



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
TUESDAY, SEPTEMBER 2, 2025, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/96225284092?PWD=QCDGKAGT1GEOTZT1XY0M9C3R5BXKJA.1](https://zoom.us/j/96225284092?pwd=QCDGKAGT1GEOTZT1XY0M9C3R5BXKJA.1)

MEETING ID: 962 2528 4092
PASSCODE: 841849

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 Lee Staroska for the 1st Ward City Council seat vacancy.

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: August 18, 2025.

- B. Approve city claims and payroll claims from August 5, 2025, through and including September 2, 2025, in the amount of \$4,078,878.27.

- C. Liquor Licenses:

1. Craft Brewhouse, 923 Main Street.

- D. Approve Mayor Appointments:

1. Finance Committee:

- a. Jo Wray, Chair
b. Jim White
c. Shane Hart

2. Public Works & Grounds Committee:

- a. Byron Hueftle-Worley, Chair

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.

- b. Rachel Bly
 - c. Lee Staroska
- 3. Public Safety Committee:
 - a. Jim White, Chair
 - b. Byron Hueftle-Worley
 - c. Lee Staroska
- 4. Planning Committee:
 - a. Rachel Bly, Chair
 - b. Jo Wray
 - c. Shane Hart

5. Meeting Minutes and Communications:

- A. Finance Committee Minutes: August 18, 2025.
- B. Public Works & Grounds Committee Minutes: August 18, 2025.
- C. Planning Committee Minutes: August 18, 2025.
- D. Monthly Report from Building and Planning - June 2025
- E. Monthly Report from Building and Planning - July 2025.
- F. Parks and Recreation Board Minutes - August 18, 2025.
- G. Historic Preservation Committee Minutes - March 20, 2025.
- H. Library Board Minutes - July 30, 2025.

6. Public Hearings:

- A. To convey real property to Main & Main Capital Group, LLC pursuant to a proposed Real Estate Purchase Contract: 610 Industrial Avenue.

7. Committee Business:

A. Report from the Finance Committee

- 1. Review the July Investments and Treasurers Reports.
- 2. Consider approval of a resolution approving a Bond Counsel Engagement Agreement with Ahlers and Cooney, P.C. for the Series 2025B SRF Bond. (See Resolution No. 2025-149)

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3. Consider approval of a resolution fixing date for a meeting on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$4,500,000 general obligation capital loan notes, for essential corporate purposes and providing for publication of the notice. (See Resolution No. 2025-150)
4. Consider approval of a resolution for monthly internal transfer in the amount of \$48,442.81. (See Resolution No. 2025-151)
5. Consider approval of a resolution for monthly transfer of funds for trust and agency in the amount of \$27.68. (See Resolution No. 2025-152)

B. Report from the Public Works and Grounds Committee

1. Consider approval of a resolution awarding contract for the Veterans Monument and Plaza Project to Caliber Concrete, LLC. in the amount of \$708,598.02. (See Resolution No. 2025-153)
2. Consider approval of a driveway approach request from Kwik Star for the property located at 410 Lang Creek Avenue.
3. Consider approval of a resolution authorizing participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort. (See Resolution No. 2025-154)
4. Consider approval of an amendment to the contract for the Grinnell Master Parks & Recreation Plan, thereby formally incorporating Davis Park into the plan.
5. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 7, in the amount of \$281,293.79 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-155)
6. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 6, in the amount of \$940,618.75 to WRH, Inc. for the Water Plant Project. (See Resolution No. 2025-156)
7. Consider approval of a resolution authorizing payment of contractor's final retainage in the amount of \$29,562.02 to RES/HGS, LLC. for the Blakely Circle and RC Industries Water Quality Project. (See Resolution No. 2025-157)
8. Consider approval of a resolution approving Pay Application No. 12 for the Jordan Well No. 10 Project and authorizing a set-off against payment to address liquidated damages. (See Resolution No. 2025-158)

C. Report from the Public Safety Committee

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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.*

1. Consider approval of a street closure request from Central Iowa Christian School on October 4, 2025, to close 9th Avenue between Summer Street and Hobart Place from 11:00 A.M. to 5:30 P.M. for a carnival fundraiser.
2. Consider approval of an engagement agreement with Wilson Elser to assist with legal services regarding cyber insurance claim.
3. Consider approval of a Statement of Work Agreement with CFC Response to respond to a cyber insurance claim.

D. Report from the Planning Committee

1. Consider approval of a resolution approving and authorizing the conveyance of certain real property to Main & Main Capital Group, LLC and approving and authorizing execution of a related Real Estate Purchase Contract within the Grinnell Urban Renewal Area. (See Resolution No. 2025-159)
2. Consider approval of a resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with Kwik Trip, Inc., and providing publication of notice. (See Resolution No. 2025-160)
3. Consider approval of a resolution establishing a date for a public hearing on the proposed sale of city-owned property Scout Subdivision Lot 34, Lot 35, Lot 36, Lot 37, Lot 38, Lot 39, and Lot 40 in the city of Grinnell, Iowa. (See Resolution No. 2025-161)

8. 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.

9. Adjourn: