



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, AUGUST 3, 2026, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/97294833481?PWD=M2D7A8WWRIONDSJBIFDQJOVAYY897.1](https://zoom.us/j/97294833481?pwd=M2D7A8WWRIONDSJBIFDQJOVAYY897.1)

MEETING ID: 972 9483 3481
PASSCODE: 397112

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. Swearing In:

- A. Consider approval of the appointment of Seth Carter for the vacant 3rd Ward Council seat.

4. 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. Minutes: July 20, 2026.
- B. Liquor License:
1. Mahadeua Inc. Phillips 66, 1031 West Street
- C. Approve the hiring of Chevy Langston as a Police Officer at \$34.62/hr.
- D. Approve the hiring of Javin Doland as a Police Officer at \$34.62/hr.
- E. Approve the hiring Dafny Hernandez as a Circulation Clerk for \$17.46/hr.
- F. Approve city claims and payroll claims from July 7, 2026, through and including August 3, 2026, in the amount of \$3,557,385.63.
- G. Review Campbell Fund requests.

5. Meeting Minutes and Communications:

- A. Finance Committee Minutes: July 20, 2026.
- B. Public Works & Grounds Committee Minutes: July 20, 2026.

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or adevig@grinnelliowa.gov, no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.

C. Public Safety Committee Minutes: July 20, 2026.

D. Library Board minutes: June 24, 2026

6. Public Hearings:

- A. On the proposal to enter into a Development Agreement with 4th Avenue LLC.
- Cancelled, development agreement is still being negotiated.
- B. On the proposal to enter into a Development Agreement with Karma Hospitality LLC.

7. Committee Business:

A. Report from the Finance Committee

- 1. Consider approval of a sidewalk assistance request at 829 Broad Street.
- 2. Consider approval of a resolution for monthly internal transfer of funds in the amount of \$59,900.55.(See Resolution No. 2026-110)
- 3. Consider approval of a resolution for monthly transfer of funds for trust and agency in the amount of \$14,764.14. (See Resolution No. 2026-111)
- 4. Consider approval of a resolution approving reasonable competitive bidding procedures for the proposed sale of lots in the Scout Subdivision, as real property located within the Grinnell Urban Renewal Area. (See Resolution No. 2026-112)
- 5. Consider approval of a resolution approving and authorizing execution of a Development Agreement by and between the City of Grinnell and Karma Hospitality, LLC. (See Resolution No. 2026-113)
- 6. Consider approval of the Fiscal Year 2026 Street Finance Report.
- 7. Discuss Hotel Grinnell.

B. Report from the Public Works and Grounds Committee

- 1. Consider approval of an agreement with Veenstra & Kimm, Inc. for engineering services for the North Lead Service Line and Water Main Replacement Project.
- 2. Consider approval of a Consultant Contract with Veenstra and Kimm for the Washington Avenue Safe Routes to School Project.
- 3. Consider approval of a resolution supporting an application to the Iowa Department of Natural Resources for a Resource Enhancement and Protection (REAP) City Parks and Open Space Grant. (See Resolution No. 2026-114)

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**Please note that this agenda may be changed up to 24 hours before the meeting time, as provided by Section 21.4(2) Code of Iowa.*

4. Consider approval of a right-of-way request from T-Mobile along Industrial Avenue.
5. Consider approval of a right-of-way agreement within a state highway for work being performed by MCG.
6. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 11 (retainage), in the amount of \$53,235.16 to Con-Struct, Inc. for the Scout Subdivision Project. (See Resolution No. 2026-115)
7. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 3 (retainage), in the amount of \$14,620.05 to Manatt's Inc. for the Bliss Street & 8th Avenue Project. (See Resolution No. 2026-116)
8. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 6 (retainage), in the amount of \$13,824.97 to Con-Struct, Inc. for the Broad Street Inlay Project. (See Resolution No. 2026-117)
9. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$85,858.58 to Con-Struct, Inc. for the 10th Avenue Raised Crosswalk Project. (See Resolution No. 2026-118)
10. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$439,034.13 to InRoads, LLC. for the 16th Avenue HMA Paving Improvements Project. (See Resolution No. 2026-119)
11. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$28,050.95 to Con-Struct, Inc. for the Library Handicapped Parking Project. (See Resolution No. 2026-120)
12. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 16, in the amount of \$279,430.63 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2026-121)
13. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 17, in the amount of \$804,531.09 to WRH, Inc. for the Water Plant Project. (See Resolution No. 2026-122)
14. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 3, in the amount of \$454,894.57 to Shift General Contracting for the 4th Avenue Reconstruction Project. (See Resolution No. 2026-123)

C. Report from the Public Safety Committee

1. Consider approval of a street closure request for the 800 Block of Park Street on August 4, 2026, for National Night Out.

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2. Consider approval of a street closure request from Grinnell Christian Church to close 9th Avenue between Summer Street and Hobart Street on the North side of the church on August 30, 2026 from 11:30 A.M to 3:00 P.M. for a church block party.

D. Report from the Planning Committee

1. Consider approval of a resolution approving a tax exemption request for the property at 500 Pearl Street. (See Resolution No. 2026-124)
2. Discuss Thriving Iowa award ceremony and possible housing project parameters to present to developers.

8. Ordinances: Second Reading

- A. Consider approval of the second reading of Ordinance No. 1574, an ordinance amending Section 69.07 pertaining to provisions of persons with disabilities parking. (See Ordinance No. 1574)

9. Inquiries: Public Comment

Visitors may address the Council/Board at this time; however, comments will be limited to 2 minutes. As per Iowa's Open Meetings Law, Council/Board can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

10. Adjourn: