



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, SEPTEMBER 15, 2025, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/93487273285?PWD=ADCN9W3DRYKWJ8OXAULI81NB5MXVMH.1](https://zoom.us/j/93487273285?pwd=ADCN9W3DRYKWJ8OXAULI81NB5MXVMH.1)

MEETING ID: 934 8727 3285
PASSCODE: 150430

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. Minutes: September 2, 2025.

B. Minutes: September 4, 2025.

C. Review Campbell Fund requests.

D. Liquor License:

1. Rabbitt's Tavern inc., 721 4th Avenue.

E. Approve Volunteer Firefighter Braden Johnson.

F. Approve Volunteer Firefighter Sasha Rhein.

4. Meeting Minutes and Communications:

A. Finance Committee Minutes: September 2, 2025.

B. Public Safety Committee Minutes: September 2, 2025.

C. Planning Committee Minutes: September 2, 2025.

D. Police Monthly Report - August 2025.

E. Parks & Recreation Minutes: September 8, 2025.

5. Public Hearings:

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.

- A. On the matter of the proposal to enter into a Development Agreement with Kwik Trip, Inc.
- B. On the matter of the proposed authorization of a loan disbursement agreement and the issuance of not to exceed \$4,500,000 General Obligation Capital Loan Note.
- C. On proposed sale of city-owned property located in the Scout Subdivision, Lots 34-40.

6. Committee Business:

A. Report from the Finance Committee

- 1. Consider approval of a resolution instituting proceedings to take additional action for the issuance of not to exceed \$4,500,000 general obligation capital loan note. (See Resolution No. 2025-162)
- 2. Consider approval of the Fiscal Year 2025 Annual Financial Report.
- 3. Consider approval of a resolution authorizing fund transfers. (See Resolution No. 2025-163)

B. Report from the Public Works and Grounds Committee

- 1. Consider approval and adoption of the 2025 Grinnell Parks and Recreation Master Plan.

C. Report from the Public Safety Committee

- 1. Consider approval of an agreement with Grinnell-Newburg Community School District regarding the D.A.R.E. Program.
- 2. Consider approval of a request to close 5th Avenue from the alley heading East to the corner of Park Street rounding the corner going South on Park Street to where the church property ends on October 19, 2025, from 1:30 p.m. to 7:00 p.m. for the Grinnell United Methodist Church Fall Festival.

D. Report from the Planning Committee

- 1. Consider approval of a resolution approving and authorizing execution of a Development Agreement by and between the City of Grinnell and Kwik Trip, Inc. (See Resolution No. 2025-164)
- 2. Consider approval of a resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 10 to the Grinnell Urban Renewal Plan in the city of Grinnell. (See Resolution No. 2025-165)

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.

3. Consider approval of a resolution approving the sale of Lots 34-40 in the Scout Subdivision in the amount of \$175,000.00 from Chuck Griffith. (See Resolution No. 2025-166)
4. Consider the request from Kwik Star to increase the total permitted sign area from 300 square feet to 600 square feet and allow a sign with a maximum height of 63 feet for their location on Lang Creek Avenue.

7. 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.

8. Adjourn:

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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/94029629743?PWD=Q1BSQLFOSTMXDQVDIM1PVA0NODDK0QT09](https://zoom.us/j/94029629743?pwd=Q1BSQLFOSTMXDQVDIM1PVA0NODDK0QT09)

MINUTES

Call to Order:

Mayor Agnew called the meeting to order at 7:00 p.m. with the following council members present: White, Wray, Hueftle-Worley, Hart. Absent: Bly.

White made the motion, seconded by Hueftle-Worley, to approve the agenda as presented. AYES: 4-0. Motion carried.

White made the motion, seconded by Hueftle-Worley, to approve the appointment of Lee Staroska for the 1st Ward City Council seat vacancy. AYES: 4-0. Motion carried.

- 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

- 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

The Mayor announced that this was the time and place for the public hearing on the conveyance of real property to Main & Main Capital Group, LLC pursuant to a proposed Real Estate Purchase Contract: 610 Industrial Avenue.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the conveyance of real property to Main & Main Capital Group, LLC pursuant to a proposed Real Estate Purchase Contract: 610 Industrial Avenue.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the conveyance of real property to Main & Main Capital Group, LLC pursuant to a proposed Real Estate Purchase Contract: 610 Industrial Avenue.

Hueftle-Worley made the motion, seconded by White, to close the public hearing regarding the conveyance of real property to Main & Main Capital Group, LLC pursuant to a proposed Real Estate Purchase Contract: 610 Industrial Avenue. AYES: 6-0. Motion carried.

The council reviewed the July Investments and Treasurers reports.

Wray made the motion, seconded by White, to approve Resolution No. 2025-149. A resolution approving a Bond Counsel Engagement Agreement with Ahlers and Cooney, P.C. for the Series 2025B SRF Bond. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-150. 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. AYES: 5-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2025-151. A resolution for monthly internal transfer in the amount of \$48,442.81. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-152. A resolution for monthly transfer of funds for trust and agency in the amount of \$27.68. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve Resolution No. 2025-153. A resolution awarding contract for the Veterans Monument and Plaza Project to Caliber Concrete, LLC. in the amount of \$708,598.02. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Hart, to approve of a driveway approach request from Kwik Star for the property located at 410 Lang Creek Avenue. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve Resolution No. 2025-154. A resolution authorizing participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Hart, to approve an amendment to the contract for the Grinnell Master Parks & Recreation Plan, thereby formally incorporating Davis Park into the plan. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve Resolution No. 2025-155. 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. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Hart, to approve Resolution No. 2025-156. 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. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve Resolution No. 2025-157. 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. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Hart, to approve Resolution No. 2025-158. 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. AYES: 5-0. Motion carried.

White made the motion, seconded by Hueftle-Worley, to approve 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. AYES: 5-0. Motion carried.

White made the motion, seconded by Hart, to approve an engagement agreement with Wilson Elser to assist with legal services regarding cyber insurance claim. AYES: 5-0. Motion carried.

White made the motion, seconded by Hueftle-Worley, to approve a Statement of Work Agreement with CFC Response to respond to a cyber insurance claim. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-159. 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. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-160. 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. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-161. 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. AYES: 5-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 7:24 P.M.



DAN F. AGNEW, MAYOR

ATTEST:



ALYSSA DEVIG, CITY CLERK



GRINNELL CITY COUNCIL SPECIAL SESSION MEETING
THURSDAY, SEPTEMBER 4, 2025, AT 12:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

MINUTES

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Mayor Agnew called the meeting to order at 12:00 p.m. with the following council members present: White, Staroska, Wray, Hart. Absent: Bly, Hueftle-Worley.

White made the motion, seconded by Wray, to approve a Liquor License transfer for Grinnell College to Central Park for a special event on September 4, 2025. AYES: 4-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 12:06 P.M.

A handwritten signature in blue ink, reading "Dan F. Agnew".

DAN F. AGNEW, MAYOR

ATTEST:

A handwritten signature in blue ink, reading "Alyssa Devig".

ALYSSA DEVIG, CITY CLERK



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Rabbitt's Tavern Inc

NAME OF BUSINESS(DBA)

Rabbitt's Tavern

BUSINESS

(641) 236-8950

ADDRESS OF PREMISES

721 4th Avenue

PREMISES SUITE/APT NUMBER

CITY

COUNTY

ZIP

Grinnell

Poweshiek

50112-0000

MAILING ADDRESS

721 4th Avenue

CITY

Grinnell

STATE

Iowa

ZIP

50112-0000

Contact Person

NAME

Debra

PHONE

(641) 325-1831

EMAIL

birdbrains02@gmail.com

License Information

LICENSE NUMBER

LC0026706

LICENSE/PERMIT TYPE

Class C Retail Alcohol License

TERM

12 Month

STATUS

Submitted
to Local
Authority

EFFECTIVE DATE

Oct 1, 2025

EXPIRATION DATE

Sep 30, 2026

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Ron Crawford	Grinnell	Iowa	50112	Owner	50.00	Yes
Debra Yaklin	Grinnell	Iowa	50112	Owner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Founders Insurance Company

POLICY EFFECTIVE DATE

Oct 1, 2025

POLICY EXPIRATION DATE

Oct 1, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



GRINNELL FINANCE COMMITTEE
TUESDAY, SEPTEMBER 2, 2025, AT 8:00 AM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

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MINUTES

Roll Call:

Wray (Chair), Hart, White. Also present were Mayor Agnew, Russ Behrens, Russ Crawford, and Alyssa Devig.

Approved as presented.

The Committee reviewed the July Investments and Treasurers Reports. No action was taken.

White made the motion, seconded by Hart, to approve Resolution No. 2025-149. A resolution approving a Bond Counsel Engagement Agreement with Ahlers and Cooney, P.C. for the Series 2025B SRF Bond. AYES: 3-0. Motion carried.

Hart made the motion, seconded by White, to approve Resolution No. 2025-150. 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. AYES: 3-0. Motion carried.

White made the motion, seconded by Hart, to approve Resolution No. 2025-151. A resolution for monthly internal transfer in the amount of \$48,442.81. AYES: 3-0. Motion carried.

Hart made the motion, seconded by White, to approve Resolution No. 20205-152. A resolution for monthly transfer of funds for trust and agency in the amount of \$27.68. AYES: 3-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 8:12 P.M.

JO WRAY, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



GRINNELL PUBLIC SAFETY COMMITTEE
TUESDAY, SEPTEMBER 2, 2025, AT 5:30 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

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MINUTES

Roll Call:

White (Chair), Hueftle-Worley. Also present were Mayor Agnew, Russ Behrens, Alyssa Devig, Shane Hart, Lee Sraoska, and Jo Wray.

Approved as presented.

Hueftle-Worley made the motion, seconded by White, to approve 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. AYES: 2-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve an engagement agreement with Wilson Elser to assist with legal services regarding cyber insurance claims. AYES: 2-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve a Statement of Work Agreement with CFC Response to respond to a cyber insurance claim. AYES: 2-0. Motion carried.

An inquiry to check the speed limit signs on Bliss Street.

The meeting was adjourned at 5:45 P.M.

JIM WHITE, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



GRINNELL PLANNING COMMITTEE
TUESDAY, SEPTEMBER 2, 2025, AT 6:15 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

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MINUTES

Roll Call:

Wray, Hart. Absent: Bly. Also present were, Mayor Agnew, Russ Behrens, Alyssa Devig, Lee Staroska, and Jim White.

Approved as presented.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-159. 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. AYES: 2-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-160. 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. AYES: 2-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-161. 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. AYES: 2-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 6:20 P.M.

JO WRAY

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



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 Members
Mr. Russ Behrens, City Manager
Mrs. Alyssa Devig, City Clerk

DATE: 3 SEPT 2025

SUBJECT: MONTHLY REPORT FOR AUGUST 2025

MONTHLY STATS	CURRENT MO.	LAST MO.	PREVIOUS YEAR
	AUG 2025	JULY 2025	AUG 2024
ARRESTS	24	17	18
CITATIONS	38	20	41
WARNINGS	42	63	88
PD Collisions	10	1	16
PI Collisions	3	8	1
HIT & RUN	3	3	0
Parking Citations	57	35	33
Calls for Service	781	719	881

BIAS-BASED POLICING REPORT (AUG 2025)

	ETHNICITY	GENDER (M/F)	RACE
ARRESTS	3 (Hispanic or Latino) 21 (Not Hispanic or Latino)	16/8	0 (American Indian or Alaska Native) 0 (Asian) 3 (Black) 21 (White)
CITATIONS	0 (Hispanic or Latino) 38 (Not Hispanic or Latino)	30/8	35 (White) 1 (Asian) 2 (Black) 0 (American Indian or Alaska Native)
WARNINGS	1 (Hispanic or Latino) 41 (Not Hispanic or Latino)	25/17	39 (White) 1 (Asian) 2 (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 AUG 2025 (Faith Repp)

Mental Health Crisis Calls for Service (CFS) - Total	112
Poweshiek County Sheriff's Office- CFS Referred	2
Grinnell Fire Department – CFS Referred	1
Grinnell Police Department- CFS Referred	74
% Referred for additional resources/ assistance	66%

CODE ENFORCEMENT CFS FOR AUG 2025 (Daniel Gilliam)

Abandoned Vehicles	1
Animal Complaints	9
City Code Violations/ Warnings	30
Nuisance Properties	1
Parking Issues	2
Public Assist	3
Noise Complaints	1
Trash Complaints	1
Total:	48

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. McClelland", written over a light blue grid background.

Michael A. McClelland, Chief of Police



GRINNELL PARKS AND RECREATION BOARD REGULAR
SESSION MEETING
MONDAY, SEPTEMBER 8, 2025, AT 5:00 PM
IN THE LARGE STUDY ROOM AT THE DRAKE COMMUNITY
LIBRARY

MINUTES

1. Roll Call:

Russ Crawford, Ben Coopridner, Lisa Lindley, Lauren Gant, and Jordan Allsup
Absent: Ralph Eyberg, Whitney Jensen, Matt Moyer

2. Approve Agenda:

At 5:15pm Lindley made the motion to approve the agenda, second by Gant to approve the agenda. AYES: All. Motion carried.

3. Approval of Minutes:

A. August 18th, 2025- Gant made the motion, second by Coopridner, to approve August 18th, 2025, meeting minutes. AYES: All. Motion carried.

4. Committee Business:

- A. Master Parks Plan – priority of projects, fundraising opportunities, grant writing, goals for 2025-2026 fiscal year
- Parks and Cemetery Vegetation – Eyberg- Allsup reported that there was a repair made to the irrigation system at Central Park after a line was discovered to have a leak. No action necessary.
 - Bailey Park– Crawford/Jensen- Shelter project is complete and now open to the public. No action necessary.
 - Arbor Lake/Lake Nyanza- Allsup- Allsup reported that city staff will have a kick off meeting with the Iowa DNR and Houston Engineering the week of September 15th to get the Lake Restoration project started. No action necessary.
 - Playgrounds- Lindley- No update. No action necessary.
- B. Recreation- Allsup reported that Fall/Winter program guide should be released very soon. No action necessary.
- C. Aquatics- Allsup reported that the interior of the bathhouse will be getting new paint the week of September 22nd. No action necessary.
- D. Consideration of Adoption of the Updated Master Parks & Recreation Plan- Lindley made a motion to recommend the Adoption of the updated Master Parks & Recreation Plan. Motion seconded by Coopridner. AYES: all. Motion carried.

5. Notes:

6. Inquiries:

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7. **Adjourn:** Lindley made the motion at 5:44pm to adjourn the meeting, second by Coopridier. AYES: All. Motion carried.

Parks and Recreation Director
Jordan Allsup

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.

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF GRINNELL IN THE STATE OF IOWA, ON THE
MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH KWIK TRIP, INC., AND
THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Grinnell in the State of Iowa, will hold a public hearing on September 15, 2025, at 7:00 P.M. in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Kwik Trip, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Grinnell Urban Renewal Area as defined and legally described in the Development Agreement, consisting of the construction of an approximately 9,000 square foot convenience store to include a fueling station and side diesel, and all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would further obligate the City to make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements. The cumulative total for all such payments would not exceed the lesser of \$465,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Grinnell, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Grinnell in the State of Iowa, as provided by Section 364.6, Code of Iowa.

Dated this 2nd day of September, 2025.

City Clerk, City of Grinnell in the State of Iowa

(End of Notice)

4931-3129-1995-1\10542-178

(To be published on or before: September 11, 2025)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF GRINNELL, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN AND
DISBURSEMENT AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$4,500,000 GENERAL OBLIGATION
CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL
CORPORATE PURPOSES), AND THE HEARING ON THE
ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Grinnell, State of Iowa, will hold a public hearing on the 15th day of September, 2025, at 7:00 P.M., in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at which meeting the Council proposes to take additional action for 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, to provide funds to pay the costs of the acquisition, construction, reconstruction, improvement, repair and equipping all or part of the water utility, including those costs associated with the water tower project. Principal and interest on the proposed Loan and Disbursement Agreement will be payable from the Debt Service Fund.

The annual increase in property taxes as the result of the issuance on a residential property with an actual value of one hundred thousand dollars is estimated not to exceed \$44.84. This estimate only considers the impact on property taxes of financing authority established by this hearing for the above-described project(s). The note may be issued in one or more series over a number of years. Finance authority established by this hearing may be combined with additional finance authority, causing the estimate for the annual increase in property taxes for the entire issuance to be greater than the estimate stated herein. Changes in other levies may cause the actual annual increase in property taxes to vary.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan and Disbursement Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 2nd day of September, 2025.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

PUBLIC NOTICE

You are hereby notified that the City Council of Grinnell, Iowa, will meet on the 15th day of September 2025, at 7:00 o'clock p.m. at the City Hall in Grinnell, Iowa, for the purpose of considering whether the following described real property, to-wit: Scout Subdivision Lots 34-40:

Scout Subdivision Lot 34, Scout Subdivision Lot 35, Scout Subdivision Lot 36, Scout Subdivision Lot 37, Scout Subdivision Lot 38, Scout Subdivision 39, and Scout Subdivision Lot 40.

Subject to all easements, restrictions, reservations and zoning, either visible or of record, should be sold.

You are further notified that you may appear at the time and place specified above to make any objections you may have to the proposed sale of such property.

Please govern yourselves accordingly.

Alyssa Devig, City Clerk/Finance Director

ITEMS TO INCLUDE ON AGENDA FOR SEPTEMBER 15, 2025

CITY OF GRINNELL, IOWA

Not to exceed \$4,500,000 General Obligation Capital Loan Notes

- Public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 15, 2025

The City Council of the City of Grinnell, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$4,500,000 General Obligation Capital Loan Notes, in order to provide funds to pay the costs of the acquisition, construction, reconstruction, improvement, repair and equipping all or part of the water utility, including those costs associated with the water tower project, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan and Disbursement Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$4,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted as follows:

RESOLUTION NO. 2025-162

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$4,500,000 GENERAL OBLIGATION CAPITAL
LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan and Disbursement Agreement and the issuance of not to exceed \$4,500,000 General Obligation Capital Loan Notes, for the essential corporate purposes, in order to provide funds to pay the costs of the acquisition, construction, reconstruction, improvement, repair and equipping all or part of the water utility, including those costs associated with the water tower project, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$4,500,000 General Obligation Capital Loan Notes, for the foregoing essential corporate purposes.

Section 2. That this Council does hereby consent to the terms and conditions of the SRF Loan Program, which terms and conditions and the disclosures provided with respect thereto are hereby acknowledged, accepted and approved.

Section 3. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the general fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above Notes. The amounts so advanced shall be reimbursed from the proceeds of the Notes not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

Section 4. That the Clerk, with the assistance of bond counsel, is hereby authorized and directed to proceed with the preparation of such documents and proceedings as shall be necessary to authorize the City's participation in the SRF Loan Program, to select a suitable date for final Council authorization of the required Loan and Disbursement Agreement and issuance of the Note to evidence the City's obligations thereunder, and to take such other actions as the Council shall deem necessary to permit the completion of a loan on a basis favorable to the City and acceptable to this Council.

PASSED AND APPROVED this 15th day of September, 2025.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF POWESHIEK)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

(SEAL)

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF GRINNELL, IOWA DUE: December 1, 2025	16207900300000
	CITY OF GRINNELL
	520 4th Ave
	GRINNELL IA 50112-1947
	POPULATION: 9564

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	4,145,911		4,145,911	4,094,842
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	4,145,911		4,145,911	4,094,842
Delinquent Property Taxes	2,544		2,544	0
TIF Revenues	5,011,909		5,011,909	4,733,478
Other City Taxes	2,995,819	0	2,995,819	3,040,161
Licenses and Permits	21,468	0	21,468	10,625
Use of Money and Property	1,028,519	206,480	1,234,999	1,169,313
Intergovernmental	3,599,655	0	3,599,655	3,357,854
Charges for Fees and Service	899,683	6,575,114	7,474,797	7,829,028
Special Assessments	0	0	0	0
Miscellaneous	1,717,293	188,203	1,905,496	4,029,730
Other Financing Sources	4,542,293	0	4,542,293	7,731,900
Transfers In	19,577,284	41,850	19,619,134	19,633,849
Total Revenues and Other Sources	43,542,378	7,011,647	50,554,025	55,630,780
Expenditures and Other Financing Uses				
Public Safety	3,970,367		3,970,367	4,329,634
Public Works	1,828,049		1,828,049	2,215,395
Health and Social Services	800		800	2,000
Culture and Recreation	2,718,536		2,718,536	2,858,470
Community and Economic Development	1,173,538		1,173,538	1,836,493
General Government	2,044,124		2,044,124	3,384,589
Debt Service	2,808,586		2,808,586	2,834,129
Capital Projects	14,180,172		14,180,172	10,195,786
Total Governmental Activities Expenditures	28,724,172	0	28,724,172	27,656,496
BUSINESS TYPE ACTIVITIES		6,496,527	6,496,527	14,554,961
Total All Expenditures	28,724,172	6,496,527	35,220,699	42,211,457
Other Financing Uses	0	0	0	
Transfers Out	18,146,349	1,472,785	19,619,134	19,633,849
Total All Expenditures/and Other Financing Uses	46,870,521	7,969,312	54,839,833	61,845,306
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-3,328,143	-957,665	-4,285,808	-6,214,526
Beginning Fund Balance July 1, 2024	19,637,923	4,457,437	24,095,360	21,389,184
Ending Fund Balance June 30, 2025	16,309,780	3,499,772	19,809,552	15,174,658

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	15,011,000	Other Long-Term Debt	0
Revenue Debt	15,439,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	39,415,812

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	Phone Number
Printed name of Preparer	
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF GRINNELL
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes	1								1
Taxes levied on property	2	2,550,364	1,595,547				4,145,911		4,145,911
Less: Uncollected Property Taxes - Levy Year	3						0		0
Net Current Property Taxes	4	2,550,364	1,595,547	0	0	0	4,145,911		4,145,911
Delinquent Property Taxes	5		1,154	1,390			2,544		2,544
Total Property Tax	6	2,550,364	1,596,701	1,390	0	0	4,148,455		4,148,455
TIF Revenues	7		5,011,909				5,011,909		5,011,909
Other City Taxes									
Utility Tax Replacement Excise Taxes	8	32,126	16,620				48,746		48,746
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	866,447					866,447		866,447
Parimutuel Wager Tax	10						0		0
Gaming Wager Tax	11						0		0
Mobile Home Tax	12						0		0
Hotel / Motel Tax	13		513,011				513,011		513,011
Other Local Option Taxes	14		1,567,615				1,567,615		1,567,615
Total Other City Taxes	15	898,573	2,097,246	0	0	0	2,995,819	0	2,995,819
Section B - Licenses and Permits	16	21,468					21,468		21,468
Section C - Use of Money and Property	17								17
Interest	18	192,516	426,667	4,839	121,378		778,675	195,695	974,370
Rents and Royalties	19	249,844					249,844	10,785	260,629
Other Miscellaneous Use of Money and Property	20						0		0
	21						0		0
Total Use of Money and Property	22	442,360	426,667	4,839	121,378	0	1,028,519	206,480	1,234,999
Section D - Intergovernmental	24								24
Federal Grants and Reimbursements	26								26
Federal Grants	27	73,908					73,908		73,908
Community Development Block Grants	28		63,593				63,593		63,593
Housing and Urban Development	29						0		0
Public Assistance Grants	30						0		0
Payment in Lieu of Taxes	31						0		0
FAA	32				296,031		296,031		296,031
Total Federal Grants and Reimbursements	33	73,908	63,593	0	296,031	0	433,532	0	433,532

REVENUE P3

CITY OF GRINNELL
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued	41								41
State Shared Revenues	43								43
Road Use Taxes	44	1,358,272					1,358,272		1,358,272
Other state grants and reimbursements	48								48
State grants	49	61,124			1,100,404		1,300,785		1,300,785
Iowa Department of Transportation	50						0		0
Iowa Department of Natural Resources	51						0		0
Iowa Economic Development Authority	52						0		0
CEBA grants	53						0		0
C&I Replacement and Tier I Business Tax Replacement	54	133,875	74,097				207,972		207,972
	55						0		0
	56						0		0
	57						0		0
	58						0		0
	59						0		0
Total State	60	194,999	1,571,626	0	1,100,404	0	2,867,029	0	2,867,029
Local Grants and Reimbursements									
County Contributions	63	179,585					179,585		179,585
Library Service	64						0		0
Township Contributions	65	96,509					96,509		96,509
Fire/EMT Service	66	20,000					20,000		20,000
Grinnell College	67	3,000					3,000		3,000
	68						0		0
	69						0		0
Total Local Grants and Reimbursements	70	279,094	20,000	0	0	0	299,094	0	299,094
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	548,001	1,655,219	0	1,396,435	0	3,599,655	0	3,599,655
Section E - Charges for Fees and Service	72								72
Water	73						0	2,446,625	2,446,625
Sewer	74						0	2,159,618	2,159,618
Electric	75						0		0
Gas	76						0		0
Parking	77						0		0
Airport	78						0		0
Landfill/garbage	79						0	1,548,380	1,548,380
Hospital	80						0		0

REVENUE P4

CITY OF GRINNELL
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section E - Charges for Fees and Service - Continued	81								81
Transit	82						0		0 82
Cable TV	83						0		0 83
Internet	84						0		0 84
Telephone	85						0		0 85
Housing Authority	86						0		0 86
Storm Water	87						0	420,491	420,491 87
Other:	88								88
Nursing Home	89						0		0 89
Police Service Fees	90	15					15		15 90
Prisoner Care	91						0		0 91
Fire Service Charges	92	3,371					3,371		3,371 92
Ambulance Charges	93	305,574					305,574		305,574 93
Sidewalk Street Repair Charges	94	1,380					1,380		1,380 94
Housing and Urban Renewal Charges	95	224,747					224,747		224,747 95
River Port and Terminal Fees	96						0		0 96
Public Scales	97						0		0 97
Cemetery Charges	98	74,074					74,074		74,074 98
Library Charges	99						0		0 99
Park, Recreation, and Cultural Charges	100	290,522					290,522		290,522 100
Animal Control Charges	101						0		0 101
	102						0		0 102
	103						0		0 103
Total Charges for Service	104	899,683	0	0	0	0	899,683	6,575,114	7,474,797 104
Section F - Special Assessments	106						0		0 106
Section G - Miscellaneous	107								107
Contributions	108	78,981	110,342		806,275	7,439	1,003,037	113,048	1,116,085 108
Deposits and Sales/Fuel Tax Refunds	109	15,230	30,600				45,830		45,830 109
Sale of Property and Merchandise	110	199,690	2,357		198,000		400,047		400,047 110
Fines	111	11,393					11,393		11,393 111
Internal Service Charges	112						0		0 112
Insurance Reimbursements	113	228,313	28,673				256,986	75,155	332,141 113
	114						0		0 114
	115						0		0 115
	116						0		0 116
	117						0		0 117
	118						0		0 118
	119						0		0 119
Total Miscellaneous	120	533,607	171,972	0	1,004,275	7,439	1,717,293	188,203	1,905,496 120

REVENUE P5

CITY OF GRINNELL
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121	5,894,056	5,947,805	5,045,184	6,229	2,522,088	7,439	19,422,801	6,969,797	26,392,598	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124							0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125					4,542,293		4,542,293		4,542,293	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	5,203,381	1,774,718		1,368,841	6,637,637		14,984,577	41,850	15,026,427	127
Internal TIF loans and transfers in	128	30,000	200,000		1,445,780	2,916,927		4,592,707		4,592,707	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	5,233,381	1,974,718	0	2,814,621	14,096,857	0	24,119,577	41,850	24,161,427	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	11,127,437	7,922,523	5,045,184	2,820,850	16,618,945	7,439	43,542,378	7,011,647	50,554,025	132
Beginning Fund Balance July 1, 2024	134	5,157,595	7,666,250	1,030,101	97,329	5,139,317	547,331	19,637,923	4,457,437	24,095,360	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	16,285,032	15,588,773	6,075,285	2,918,179	21,758,262	554,770	63,180,301	11,469,084	74,649,385	136

EXPENDITURES P6

CITY OF GRINNELL
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	1,497,462	214,725					1,712,187		1,712,187	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	566,776	106,160					672,936		672,936	6
Ambulance	7	775,021	700,627					1,475,648		1,475,648	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	102						102		102	10
Other Public Safety	11	84,835	21,002					105,837		105,837	11
Disaster Control	12	3,657						3,657		3,657	12
	13							0		0	13
Total Public Safety	14	2,927,853	1,042,514		0	0	0	3,970,367		3,970,367	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	200,257	653,011					853,268		853,268	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		131,073					131,073		131,073	18
Traffic Control Safety	19		27,389					27,389		27,389	19
Snow Removal	20		128,757					128,757		128,757	20
Highway Engineering	21							0		0	21
Street Cleaning	22		50,221					50,221		50,221	22
Airport (if not an enterprise)	23	323,251	19,397					342,648		342,648	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25		294,693					294,693		294,693	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	523,508	1,304,541		0	0	0	1,828,049		1,828,049	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36		800					800		800	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	800		0	0	0	800		800	39
Section D - Culture and Recreation	40										40
Library Services	41	1,006,804	83,555					1,090,359		1,090,359	41
Museum, Band, Theater	42							0		0	42
Parks	43	385,874	11,706					397,580		397,580	43
Recreation	44	324,633	1,206					325,839		325,839	44
Cemetery	45	130,065	2,466					132,531		132,531	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	399,675						399,675		399,675	47
Pool	48	333,940	32,532					366,472		366,472	48

EXPENDITURES P7

CITY OF GRINNELL
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52									0	52
Economic development	53		339,513	3,100				342,613		342,613	53
Housing and urban renewal	54		481					481		481	54
Planning and zoning	55	277,054	1,506					278,560		278,560	55
Other community and economic development	56		176,888					176,888		176,888	56
TIF Rebates	57			90,788				90,788		90,788	57
Tourism	58		284,208					284,208		284,208	58
Total Community and Economic Development	59	277,054	802,596	93,888	0	0	0	1,173,538		1,173,538	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	55,781						55,781		55,781	61
Clerk, Treasurer, Financial Administration	62	191,125	4,376					195,501		195,501	62
Elections	63							0		0	63
Legal Services and City Attorney	64	26,146						26,146		26,146	64
City Hall and General Buildings	65	336,145						336,145		336,145	65
Tort Liability	66		46,570					46,570		46,570	66
Other General Government	67	363,850	31,925					395,775		395,775	67
Employee Insurance	68		988,206					988,206		988,206	68
	69							0		0	69
Total General Government	70	973,047	1,071,077		0	0	0	2,044,124		2,044,124	70
Section G - Debt Service	71				2,808,586			2,808,586		2,808,586	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	2,808,586	0	0	2,808,586		2,808,586	74
Section H - Regular Capital Projects - Specify	75										75
	76					14,180,172		14,180,172		14,180,172	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	0	0	0	14,180,172	0	14,180,172		14,180,172	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0	0	0	0	0	0		0	82
Total Capital Projects	83	0	0	0	0	14,180,172	0	14,180,172		14,180,172	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	7,288,533	4,352,993	93,888	2,808,586	14,180,172	0	28,724,172		28,724,172	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8

CITY OF GRINNELL
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								2,215,595	2,215,595	88
Capital Outlay	89								320,196	320,196	89
Debt Service	90								41,224	41,224	90
Sewer and Sewage Disposal - Current Operation	91								1,393,113	1,393,113	91
Capital Outlay	92									0	92
Debt Service	93								873,184	873,184	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								1,366,691	1,366,691	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								286,524	286,524	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123									0	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126									0	126
	127									0	127
	128									0	128
Total Business Type Activities	129								6,496,527	6,496,527	129

EXPENDITURES P9

CITY OF GRINNELL
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	7,288,533	4,352,993	93,888	2,808,586	14,180,172	0	28,724,172	6,496,527	35,220,699	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	6,936,431	2,337,017			4,280,194		13,553,642	1,472,785	15,026,427	132
Internal TIF loans/repayments and transfers out	133			4,592,707				4,592,707		4,592,707	133
	134							0		0	134
Total Other Financing Uses	135	6,936,431	2,337,017	4,592,707	0	4,280,194	0	18,146,349	1,472,785	19,619,134	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	14,224,964	6,690,010	4,686,595	2,808,586	18,460,366	0	46,870,521	7,969,312	54,839,833	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						554,770	554,770		554,770	140
Restricted	141							0		0	141
Committed	142	348,197		1,388,690		3,297,896		5,034,783		5,034,783	142
Assigned	143		8,898,763		109,593			9,008,356		9,008,356	143
Unassigned	144	1,711,871						1,711,871		1,711,871	144
Total Governmental	145	2,060,068	8,898,763	1,388,690	109,593	3,297,896	554,770	16,309,780		16,309,780	145
Proprietary	146								3,499,772	3,499,772	146
Total Ending Fund Balance June 30,	147	2,060,068	8,898,763	1,388,690	109,593	3,297,896	554,770	16,309,780	3,499,772	19,809,552	147
Total Requirements (Sum of lines 136 and 147)	148	16,285,032	15,588,773	6,075,285	2,918,179	21,758,262	554,770	63,180,301	11,469,084	74,649,385	148

OTHER P10

Intergovernmental Expenditures

Part III Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Purpose	Amount paid to State
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection			
Sewerage			
Sanitation			
All other			

Part IV

Wages & Salaries

Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID

Total Salaries and Wages Paid	Amount
	5,117,380

Part V Debt Outstanding, Issued, and Retired

Transit subsidies

A. Long-Term Debt

Debt During the Fiscal Year									
Purpose	Line	Debt Outstanding JULY 1, 2024	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	3,921,000	3,921,000	1,000	0	0	3,920,000	0	57,453
Sewer Utility	2.	12,300,000	0	781,000	0	0	11,519,000	0	92,250
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	5,250,000	0	820,000	4,430,000	0	0	0	105,000
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	12,154,000	2,202,000	1,573,000	10,581,000	0	0	0	314,439
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		33,625,000	6,123,000	3,175,000	15,011,000	0	15,439,000	0	569,142

B. Short-Term Debt

Amount	Amount
Outstanding as of July 1, 2024	
Outstanding as of JUNE 30, 2025	

DEBT LIMITATION FOR GENERAL OBLIGATIONS

Part VI Actual valuation -- January 1, 2023

Amount	Amount
788,316,258	x.05 = \$ 39,415,812.9

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025

Type of asset	Amount		
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)
			All other Funds (d)
			Total (e)
			19,809,552
			19,809,552

CITY DEBT DETAIL - LT DEBT1

Debt Series Name	Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
LOST SERIES 2022	1 GO	06-01-2032	2022-103	3-4	No Vote - Essential GO	5,135,000	5,135,000	0	183,650		General Obligation (GO)	PUBLIC SAFETY BUILDING, LIBRARY AND AQUATIC CENTER
2020A TIF	2 GO	09-24-2020	2020-139	2	No Vote - Essential GO	5,000,000	4,850,000	745,000	97,000		TIF Revenue	URBAN RENEWAL PROJECTS
2024B LOST	3 GO	11-22-2024	2024-265	2-3	No Vote - Essential GO	2,202,000	2,202,000	0	12,459		General Obligation (GO)	RAW WATER MAIN
2016A	4 GO	07-20-2016	2016-38	2-3	No Vote - Essential GO	7,460,000	2,575,000	720,000	54,770		General Obligation (GO)	CENTRAL PARK, DOWNTOWN, HWY 146N,
GO 2016	5 GO	09-01-2014	2016-126	2-3	No Vote - Essential GO	5,995,000	1,850,000	780,000	53,550		General Obligation (GO)	REFUNDING 2008 GO LOSST BOND
2020B	6 GO	09-24-2020	2020-140	2-3	No Vote - Essential GO	3,125,000	400,000	75,000	8,000		TIF Revenue	REFUNDING 2009 LOSST & TIF
2018	7 GO	06-19-2018	2018-57	3-4	No Vote - Essential GO	700,000	392,000	73,000	10,010		General Obligation (GO)	AIRPORT & CENTRAL PARK PROJECTS
SEWER REV BOND	8 Revenue	04-13-2018	2018-39	0-1	No Vote - Non-GO	13,050,000	12,300,000	781,000	92,250		Sewer Utility	WASTEWATER TREATMENT PLANT
2024A	9 Revenue	08-02-2024	2024-149	2-3	No Vote - Non-GO	3,921,000	3,921,000	1,000	57,453		Water Utility	JORDAN WELL # 10
	10 -			-	-						-	-
	11 -			-	-						-	-
	12 -			-	-						-	-
	13 -			-	-						-	-
	14 -			-	-						-	-
	15 -			-	-						-	-
	16 -			-	-						-	-
	17 -			-	-						-	-
	18 -			-	-						-	-
	19 -			-	-						-	-
	20 -			-	-						-	-

CITY OF GRINNELL TRANSFERS

Resolution No. 2025-163

DESC: SEPT 2025

TRANS PER BUDGET

011-4.910.5.6911	GENERAL SUBSIDY	001-3.910.4.4830	\$ 750,000.00
011-4.910.5.6911	VETERANS MONUMENT	002-3.910.4.4830	\$ 100,000.00
011-4.910.5.6911	CDBG CLOSEOUT	130-3.910.4.4830	\$ 224.00
011-4.910.5.6911	BROAD STREET PROJECT	368-3.910.4.4830	\$ 375,000.00
012-4.910.5.6911	EMS SUPPORT	001-3.160.4.4830	\$ 100,000.00
012-4.910.5.6911	PARKS - BRUSH CLEARING	001-3.430.4.4830	\$ 25,000.00
110-4.910.5.6911	EQUIPMENT	491-3.910.4.4830	\$ 150,000.00
121-4.910.5.6911	GENERAL SUBSIDY	001-3.910.4.4830	\$ 43,500.00
121-4.910.5.6911	VETERANS MONUMENT	200-3.910.4.4831	\$ 100,000.00
125-4.910.5.6912	GENERAL LEGAL FEES	001-3.910.4.4831	\$ 30,000.00
125-4.910.5.6912	GRINNELL SCHOOL OF MUSIC REFUND LOST	121-3.910.4.4831	\$ 100,000.00
125-4.910.5.6912	HWY 6 WATER MAIN	305-3.910.4.4831	\$ 55,628.00
125-4.910.5.6912	BEYER BLDG	316-3.910.4.4831	\$ 200,000.00
125-4.910.5.6912	WATER MAIN REPLACEMTN	317-3.910.4.4831	\$ 130,692.00
125-4.910.5.6912	PARK STREET	319-3.910.4.4831	\$ 160,394.00
125-4.910.5.6912	4TH AVENUE CONSTRUCTION	363-3.910.4.4831	\$ 597,458.00
125-4.910.5.6912	IOWA REINVESTMENT	369-3.910.4.4831	\$ 180,000.00
125-4.910.5.6912	I80 SEWER RELOCATE/BRIDGE	375-3.910.4.4831	\$ 130,077.00
125-4.910.5.6912	CBD PROJECTS	376-3.910.4.4831	\$ 155,800.00
125-4.910.5.6912	CHICKEN COUP LLC SEWER	620-3.910.4.4831	\$ 29,000.00
145-4.910.5.6911	GENERAL SUBSIDY	001-3.910.4.4830	\$ 37,500.00
145-4.910.5.6911	EMS SUPPORT	001-3.160.4.4830	\$ 25,000.00
145-4.910.5.6911	VETERANS MONUMENT	002-3.910.4.4830	\$ 100,000.00
145-4.910.5.6911	COMMUNITY DEVELOPMENT	105-3.910.4.4830	\$ 30,000.00
200-4.910.5.6911	CLN 25-26 PD	367-3.910.4.4830	\$ 75,000.00
305-4.910.5.6911	WATER	610-3.910.4.4830	\$ 52,628.00



CITY OF GRINNELL
520 4th Avenue
Grinnell, IA 50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

The Parks & Recreation Board recommends that the City Council approve the adoption of the 2025 Grinnell Parks and Recreation Master Plan. Please see the attached plan and meeting minutes for reference.

Respectfully submitted,
Jordan Allsup
Parks & Recreation Director

Visit us at
www.grinnelliowa.gov

THIS AGREEMENT, made and entered into this 27th day of August, 2025, by and between the City of Grinnell, Iowa (hereinafter referred to as the "City"), and the Grinnell-Newburg Community School District, (hereinafter referred to as the "School District").

WHEREAS, the City and the School District share a mutual desire to provide School District students with a science/evidence-based, and age appropriate, curriculum on drug awareness and resistance; and

WHEREAS, the City and the School District have identified the Drug Abuse Resistance Education (D.A.R.E.) Program as having a curricula that meets the core educational standards of health, language arts, and math, while also meeting the needs of the community and schools as it relates to "bullying"; and

WHEREAS, the City and the School District recognize the benefits of providing the D.A.R.E. Program to the students of the School District within Grinnell, Iowa; and

WHEREAS, it is understood that this Agreement is between two public agencies and is entered into pursuant to the provisions of Iowa Code Chapter 28E and shall be electronically filed with the Iowa Secretary of State's Office upon execution as required by law.

NOW, THEREFORE, the City and School District agree to the following terms and conditions:

Article I: Purpose and Services to be Provided

The purpose of this 28E Agreement is to formally establish the Drug Abuse Resistance Education Program (hereafter "the D.A.R.E. Program"). The Grinnell Police Department (hereinafter referred to as the "Police Department") will make an officer, who has received eighty hours of certified D.A.R.E. officer training, available to instruct D.A.R.E curriculum in the School District. Barring emergencies, the Police Department will attempt to limit officer absence from the D.A.R.E. classroom on their designated day(s) of instruction.

Article II: Financial Agreement

No financial cost shall arise from this agreement unless otherwise mutually agreed upon by the City and the School District through a joint written agreement.

Article III: Records Maintained

The Police Department shall maintain a record of the time spent by the D.A.R.E. officer in providing D.A.R.E. instruction. Incidents that may arise during the performance of D.A.R.E instruction, which would require a written report according to Police Department policy, shall be documented according to Police Department policy.

The School District agrees to provide the D.A.R.E. officer with a count of the students present for each period of D.A.R.E. instruction.

Article IV: Duration, Modification, and Termination of Agreement

This agreement shall be effective from September 1, 2025, through August 30, 2026, and shall automatically renew each year by mutual agreement of the City and the School District.

Modification to this agreement make take place through a joint written agreement between the City and School District. The process for modification shall be according to Article VIII.

This agreement may be terminated by either party upon six (6) months written notice.

Article V: Legal Contingencies

To the extent permitted by law, the School District agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees, against all claims, suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney fees, and against all liability for property damage and personal injury including death resulting directly or indirectly therefrom, arising from any acts or omissions of the School District, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performance of its obligations, duties, and responsibilities imposed under this Agreement.

To the extent permitted by law, the City agrees to indemnify, defend, and hold harmless the School District, its officers, agents, and employees, against all claims, suits, actions, debts, damages, costs, charges and expenses, including court costs and attorney fees, and against all liability for property damage and personal injury including death resulting directly or indirectly therefrom, arising from any acts or omissions of the City, either active or passive, or those of its agents, employees, assigns, or any other person acting on its behalf in the performance of its obligations, duties, and responsibilities imposed under this Agreement.

Article VI: Employment Status of the D.A.R.E. Officer

The D.A.R.E. officer shall remain an employee of the City and shall not be an employee of the School District. The School District and City acknowledge that the D.A.R.E. officer is a police officer who shall uphold the law under the direct supervision and control of the Police Department. The D.A.R.E. officer shall remain responsive to Police Department chain of command. The City acknowledges that the D.A.R.E. officer will not participate in any employee benefit provided by the School District, and it represents to the School District that it will withhold income tax and social security tax and will maintain workers compensation insurance for the D.A.R.E. officer. Nothing herein shall be construed as giving the School District the right to control the professional judgment or actions of the D.A.R.E. officer.

Article VII: Use of Equipment and Facilities

The School District agrees to provide classroom space and the allotment of one period per week to the targeted class for delivery of the D.A.R.E. Program. The School District shall ensure that a teacher is present in the classroom while the law enforcement officer presents the D.A.R.E.

curriculum. The classroom teacher will assist, if necessary, in the collection of assigned homework and will make bulletin board space available within the classroom.

Article VIII: Review and Revision of Agreement

The Chief of Police and School District Superintendent, or their designees, shall meet, *if needed*, within thirty days of the end of the school calendar year, if needed, for the purpose of reviewing this agreement. Any proposals for modification to this Agreement shall take place during this meeting. If a mutually agreed upon modified draft agreement is reached, the modified draft agreement shall be presented to the City and School District governing bodies for approval.

Article IX: Good Faith

The City, School District, their agents, and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiation between the City and the School district, or their designees.

Article X: Notices

Any written notices as required in this Agreement shall be sent to the following individuals at the following addresses:

City of Grinnell
Chief Michael McClelland
1020 Spring Street, Grinnell, IA 50112.

Grinnell-Newburg Community School District
Superintendent Lisa Beames
925 Broad Street, Grinnell, IA 50112

Article XI: Agreement Constitutes Full Understanding and Final Written Expression

This Agreement constitutes the full understanding of the parties, and no terms, conditions, understandings, or agreement purporting to modify or vary the terms of this Agreement shall be binding unless hereafter made in writing and signed by both parties.

Further, this Agreement constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms

Article XII: Additional Provisions (Iowa Code §28E. 6)

In accordance with Iowa Code Chapter 28E, the City and School District further state:

- A. There shall be no separate legal entity to conduct the joint or cooperative undertaking contemplated by this Agreement. The Chief of Police, acting through the Police Department, shall act as administrator for purposes of Iowa Code §28E.6 and all other applicable provisions of said code.
- B. No real or personal property shall be acquired or held jointly in the execution of this Agreement, or the conduct of the D.A.R.E. Program contemplated hereby. Rather, the City and the School District shall each acquire, hold, and dispose of their own real and personal property as elsewhere provided in this Agreement.

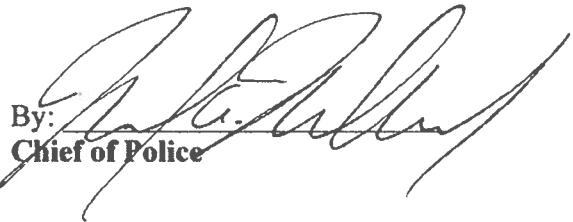
Article XIII Governing Law

This Agreement and the rights and obligations of the parties hereto shall be governed by and construed in accordance with the laws of the State of Iowa.

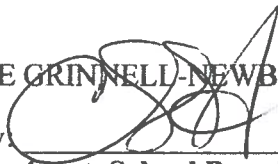
IN WITNESS THEREOF, the parties have caused this agreement to be signed by their duly authorized officers.

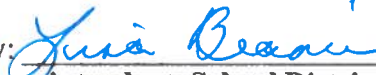
THE CITY OF GRINNELL

By: _____
Mayor

By: 
Chief of Police

THE GRINNELL-NEWBURG COMMUNITY SCHOOL DISTRICT

By: 
President, School Board

By: 
Superintendent, School District

September 9, 2025

City Clerk/Finance Director

City of Grinnell

520 Fourth Avenue

Grinnell, Iowa 50112

To Whom It May Concern;

I am writing to you on behalf of Grinnell United Methodist Church.

We are wishing to hold a Fall Festival on Sunday, October 19, 2025 from 4pm to 6 pm. We would like to have 5th Avenue from the alley heading east to the corner of Park Street rounding the corner going south on Park Street to where the church property ends to be blocked to allow people attending the festival ease of walking from activities without worry of traffic moving through this area. We would appreciate the street areas to be blocked from 1:30pm to 7:00pm for set up and break down of the activities.

We are also wishing to have hayrides during the festival time period, circling the downtown and Central Park areas.

If you have any questions or concerns regarding these requests please contact me at my email of knaack@iowatelecom.net or my phone of 641-990-0995.

Thank you for your timely response to these requests.

Ann Knaack

A handwritten signature in black ink that reads "Ann Knaack". The signature is written in a cursive style with a large, stylized "K".

ITEMS TO INCLUDE ON AGENDA

CITY OF GRINNELL, IOWA

September 15, 2025

7:00 P.M.

Grinnell Urban Renewal Plan

- Public hearing on the proposal to enter into a Development Agreement with Kwik Trip, Inc.
- Resolution approving and authorizing execution of a Development Agreement by and between the City of Grinnell and Kwik Trip, Inc.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

**NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.**

September 15, 2025

The City Council of the City of Grinnell in the State of Iowa, met in _____ session, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the proposal to approve and authorize execution of a Development Agreement by and between the City of Grinnell and Kwik Trip, Inc., and that notice of the proposed action by the Council to enter into said Agreement had been published pursuant to the provisions of Section 362.3, Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposed action. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GRINNELL AND KWIK TRIP, INC.", and moved:

- ☐ that the Resolution be adopted.
- ☐ to defer action on the Resolution and the proposal to the meeting to be held at _____ .M. on the _____ day of _____, 2025, at this place.

Council Member _____ seconded the motion. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 2025-164

RESOLUTION APPROVING AND AUTHORIZING
EXECUTION OF A DEVELOPMENT AGREEMENT BY AND
BETWEEN THE CITY OF GRINNELL AND KWIK TRIP, INC.

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 and which Plan, as amended, is on file in the office of the Recorder of Poweshiek County; 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 has received a proposal from Kwik Trip, Inc. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree 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 consisting of the construction of an approximately 9,000 square foot convenience store to include a fueling station, side diesel, and all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the City will make up to ten (10) consecutive annual payments of Economic Development Grants to Developer consisting of 100% of the Tax Increments pursuant to Section 403.19, Code of Iowa, and generated by the construction of the Minimum Improvements; the cumulative total for all such payments not to exceed the lesser of \$465,000, or the amount accrued under the formula outlined in the proposed Agreement, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, one of the obligations of the Developer relates to employment retention and/or creation; and

WHEREAS, Chapters 15A and 403, Code of Iowa, authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the 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 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; and

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to approve and authorize execution of the Agreement and has considered the extent of objections received from residents or property owners as to said proposed Agreement; and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the Agreement, including but not limited to making of grants to the Developer in connection with the development of the Development Property under the terms set forth in the 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 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.

Section 2. That the form and content of the 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 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 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 Agreement as executed.

PASSED AND APPROVED this 15th day of September, 2025.

Mayor

ATTEST:

City Clerk

)

) SS

)

Page 55 of 78

ITEM TO INCLUDE ON AGENDA

CITY OF GRINNELL, IOWA

September 15, 2025

7:00 P.M.

Grinnell Urban Renewal Plan

- Resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 10 to the Grinnell Urban Renewal Plan in the City of Grinnell, State of Iowa.

IMPORTANT INFORMATION

1. The above agenda items should be included, along with any other agenda items, in the meeting agenda. The agenda should be posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting. If no such office exists, the notice must be posted at the building in which the meeting is to be held.
2. If you do not now have a bulletin board designated as above mentioned, designate one and establish a uniform policy of posting your notices of meeting and tentative agenda.
3. Notice and tentative agenda must be posted at least 24 hours prior to the commencement of the meeting.

NOTICE MUST BE GIVEN PURSUANT TO CHAPTER 21,
CODE OF IOWA, AND THE LOCAL RULES OF THE CITY.

September 15, 2025

The City Council of the City of Grinnell, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at 7:00 P.M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 10 TO THE GRINNELL URBAN RENEWAL PLAN IN THE CITY OF GRINNELL, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 2025-165

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 10
TO THE GRINNELL URBAN RENEWAL PLAN IN THE CITY
OF GRINNELL, STATE OF IOWA

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 amended nine times, most recently by Amendment No. 9 approved by Resolution No. 2024-248 adopted on October 7, 2024, and which Plan, as amended, is on file in the office of the Recorder of Poweshiek County; and

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 10 to the Plan ("Amendment No. 10" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to, update, and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 10 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 10 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 10 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 10 required by Section 403.5(2), Code of Iowa, as amended, shall be held on September 25, 2025, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at 4:00 P.M., and the City Manager, or his

delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 10, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE
CITY OF GRINNELL, STATE OF IOWA AND ALL AFFECTED
TAXING ENTITIES CONCERNING THE PROPOSED
AMENDMENT NO. 10 TO THE GRINNELL URBAN
RENEWAL PLAN FOR THE CITY OF GRINNELL, STATE OF
IOWA

The City of Grinnell, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 4:00 P.M. on September 25, 2025, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa concerning a proposed Amendment No. 10 to the Grinnell Urban Renewal Plan for the Grinnell Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or his delegate, as the designated representative of the City of Grinnell, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 10 to the Grinnell Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2025.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 10 before the City Council at its meeting which commences at 7:00 P.M. on October 20, 2025, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Grinnell Herald Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 10 TO THE GRINNELL URBAN
RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY
OF GRINNELL, STATE OF IOWA

The City Council of the City of Grinnell, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on October 20, 2025 in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, to consider adoption of a proposed Amendment No. 10 to the Grinnell Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Grinnell, State of Iowa.

The Grinnell Urban Renewal Area contains the land legally described as follows:

ORIGINAL PROJECT AREA

Beginning at the intersection of Pearl Street and 6th Avenue; then east on 6th Avenue to the alley between Broad Street and Park Street; then south along the alley right-of-way to 5th Avenue; then east on 5th Avenue to High Street; then south on High Street to 3rd Avenue; then east on 3rd Avenue to Penrose Street; then north on Penrose Street to 6th Avenue; then east on 6th Avenue to Oak Street; then south on Oak Street to 4th Avenue; then west on 4th Avenue to Maple Street; then south on Maple Street to the corporate limits; then following the corporate limits around the southeast, the south, and the southwest sides of the City until it intersects with the Iowa Interstate Railroad right-of-way; then northeast along the Iowa Interstate Railroad right-of-way to Pearl Street; then north on Pearl Street to the point of beginning.

AMENDMENT NO. 1 AREA

(Lang Creek Crossing East Side of 146) That part of the Northwest Quarter of Section 33, Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa more particularly described as follows:

Commencing as a point of reference at the Southwest corner of the Northwest Quarter of said Section 33;

thence North 00°32'00" West 1321.58 feet along the West line of said Northwest Quarter (assumed bearing for purposes of this description only) to a point of intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence North 89°52'00" East 153.77 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East Right-Of-Way line of State Highway No. 146, said point being the Point of Beginning:

thence South 00°40'30" East 305.69 feet along the East Right-of-Way line of State Highway No. 146;

thence South 38°34'41" East 63.48 feet along the Northerly Right-of-Way line of Interstate Route No.80, as shown on the plans for Project No. I-80-5(13)178, to a point 70.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 60°44'24" East 759.73 feet along said Northerly Right-of-Way line to a point 100.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 64°57'24" East 378.49 feet along said Northerly Right-of-Way line to a point 75.00 feet in perpendicular distance from and concentric with the Edge of Slab of Ramp "A";

thence South 88°57'59" East 129.47 feet along said Northerly Right-of-Way line to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33, said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence South 85°33'30" East 368.89 feet along said Northerly Right-of-Way line and parallel with the centerline of Interstate Route No.80 to a point of intersection with the Westerly Right-of-Way line of the Union Pacific Railroad, (formerly Minneapolis-Saint Louis Railroad) said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence North 09°55'26" East 0.91 feet along said Westerly Right-of-Way line;

thence Northeasterly 99.56 feet along said Westerly Right-of-Way line on a clothoid spiral curve, concave Westerly, having a theta angle of 00°30'08" and whose 99.56 foot chord bears North 09°45'27" East;

thence Northeasterly 826.75 feet along said Westerly Right-of-Way line on a 5679.65 foot radius circular curve, concave Westerly, whose 826.02 foot chord bears North 05°15'14" East to a point of intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33;

thence South 89°52'00" West 468.62 feet along the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence continuing South 89°52'00" West 1170.18 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to the Point of Beginning. Said parcel contains 26.47 acres more or less.

(Lang Creek Crossing – West Side of Highway 146) That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 80 North, Range 16 West of the 5th PM, City of Grinnell, Poweshiek County, Iowa, lying west of the west right-of-way line of State Highway 146 and north of the northerly right-of-way line of I-80, being more particularly described as follows:

Beginning at the point-of-intersection of said west right-of-way line with the north line of the said Southeast 1/4;

thence along said west right-of-way line, South 00°08'30" East (assumed bearings for this description), for a distance of 306.00 feet to the point-of-intersection with said northerly right-of-way line;

thence along said northerly right-of-way line, South 40°29'40" West, for a distance of 260.02 feet;

thence continuing along said northerly right-of-way line, South 66°55'30" West, for a distance of 878.20 feet;

thence continuing along said northerly right-of-way line, being the arc of a curve to the right for an arc distance of 171.54 feet, with a radius of 1076.00 feet, whose chord bears South 71°29'32" West, for a distance of 171.36 feet, and with a central angle of 09°08'04";

thence continuing along said northerly right-of-way line, South 84°21'05" West, for a distance of 150 feet, more or less, to the point-of-intersection with the west line of said Southeast ¼;

thence northerly along the west line of said Southeast ¼, for a distance of 914 feet, more or less, to the northwest corner of said Southeast ¼;

thence easterly along the north line of said Southeast ¼, for a distance of 1287 feet, more or less, to the Point-of-Beginning.

Containing 20.5 Acres, more or less.

AMENDMENT NO. 2 AREA

Lot A in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 171, excepting therefrom Parcel A in said Lot A according to the Plat thereof appearing of record in Survey Book 7 at Page 1 and supplemented in Affidavit recorded in Book 574 at Page 305.

AND

Parcel A in Lot A of the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 1.

AND

That part of Lot D in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., according to the Plat thereof appearing of record in Plat Book D at page 171, described as: the South 175 Feet of the North 633.2 Feet of the West 175 Feet of the East 208 Feet, excepting therefrom: those parcels conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the West 1,427', except the South 66', except the South 175' of the North 633.2' of the West 175' of the East 208' and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

A strip of land 66' wide along the south side of Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the west 1,427' of Lot D and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

The East One Hundred Thirty-seven Rods of the North Fifty-five Rods of the South Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., subject to Easement to the State of Iowa appearing of record in Book 233 at Page 647.

AMENDMENT NO. 3 AREA

Beginning at the intersection of Pearl Street and 4th Avenue; then west on 4th Avenue to the intersection of 4th Avenue extended and the corporate limits; then north along the northwest corporate limits to the intersection of the corporate limits and 8th Avenue extended; then east on 8th Avenue to the intersection of 8th Avenue & Sunset Street; then north on Sunset Street to the intersection of Sunset Street and 13th Avenue; then east on 13th Avenue to a point 165.88' west of the intersection of 13th Avenue & Prairie Street; then south to a point 165.32' west of the east intersection of Prairie Street & 11th Avenue; then west on 11th Avenue to the intersection of 11th Avenue & Sunset Street; then South on Sunset Street to the intersection of Sunset Street & 8th Avenue; then east on 8th Avenue to the intersection of 8th Avenue & Spencer Street; then south on Spencer Street to a point 190' north of the intersection of Spencer Street & 6th Avenue; then east to a point 190' north of the intersection of Spring Street & 6th Avenue; then south on Spring Street to the intersection of Spring Street & 6th Avenue; then west on 6th Avenue to the intersection of 6th Avenue & Pearl Street; then south on Pearl Street to the point of beginning.

AMENDMENT NO. 4 AREA

That part of the Southeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, described as follows: Commencing at the East Quarter Corner of said Section 20; thence South 00 degrees 27 minutes 22 seconds East, 552.00 feet along the East line of the Southeast Quarter of said Section 20; thence South 89 degrees 32 minutes 38 seconds West, 62.92 feet to the West Right-of-Way (ROW) line of Iowa Highway 146 and the Point of Beginning; thence South 00 degrees 28 minutes 08 seconds West, 420.52 feet along said ROW; thence South 89 degrees 33 minutes 38 seconds West, 3.20 feet continuing along said ROW; thence South 00 degrees 27 minutes 22 seconds East, 246.80 feet continuing along said ROW; thence South 48 degrees 38 minutes 08 seconds West, 68.70 feet continuing along ROW; thence South 00 degrees 41 minutes 38 seconds West, 255.00 feet continuing along said ROW; thence South 06 degrees 08 minutes 22 seconds East, 93.25 feet continuing along said ROW; thence South 89 degrees 32 minutes 38 seconds West, 1028.21 feet; thence North 00 degrees 27 minutes 22 seconds West, 1060.00 feet; thence North 89 degrees 32 minutes 38 seconds East, 1086.00 feet to the Point of Beginning, containing 25.79 acres.

Parcel I in the East Half of the Southwest Quarter of Section Twenty-one, Township Eighty North, Range Sixteen, West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 130

The 100' Union Pacific Railroad Right-Of-Way West of and Lying Adjacent to Parcel "I": A Parcel of Land Lying Within the Southeast Quarter of the Southwest Quarter of Section 21, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, and the North 50' of Pinder Avenue Right-Of-Way

The West Half (W1/2) of the Northeast Quarter (NE1/4) and all that part of the Northwest Quarter (NW1/4) lying East of the Union Pacific Railroad Company Right-of-Way, in Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., and all of the adjacent Union Pacific Railroad Company right-of-way, all of the Pinder Avenue right-of-way adjacent to this parcel except the North 50', and the East Half (E1/2) of the 37th Street right-of-way adjacent to this parcel, excepting therefrom:

1. Lot One (1) in the West Half (W1/2) of the Northeast Quarter (NE 1/4) thereof, according to the Plat thereof appearing of record in Plat Book E at Page 275
2. Parcel A in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thereof, according to the Plat thereof appearing of record in Survey Book 9 at Page 246

AND INCLUDING

Parcel C located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 13 at Page 475.

The Grinnell Urban Renewal Area includes the full right-of-way of all streets forming the boundary of the Area.

AMENDMENT NO. 5 AREA

Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes;

and

South Half of the East Half of the Northwest Quarter (S1/2 E1/2 NW1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes.

AMENDMENT NO. 6 AREA

The West Fractional Half of the Northwest Quarter of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M., in Poweshiek County, Iowa; subject to the Right of Way of the Minneapolis and St. Louis Railway Company, and the Right of Way of the Iowa Southern Utilities Company of Delaware for a transmission line over said real estate as acquired by easement recorded in Book 163, page 386, and subject to the Right of Way of the State of Iowa for a public highway. Except for Lot 1 in

the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.
and

Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

PARCEL “B” OF LOT 2 OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY (80) NORTH, RANGE SIXTEEN (16) WEST OF THE 5TH PRINCIPAL MERIDIAN, POWESHIEK COUNTY, IOWA; FURTHER MORE DESCRIBED AS THE EAST ONE-HALF OF SAID LOT TWO (2) AS DESIGNATED ON PLAT RECORDED IN SUBDIVISION BOOK “D”, PAGE 466 IN THE OFFICE OF THE COUNTY RECORDER OF POWESHIEK COUNTY, IA.; SAID PARCEL CONTAINING 12.386 ACRES INCLUDING 0.323 ACRES ROAD RIGHT-OF-WAY. SURVEY FOR PARCEL “B” IS RECORDED IN BOOK 6, PAGE 63 OF THE POWESHIEK COUNTY RECORDERS OFFICE.

And all adjacent right of way to the above area.

AMENDMENT NO. 7 AREA

Beginning at the NW corner of the NW ¼ or the SW ¼ of Section 9, Township 80, Range 16, thence North Thirty-three (33) feet north, thence West One Hundred Sixty-three (163) feet to a point located on the north right-of-way of 11th Avenue and the Point of beginning: Thence East along the north right-of-way line of 11th Avenue to the East right-of-way line of Main Street, thence South along the east right-of-way line of Main Street to the North right-of-way line of 6th Avenue, thence West along the north right-of-way line of 6th Avenue to the East right-of-way line of Spring Street, thence north along the east right-of-way line of Spring Street Hundred Fifty (150) feet, thence West Sixty-six (66) feet to a point One Hundred Fifty (150) feet North of the 6th Avenue right-of-way line and on the West right-of-way line of Spring Street, thence North along the West right-of-way line of Spring Street to the North right-of-way line of 10th Avenue, thence East along the North right-of-way line of 10th Avenue Two Hundred Forty-three and Seventeen Hundredths (243.17) feet to the Southwest corner of Lot 10, Moyle & Pooley’s 1st Subdivision, thence North along the West property line of Lots 10, 11 and 12, M&P 1st Subdivision One Hundred Ninety-three and three tenths (193.3) feet, thence West Fifteen (15) feet, thence North One Hundred Thirty-two (132) feet, thence East Thirty-five (35) feet, thence North One Hundred Ninety-eight (198) feet to the point of beginning.

And

Beginning at the Southeast corner of Lot 1, Block 3, G.W. Merrill’s 1st Addition, locally known as 1404 Broad Street, thence East along the North right-of-way line of 9th Avenue to a point of intersection with the East right-of-way line of Park Street, thence South on the East right-of-way line of Park Street to the south right-of-way line of 8th Avenue, thence East Seven Hundred Ninety-five (795) feet along the South right-of-way line of 8th Avenue to a point of intersection with the east property line of Parcel 180-0782600, located between 6th and 8th Avenue and Park Street and Union Pacific Railroad, thence South along the East

property line of Parcel 180-0782600 to the North right-of-way line of 6th Avenue, thence West along the North right-of-way line of 6th Avenue to the East right-of-way line of Park Street, thence South along the East right-of-way line of Park Street to the South right-of-way line of 6th Avenue, thence West along the South right-of-way line of 6th Avenue Two Hundred Forty-five (245) feet, thence North Eighty (80) feet to the North right-of-way line of 6th Avenue, thence West Twenty-six (26) feet along the North right-of-way line of 6th Avenue to the Southeast corner of Lot 1, Block 7, North Grinnell, thence North along the East property lines of all of Block 7 and Block 8, North Grinnell, thence North Eighty (80) feet to a point located on the North right-of-way line of 8th Avenue and Two Hundred (200) feet West of the West right-of-way line of Park Street, thence North Two Hundred Twenty-four and Ninety-five Hundredths (224.95) feet to the Northeast corner of the property locally known as 1312 Broad Street, legally described as E 20' of N ½ of Lot 2 and N ½ Lots 3,4 and 5, Block 9, North Grinnell, thence east Nine (9) feet to the West right-of-way line of the alley located in Block 9, North Grinnell, thence North Three Hundred Five (305) feet to the point of beginning.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Grinnell, Iowa.

The City of Grinnell, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area, and to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 10 would to add to, update, and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2025.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 10, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 10 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 15th day of September, 2025.

Mayor

ATTEST:

City Clerk

Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.

ATTACH THE AMENDMENT
LABELED AS EXHIBIT 1 HERE

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF POWESHIEK

)

I, the undersigned City Clerk of the City of Grinnell, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2025.

City Clerk, City of Grinnell, State of Iowa

(SEAL)

4906-9670-1031-1\10542-182

RESOLUTION NO. 2025-166

A RESOLUTION APPROVING THE SALE OF CERTAIN REAL PROPERTY

WHEREAS, the City Council scheduled a hearing for the 15th day of September 2025, to make its final determination on the proposal to sell certain real property; and

WHEREAS, said public hearing was held and all comments and objections were duly considered; and

WHEREAS, the City Council determined that the city's best interests would be served by selling such real property; and

NOW, THEREFORE, upon a motion duly made by Council member_____, seconded by Council member_____, and properly carried, it is hereby **RESOLVED**:

1. That the City of Grinnell, Iowa proposes to sell the following described property, to-wit:

SCOUT SUBDIVISION LOTS 34-40

2. That such property shall be sold to Chuck Griffith for \$175,000.00 and the buyer's other obligations under the proposed terms of a real estate purchase agreement.
3. That the proposed real estate purchase agreement is hereby accepted and the Mayor and City Clerk are hereby authorized to execute the purchase agreement and other documents related to completing the conveyance of the real estate.
4. That the City Attorney will be directed to prepare all necessary documents to complete the contemplated sale.

Dated this 19th day of May 2025.

DAN F. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK



So nice to come *home* to.

POST: 1402 Hwy 224 S.
Post Office Box 66
Kellogg, Iowa 50135

TEL: 641/526.8579
888/338.6541

FAX: 641/526.3088
ghomes@griffithhomebuilders.com

Offer Letter

To: Tyler Avis / City of Grinnell
From: Chuck Griffith
Date: 8/16/2025
Re: lot purchase Scout Subdivision Grinnell Iowa

City Council,

I will meet your asking price of \$25,000 per lot for the following lots of the Scout Subdivision

Lot 34,

Lot 35

Lot 36

Lot 37

Lot 38

Lot 39

Lot 40

Total Offer \$175,000.00

I would like closing date to coincide with final utility installation and final grading.

C. W. Griffith



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ACE-4655-OE

Issued Date: 09/09/2025

EFFECTIVE IMAGES
KEVIN KEUP
1027 5th Ave. NW
Watertown, SD 57201

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Street Sign Grinell, IA Hi-Rise
County, State: Poweshiek, Iowa

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	41-41-50.90N	92-43-43.80W	981 Ft	63 Ft	1044 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 03/09/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at 1-206-231-2877, or Nicholas.Sanders@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ACE-4655-OE.

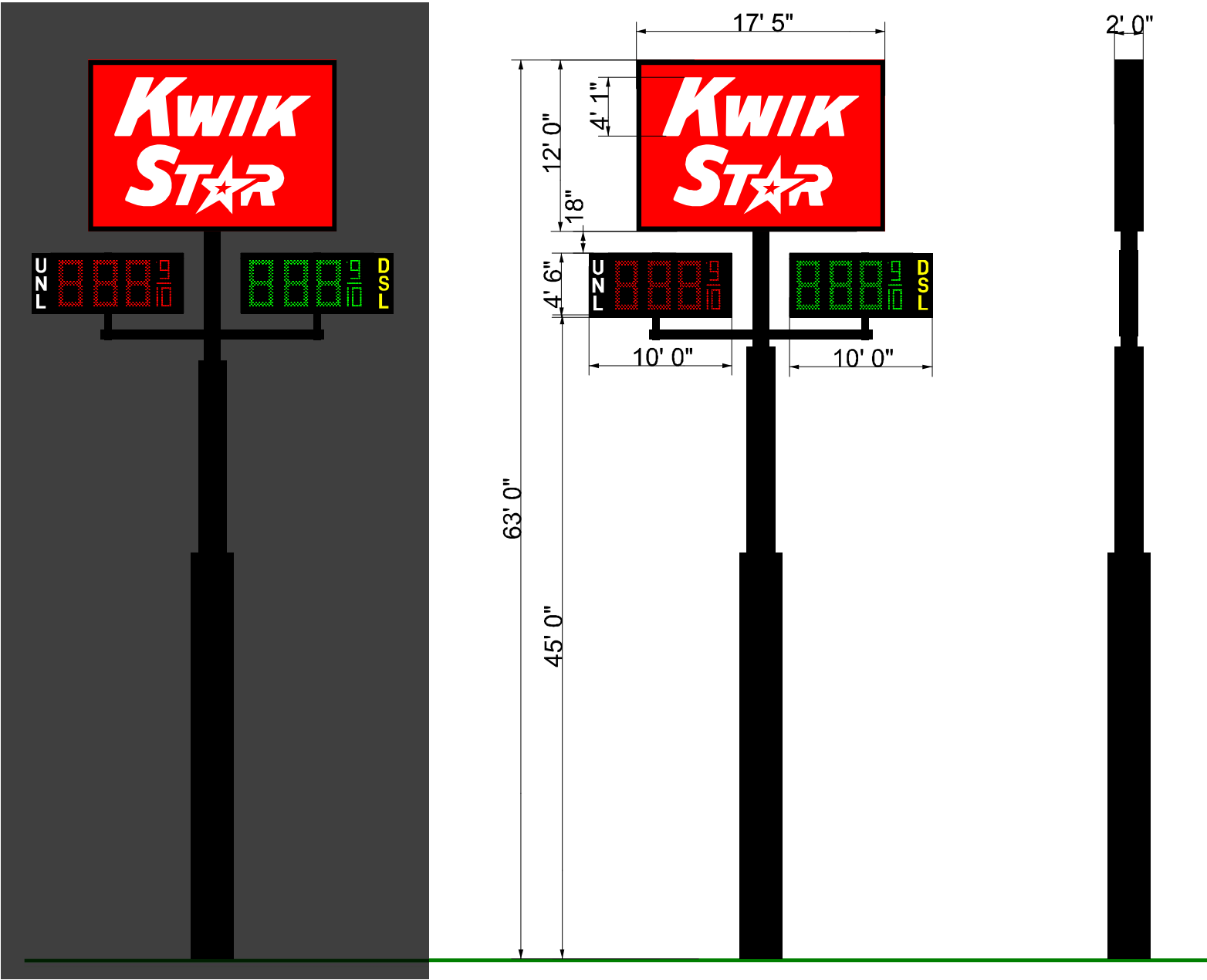
Signature Control No: 675603330-677138023

nicholas.sanders@faa.gov

Technician

(DNE)

PRICE DIGITS TO BE DAKTRONICS - DAKTRONICS AND WATCHFIRE ARE APPROVED MANUFACTURERS FOR EMCS



lacrossesign.com

1450 Oak Forest Drive Onalaska, WI 54650 608-781-1450
2242 Mustang Way Madison, WI 53718 608-222-5353
2502 Melby Street Eau Claire, WI 54703 715-835-6189

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Client

Kwik Trip #1786
Grinnell, IA
Project
A - Highrise

Consultant
Carlee Strong

Design Art
Danielle Hadley

Highrise Sign Specifications

MAIN ID
-Fabricated Aluminum w/
Translucent Flex Faces & White LEDs
PRICERS
-Fabricated Aluminum w/ Opaque
Faces, Illuminated Copy & 48" Pricers

Area

-Main ID 209 sqft
-Pricers Total 90.0 sqft
-Total 299.0 sqft

Colors

- 1 Black S/G
- 2 Cardinal Red
- 3 White Flex
- 4 White of Lexan
- 5 Black (3630-22)
- 6 Yellow (3630-015)

Job Number

129870

Creation Date

7/1/2025

Revision Date

7/2/2025

Revision Number

File Path

1 - Kwik Trip\KWIK TRIP STORES VENDOR
704065\LA CROSSE\129870-Artwork for KT 1786
Grinnell\Design\1786 Grinnell\Art 129870 Highrise

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.