



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, OCTOBER 20, 2025, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/94166585570?PWD=BOBXDABAT4WKBZFUYZ79
QUKFOEJSCK.1](https://zoom.us/j/94166585570?pwd=BOBXDABAT4WKBZFUYZ79QUKFOEJSCK.1)

MEETING ID: 941 6658 5570
PASSCODE: 332466

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. October 6, 2025 - Minutes
- B. Tobacco Permit: McNally Markets LLC.
- C. Liquor Licenses:
 - 1. Hometown Heros, 908 Main Street.
 - 2. Prairie Canery, 924 Main Street.

4. Meeting Minutes and Communications:

- A. Finance Committee Minutes: October 6, 2025.
- B. Public Works & Grounds Committee Minutes: October 6, 2025.
- C. Public Safety Committee Minutes: October 6, 2025.
- D. Planning Committee Minutes: October 6, 2025.
- E. September 2025 Monthly Report - Police.
- F. September Monthly Report - Building and Planning.

5. Public Hearings:

- A. On proposed change in zoning classification of land, 1125 East Street Lane.

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

- B. On the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) — State Street to East Street Project.
- C. On Amendment No. 10 to the Grinnell Urban Renewal Plan for an urban renewal area in the city of Grinnell, Iowa.

6. Committee Business:

A. Report from the Public Works and Grounds Committee

- 1. Discuss a proposal from the American Legion for their Flag Program.
- 2. Consider approval of a resolution adopting plans and specifications, proposed form of contract and estimate of construction cost for the construction of the 4th Avenue Reconstruction (2026) - State Street to East Street Project. (See Resolution No. 2025-181)
- 3. Consider approval of a proposed driveway approach for the 365 Lang Creek Ave location for their diesel addition.

B. Report from the Public Safety Committee

- 1. Consider approval of a resolution approving intergovernmental transfer of public funds agreement between the Iowa Department of Health and Human Services and city of Grinnell. (See Resolution No. 2025-182)
- 2. Consider approval of a resolution approving the provider participation agreement between the city of Grinnell Fire Department and the Iowa Department of Health and Human Services. (See Resolution No. 2025-183)
- 3. Discuss and consider a recommendation for increased safety on 4th Avenue East.

C. Report from the Planning Committee

- 1. Consider approval of the first reading of Ordinance No. 1568, an ordinance amending the zoning ordinance of the city of Grinnell, Iowa by amending the zoning for the property generally located at 1125 East Street Lane. (See Ordinance No. 1568)
- 2. Consider approval of a resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 10 to the Grinnell Urban Renewal Plan. (See Resolution No. 2025-184)

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3. Consider approval of a resolution establishing a date for a public hearing on the proposed sale of city-owned property Scout Subdivision Lot 24, Lot 25, Lot 26, Lot 27, and Lot 28 in the city of Grinnell, Iowa. (See Resolution No. 2025-185)

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:

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.



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, OCTOBER 6, 2025, AT 7:00 PM
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[HTTPS://ZOOM.US/J/94029629743?PWD=Q1BSQLFOSTMXDVIDIM1PYA0NODDK0QT09](https://zoom.us/j/94029629743?pwd=Q1BSQLFOSTMXDVIDIM1PYA0NODDK0QT09)

MINUTES

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: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by White, to approve the consent agenda:

1. Craft Brewhouse, 923 Main Street.
2. Casa Margarita's Mexican Restaurant, 707 West Street.
3. Grinnell College, 1115 8th Avenue.
4. Mayflower Homes Inc., 619 Park Street.

AYES: 5-0. Motion carried.

The Mayor and Council acknowledged receipt of the following meeting minutes and communications:

- A. Finance Committee Minutes: September 15, 2025.
- B. Public Works & Grounds Committee Minutes: September 15, 2025.
- C. Public Safety Committee Minutes: September 15, 2025.
- D. Planning Committee Minutes: September 15, 2025.
- E. Library Board Minutes: August 27, 2025.
- F. Planning and Zoning Minutes: September 30, 2025.
- G. Proclamation: National Injury Prevention Day, November 18, 2025.

Wray made the motion, seconded by White to approve the final payment of a forgivable loan to Grin City Bakery contingent upon the submission of final equipment invoices. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve a special Campbell Fund request from the Goodfellows for their Holiday Meals Program in the amount of \$4,000.00. AYES: 5-0. Motion carried.

Wray made the motion, seconded by White, to approve the FY 2025 Annual Urban Renewal Report. AYES: 5-0. Motion carried.

The Mayor and Council reviewed the August Investments and Treasurers reports. No action was taken.

Wray made the motion, seconded by White, to approve Resolution No. 2025-167. A resolution for monthly internal transfer in the amount of \$59,685.09. AYES: 5-0. Motion carried.

Wray made the motion, seconded by Hart, to approve Resolution No. 2025-168. A resolution for monthly transfer of funds for trust and agency in the amount of \$931.39. AYES: 5-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2025-169. A resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Grinnell, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$4,328,000 General Obligation Capital Loan Notes, Series 2025B, and providing for a method of payment of said Notes, and Approving form of Tax Exemption Certificate. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve a Service Line Material Notification letter and update on service line inventory. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve of a right-of-way request from Aureon (INS), 5th Avenue. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve a Service Agreement with Bishop Engineering for survey services for Davis Park in the amount of \$8,700.00 contingent upon receiving communication and approval from neighboring residents. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve of a driveway approach request for 325 6th Avenue. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-170. A resolution approving contract Change Order No. 1 in the amount of \$88,889.44 for a net increase to the contract with WRH, Inc. for the Water Treatment Plant Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-171. A resolution accepting the work for the North Streets Inlay Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-172. A resolution accepting work on the 4th Avenue Reconstruction — Prince Street to Pearl Street Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-173. A resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$467,865.00 to Manatt's for the Bliss Street & 8th Avenue Improvements Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-174. A resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$73,188.93 to Con-Struct, Inc. for the Broad Street Inlay Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-175. A resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$168,940.73 to InRoads, LLC. for the Hazelwood Cemetery Roads Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-176. A resolution authorizing payment of contractor's Pay Request No. 6, in the amount of \$136,567.25 to Con-Struct, Inc. for the Scout Subdivision. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-177. A resolution setting the date for a public hearing on the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) - State Street to East Street Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-178. A resolution authorizing payment of contractor's Pay Request No. 7, in the amount of \$932,823.64 to WRH, Inc. for the Water Treatment Plant Project. AYES: 5-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-179. A resolution approving contract Change Order No. 1 in the amount of \$16,197.00 for a net increase to the contract with Braun Intertec for the Construction Materials Testing for the Water Systems Improvement Project. AYES: 5-0. Motion carried.

The Mayor and Council reviewed the Grinnell Water Department Sanitary Survey. No

action was taken.

White made the motion, seconded by Hueftle-Worley, to approve the Grinnell Area Chamber of Commerce's request for street closures on Commercial Avenue, Park Street, Broad Street, Main Street, Third Avenue, Fourth Avenue, and Fifth Avenue on October 9th starting at 4:00 PM for the Homecoming Parade. AYES: 5-0. Motion carried.

Wray made the motion, seconded by White, to approve Resolution No. 2025-180. A resolution setting the date of a public hearing to consider an ordinance changing the zoning classification of land for the property, generally located at 1125 East Street Lane. AYES: 5-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 7:28 P.M.



DAN F. AGNEW, MAYOR

ATTEST:



ALYSSA DEVIG, CITY CLERK



Additional instructions are on the final page.

For period (MM/DD/YYYY) 10 / 03 / 2025 through 06/30/ 2026

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:

Legal name/Doing business as (DBA): McNally Markets LLCIowa sales and use tax account number: 3-07-107626Retail address: 1026 Main St City: Grinnell State: IA ZIP: 50112Mailing address: 1026 Main St City: Grinnell State: IA ZIP: 50112Phone: 641-236-3166

Legal Ownership Information:

Type of ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC ☒ LLP ☐Name of sole proprietor, partnership, corporation, LLC, or LLP: McNally Markets LLCPrimary office address: 1026 Main St City: Grinnell State: IA ZIP: 50112Phone: 641-236-3166 Fax: _____ Email: mcnallymarket@gmail.com

Retail Information:

Types of Sales: Over-the-counter ☒ Vending machine ☐ Vending machine that assembles cigarettes ☒ Delivery sales of alternative nicotine/vapor products (see instructions) ☐Mobile sales (see instructions) ☐ VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative nicotine products ☐ Vapor products ☒

Type of Establishment: (Select the options that best describe the establishment)

Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☐ Drug store ☐Grocery store ☒ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐Other (provide description) ☐ _____

Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):

3-07-107626Do you intend to make retail sales to ultimate consumers? Yes ☒ No ☐

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.

Name: Mayankkumar Patel Title: Owner / PresidentAddress: 4074 Howe RdCity: Wayne State: MI ZIP: 48184

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

Name: _____ Title: _____

Address: _____

City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Mayankkumar PatelAuthorized Signature: Mayank PatelDate: 10/3/25 Email: patelm1993@gmail.com

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$75.00
- Fill in the date the permit was approved by the council or board: _____
- Fill in the permit number issued by the city/county: _____
- Fill in the name of the city or county issuing the permit: _____
- New ☒ Renewal ☐

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor Instructions

General Instructions

- Complete all applicable fields. A permit will not be issued until this application is properly completed and has been approved by your local jurisdiction or the Iowa Department of Revenue.
- Fill in the month, day, and years that this application covers.
- All permits expire annually on June 30.
- A new application must be submitted every year.

Business Information

- Fill in the legal name/DBA name of the business.
- Fill in the 9-digit Iowa sales and use tax permit number.
- Fill in the retail location address, city, and ZIP code. This is the address that will appear on the permit, if approved. If you are making mobile sales (see below for further instructions), use this line to report the address of the location from which your vehicle will be dispatched.
- Fill in the mailing address or PO Box, city, state, and ZIP code.
- Fill in the 10-digit phone number of the business.

Legal Ownership Information

- Check the ownership type of the business.
- Fill in the name(s) of the sole proprietor, partnership, the corporation, the LLC, or the LLP that owns the business. This is not the store manager or the corporate president. Do not fill in the name of an individual unless the type of ownership is sole proprietor.
- Fill in the address, city, state, and ZIP code of the business' primary office.
- Fill in the 10-digit phone number, fax number, and email address of the legal owner.

Retail Information

- Check the box for the type of sales the business will make.
- If you will make mobile retail sales, include the vehicle identification number (VIN) and license plate number for the vehicle from which sales will be made. NOTE: Each vehicle is a separate retail location. If you plan to make retail sales from more than one vehicle, you must complete a separate application for each vehicle from which retail sales will be made.
- Check the types of products sold at the business.
- Check the box that best describes the type of business establishment.
- Print the name of the sole proprietor, the partner(s), or corporate officials (up to three).
- Sign and date the application. The application must be signed by an authorized party.
- Return this application and fee to your local jurisdiction: city clerk (within city limits) or county auditor (outside of city limits).

Permit Fees

- The price of a retail permit depends on the location of the business and the month issued

Location	Jul-Sep	Oct-Dec	Jan-Mar	Apr-Jun
Outside of city limits	\$50.00	\$37.50	\$25.00	\$12.50
City of less than 15,000	\$75.00	\$56.25	\$37.50	\$18.75
City of 15,000 or more	\$100.00	\$75.00	\$50.00	\$25.00

For City Clerk/County Auditor Only

Send completed/approved applications within 30 days of issuance to iapledge@iowaabd.com or by fax to 515-281-7375.

Visit the Iowa Department of Revenue at tax.iowa.gov for information regarding minimum price, a list of approved brands, a list of licensed distributors, and answers to frequently asked questions.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
PRAIRIE HOSPITALITY GROUP, LLC	HOMETOWN	(641) 200-1038		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
908 MAIN ST		GRINNELL	POWESHIEK	50112
MAILING ADDRESS	CITY	STATE	ZIP	
908 MAIN ST	GRINNELL	Iowa	50112	

Contact Person

NAME	PHONE	EMAIL
TODD REDING	(641) 831-2798	todd@prairiehg.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0051793	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Oct 10, 2025	Oct 9, 2026	

SUB-PERMIT
Class C Retail Alcohol License



State of Iowa

Alcoholic Beverages Division

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
TODD REDING	GRINNELL	Iowa	501121424	Owner	50.00	Yes
Kim Durr-Wood	Columbia	Missouri	65201	Owner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Farm Bureau Mutual Insurance Co

POLICY EFFECTIVE DATE

Oct 10, 2025

POLICY EXPIRATION DATE

Oct 10, 2026

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS		
PRAIRIE HOSPITALITY GROUP LLC	PRAIRIE CANARY	(641) 200-1038		
ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
924 MAIN ST		GRINNELL	POWESHIEK	50112
MAILING ADDRESS	CITY	STATE	ZIP	
924 MAIN ST	GRINNELL	Iowa	50112	

Contact Person

NAME	PHONE	EMAIL
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Oct 10, 2025	Oct 9, 2026		
SUB-PERMITS			
Class C Retail Alcohol License			



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
TODD REDING	GRINNELL	Iowa	501121424	Partner	50.00	Yes
Kim Durr-Wood	Columbia	Missouri	65201	Owner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY

Farm Bureau Mutual Insurance Co

POLICY EFFECTIVE DATE

Oct 10, 2025

POLICY EXPIRATION DATE

Oct 10, 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 REGULAR SESSION MEETING
MONDAY, OCTOBER 6, 2025, AT 8:00 AM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

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MINUTES

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

The agenda was approved as presented.

White made the motion, seconded by Hart, to approve the final payment of a forgivable loan to Grin City Bakery contingent upon the submission of final equipment invoices. AYES: 3-0. Motion carried.

Hart made the motion, seconded by None, to approve a special Campbell Fund request from the Goodfellows for their Holiday Meals Program in the amount of \$3,000.00. AYES: 0-0. Motion Failed.

Hart made the motion, seconded by White, to approve a special Campbell Fund request from the Goodfellows for their Holiday Meals Program in the amount of \$4,000.00. AYES: 3-0. Motion carried.

Hart made the motion, seconded by White, to approve the FY 2025 Annual Urban Renewal Report. AYES: 3-0. Motion carried.

The committee reviewed the August investments and treasurers reports. No action was taken.

White made the motion, seconded by Hart, to approve Resolution No. 2025-167. A resolution for monthly internal transfer in the amount of \$59,685.09. AYES: 3-0. Motion carried.

Hart made the motion, seconded by White, to approve Resolution No. 2025-168. A resolution for monthly transfer of funds for trust and agency in the amount of \$931.39. AYES: 3-0. Motion carried.

White made the motion, seconded by Hart, to approve Resolution No. 2025-169. A resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Grinnell, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$4,328,000 General Obligation Capital Loan Notes, Series 2025B, and providing for a method of payment of said Notes, and Approving form of Tax Exemption Certificate. AYES: 3-0. Motion

carried.

There were no inquiries.

The meeting was adjourned at 8:30 A.M.

JO WRAY, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



GRINNELL PUBLIC WORKS OR GROUNDS COMMITTEE REGULAR SESSION
MEETING
MONDAY, OCTOBER 6, 2025, AT 4:45 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

MINUTES

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Byron Hueftle-Worley and Lee Staroska. Absent: Rachel Bly. Also present were: Mayor Agnew, Lisa Beames, Russ Crawford, Alyssa Devig, Adrienne Hardin, Chris Starrett, Jim White, and Jo Wray.

The agenda was approved as presented.

Staroska made the motion, seconded by Hueftle-Worley, to approve the Service Line Material Notification letter and direct staff to send notifications as required. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve a right-of-way request from Aureon (INS), 5th Avenue. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve a Service Agreement with Bishop Engineering for survey services for Davis Park in the amount of \$8,700.00 contingent upon receiving communication and approval from neighboring residents. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve a driveway approach request for 325 6th Avenue. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-170. A resolution approving contract Change Order No. 1 in the amount of \$88,889.44 for a net increase to the contract with WRH, Inc. for the Water Treatment Plant Project. AYES: 2-0. Motion carried.

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Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-172. A resolution accepting work on the 4th Avenue Reconstruction — Prince Street to Pearl Street Project. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No.

2025-173. A resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$467,865.00 to Manatt's for the Bliss Street & 8th Avenue Improvements Project. AYES: 2-0. Motion carried.

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Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-175. A resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$168,940.73 to InRoads, LLC. for the Hazelwood Cemetery Roads Project. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-176. A resolution authorizing payment of contractor's Pay Request No. 6, in the amount of \$136,567.25 to Con-Struct, Inc. for the Scout Subdivision. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-177. A resolution setting the date for a public hearing on the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) - State Street to East Street Project. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-178. A resolution authorizing payment of contractor's Pay Request No. 7, in the amount of \$932,823.64 to WRH, Inc. for the Water Treatment Plant Project. AYES: 2-0. Motion carried.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-179. A resolution approving contract Change Order No. 1 in the amount of \$16,197.00 for a net increase to the contract with Braun Intertec for the Construction Materials Testing for the Water Systems Improvement Project. AYES: 2-0. Motion carried.

The committee reviewed the Grinnell Water Department Sanitary Survey. No action was taken.

Chris Starett and Lisa Beames with Grinnell-Newburg School District updated the Committee on a sewer line issue at the Ahrens Park location.

The meeting was adjourned at 5:21 P.M.

BYRON HUEFTLE-WORLEY, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



GRINNELL PUBLIC SAFETY COMMITTEE REGULAR SESSION MEETING
MONDAY, OCTOBER 6, 2025, AT 5:30 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

[HTTPS://ZOOM.US/J/94029629743?PWD=Q1BSQLFOSTMXDQVDIM1PYA0NODDK0QT09](https://zoom.us/j/94029629743?pwd=Q1BSQLFOSTMXDQVDIM1PYA0NODDK0QT09)

MINUTES

White (Chair), Hueftle-Worley, Staroska. Also present were Mayor Agnew, Russ Crawford, Alyssa Devig, Rick Jacoby, and Jo Wray.

The agenda was approved as presented.

Staroska made the motion, seconded by Hueftle-Worley, to approve the Grinnell Area Chamber of Commerce's request for street closures on Commercial Avenue, Park Street, Broad Street, Main Street, Third Avenue, Fourth Avenue, and Fifth Avenue on October 9th starting at 4:00 PM for the Homecoming Parade. AYES: 3-0. Motion carried.

Rick Jacoby, with the Grinnell American Legion presented information about a project the American Legion would like to work on.

The meeting was adjourned at 5:41 P.M.

JIM WHITE, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR



GRINNELL PLANNING COMMITTEE REGULAR SESSION MEETING
MONDAY, OCTOBER 6, 2025, AT 6:15 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM

[HTTPS://ZOOM.US/J/94029629743?PWD=Q1BSQLFOSTMXDVDIM1PYA0NODDK0QT09](https://zoom.us/j/94029629743?pwd=Q1BSQLFOSTMXDVDIM1PYA0NODDK0QT09)

MINUTES

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

The agenda was approved as presented.

Hart made the motion, seconded by Wray, to approve Resolution No. 2025-180. A resolution setting the date of a public hearing to consider an ordinance changing the zoning classification of land for the property, generally located at 1125 East Street Lane. AYES: 2-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 6:26 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: 7 OCT 2025

SUBJECT: MONTHLY REPORT FOR SEPTEMBER 2025

MONTHLY STATS	CURRENT MO.	LAST MO.	PREVIOUS YEAR
	SEPT 2025	AUG 2025	SEPT 2024
ARRESTS	24	24	20
CITATIONS	40	38	15
WARNINGS	40	42	26
PD Collisions	11	10	16
PI Collisions	3	3	4
HIT & RUN	1	3	4
Parking Citations	77	57	97
Calls for Service	656	781	819

BIAS-BASED POLICING REPORT (SEPT 2025)

	ETHNICITY	GENDER (M/F)	RACE
ARRESTS	1 (Hispanic or Latino) 23 (Not Hispanic or Latino)	13/11	0 (American Indian or Alaska Native) 0 (Asian) 3 (Black) 21 (White)
CITATIONS	7 (Hispanic or Latino) 33 (Not Hispanic or Latino)	16/24	37 (White) 1 (Asian) 1 (Black) 1 (American Indian or Alaska Native)
WARNINGS	5 (Hispanic or Latino) 35 (Not Hispanic or Latino)	15/25	38 (White) 1 (Asian) 1 (Black) 0 (American Indian or Alaska Native)



City of Grinnell
...Jewel of the Prairie

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

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

MENTAL HEALTH CRISIS CFS FOR SEPT 2025 (Faith Repp)

Mental Health Crisis Calls for Service (CFS) - Total	73
Poweshiek County Sheriff's Office- CFS Referred	0
Grinnell Fire Department – CFS Referred	1
Grinnell Police Department- CFS Referred	46
% Referred for additional resources/ assistance	63%

CODE ENFORCEMENT CFS FOR SEPT 2025 (Daniel Gilliam)

Abandoned Vehicles	1
Animal Complaints	8
City Code Violations/ Warnings	6
Total:	15

Respectfully submitted,

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

Michael A. McClelland, Chief of Police



September 2025 Building Department Memorandum
City of Grinnell, Iowa

FROM: Tyler Avis
Director of Building and Planning
TO: Honorable Dan Agnew
Honorable Council Persons
Mr. Russell Behrens, City Manager
Ms. Ann Wingerter, City Clerk

DATE: October 6, 2025

Subject: Monthly Report for September

CITY OF GRINNELL
520 Fourth Avenue
Grinnell, Iowa
50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

SEPTEMBEROR

DAN F.
AGNEW
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At-Large

JIM WHITE
At-Large

LEE STAROSKA
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

SHANE HART
4th Ward

ADMINISTRATION

RUSSELL L.
BEHRENS
City Manager
RBehrens@
grinnelliowa.gov

ALYSSA DEVIG
City Clerk/Finance Director
Adevig@grinnelliowa.gov

KRISTINE STONE
City Attorney
kstone@ahlerslaw.com

Visit us at
www.grinnelliowa.gov

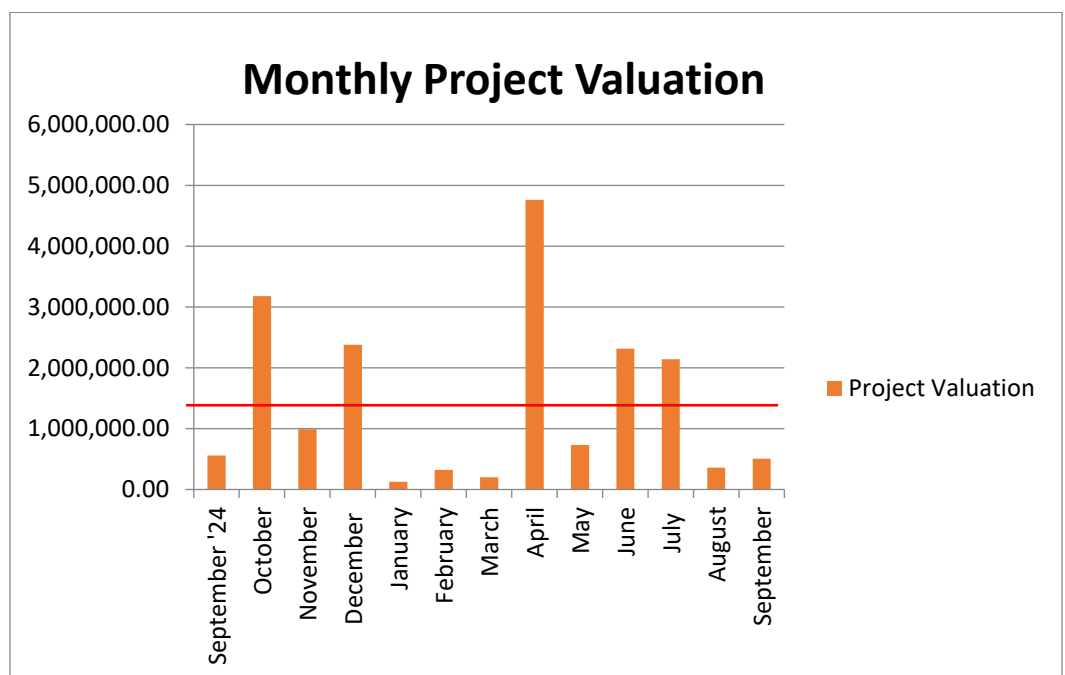
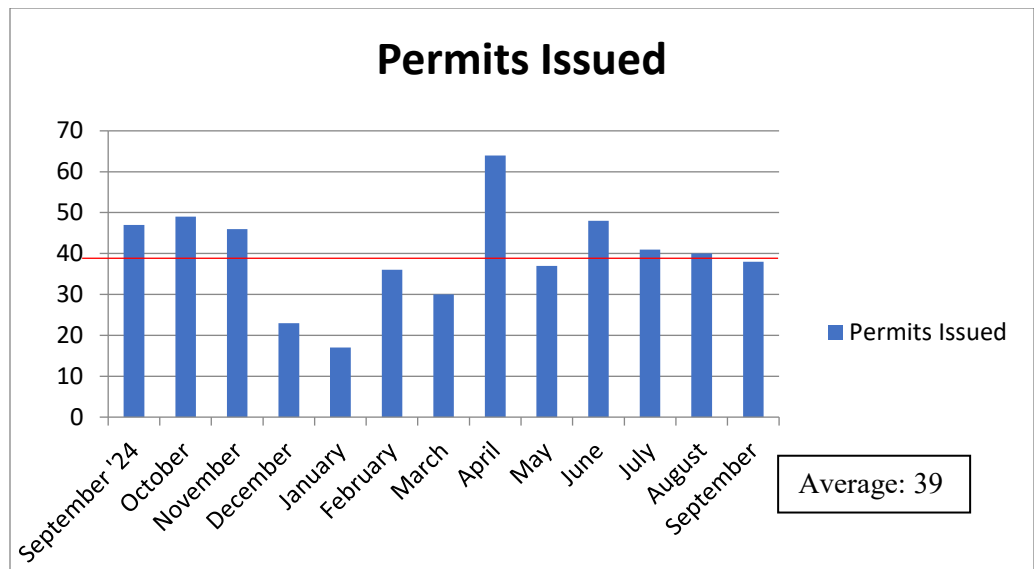
During the month of September there were 38 permits issued for the following projects:

Residential Addition:	1
Residential Remodel:	1
Residential Accessory:	2
Commercial Remodel:	1
Fence:	1
Flatwork:	2
Food Truck:	1
Mechanical:	3
Retal Inspection:	1
Siding:	2
Signs:	3
Solar Array:	12
Water Heater Changeout:	8

Total project valuation for September: \$505,239.00

Total project valuation for FY '26: \$3,005,395.00

Respectfully Submitted,
Tyler Avis
Director of Building and Planning



- April '25 + 10,860,000.00 for Merge's Emera Project

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 1
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260013 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 210 6TH AVE
APPLIED DATE: 9/04/2025 ISSUED DATE: 9/04/2025 EXPIRATION DATE: 3/12/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: CANNONSOLA CANNON SOLAR ISSUED TO: CLASH, REBECCA
2008 EAST FLETCHER ST
PHILADELPHIA, PA 19125 GRINNELL, IA 50112
SQUARE FEET: 1,116
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00
DESCRIPTION: INSTALL A 6.48KW ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: CANNONSOLA CANNON SOLAR CLASS:
2008 EAST FLETCHER ST
PHILADELPHIA, PA 19125
ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 36,365.36 BALANCE: 0.00

PROJECT: 20260085 - MONUMENT SIGN TYPE: SIGN-MON MONUMENT SIGN
PROPERTY: 616 BROAD ST
APPLIED DATE: 9/04/2025 ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: LATITUDE LATITUDE SIGNAGE ISSUED TO: MAYFLOWER COMMUNITY
1219 ZIMMERMAN DR
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 253.63
DESCRIPTION: NEW SIGNAGE FOR DINING

SEGMENT: SIGN-MON - MONUMENT SIGN
CONTRACTOR: LATITUDE LATITUDE SIGNAGE CLASS:
1219 ZIMMERMAN DR
GRINNELL, IA 50112
ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026
BUILDING CODE: SIGN-MON MONUMENT SIGN
STATUS: Not Started VALUATION: 8,255.00 BALANCE: 253.63

PROJECT: 20260086 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1333 ELM ST
APPLIED DATE: 9/04/2025 ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: BROOINC BROOKWOOD ISSUED TO: DRISCOLL, BARRY
409 N 23RD AVENUE W
NEWTON, IA 50208 GRINNELL, IA 50112
SQUARE FEET: 1,887
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 2
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

DESCRIPTION: REPLACE BOILER

SEGMENT: MECH - MECHANICAL

CONTRACTOR: BROOINC BROOKWOOD
409 N 23RD AVENUE W
NEWTON, IA 50208

CLASS: MC MECHANICAL CONTRACTOR

ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026

BUILDING CODE: MECH MECHANICAL

STATUS: Not Started VALUATION: 12,000.00 BALANCE: 0.00

PROJECT: 20260087 - SOLAR ARRAY - C

TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION

PROPERTY: 8 COLLEGE PARK RD

APPLIED DATE: 9/04/2025 ISSUED DATE: 9/04/2025 EXPIRATION DATE: 3/03/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR

ISSUED TO: Graham, David A

3020 SW ORALABOR RD

8 College Park Rd

ANKENY, IA 50023

Grinnell, IA 50112

SQUARE FEET: 2,604

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL 10KW AC ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR
3020 SW ORALABOR RD
ANKENY, IA 50023

CLASS:

ISSUED DATE: 9/04/2025 EXPIRATION DATE: 1/02/2026

BUILDING CODE: SOLAR SOLAR ARRAY

STATUS: Not Started VALUATION: 17,170.00 BALANCE: 0.00

PROJECT: 20260088 - WATER HEATER CHANGEOUT

TYPE: WH C/O WATER HEATER CHANGEOUT

PROPERTY: 1815 BELMONT DR

APPLIED DATE: 9/05/2025 ISSUED DATE: 9/05/2025 EXPIRATION DATE: 1/03/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: GERMLUMHE GERMAN PLUMBING HEATING & COOL

ISSUED TO: Ehresman, Shane

610 1ST AVENUE

1815 Belmont Dr

GRINNELL, IA 50112

Grinnell, IA 50112

SQUARE FEET: 1,220

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: GERMLUMHE GERMAN PLUMBING HEATING & COOL
610 1ST AVENUE
GRINNELL, IA 50112

CLASS: MC MECHANICAL CONTRACTOR

ISSUED DATE: 9/05/2025 EXPIRATION DATE: 1/03/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,500.00 BALANCE: 50.00

PROJECT: 20260089 - FLATWORK TYPE: FLATWORK FLATWORK
PROPERTY: 832 HIGH ST
APPLIED DATE: 9/05/2025 ISSUED DATE: 9/05/2025 EXPIRATION DATE: 1/03/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: JERKEENAN KEENAN, JERRY ISSUED TO: MAUTNER, CODY
4092 HWY F36W 832 HIGH ST
NEWTON, IA 50208 GRINNELL, IA 50112
SQUARE FEET: 2,982
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL NEW DRIVEWAY OFF HIGH

SEGMENT: FLATWORK - FLATWORK
CONTRACTOR: JERKEENAN KEENAN, JERRY CLASS:
4092 HWY F36W
NEWTON, IA 50208
ISSUED DATE: 9/05/2025 EXPIRATION DATE: 1/03/2026
BUILDING CODE: FLATWORK FLATWORK
STATUS: Not Started VALUATION: 15,000.00 BALANCE: 0.00

PROJECT: 20260090 - FENCE TYPE: FENCE FENCE
PROPERTY: 1623 REED ST
APPLIED DATE: 9/08/2025 ISSUED DATE: 9/08/2025 EXPIRATION DATE: 1/06/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: JUSTTHEHAN JUST THE HANDYMAN ISSUED TO: FREEMAN, DOUGLAS
14444 S 68TH AVE W 1623 REED ST
MITCHELLVILLE, IA 50169 GRINNELL, IA 50112
SQUARE FEET: 1,232
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: 6-FOOT TALL PRIVACY FENCE IN REAR YARD

SEGMENT: FENCE - FENCE
CONTRACTOR: JUSTTHEHAN JUST THE HANDYMAN CLASS:
14444 S 68TH AVE W
MITCHELLVILLE, IA 50169
ISSUED DATE: 9/08/2025 EXPIRATION DATE: 1/06/2026
BUILDING CODE: FENCE FENCE
STATUS: Not Started VALUATION: 9,500.00 BALANCE: 0.00

PROJECT: 20260091 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1422 BROAD ST
APPLIED DATE: 9/08/2025 ISSUED DATE: 9/08/2025 EXPIRATION DATE: 1/06/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: SERVICELEG SERVICE LEGENDS ISSUED TO: Couzo, Evan
6365 NE 14TH ST 1422 Broad St
DES MOINES, IA 50313 Grinnell, IA 50112
SQUARE FEET: 2,879
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 4
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

DESCRIPTION: REPLACE FUANCE AND AC

SEGMENT: MECH - MECHANICAL

CONTRACTOR: SERVICELEG SERVICE LEGENDS

CLASS:

6365 NE 14TH ST

DES MOINES, IA 50313

ISSUED DATE: 9/08/2025 EXPIRATION DATE: 1/06/2026

BUILDING CODE: MECH MECHANICAL

STATUS: Not Started VALUATION: 16,390.00 BALANCE: 0.00

PROJECT: 20260092 - WATER HEATER CHANGEOUT

TYPE: WH C/O WATER HEATER CHANGEOUT

PROPERTY: 1602 10TH AVE PL

APPLIED DATE: 9/10/2025 ISSUED DATE: 9/10/2025 EXPIRATION DATE: 1/08/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: E6 PLUMBING E6 PLUMBING

ISSUED TO: WHITE, JAMES

1907 BELMONT DR

1602 10TH AVE PL

GRINNELL, IA 50112

GRINNELL, IA 50112

SQUARE FEET: 1,104

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: E6 PLUMBING E6 PLUMBING

CLASS: HVACP

HVAC & PLUMBING

1907 BELMONT DR

GRINNELL, IA 50112

ISSUED DATE: 9/10/2025 EXPIRATION DATE: 1/08/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,300.00 BALANCE: 50.00

PROJECT: 20260093 - RESIDENTIAL ACCESSORY BUILDING

TYPE: 05-RESACC RESIDENTIAL ACCESSORY BLD

PROPERTY: 803 HIGH ST

APPLIED DATE: 9/11/2025 ISSUED DATE: 9/11/2025 EXPIRATION DATE: 1/09/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: QUALCONC QUALITY CONCRETE

ISSUED TO: KRUMM, MR. PAUL

318 EAST ST

803 HGIH ST

GRINNELL, IA 50112

GRINNELL, IA 50112

SQUARE FEET: 3,352

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 0.00

DESCRIPTION: CONSTRUCT SLAB FOR A 24X40X9 DETACHED GARAGE IN REAR YARD

SEGMENT: 05-RESACC - GARAGE

CONTRACTOR: QUALCONC QUALITY CONCRETE

CLASS:

318 EAST ST

GRINNELL, IA 50112

ISSUED DATE: 9/11/2025 EXPIRATION DATE: 1/09/2026

BUILDING CODE: RESACC RESIDENTIAL ACCESSORY BUILDING

STATUS: Not Started VALUATION: 9,000.00 BALANCE: 0.00

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 5
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260094 - FOOD TRUCK PERMIT TYPE: FOODTRUCK FOOD TRUCK
PROPERTY: 619 6TH AVE
APPLIED DATE: 9/12/2025 ISSUED DATE: 9/12/2025 EXPIRATION DATE: 10/12/2025 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: PHO T
2011 MCKAY CT
KNOXVILLE, IA 50138

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: VALID 9/13/2025-10/12/2025

SEGMENT: FOODTRUCK - FOOD TRUCK
CONTRACTOR: CLASS:
ISSUED DATE: 9/12/2025 EXPIRATION DATE: 10/12/2025
BUILDING CODE: FOODTRUCK FOOD TRUCK
STATUS: Not Started VALUATION: 25.00 BALANCE: 0.00

PROJECT: 20260095 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 1600 10TH AVE
APPLIED DATE: 9/12/2025 ISSUED DATE: 9/12/2025 EXPIRATION DATE: 3/11/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR ISSUED TO: BAKER, WAYNE
3020 SW ORALABOR RD 1600 10TH AVE
ANKENY, IA 50023 GRINNELL, IA 50112

SQUARE FEET: 1,308
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A ROOF MOUNTED 6KWAC SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR CLASS:
3020 SW ORALABOR RD
ANKENY, IA 50023
ISSUED DATE: 9/12/2025 EXPIRATION DATE: 1/10/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 9,300.00 BALANCE: 0.00

PROJECT: 20260096 - SIDING TYPE: SIDING SIDING
PROPERTY: 96 11TH AVE
APPLIED DATE: 9/15/2025 ISSUED DATE: 9/15/2025 EXPIRATION DATE: 1/13/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: GANROOF&CO GAN ROOFING & CONSTRUCTION ISSUED TO: ZIEGLER, DIAHN
1939 10TH AVENUE 1426 PRINCE ST
GRINNELL, IA 50112 GRINNELL, IA 50112

SQUARE FEET: 1,424
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 6
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

