, PCC, 2.5-FT	440.00	LF	\$ 40.00	\$ 17,600.00	6.00	\$ 240.00	\$ -	\$ 240.00	1%	\$ 17,360.00	
43	PCC PAVEMENT SAMPLES AND TESTING	1.00	LS	\$ 3,500.00	\$ 3,500.00	0.30	\$ 1,050.00	\$ -	\$ 1,050.00	30%	\$ 2,450.00	
44	REMOVAL OF SIDEWALK	580.00	SY	\$ 15.00	\$ 8,700.00	68.00	\$ 1,020.00	\$ -	\$ 1,020.00	12%	\$ 7,680.00	
45	REMOVAL OF DRIVEWAY	920.00	SY	\$ 15.00	\$ 13,800.00	621.80	\$ 9,327.00	\$ -	\$ 9,327.00	68%	\$ 4,473.00	
46	SIDEWALK, PCC, 6 IN.	500.00	SY	\$ 65.00	\$ 32,500.00	2.20	\$ 143.00	\$ -	\$ 143.00	0%	\$ 32,357.00	
47	SIDEWALK, PCC, 4 IN.	60.00	SY	\$ 60.00	\$ 3,600.00	10.80	\$ 648.00	\$ -	\$ 648.00	18%	\$ 2,952.00	
48	DETECTABLE WARNING	360.00	SF	\$ 50.00	\$ 18,000.00	8.00	\$ 400.00	\$ -	\$ 400.00	2%	\$ 17,600.00	
49	DRIVEWAY, PAVED, PCC, 6 IN.	920.00	SY	\$ 65.00	\$ 59,800.00	452.80	\$ 29,432.00	\$ -	\$ 29,432.00	49%	\$ 30,368.00	
50	FULL DEPTH PATCHES, PCC, 8 IN.	730.00	SY	\$ 90.00	\$ 65,700.00	264.40	\$ 23,796.00	\$ -	\$ 23,796.00	36%	\$ 41,904.00	
51	PAVEMENT REMOVAL	730.00	SY	\$ 15.00	\$ 10,950.00	394.40	\$ 5,916.00	\$ -	\$ 5,916.00	54%	\$ 5,034.00	
52	CURB AND GUTTER REMOVAL	440.00	LF	\$ 15.00	\$ 6,600.00	6.00	\$ 90.00	\$ -	\$ 90.00	1%	\$ 6,510.00	
53	TEMPORARY TRAFFIC CONTROL	1.00	LS	\$ 39,500.00	\$ 39,500.00	0.50	\$ 19,750.00	\$ -	\$ 19,750.00	50%	\$ 19,750.00	
54	REMOVE AND REINSTALL TRAFFIC SIGNS	31.00	EA	\$ 400.00	\$ 12,400.00	-	\$ -	\$ -	\$ -	0%	\$ 12,400.00	
55	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING, TYPE 1	3.00	AC	\$ 4,000.00	\$ 12,000.00	-	\$ -	\$ -	\$ -	0%	\$ 12,000.00	
56	SWPPP MANAGEMENT	1.00	LS	\$ 10,900.00	\$ 10,900.00	0.25	\$ 2,725.00	\$ -	\$ 2,725.00	25%	\$ 8,175.00	
57	FILTER SOCK, 6 IN	5,155.00	LF	\$ 2.00	\$ 10,310.00	2,033.00	\$ 4,066.00	\$ -	\$ 4,066.00	39%	\$ 6,244.00	
58	FILTER SOCK, REMOVAL	5,155.00	LF	\$ 0.25	\$ 1,288.75	-	\$ -	\$ -	\$ -	0%	\$ 1,288.75	
59	INLET PROTECTION DEVICE	13.00	EA	\$ 175.00	\$ 2,275.00	4.00	\$ 700.00	\$ -	\$ 700.00	31%	\$ 1,575.00	

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa					Owner's Project No.:	N/A				
Engineer:	McClure Engineering Company					Engineer's Project No.:	2022000116-004				
Contractor:	Con-Struct, Inc.					Contractor's Project No.:					
Project:	Water System Improvements 2023										
Contract:	Raw Water Main										

Application No.:	004	Application Period:	From	12/21/24	to	01/31/25	Application Date:	02/03/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
60	INLET PROTECTION DEVICE, MAINTENANCE	13.00	EA	\$ 50.00	\$ 650.00	-	\$ -	\$ -	\$ -	0%	\$ 650.00
61	MOBILIZATION	1.00	LS	\$ 75,000.00	\$ 75,000.00	1.00	\$ 75,000.00	\$ -	\$ 75,000.00	100%	\$ -
62	MAINTENANCE OF POSTAL SERVICE	1.00	LS	\$ 1,000.00	\$ 1,000.00	-	\$ -	\$ -	\$ -	0%	\$ 1,000.00
63	MAINTENANCE OF SOLID WASTE COLLECTION	1.00	LS	\$ 1,000.00	\$ 1,000.00	-	\$ -	\$ -	\$ -	0%	\$ 1,000.00
64	CONCRETE WASHOUT	1.00	LS	\$ 2,000.00	\$ 2,000.00	-	\$ -	\$ -	\$ -	0%	\$ 2,000.00
65	CONNECT TO EXISTING WATER MAIN	8.00	EA	\$ 1,000.00	\$ 8,000.00	2.00	\$ 2,000.00	\$ -	\$ 2,000.00	25%	\$ 6,000.00
66	TRENCHLESS OBSTRUCTION REMOVAL	1.00	EA	\$ 15,000.00	\$ 15,000.00	0.50	\$ 7,500.00	\$ -	\$ 7,500.00	50%	\$ 7,500.00
67	RAILROAD PROTECTIVE LIABILITY INSURANCE FOR UNION PACIFIC RAILROAD CO.	1.00	LS	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	\$ -	\$ 5,000.00	100%	\$ -
68	RAILROAD OBSERVERS AND FLAGGERS ALLOWANCE	1.00	LS	\$ 15,000.00	\$ 15,000.00	1.74	\$ 26,140.50	\$ -	\$ 26,140.50	174%	\$ (11,140.50)
69	VIBRATIONAL MONITORING	1.00	LS	\$ 52,249.00	\$ 52,249.00	1.00	\$ 52,249.00	\$ -	\$ 52,249.00	100%	\$ -
70	FIBER CONDUIT, TRENCHED OR TRENCHLESS, HDPE, DR-13.5, 2 IN.	4,180.00	LF	\$ 5.00	\$ 20,900.00	2,206.00	\$ 11,030.00	\$ 1,094.34	\$ 12,124.34	58%	\$ 8,775.66
71	FIBER HANDHOLE, PRECAST CONCRETE, TYPE III	12.00	EA	\$ 2,500.00	\$ 30,000.00	6.00	\$ 15,000.00	\$ 2,970.00	\$ 17,970.00	60%	\$ 12,030.00
Original Contract Totals					\$ 1,649,847.75		\$ 866,680.00	\$ 237,808.09	\$ 1,104,488.09	67%	\$ 545,359.66

Progress Estimate - Unit Price Work
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa							Owner's Project No.:	N/A		
Engineer:	McClure Engineering Company							Engineer's Project No.:	2022000116-004		
Contractor:	Con-Struct, Inc.							Contractor's Project No.:			
Project:	Water System Improvements 2023										
Contract:	Raw Water Main										

Application No.:	004	Application Period:	From	12/21/24	to	01/31/25	Application Date:	02/03/25			
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
CO-1.1	WATER MAIN, TRENCHED, RJ PVC, DR-18, 12-IN	200.00	LF	\$ 160.00	\$ 32,000.00	124.00	\$ 19,840.00	\$ 4,066.00	\$ 23,906.00	75%	\$ 8,094.00
CO-1.2	WATER MAIN, TRENCHED, RJ DIP, CLASS 52 WITH NITRILE GASKETS, 10-IN	20.00	LF	\$ 170.00	\$ 3,400.00	28.00	\$ 4,760.00	\$ -	\$ 4,760.00	140%	\$ (1,360.00)
CO-2.1	REMOVE MANHOLE	3.00	EA	\$ 3,535.00	\$ 10,605.00	2.00	\$ 7,070.00	\$ -	\$ 7,070.00	67%	\$ 3,535.00
18	WATER MAIN, TRENCHLESS, RJ PVC, 16 IN., WITH STEEL CASING PIPE	100.00	LF	\$ 103.66	\$ 10,366.00	100.00	\$ 10,366.00	\$ -	\$ 10,366.00	100%	\$ -
CO-3.1	DRIVEWAY, GRANULAR, CLASS A CRUSHED STONE, 6 IN.	160.00	SY	\$ 20.00	\$ 3,200.00	82.00	\$ 1,640.00	\$ -	\$ 1,640.00	51%	\$ 1,560.00
49	DRIVEWAY, PAVED, PCC, 6 IN.	(160.00)	SY	\$ 65.00	\$ (10,400.00)	-	\$ -	\$ -	\$ -	0%	\$ (10,400.00)
					-		-		-		-
Change Order Totals					\$ 49,171.00		\$ 43,676.00	\$ 4,066.00	\$ 47,742.00	97%	\$ 1,429.00
Original Contract and Change Orders											
Project Totals					\$ 1,699,018.75		\$ 910,356.00	\$ 241,874.09	\$ 1,152,230.09	68%	\$ 546,788.66

Stored Materials Summary
Contractor's Application for Payment

Owner:	City of Grinnell, Iowa	Owner's Project No.:	N/A
Engineer:	McClure Engineering Company	Engineer's Project No.:	2022000116-004
Contractor:	Con-Struct, Inc.	Contractor's Project No.:	
Project:	Water System Improvements 2023		
Contract:	Raw Water Main		

Application No.:	004	Application Period:	From	12/21/24	to	01/31/25	Application Date:	02/03/25
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A	B	C	D	E	F	G	H	I	J	K	L	M
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)	
6	30059828	4010-1.08-G.1	Air Release Valve Pits	On-Site	PA-001	\$ 8,762.00	\$ -	\$ 8,762.00	\$ 2,058.00	\$ 2,323.00	\$ 4,381.00	\$ 4,381.00
6	V581775	4010-1.08-G.1	Air Release Valves	On-Site	PA-001	\$ 3,700.00	\$ -	\$ 3,700.00	\$ 1,850.00	\$ -	\$ 1,850.00	\$ 1,850.00
6	V543760	4010-1.08-G.1	Air Release Valves	On-Site	PA-001	\$ 5,876.50	\$ -	\$ 5,876.50	\$ 1,849.50	\$ 626.25	\$ 2,475.75	\$ 3,400.75
6	V776824	4010-1.08-G.1	Air Release Valves	On-Site	PA-001	\$ 3,675.00	\$ -	\$ 3,675.00	\$ 2,300.00	\$ -	\$ 2,300.00	\$ 1,375.00
7	V543760	5010-1.08-A.1	Water Main, Trenched, PVC, 16 IN.	On-Site	PA-001	\$ 17,336.00	\$ -	\$ 17,336.00	\$ 17,336.00	\$ -	\$ 17,336.00	\$ -
8	V543760	5010-1.08-A.1	Water Main, Trenched, PVC, 12 IN.	On-Site	PA-001	\$ 11,775.00	\$ -	\$ 11,775.00	\$ 785.00	\$ -	\$ 785.00	\$ 10,990.00
10	V543760	5010-1.08-A.1	Water Main, Trenched, RJ PVC, 16 IN.	On-Site	PA-001	\$ 16,065.00	\$ -	\$ 16,065.00	\$ 16,065.00	\$ -	\$ 16,065.00	\$ -
11	V545161	5010-1.08-A.1	Water Main, Trenched, DIP, Class 52 with Nitrile Gaskets, 16 IN.	On-Site	PA-001	\$ 6,435.00	\$ -	\$ 6,435.00	\$ 6,435.00	\$ -	\$ 6,435.00	\$ -
12	V808203, V898215, V898223	5010-1.08-A.1	Water Main, Trenched, DIP, Class 52 with Nitrile Gaskets, 12 IN.	On-Site	PA-001	\$ 111,000.00	\$ -	\$ 111,000.00	\$ 888.00	\$ -	\$ 888.00	\$ 110,112.00
13	V898203	5010-1.08-A.1	Water Main, Trenched, DIP, Class 52 with Nitrile Gaskets, 8 IN.	On-Site	PA-001	\$ 57,280.00	\$ -	\$ 57,280.00	\$ -	\$ -	\$ -	\$ 57,280.00
14	V545161	5010-1.08-A.1	Water Main, Trenched, RJ DIP, Class 52 with Nitrile Gaskets, 16 IN.	On-Site	PA-001	\$ 44,431.00	\$ -	\$ 44,431.00	\$ 44,431.00	\$ -	\$ 44,431.00	\$ -
15	V545161	5010-1.08-A.1	Water Main, Trenched, RJ DIP, Class 52 with Nitrile Gaskets, 12 IN.	On-Site	PA-001	\$ 9,350.00	\$ -	\$ 9,350.00	\$ -	\$ -	\$ -	\$ 9,350.00
17	V543760	5010-1.08-B.1	Water Main, Trenched, PVC, DR-18, 12 IN., with Watertight Casing	On-Site	PA-001	\$ 2,600.00	\$ -	\$ 2,600.00	\$ -	\$ -	\$ -	\$ 2,600.00
18	V543760	5010-1.08-B.2	Water Main, Trenchless, RJ PVC, 16 IN. with Steel Casing Pipe	On-Site	PA-001	\$ 8,925.00	\$ -	\$ 8,925.00	\$ 8,925.00	\$ -	\$ 8,925.00	\$ -
19	V543760	5010-1.08-C.2	Ductile Iron Fittings	On-Site	PA-001	\$ 35,499.00	\$ -	\$ 35,499.00	\$ 35,499.00	\$ -	\$ 35,499.00	\$ -
19	V776824	5010-1.08-C.2	Ductile Iron Fittings	On-Site	PA-001	\$ 2,595.00	\$ -	\$ 2,595.00	\$ 2,595.00	\$ -	\$ 2,595.00	\$ -
19	V894834	5010-1.08-C.2	Ductile Iron Fittings	On-Site	PA-001	\$ 3,225.00	\$ -	\$ 3,225.00	\$ 3,225.00	\$ -	\$ 3,225.00	\$ -
19	V879467	5010-1.08-C.2	Ductile Iron Fittings	On-Site	PA-001	\$ 2,125.00	\$ -	\$ 2,125.00	\$ 2,125.00	\$ -	\$ 2,125.00	\$ -
34	V543760	5020-1.08-A	Valve, Gate, 12 IN.	On-Site	PA-001	\$ 9,850.00	\$ -	\$ 9,850.00	\$ 9,850.00	\$ -	\$ 9,850.00	\$ -
35	V543760	5020-1.08-A	Valve, Gate, 10 IN.	On-Site	PA-001	\$ 4,850.00	\$ -	\$ 4,850.00	\$ 4,850.00	\$ -	\$ 4,850.00	\$ -
36	V543760	5020-1.08-A	Valve, Gate, 8 IN.	On-Site	PA-001	\$ 8,375.00	\$ -	\$ 8,375.00	\$ -	\$ -	\$ -	\$ 8,375.00
37	V543760	5020-1.08-A	Valve, Gate, 4 IN.	On-Site	PA-001	\$ 1,590.00	\$ -	\$ 1,590.00	\$ -	\$ -	\$ -	\$ 1,590.00

Stored Materials Summary
Contractor's Application for Payment

Owner: City of Grinnell, Iowa Engineer: McClure Engineering Company Contractor: Con-Struct, Inc. Project: Water System Improvements 2023 Contract: Raw Water Main						Owner's Project No.: N/A Engineer's Project No.: 2022000116-004 Contractor's Project No.:						
Application No.: 004		Application Period:		From 12/21/24	to 01/31/25	Application Date: 02/03/25						
A	B	C	D	E	F	G	H	I	J	K	L	M
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)
						Previous Amount Stored (\$)	Amount Stored this Period (\$)	Amount Stored to Date (G+H) (\$)	Amount Previously Incorporated in the Work (\$)	Amount Incorporated in the Work this Period (\$)	Total Amount Incorporated in the Work (J+K) (\$)	
38	V543760	5020-1.08-C	Fire Hydrant Assembly	On-Site	PA-001	\$ 22,440.00	\$ -	\$ 22,440.00	\$ -	\$ -	\$ -	\$ 22,440.00
70	169308-00	SP-33.F	Fiber Conduit, HDPE, DR-13, 2 IN.	On-Site	PA-001	\$ 2,440.00	\$ -	\$ 2,440.00	\$ 1,345.66	\$ -	\$ 1,345.66	\$ 1,094.34
71	169308-00	SP-33.G	Fiber Handhole, Precast Concrete, Type III	On-Site	PA-001	\$ 5,940.00	\$ -	\$ 5,940.00	\$ 2,970.00	\$ -	\$ 2,970.00	\$ 2,970.00
CO-1.1	V543760	5010-1.08-A.1	Water Main, Trenched, RJ PVC, DR- 18, 12-IN	On-Site	PA-001	\$ 10,700.00	\$ -	\$ 10,700.00	\$ 6,634.00	\$ -	\$ 6,634.00	\$ 4,066.00
CO-1.2	V545161	5010-1.08-A.1	Water Main, Trenched, RJ DIP, Class 52 with Nitrile Gaskets, 10-IN	On-Site	PA-001	\$ 1,175.00	\$ -	\$ 1,175.00	\$ 1,175.00	\$ -	\$ 1,175.00	\$ -
								\$ -			\$ -	\$ -
								\$ -			\$ -	\$ -
Totals						\$ 418,014.50	\$ -	\$ 418,014.50	\$ 173,191.16	\$ 2,949.25	\$ 176,140.41	\$ 241,874.09

Partial Pay Estimates Paid-to-Date

Contractor's Application for Payment

Owner:	City of Grinnell, Iowa	Owner's Project No.:	N/A
Engineer:	McClure Engineering Company	Engineer's Project No.:	2022000116-004
Contractor:	Con-Struct, Inc.	Contractor's Project No.:	
Project:	Water System Improvements 2023		
Contract:	Raw Water Main		

Application Period:	From:	12/21/2024	To:	1/31/2025
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Original Contract Amount	\$ 1,649,847.75	Approved Change Orders		
		Change Order Number	Date	Amount
		001	11/4/2024	\$ 35,400.00
		002	12/2/2024	\$ 20,971.00
		003	12/16/2024	\$ (7,200.00)
		Revised Contract Amount		\$ 1,699,018.75

Pay Estimates Paid-to-Date		
Pay Estimate Number	Date	Amount
001	11/4/2024	\$ 688,776.34
002	1/6/2025	\$ 273,908.71
003	1/6/2025	\$ 125,882.27
Total Estimates Paid-to-Date:		\$ 1,088,567.32

RESOLUTION NO. 2025-34

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 1 IN THE AMOUNT OF \$141,795.24 TO JASPER CONSTRUCTION SERVICES OF NEWTON, IA FOR THE CENTRAL BUSINESS DISTRICT 2024 MAINTENANCE PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Jasper Construction Services of Newton, Iowa on March 4, 2024, for the Central Business District 2024 Maintenance Project; and

WHEREAS, Pay Estimate No. 1 has been initiated by the City of Grinnell and Jasper Construction Services of Newton, IA; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 1; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL, IOWA,

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications and contract. The City Clerk is hereby authorized and directed to make payment in the amount of \$141,795.24 to Jasper Construction Services of Newton, IA for the Central Business District 2024 Maintenance Project.

Passed and adopted this 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk

Jasper Constructiion Services

Newton Iowa

February 4 2025

Con #328

Pay Request #1

Bid on Feb 29, 2024

Grinnell CBD 2024 Maintenance Project V&K Project No: 288205

Total To Date:

Pay Req #1

<u>Line</u>	<u>ShortDesc</u>	<u>Unit Qty</u>	<u>12/31/24</u>	<u>Unit \$</u>	<u>Amount</u>
1	Curb Repair	180.00 LF	261.67	125.00	\$32,708.75
2	Epoxy Patch at Intake	1.00 EA		1000.00	\$0.00
3	Beam Repair on Jewel	6.00 EA	4.00	750.00	\$3,000.00
4	Reset, Sand and Reseal Pavers (<30 SF)	18.00 EA	8.00	1000.00	\$8,000.00
5	Reset, Sand and Reseal Pavers	260.00 SF	608.00	30.00	\$18,240.00
6	Replace Damaged Pavers	230.00 SF	160.58	35.00	\$5,620.30
7	Patch by Area (Walk or Street)	95.00 SY	154.16	250.00	\$38,540.00
8	Patch by Count (Walk or Street)	55.00 EA	30.00	400.00	\$12,000.00
9	Curb/Paver Band/Walk Repair	0.00 LF		0.00	\$0.00
10	Remove/Replace Light Pole	1.00 EA		0.00	\$0.00
11	Route and Reseal Crack	120.00 LF	114.91	10.00	\$1,149.10
12	Remove and Replace Manhole Boxout	0.00 EA		0.00	\$0.00
13	Replace Intake Top and Boxout	5.00 EA		3000.00	\$0.00
14	Mobilization	1.00 LS	1.00	25000.00	\$25,000.00
15	Traffic Control	1.00 LS	1.00	5000.00	\$5,000.00
16	Mudjacking Panel	2.00 EA		1000.00	\$0.00

Total to Date \$149,258.15

Retainage \$7,462.91

Less Previous Payments \$0.00

Amount Due \$141,795.24

Veenstra & Kimm, Inc

Date



2/4/2025

City of Grinnell

RESOLUTION NO. 2025-35

RESOLUTION APPROVING THE ENVIRONMENTAL CONSULTANT STANDARD SERVICE CONTRACT WITH EMMONS & OLIVIER RESOURCES, INC FOR CULTURAL RESOURCES AND PERMITTING SERVICES FOR THE HIGHWAY 146 TRAIL EXTENSION PROJECT

WHEREAS, the city of Grinnell wishes to extend the current bike trail along Highway 146; and

WHEREAS, Emmons & Olivier Resources, Inc., has provided an environmental consultant standard service contract in the amount of not to exceed \$5,000.00 to perform an intensive Phase I Archaeological Resources Inventory and technical report to support the planning and permitting for the project; and

WHEREAS; the city of Grinnell is in agreement with the terms outlined in the environmental consultant standard service contract with Emmons & Olivier Resources, Inc.; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grinnell, Iowa, that the Mayor and City Clerk are hereby directed and authorized to execute the environmental consultant standard service contract with Emmons & Olivier Resources, Inc.

Passed and approved this 3rd day of March 2025.

Dan F. Agnew, Mayor

ATTEST:

Annmarie Wingerter, City Clerk/Finance Director

ENVIRONMENTAL CONSULTANT STANDARD SERVICE CONTRACT

This Agreement is effective on February 17, 2025, by and between City of Grinnell (“Client”) and Emmons & Olivier Resources, Inc. (“Consultant”) for services that Consultant will perform relating to Cultural Resources and Permitting Services for the Highway 146 Trail Extension, Grinnell, Poweshiek County, Iowa.

SCOPE OF SERVICES

Consultant will provide Client with the services described in Consultant’s proposal, attached as Attachment I and incorporated by reference (the “Work”).

COMPENSATION

Client agrees to pay Consultant the fees stated in Attachment 1 (the “Fees”) for the Work.

This Agreement is subject to the following General Conditions:

1. Consultant will submit invoices to Client monthly with a final invoice on completion of the Work. Invoices will show charges based on the Fees. A detailed separation of charges and backup data will be provided at Client’s request.
2. Client agrees to pay for any services requested, in writing, in addition to the Work on a time and materials basis at the rates provided in Consultant’s schedule of fees which are part of Attachment I.
3. Payment is due upon receipt of invoice. If the invoice is not paid within thirty (30) days after invoice date, Client will also pay a finance charge thereon of 1.5 percent or the maximum rate allowed by law, whichever is less, for each month thereafter or portion thereof that an invoice remains unpaid.
4. If Client fails to pay Consultant within sixty (60) days after invoice date, Consultant may deem failure to pay a breach of this Agreement, terminate the same, and be relieved of any and all duties under this Agreement.
5. Contacts:

Emmons & Olivier Resources, Inc.
1919 University Ave. W, Suite 300
St. Paul, MN 55104
Attn: Will Martin, Project Manager

Russ Behrens, City Manager
1411 1st Avenue
Grinnell, IA 50112
641 236 2600
rbehrens@grinnelliowa.gov

WHEREUPON, the parties caused this Agreement to be duly executed and to be effective on the date first above written.

SIGNATURES

Emmons & Olivier Resources, Inc

Client _____
City of Grinnell

By  _____
Signature

By _____
Signature

Greg D. Graske
Printed Name

Printed Name

Its _____
CFO
Title

Its _____
Title

Attachment 1



February 17, 2025

Russ Behrens, City Manager
City of Grinnell, Iowa
1411 1st Avenue
Grinnell, IA 50112

Subject Proposal for Phase I Archaeological Resources Inventory, Highway 146 Trail Extension, Grinnell, Poweshiek County, Iowa

Emmons and Olivier Resources, Inc. (EOR) appreciates the opportunity to provide a cultural resource review and planning assistance associated with the above-referenced project.

Scope of Services

Task 1 – Phase IA Archaeological and Cultural Resources Desktop Assessment and Literature Review

EOR will complete an intensive Phase I Archaeological Resources Inventory and technical report to support the planning and permitting for the abovementioned project. The review will include: (1) a brief project overview and orientation; (2) a summary of known archaeological sites within the study corridor and previous surveys/archaeological work within and proximal to the project area; (3) a brief overview of the geomorphology of the area, especially as it relates to archaeological site preservation; (4) a summary of archaeological site potential, potential significance, and areas of significance within the project corridor; (5) a summary of Iowa State Historic Preservation Office's database of buildings, structures, objects, and other historical resources within and proximal to the project corridor; (6) a summary of properties currently listed on the National Register of Historic Places within and proximal to the study area; (7) an intensive archaeological resources inventory of the corridor; (8) a report detailing the results of the inventory will be prepared to currently accepted standards; (9) recommendations for future work. (10) a list of references and source material used in this study; and (11) supporting maps and figures. An electronic PDF copy of the report will be provided to the client for record and further dissemination. Hard copies are available upon request.

Schedule

We would be able to initiate the above-described activities upon receipt of the Notice-to-Proceed. We will remain available for on-call technical assistance throughout the project planning studies, should it be necessary. Field conditions and access will dictate our being on site and completing field investigations, but we envision that our review will be completed by March 31, 2025, at the latest.

Fees

The estimated Not-to-Exceed cost for performing the above scope of services is \$5,000.00. We anticipate the cost to be lower than this total and will work to minimize costs and expenses associated with developing the review and attending agency meetings.

Conditions

This proposal does not include the following services: National Environmental Policy Act documentation, Section 404 Permitting, Mitigation Planning, or Monitoring, Floodplain Permitting, Phase I Environmental Site Assessment (contaminants), formal Section 10 consultation with the U.S. Fish and Wildlife Service,

and archaeological testing, or mitigation. Our fieldwork will be predicated on the ground being thawed to enable subsurface investigations; snow-free to allow us to identify evidence of potential archaeological signatures; and unfettered access to the project corridor.

We understand the Veenstra & Kimm (the City's consulting engineer firm) and/or the City of Grinnell will provide the following: a kmz or shapefile of the project corridor to assist with the analysis, inventory, and One-call; assistance with contacting affected landowners to inform them regarding our accessing their property

Our invoice will be submitted upon substantial completion of project tasks. Our proposal is based on the information that your consulting engineer provided to us *via* email on February 14, 2025. Should conditions be encountered that necessitate major revisions and/or result in significantly higher costs, we will contact you before initiating this work or preparing a change order.

If this proposal meets your approval, please sign the Notice-to-Proceed on the following page and return an original to me. If you have any questions regarding this information, please contact me at 515.298.0849.

We appreciate the opportunity to be of service and look forward to assisting you with this exciting project.

Sincerely,
Emmons & Olivier Resources. Inc.

A handwritten signature in black ink, appearing to read 'Will Martin', with a stylized flourish at the end.

Will Martin, CEP, RPA
Senior Environmental Planner

RESOLUTION NO. 2025-36

RESOLUTION APPROVING A QUOTE VECTOR CUSTOM FABRICATING FOR MATERIAL AND LABOR TO FABRICATE ONE TYPICAL SECTION OF CLADDING FOR THE VETERANS MONUMENT

WHEREAS, the city of Grinnell wishes to erect a Veterans Monument in Central Park; and

WHEREAS; a sample needs to be fabricated to gauge what it will take to create the entire monument; and

WHEREAS, Vector Custom Fabricating can provide the material and labor to fabricate on typical section of cladding sample for as quoted, \$4,850.00; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grinnell, Iowa, that the Mayor and City Clerk are hereby directed and authorized to approve the quote with Vector Custom Fabricating.

Passed and approved this 3rd day of March 2025.

Dan F. Agnew, Mayor

ATTEST:

Annmarie Wingerter, City Clerk/Finance Director



2128 W. FULTON
CHICAGO, IL 60612
T • 312.421.5161 / F • 312.421.2983
info@vectorfabricating.com
www.vectorfabricating.com

Feb 28, 2025

Ritland + Kuiper

Attn: Mark Kuiper

Re: Grinnell Veterans Monument

Cladding Sample

Material and labor to fabricate one typical section of cladding for the Grinnell Veterans Monument. Sample to be an 11 gauge 4'-10" x 9'-10" sheet of alloy 316 stainless steel laser cut with a typical quantity and density of $\frac{3}{8}$ " staggered holes with a #4 linear brushed finish. The purpose of which, beyond showing the final appearance of the Monument surfaces, to be to determine if the heat imparted by this density of laser cutting will warp the stainless steel plates. Additionally the sample will explore the edge condition of the cut and polished holes for their level of sharpness. Sample will be available for inspection at the shop of Vector Custom Fabricating.

\$4,850

this quote is good for 14 days.

Thank you,
Erik Lowe
773.301.3346

APPLICATION AND AGREEMENT FOR USE OF HIGHWAY RIGHT-OF-WAY FOR UTILITIES ACCOMMODATION

FOR DEPARTMENT USE ONLY

Permit Number	Highway Number US HWY 6	County Poweshiek
DOT Project Number		Expiration/Completion Date

APPLICANT (INDIVIDUAL OR COMPANY)

First Name Luke	Middle Initial	Last Name Feilmeier	Phone Number (515) 268-3433	Ext.
Company Name Interstate Power & Light (Alliant Energy)			Phone Number	Ext.
Street Address 1284 Xe Place		City/Town Ames	State IA	ZIP Code 50014
e-Mail Address lucasfeilmeier@alliantenergy.com		Secondary e-Mail Address bfrank@mi-tech.us		

INSTALLATION TO BE ACCOMMODATED

Approval is hereby requested to enter within the state highway right-of-way for the accommodation of a utility installation as detailed on the attachments and further described as follows.

The installation shall consist of:
 Interstate Power & Light (Alliant Energy) is proposing work along US HWY 6 in Grinnell. At STA:2253+25 new pole will be installed along the north edge of HWY 6 ROW. Feeding from new pole, new 3PH 500 AL UG in 6" duct will continue east along the north edge of HWY 6 ROW to STA:2253+80. At STA:2253+80, cable will turn south, transversely crossing under HWY 6 via bore and continue south to new J-box along the south edge of HWY 6 ROW. Cable will be installed at a minimum of 48". Please see plans for further details. New installations are in red, retirements are in blue. All disturbed soils will be restored to current condition. Traffic control will consist of TC-202.

WO1028047

and shall be located as shown on the detailed plan attached hereto. (See current Iowa Department of Transportation Utility Accommodation Policy for submittal of detailed plan requirements. See Section 115.8 (3).) <https://iowadot.gov/rightofway/pdfs/UtilityPolicy.pdf>

WORK SITE LOCATION

The proposed work as described above is located in Section 8, Twp. 80N, Range 16W on Highway No. 6 generally located .02-.03 (miles) West (direction) from Bliss Street/US HWY 6 C/L JCT (city, county line, or other landmark). Work proposed is more specifically located as being from 186.02 (Milepost #) and 2253+25 (Highway Station) to 186.03 (Milepost #) and 2253+80 (Highway Station) on the Both side of highway.

Disclosure Statement: The information furnished on this form will be used by the Department of Transportation to determine approval or denial of the application. Failure to provide all pertinent information will result in denial of the application. Information furnished is public information and copies may be provided to the public upon request.

The utility company, corporation, applicant, permit holder or licensee, (hereinafter referred to as the Permit applicant) agrees with the Iowa Department of Transportation (hereafter referred to as the Department) that the following stipulations and those special requirements as listed on this document shall govern under this permit after it is approved by the Department.

A. General

1. The installation shall meet the requirements of local municipal, county, state, and federal franchise rules and regulations, regulations and directives of the Iowa State Commerce Commission; the Iowa Department of Natural Resources, all rules and regulations of the Department and any other laws or regulations applicable.
2. The Permit Holder shall be fully responsible for any future adjustments of the facilities within the established highway right-of-way caused by highway construction or maintenance operations.
3. As per Section 115.8(8) of the Utility Accommodation Policy, As-Built plans are due within 90 days after completion of construction, the utility owner shall submit to the district representative an as-built plan.
4. The work described in this permit shall be completed as proposed in compliance with the stipulations and special requirements within one year from the date Department approval is received for said request. Failure on the part of the Permit Holder to abide by the stipulations or in constructing the work described as stipulated and within the time frame stated shall render this agreement and request null and void. The Permit Holder also agrees to save the State of Iowa and the Department harmless of any damages or losses that may be sustained by any person, or persons, on account of the conditions and requirements of this agreement.
5. Non-compliance with any of the terms of the Department's policy, permit, or agreement, may be considered cause for shut-down of construction operations, revocation of the permit, or withholding of relocation reimbursement and/or withholding of future application approvals until compliance is confirmed. The cost of any work deemed necessary to be performed by the State in removal of non-complying construction will be assessed against the Permit Holder.

B. Construction and Maintenance

1. The location, construction and maintenance of the utility installation covered by this application shall be in accordance with the current Department's Utility Accommodation Policy. <https://iowadot.gov/rightofway/pdfs/UtilityPolicy.pdf>
2. Before beginning any work in the highway right-of-way, it is the responsibility of the Permit Holder to obtain an easement from the drainage district if necessary. The Department assumes no responsibility for advising the Permit Holder of each location of a drainage district crossing. It is the Permit Holder's responsibility to locate these crossings and obtain any necessary easements or permission from the drainage district. See Code of Iowa, Chapter 468 for additional information.
3. A copy of the approved permit shall be available on the job site at all times for examination by Department personnel.
4. Operations in the construction and maintenance of this utility installation shall be carried on in such a manner as to cause minimum interference to or distraction of traffic on said highway.
5. Traffic protection shall minimally be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The applicant shall be responsible for correctly using traffic control devices including signs, warning lights, and channelizing devices as needed while work is in progress or the clear zone is impacted. Flagging operations are the responsibility of the applicant. The Department's TC XXX Series Standards are the preferred traffic control specification plans.
http://www.iowadot.gov/design/stdplne_tc.htm
6. The applicant shall seed and mulch all disturbed areas within the highway right-of-way and shall be responsible for the vegetative cover until it becomes well established. Any surfaced areas such as driveways or shoulders and sodded waterways and plantings which are disturbed shall be restored to their original condition. Any damage to any other underground facilities during installation shall be repaired at the permit holder's expense.
7. All personnel in the highway right-of-way shall wear ANSI 107 Class 2 apparel at all times when exposed to traffic or construction equipment.
8. As per Policy Section 115.4(9) parking or storage in the clear zone is prohibited. When not in actual use, vehicles, equipment and materials shall not be parked or stored within the clear zone or median.
9. Unless specifically noted in Special Requirements section, all work performed within the right-of-way shall be restricted to 30 minutes after sunrise to 30 minutes before sunset.
10. Pedestals shall be placed within 12 inches of the right-of-way line.
11. All above and below ground appurtenances (pedestals, hydrants, drains, accesses, etc.) shall be marked with high visibility posts and signs. The minimum height requirement for the signs shall be 5 foot. Urban Roadway Sections may be exempted with department approval.

C. Liability

1. To the extent allowable by law, the Permit Holder agrees to indemnify, defend, and hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of the Permit Holder's facilities. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
2. The Permit Holder shall indemnify and save harmless the State of Iowa, its agencies and employees, from any and all causes of action, suits at law or in equity, for losses, damages, claims or demands, and from any and all liability and expense of whatsoever nature, arising out of or in connection with the Permit Holder's use or occupancy of the public highway.
3. The State of Iowa and the Department assume no responsibility for damages to the Permit Holder's property occasioned by any construction or maintenance operations on said highway if the facilities are not located in accordance with this permit.
4. The State of Iowa, its agencies or employees, will be liable for expense incurred by the Permit Holder in its use and occupancy of the highway right-of-way only when negligence of the State, its agencies or employees, is the sole proximate cause of such expense. Whether in contract, tort or otherwise, the liability of the State, its agencies and employees, is limited to the reasonable, direct expense to repair damaged utilities, and in no event will such liability extend to loss of profits or business, indirect, special, consequential or incidental damages.

D. Notification

1. The Permit Holder is responsible for contacting **Iowa One-Call (1-800-292-8989)** and request the location of all underground utilities forty-eight (48) hours before excavation. Before beginning work in the highway right-of-way, the Permit Holder shall also contact any other known utility located in the area of the proposed work.
2. The Permit Holder agrees to give the Department forty-eight (48) hour notice of its intention to start construction or to perform routine maintenance on the highway right-of-way. Said notice shall be made to the local DOT contact person whose name is shown on Page 3.
3. **511 Notification** - The Permit Holder or their contractor **may not obstruct or close** primary highways or primary highway extensions (state highways within city limits) **without prior consent of the department**, except in emergency situations. Before setting up a lane closure or vertical/horizontal restriction of any kind on a primary highway, call the local DOT Maintenance Garage **AND** the Traffic Management Center per attached documents. Except in emergency situations, a 10-day advance notice is required.
<http://www.iowadot.gov/traffic/utility/pdfs/511UtilityNotification.pdf>

E. Buy America

Buy America applies to relocations of utility facilities that must move due to highway projects under certain specific conditions that include reimbursable locations and relocations due to interstate projects.

Please contact the Department's District Engineering Operation Technician (EOT) for more information on Buy America requirements or visit the following link: <https://iowadot.gov/rightofway/Utility-Accommodation-and-Coordination#533652456-buy-america>

Permit Number: _____

FOR DEPARTMENT USE ONLY

Special Requirements - in addition to the stipulations above, the following special requirements shall apply to this permit:

Applicant Signature and Agreement

The undersigned have read the stipulations of this permit agreement as stated, as well as attachments which may be included, and by signing this application agree to abide by all stipulations and to complete the work as proposed in compliance with the stipulations and attachments within one year from the date Department approval is granted for said request. Failure on the part of the applicant to abide by the stipulations or to construct the work desired as stipulated and within the time frame stated shall render this agreement and request null and void. The undersigned also agrees to save harmless the State of Iowa and the Iowa Department of Transportation from any damage or losses that may be sustained by any person or persons on account of the conditions and requirements of this agreement.

Name of Agent (<i>Print or Type</i>) Luke Feilmeier	Agent/Owner (<i>Signature</i>) Luke Feilmeier Digitally signed by Luke Feilmeier DN: cn=Luke Feilmeier, o=Alliant, ou, email=lucasfeilmeier@alliantenergy.co io, c=US Date: 2025.02.21 14:22:38 -0600	Title Project Manager
Name of Owner (<i>Print or Type</i>) Interstate Power & Light (Alliant Energy)		Date 21Feb25
e-Mail Address lucasfeilmeier@alliantenergy.com		

CITY ACTION (IF PROPOSED WORK IS WITHIN AN INCORPORATED CITY, CITY ACTION IS REQUIRED)

"The undersigned city joins in the grants embodied in the above permit executed by the Iowa Department of Transportation on condition that all of the covenants and undertakings therein running to the Iowa Department of Transportation shall inure to the benefit of the undersigned city and recommends action on said permit application as noted below by the delegated city official".

☒ Recommend Approval ☐ Do Not Recommend Approval ☐ None Required		
Signature	Title	Date
Type or Print Name	Authorized Official for the City of	
e-Mail Address		

COUNTY ACTION (IF PROPOSED WORK CROSSES COUNTY RIGHT-OF-WAY, COUNTY ACTION IS REQUIRED)

"The undersigned county joins in the grants embodied in the above permit executed by the Iowa Department of Transportation on condition that all of the covenants and undertakings therein running to the Iowa Department of Transportation shall inure to the benefit of the undersigned county and recommends action on said permit application as noted below by the delegated county official".

☐ Recommend Approval ☐ Do Not Recommend Approval ☒ None Required		
Signature	Title	Date
Type or Print Name	Authorized Official for the County of	
e-Mail Address		

FEDERAL HIGHWAY ADMINISTRATION ACTION (WHEN REQUIRED)

☐ Recommend Approval ☐ Do Not Recommend Approval ☐ None Required		
Authorized FHWA Representative Signature	Date	

DEPARTMENT OF TRANSPORTATION FINAL ACTION

☐ Application Approved ☐ Application Denied			Permit Number:
Authorized Highway District Representative	Signature	Date	
e-Mail Address			

Notice of intention to commence activities on the highway rights-of-way shall be submitted by the applicant a minimum of 48 hours prior to actually commencing the activities as herein granted by this approved application. Notice is to be given to the following Iowa Department of Transportation representative. Except in emergencies a 10 day advance notice is required for lane restrictions of any kind:

Local DOT Contact Person (Type or Print Name)		Phone Number	
Street Address	City/Town	State IA	ZIP Code
e-Mail Address		Permit Number:	

Site Plan & Attachments Checklist for Utilities Accommodation Permit

Last updated 10-30-2023

- ☒ Plans showing highway centerline, route number, stationing and milepost.
- ☒ Visible orientation (north arrow) and identifying landmarks.
- ☒ Clearly identify right-of-way (ROW) lines and include with horizontal distance from highway centerline shown, including all breakpoints and changes in the ROW distances.
- ☐ Provide Iowa One Call design request information (minimally the list of utility owners).
- ☐ List all the existing utilities in the installation area. Describe how your installation will address existing utilities that are in conflict, and show all observable existing features, such as power poles, pedestals, markers, handholes, trees, etc.
- ☐ Show all construction features/bore pits with the running line and horizontal distance from roadway edge or centerline (showing clear zone compliance). <https://iowadot.gov/rightofway/pdfs/UtilityPolicy.pdf>
- ☐ Show the start/stop stationing and depths or elevations for all bores, longitudinal and transverse.
- ☐ Show the start/stop stationing and depths or elevations for all plowing locations.
- ☒ Show casing start/stop locations, lengths, diameter, and material if casings are used.
- ☒ Show all facilities that are to be installed on the site plan including but not limited to pedestals, wire conduit, poles, guy anchors, junction boxes, handholes and manholes. ALL MUST BE REFERENCED BY highway stationing and distance from centerline.
- ☒ Show where installation starts and stops, leave the ROW, stops at existing pedestal, pole, etc. Use highway stationing and distance from centerline of the start and stops.
- ☐ Identify any physical focal points, posts, pedestals, shutoffs, overflow valves, hydrants, etc.
- ☐ Describe any other work to accomplish installation before, during or after installation, including but not limited to removal of brush/trees, removal of underbuild, construction of access, fence removal, fence replacement, etc.
- ☐ Identify unusual issues to be pointed out on the site plan. CLARITY IS THE KEY. It will not be assumed to be included in the permit or that the permit holder will perform certain work if it is not included in the plan.

Attachments

- ☒ Proper Traffic Control Standards (Iowa DOT TCxxx Series Standard plans preferred)
Available at: http://iowadot.gov/design/stdplne_tc.htm
- ☐ Required Height / Depth Typical (supplied by the department)
- ☒ Tile Repair Guide (rural locations) (supplied by the department)
- ☒ Special Seeding Requirements and Erosion Control (supplied by the department)
- ☐ 511 Lane Restriction Requirements (if any lane restriction is anticipated) (supplied by the department)

ALL ITEMS MUST BE LEGIBLE FOR REVIEW BY THE DEPARTMENT

Grinnell, IA

Section:8
Township:80N
Range:16W

US HWY 65

Bliss St

Bliss St

Proposed Work Location

1112

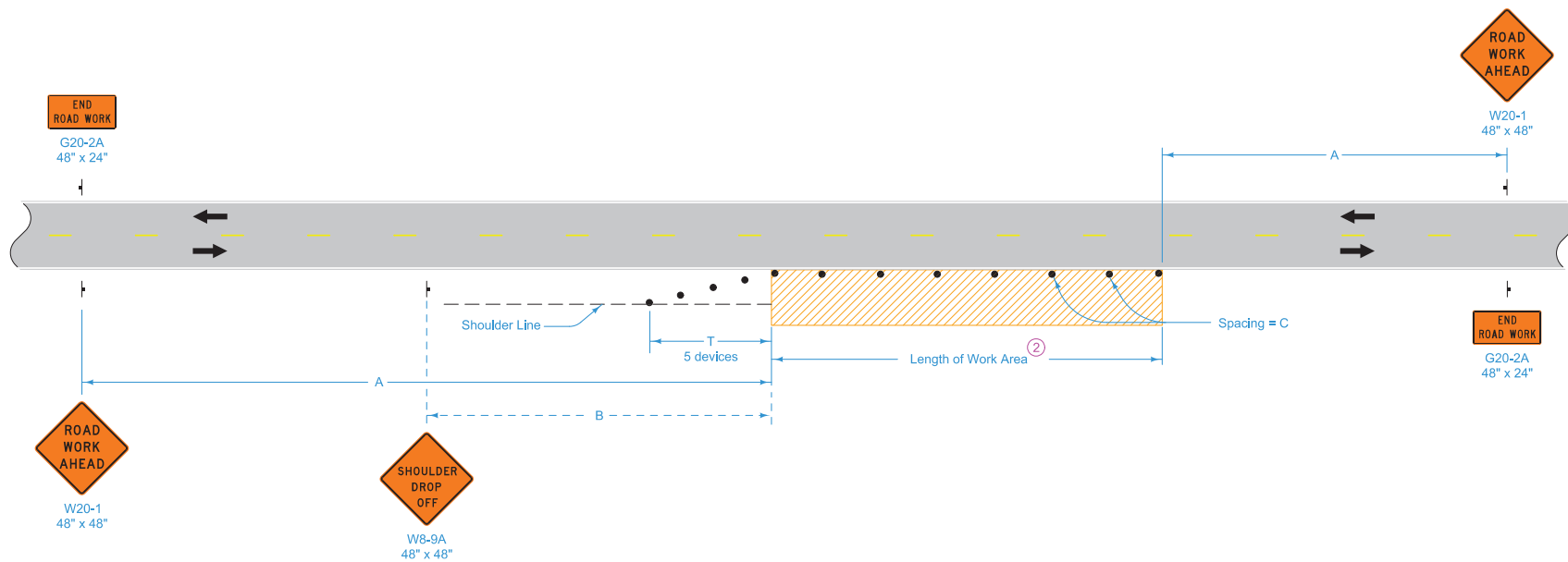
1100

186



STA:2253+80
STA:2253+25





LEGEND	
	Traffic Sign
	42" Channelizer
	Work Area
	Direction of Traffic

SPEED LIMIT (mph)*	A	B	C ^②	T
35 or less	500'	250'	40'	100'
40 - 45	700'	350'	80' ^①	200'
50 or greater	1000'	500'	100' ^①	200'

* Speed Limit refers to regulatory speed limit before road work.

When a pavement edge drop-off exists, install a SHOULDER DROP-OFF sign.

No pavement edge drop-offs greater than pavement depth will be allowed during non-working hours.

Shoulder edge drop-offs shall be mitigated according to Article 1107.08.K2 of the Standard Specifications.

For work lasting less than one hour, refer to TC-1.

- ① When the length of a pavement edge drop-off is 1000 feet or less, the temporary fillet requirement of Article 1107.08 of the Standard Specifications does not apply. Reduce channelizer spacing to 40 feet.
- ② For work areas less than 200 feet long, use channelizers spaced at 20 foot centers or use a vehicle with an amber revolving light or amber strobe light.

Possible Contract Item:
Traffic Control

 STANDARD ROAD PLAN	REVISION			
	10	4-18-23		
	TC-202			
SHEET 1 of 1				
REVISIONS: Added speed limit note,				
 APPROVED BY DESIGN METHODS ENGINEER				
WORK WITHIN 15 FT OF TRAVELED WAY				

RURAL SEEDING

All areas disturbed by the applicant shall be reseeded using the seed mixture found in the current *Standard Specifications for Highway and Bridge Construction*. Changes to the seed mixture are subject to the approval of the district office.

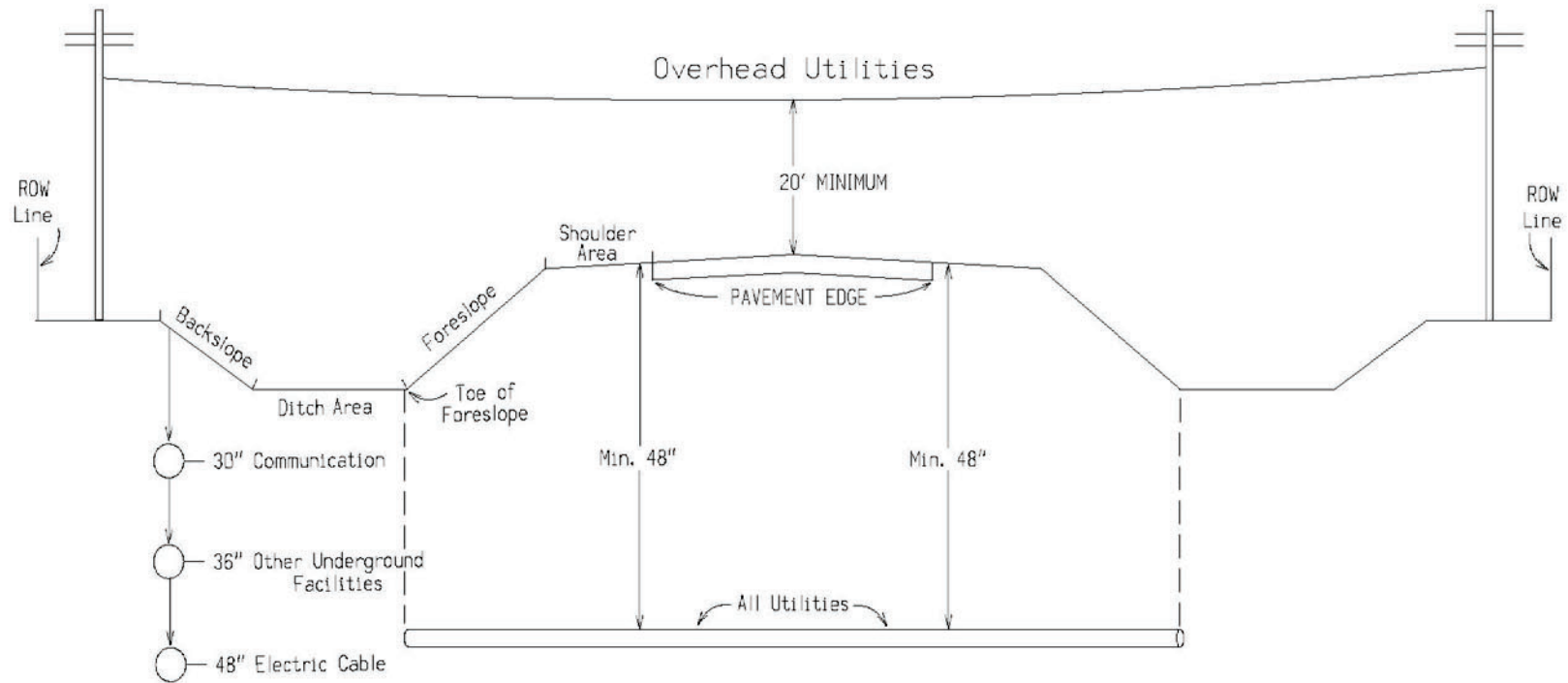
Table 2601.03-1: Rural Stabilizing Crop Seeding Rates and Schedule

March 1 through October 31	
Oat	50 lbs. per acre
Grain rye	50 lbs. per acre
Canada wildrye (<i>Elymus canadensis</i>)	5 lbs PLS. per acre
November 1 through February 28 (or 29)	
Oat	62 lbs. per acre
Grain rye	62 lbs. per acre
Canada wildrye (<i>Elymus canadensis</i>)	7 lbs. PLS. per acre
For stabilizing crop only, Canada wildrye (<i>Elymus canadensis</i>) seed will not be required to be certified as Source Identified Class (Yellow Tag) Source G0-Iowa.	
Canada wildrye (<i>Elymus canadensis</i>) seed shall be debarbed or equal to facilitate application of seed.	

Table 2601.03-3: Permanent Seed Rates, Rural Areas

Fescue, Tall (Fawn)	100 lbs. per acre
Ryegrass, Perennial (Linn)	75 lbs. per acre
Bluegrass, Kentucky	20 lbs. per acre

Minimum Policy Requirements Rural Section Non-Freeway Highway



Notes:

Utilities shall be located between the toe of foreslope and the highway row line.
Utilities should be located as near to the highway row line as practical.
See Utility Policy, Section 115.13 for further details.

Build a Better Grinnell Plan – Complete and implement street assessment. Continuing to invest in critical infrastructure – streets have been identified as an area residents want to see more investment. Work completed has been well received and supported. Maintain the facilities we have – most are 15 years young or newer – if maintained well our large capital infrastructure will last 30+ years.

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as one of the five highest priorities by the Mayor and City Council.

Project leader(s): City Councilmember Byron Hueftle-Worley and Mayor Dan Agnew
 Staff Coordinator(s): City Manager Russ Behrens and Department Heads
 Project Partners: Contract engineering firms.

Activity	Completion Date
Address lead service lines. Uncertainty surrounding this issue is stalling street reconstruction projects.	2025/2026
Complete street assessment under contract with McClure Engineering and incorporate this information into the Capital Improvement Plan.	2025
Department heads to create maintenance plans/records for all facilities. Present to the City Manager annually.	Ongoing/annual.
Street assessment engineering information will help the public understand how Local Option Sales Tax revenue will be used.	2027

Other Thoughts:

Implementation of the Grinnell Lakes Restoration Feasibility Study.

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as one of the three highest priorities by the Mayor and City Council.

Project leader(s): City Councilmember Byron Hueftle-Worley and Mayor Dan Agnew
Staff Coordinator(s): City Manager Russ Behrens and Parks and Recreation Director Jordan Allsup
Project Partners: Iowa Department of Natural Resources
Grinnell Parks and Recreation Board

Activity	Completion Date
Budget for 100% of engineering costs for both in lake and watershed work for FY 2026.	April 2025
Develop cost share agreement with the Iowa DNR 75% and City of Grinnell 25%	April 2025
Release Request for Qualifications for engineering services, review and select firm.	May and June 2025.
Complete engineering design work.	June 2026
Create bid documents and solicit bids for work.	Late 2026
Construction of Phase One Work – Local Share \$500,000	2027
Construction of Phase Two Work – Local Share \$500,000	2028
Construction of Phase Three Work – Local Share \$500,000	2029
Project Completion and Close Out – Local Share \$100,000	2030

Other Thoughts:

I believe we should consider building the potential uses of the sales tax revenue at least partially around what we learned from the Build a Better Grinnell Plan and what we learn from the Master Parks Plan.

1. This project will be incorporated into the FY 27-31 Capital Improvement Plan. To this point we have not had accurate information related to the costs, phasing, and cost share.
2. The project funding is anticipated to be approximately 30% from Storm Sewer and 70% from Local Option Sales Tax. If the Local Option Sales Tax is not renewed in 2027 this project will need to be scaled back and the schedule extended.
3. The estimated costs do not include any improvements that might be called out in the Master Parks Plan. The expenses listed are for engineering, in lake restoration work, and watershed improvements. It does include funding for work to develop spoil sites.
4. The potential scale of work at Lake Nyanza is uncertain at this point and could increase.



**GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, MARCH 3, 2025, AT 5:30 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/94693817950?pwd=T8QaAECV9wG8VU1XdoIRbPOLLGa84H.1>

Meeting ID: 946 9381 7950

Passcode: 355569

One tap mobile

+13126266799,,94693817950#,,,,*355569# US (Chicago)

Dial by your location

• +1 312 626 6799 US (Chicago)

Find your local number: <https://zoom.us/u/advaLJI0IX>

TENTATIVE AGENDA

ROLL CALL: White (Chair), Hueftle-Worley, Davis

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider Grinnell Lions Club request for 2025 Grinnell Lions Ag Day for Thursday, August 28, 2025, for street closures on 3rd Avenue, 4th Avenue, and Park Street (see letter for details).
2. Review the City Council Strategic Planning Priority Action Plan for Emergency Preparedness draft.

INQUIRIES:

ADJOURNMENT



GRINNELL LIONS CLUB

President David Stoakes

1st VP Charlie Isaacs 2nd VP David Ketter 3rd VP Gary Cook

Past President Whitney Bair-Crawford Membership Chair Darcy Swick

LCIF Coordinator Craig Arendt Service Chair Ramona Mitchell

Treasurer Stan Laverman Secretary John McCleery

Tail Twister Tom Latimer Lion Tamer Larry Van Ersvelde

Board 2022-2025

Rick Ramsey

Larry Wilson

2023-2026

Kamal Hammouda

Patrick Mahaffey

2024-2027

Richard Murphy

John Martinek

January 8, 2025

City of Grinnell
520 4th Avenue
Grinnell, Iowa 50112

Re: Ag Day 2025

On behalf of the Grinnell Lions Club, I am writing to request a date lock, location, street closures and parade permit for the **2025 Grinnell Lions Ag Day**. The date is: **Thursday, August 28, 2025**. We understand the parade route will be determined later pending street closures, but in general it will be around downtown and south towards Mayflower. In addition, we would like to request Police, Fire and Ambulance support. We appreciate City Staff moving in portable bleachers, picnic tables and garbage cans for previous Ag Days, hopefully these items will be available again in 2025.

Our requirements for street closures will be the same as previous years:

- 4th Street between Park and Broad to park tractors and/or larger vendors.
 - this closure starts at the alley on Park and continues east thru Park Street intersection, ending at the alley west of the A&M. This allows room for Farmers Market and alley access for Church, Post Office, and Hotel.
- Park Street between 3rd and 4th for tractors
- 3rd Street between Park and Broad for petting zoo, vendor displays and tractors.

I have talked to Grinnell Recreation Department and reserved Central Park for this date/event.

Ag Day activities will be like past years: Featured Tractor, Tractors on display, Pedal Tractor Pull, Petting Zoo, Displays by organizations/businesses, Food, and Music by Route 66. Our Featured Speaker is still to be determined. We will present The Farm Family of the Year and Ag Business awards at the end of the program. Ag Day will conclude with the Larry VanErsvelde Tractor Parade.

Please contact me with questions and notify me when this request is approved. I will contact the Grinnell Chamber of Commerce and The Grinnell Area Arts Council to inform them of the date, so everyone is on the same page regarding date/time and location.

Sincerely,
Al Henderson
Ag Day Committee Chair
641-757-0332
aldebhenderson@gmail.com

Ag Day Committee
John McCleery Whitney Bair-Crawford
Charlie Isaacs Gary Cook
Larry VanErsvelde
Dave Stoakes Rich Murphy
Ben Latimer Jennifer Bos

**ASSESS, ENHANCE, AND IMPROVE OUR EMERGENCY RESPONSE
CAPABILITIES AND PREPAREDNESS THROUGH HAZARD MITIGATION
STRATEGIES, RISK REDUCTION VIA PLANNING AND CODE REVIEW,
PARTNERSHIPS, ACKNOWLEDGEMENT OF VULNERABILITIES,
TRAINING, AND CITIZEN EMPOWERMENT**

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as one of the three highest priorities by the Mayor and City Council. It was acknowledged that it would have ranked higher except for the belief that we have been effective with this work in the past and this is intended to build on that success. No immediately known problems need to be addressed although improved communications and training will be a priority. The extensive work to plan and implement a new municipal EMS system along with the significant financial investment has expanded our overall response capabilities. Vulnerabilities with the water system are also being addressed now. The group felt we should not wait for a crisis or problem to arise before performing this work.

Project leader(s): City Councilmember Jim White and Mayor Dan Agnew
Staff Coordinator(s): City Manager Russ Behrens and Fire Chief Dan Sicard
Project Partners: Many – Engagement with partners will be essential.

- Poweshiek County EMA, Sheriff, Board of Supervisors
- Grinnell School District
- Grinnell College
- Unity Point – Grinnell
- Chamber of Commerce
- Partner fire and EMS organizations.

Activity	Completion Date
Engage with and develop a task force or working group to determine the scope of the project and priorities. Assign minimum training for employees as defined by State Emergency Management. I do not believe this is intended to be a typical planning process/document but an assessment	April 1, 2025

of vulnerabilities and an action plan to address.	
Employees complete minimum training requirements. Task Force review County Plan and reassess vulnerability matrix based on City's needs	May 1, 2025
City to perform training of key personnel about insurance coverage and further review insurance coverage through emergency preparedness lens.	On Going
Compile information about preparedness and response assets including human, equipment, funding, and others.	2025
Task force work to define City Emergency Operations Center members and training needed. Process emphasis on emergency communications.	2025
Task Force Review County Emergency Support Functions and determine local strengths, weaknesses and opportunities	2025
Community workshops on preparedness and individual responsibilities for preparedness.	2025
Task Force to present final draft to Mayor and City Council	May 1, 2026
Phased implementation of the study recommendations.	July 1, 2026 to January 2027+
Study recommendations fully implemented.	February 2027+



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, MARCH 3, 2025, AT 6:15 P.M.
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/94331782027?pwd=a5XPzxbukc0tgpnv3lbg3AU8TwURBP.1>

Meeting ID: 943 3178 2027

Passcode: 331104

One tap mobile

+19292056099,,94331782027#,,,,*331104# US (New York)

Dial by your location

• +1 312 626 6799 US (Chicago)

Find your local number: <https://zoom.us/u/abgPi8gtl1>

TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Wray, Karjalahti.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider resolution approving Tax Abatement application for Jared Buchmeier, 307 4th Avenue (See Resolution No. 2025-37).
2. Review the City Council Strategic Planning Priority Action Plan for Economic Development draft.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2025-37

A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO AMENDED AND RESTATE CONSOLIDATED URBAN REVITALIZATION PLAN (Jared Buchmeier, 307 4th Avenue).

BE IT RESOLVED by the Grinnell City Council that the improvement project as listed below meets the requirements to qualify for tax exemption as stated in Grinnell Urban Revitalization Plan, and

BE IT FURTHER RESOLVED that tax exemptions are subject to review by the Poweshiek County Assessor and that exemptions are not valid until improvements are completed.

NOW, THEREFORE, BE IT RESOLVED that the Application for Urban Revitalization tax exemption as submitted for the following property is approved by the Grinnell City Council:

Urban Revitalization: (Jared Buchmeier, 307 4th Avenue)

Property Assessed as Residential - Located within 2013 Central Subarea: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

PASSED AND APPROVED THIS 3rd day of March 2025.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

**APPLICATION FOR TAX ABATEMENT
UNDER CITY OF GRINNELL'S
AMENDED AND RESTATED CONSOLIDATED URBAN REVITALIZATION PLAN**

The City of Grinnell's Amended and Restated Consolidated Urban Revitalization Plan allows for the following property tax exemptions for actual value added by eligible improvements constructed on qualified properties located in the consolidated Grinnell Urban Revitalization Area:

Property Assessed as Residential: 100% exemption from taxation on the first \$75,000 of actual value added by the eligible improvements, for a period of 5 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

X Property Assessed as Residential – Located within 2013 Central Subarea: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

Property Assessed as Residential with 3+ Separate Dwelling Units: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 10 years (not applicable to property tax levies imposed by a school district for applications submitted on or after July 1, 2024, as and to the extent required by Iowa Code Section 404.3D)

Property Assessed as Commercial: 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 3 years

Abandoned Property: Property owner may select one of two available exemption schedules: (a) declining percentage exemption from taxation on the actual value added by the eligible improvements, over a period of 15 years; or (b) 100% exemption from taxation on the actual value added by the eligible improvements, for a period of 5 years.

Select One:



First-Year Application for Completed Improvements

(must be filed with the City by February 1st of the assessment year for which the exemption is first claimed, not later than the year in which the improvements are first assessed for taxation or the following two assessment years)



Application for Prior Approval for Intended Improvements

(for conditional approval under the current exemption schedules; final eligibility is subject to completion of eligible improvements and filing of first-year application by February 1 of the first assessment year after completion of improvements)

PROPERTY FOR WHICH APPLICATION IS SUBMITTED:

Property Address: 307 4th AVE, Grinnell, IA

Legal Description (if known): _____

Property Assessment Category: ☒ Residential ☐ Residential with 3+ Separate Dwelling Units

☐ Commercial ☐ Other: _____

If Property qualifies as "Abandoned Property," identify the exemption schedule applied for:

☐ 100% of actual value added by improvements exempt from taxation, for 5 years

☐ Declining percentage of actual value added by improvements exempt from taxation, over 15 years

(Year 1 - 80% of actual value added exempt from taxation, Year 2 - 75%, Year 3 - 70%, Year 4 - 65%, Year 5 - 60%, Year 6 - 55%, Year 7 - 50%, Year 8 - 45%, Year 9 - 40%, Year 10 - 35%, Year 11 - 30%, Year 12 - 25%, Year 13 - 20%, Year 14 - 20%, Year 15 - 20%)

Tenants Occupying Property at time of Original Plan Adoption (if any/if known): Jared Buchmeier

IMPROVEMENTS FOR WHICH APPLICATION IS SUBMITTED:

Select one: ☒ New Construction ☐ Improvements to Existing Structure

Describe Improvements: New garage, new concrete, new doors
Attach copies of any issued building permit(s).

Estimated or Actual Date of Completion: 10 / 10 / 24

Estimated or Actual Cost of Improvements: \$ 45,000

PROPERTY OWNER SUBMITTING APPLICATION:

Name of Property Owner/Title Holder: Jared Buchmeier

Address of Owner (if different than above): _____

Phone Number (to be reached during business hours): (641) 990-9121

Email Address: jared@blackelktric.org

Print Name of Property Owner: Jared Buchmeier

Signature: [Signature] Date: 2/24/25

If Property Owner is an entity:

Print Name of Signatory: _____

Signatory title/position: _____

This application summarizes the Urban Revitalization Plan terms. For complete information, request a copy of the Amended and Restated Consolidated Urban Revitalization Plan, from GRINNELL City Hall. In the event of any inconsistency, the Plan terms shall control.

FOLLOWING SECTIONS TO BE COMPLETED BY CITY/COUNTY:

**CITY COUNCIL
REVIEW:**

☐ **PRIOR APPROVAL Application (if applicable) Approved**

by Resolution No. _____ adopted by City Council on ____/____/20____

☐ **FIRST YEAR Application (required) Approved**

by Resolution No. _____ adopted by City Council on ____/____/20____

☐ **Application Denied - Reason:** _____

Mayor's Signature: _____

	Attest by City Clerk: _____
COUNTY ASSESSOR REVIEW:	Prior Building/Improvements Assessed Value: \$ _____ Assessed Value with New Improvements: \$ _____ Percentage Increase in Assessed Value: _____ % _____ Eligible under Plan _____ Not Eligible under Plan Assessor's Signature: _____ Date: _____

02344192\10575-214



CITY OF GRINNELL

520 4th Avenue
Grinnell, IA 50112-2043
641-236-2600 FAX 641-236-2626

RESIDENTIAL ACCESSORY BUILDING PERMIT

PERMIT #:	20250072	DATE ISSUED:	8/07/2024
JOB ADDRESS:	307 4th Ave	LOT #:	D
PARCEL ID:		BLK #:	11
ADDITION:	West Grinnell	ZONING:	R-2
TOWNSHIP:	80	RANGE:	16
SECTION:	17		
ISSUED TO:	Jared Buchmeier	CONTRACTOR:	J SHARP DESIGN BUILD
ADDRESS:	307 4th Ave	ADDRESS:	14800 S 20TH AVE E
CITY, STATE ZIP:	Grinnell IA 50112	CITY, STATE ZIP:	GRINNELL IA 50112
PHONE:		PHONE:	641-990-0970
PROP. USE:	SINGLE-FAMILY RESIDENTIAL	OCCP TYPE:	R-3 ONE/TWO FAMILY
VALUATION:	\$ 29,500.00	CNST TYPE:	VB
SQ FT	1,934.00	OCC LOAD	0.00
SCOPE OF WORK: 30X32X10 DETACHED GARAGE IN REAR YARD			

DESCRIPTION	CONTRACTOR	AMOUNT
GARAGE	J SHARP DESIGN BUILD	\$ 578.58
TOTAL		\$ 578.58

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S AUTHORIZED AGENT TO CAUSE ANY WORK TO REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES. INSPECTIONS MUST BE REQUESTED BY THE HOLDER OF THE PERMIT OR THEIR DULY AUTHORIZED AGENT, AND WORK MUST BE APPROVED BY THE BUILDING OFFICIAL BEFORE SUCCESSIVE CONSTRUCTION OCCURS. NO NEW BUILDING OR STRUCTURE SHALL BE OCCUPIED WITHOUT FIRST BEING GRANTED A CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING OFFICIAL.

THE BELOW SIGNED ACKNOWLEDGES CITY COUNCIL APPROVAL IS NEEDED PRIOR TO CONSTRUCTION FOR ANY URBAN REVITALIZATION TAX EXEMPTION.

(SIGNATURE OF CONTRACTOR OR PROPERTY OWNER/AGENT)

DATE

(APPROVED BY)

01/10/2025
DATE

Continue to recruit new businesses to Grinnell that create job opportunities to bring in others to the community. Recruit businesses to develop I-80 interchange. Now that we have made progress on housing – create and implement an economic development plan with our partners. We have significant capacity and ability to enhance our strong economic foundation.

GOAL SETTING SESSION CITY OF GRINNELL- ACTION PLAN

This was identified as one of the three highest priorities by the Mayor and City Council.

Project leader(s): City Councilmember Jo Wray and Mayor Dan Agnew
 Staff Coordinator(s): City Manager Russ Behrens, Building and Planning Director Tyler Avis, and POW I80 Director Dan Nieland
 Project Partners: POW I80.

- Poweshiek County Board of Supervisors
- Iowa Economic Development Authority
- Greater Grinnell Development
- Private Developers
- Grinnell Private Investment Corporation
- Chamber of Commerce
- Grinnell College.

Activity	Completion Date
Support implementation of economic development plan developed by POW I80. This will serve as the foundation for this City Council Strategic Planning Priority Action Plan.	April 2025 – On Going
Identify possible large lot industrial sites (40+ acres), secure property through acquisition or agreements, plan for infrastructure build out, and perform preliminary development work such as Phase I Environmental Site Assessment to achieve site certification.	2025
Identify priority development/redevelopment projects and create plans for those areas. Continue work to make priority	On Going

projects development ready like what was done for the Beyer Building. Opportunities for expansion of downtown and near downtown housing. Monroe Park is in poor condition and could better serve the community.	
Work with businesses, property owners, and others to improve the vitality and aesthetic of Iowa Highway 146 corridor adjacent to the downtown.	2025
Perform planning and preliminary development work to identify possible residential development with a unique attribute such as water amenities, large lots, recreational opportunities/facilities, off grid', or moderate density with more open space as examples.	2025
Partner on the effective redevelopment of vacated school properties with Davis School as the current priority.	
Partner with the Grinnell Community Daycare to design, finance, and locate a new daycare facility.	
Develop city owned parcels near solar array and Industrial Avenue.	
Update the city housing assessment after current housing projects are integrated – Emira, Scout, Stella.	
Develop a concept plan in partnership with Grinnell College for 1021 Main Street.	

Other Thoughts:

1. An Innovation Hub

A co-working space and business incubator designed to foster entrepreneurship by providing mentorship, funding opportunities, and networking events for small businesses and startups. A high-speed internet coworking space designed for remote workers, freelancers, and startups. Offering High-speed internet, private meeting rooms, shared workspaces, and networking events with day passes, monthly memberships, and corporate partnerships.

2. Crowdfunding

A local crowdfunding initiative where residents/businesses can invest in municipal or business projects in exchange for interest returns. The idea here could be that local businesses and major employers could have a way of potentially funding

development by not being an administrator of it. New subdivision infrastructure they could help invest in to help bring their workforce closer is the path I'm thinking.

3. Farm-to-Market Initiative

Explore ways to enhance work that is already occurring and expand options for growers to reach consumers. A shared use kitchen could help this venture and has other possible benefits.

4. A "Grinnell Experience" Pass

A multi-day pass that offers discounts and exclusive experiences at local businesses, attractions, and restaurants.

5. Retail Pop-Up Incubator

Offer short-term, low-rent storefronts for new businesses to test the market and rotate vendors every few months to create a dynamic retail experience.

6. Support development of entertainment/activity-based business.

Examples are The Trio in Oskaloosa and the Chicken and Pickle in Kansas City. Redevelopment of the bowling alley and associated space could be an option.

7. Work with the Grinnell Hotel/Motel Commission, Poweshiek County, neighboring cities, local hotel operators, restaurants, and destinations to build an effective Tourism program.

Develop programs and financing options to aid local businesses in joint promotions, event planning and recruitment, facility development, and marketing. Help enhance the work of private business and non-profits to promote the community and attract more visitors to Grinnell.

8. Effective communication, partnering, and full utilization of partner programs.

Develop activities to effectively exchange information with our partners as appropriate, gather information from our business community and share information about assistance, engage in consistent communication and relationship building.