=====

DESCRIPTION: REPLACE SIDING ON DWELLING AND SHED

SEGMENT: SIDING - SIDING
CONTRACTOR: GANROOF&CO GAN ROOFING & CONSTRUCTION CLASS: GC GENERAL CONTRACTOR
1939 10TH AVENUE
GRINNELL, IA 50112
ISSUED DATE: 9/15/2025 EXPIRATION DATE: 1/13/2026
BUILDING CODE: SIDING SIDING
STATUS: Not Started VALUATION: 11,300.00 BALANCE: 0.00

PROJECT: 20260097 - FLATWORK TYPE: FLATWORK FLATWORK
PROPERTY: 1817 PRINCE ST
APPLIED DATE: 9/15/2025 ISSUED DATE: 9/15/2025 EXPIRATION DATE: 1/13/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: PRECISIONC Precision Concrete ISSUED TO: SCHUSTER, IVY
4298 155th St 1817 PRINCE ST
Brooklyn, IA 52211 GRINNELL, IA 50112
SQUARE FEET: 1,050
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: EXTENSION OF DRIVEWAY FROM DETACHED GARAGE TO EXISTING DRIVEWAY

SEGMENT: FLATWORK - FLATWORK
CONTRACTOR: PRECISIONC Precision Concrete CLASS:
4298 155th St
Brooklyn, IA 52211
ISSUED DATE: 9/15/2025 EXPIRATION DATE: 1/13/2026
BUILDING CODE: FLATWORK FLATWORK
STATUS: Not Started VALUATION: 7,814.00 BALANCE: 0.00

PROJECT: 20260098 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 2038 JEWEL DR
APPLIED DATE: 9/17/2025 ISSUED DATE: 9/17/2025 EXPIRATION DATE: 3/16/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: 1SOURCESOL 1SOURCE SOLAR ISSUED TO: AUGUSTIN, MATTHEW
3020 SW ORALABOR RD 2038 Jewel Dr
ANKENY, IA 50023 Grinnell, IA 50112
SQUARE FEET: 2,580
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A ROOF MOUNTED 8.294KW SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: 1SOURCESOL 1SOURCE SOLAR CLASS:
3020 SW ORALABOR RD
ANKENY, IA 50023
ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 12,380.00 BALANCE: 0.00

10/06/2025 8:51 AM PROJECT MASTER REPORT PAGE: 7
PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260099 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 528 9TH AVE
APPLIED DATE: 9/17/2025 ISSUED DATE: 9/17/2025 EXPIRATION DATE: 3/16/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR ISSUED TO: PFITSCH, EMILY
3020 SW ORALABOR RD 528 9TH AVE
ANKENY, IA 50023 GRINNELL, IA 50112
SQUARE FEET: 1,660
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A 5KW ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR CLASS:
3020 SW ORALABOR RD
ANKENY, IA 50023
ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 9,410.00 BALANCE: 0.00

PROJECT: 20260100 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 1409 HOBART ST
APPLIED DATE: 9/17/2025 ISSUED DATE: 9/17/2025 EXPIRATION DATE: 3/16/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: CANNONSOLA CANNON SOLAR ISSUED TO: Mills, David
2008 EAST FLETCHER ST 1409 Hobart Street
PHILADELPHIA, PA 19125 Grinnell, IA 50112
SQUARE FEET: 942
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A ROOF MOUNTED 6.96KW SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: CANNONSOLA CANNON SOLAR CLASS:
2008 EAST FLETCHER ST
PHILADELPHIA, PA 19125
ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 32,853.60 BALANCE: 0.00

PROJECT: 20260101 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 1512 LINDEN ST
APPLIED DATE: 9/17/2025 ISSUED DATE: 9/17/2025 EXPIRATION DATE: 3/16/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR ISSUED TO: SCHUBERT, ERIC & BOBBYE
3020 SW ORALABOR RD 1512 LINDEN ST
ANKENY, IA 50023 GRINNELL, IA 50112
SQUARE FEET: 2,016
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

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DESCRIPTION: INSTALL A ROOF MOUNTED 15.2KW ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY

CONTRACTOR: 1SOURCESOL 1SOURCE SOLAR

CLASS:

3020 SW ORALABOR RD

ANKENY, IA 50023

ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026

BUILDING CODE: SOLAR SOLAR ARRAY

STATUS: Not Started VALUATION: 22,880.00 BALANCE: 0.00

PROJECT: 20260102 - WATER HEATER CHANGEOUT

TYPE: WH C/O WATER HEATER CHANGEOUT

PROPERTY: 9 MELROSE LN

APPLIED DATE: 9/17/2025 ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: JP JP DRAIN CLEANING AND PLUMBING ISSUED TO: OSBORNE, JOHN

618 390TH AVE 9 MELROSE LN

GRINNELL, IA 50112 GRINNELL, IA 50112

SQUARE FEET: 1,364

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER WITH NEW

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: JP JP DRAIN CLEANING AND PLUMBING

CLASS:

618 390TH AVE

GRINNELL, IA 50112

ISSUED DATE: 9/17/2025 EXPIRATION DATE: 1/15/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,200.00 BALANCE: 50.00

PROJECT: 20260103 - WATER HEATER CHANGEOUT

TYPE: WH C/O WATER HEATER CHANGEOUT

PROPERTY: 1828 SUNSET ST

APPLIED DATE: 9/18/2025 ISSUED DATE: 9/18/2025 EXPIRATION DATE: 1/16/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: GERMPUMHE GERMAN PLUMBING HEATING & COOL ISSUED TO: CHRISTIANSEN, WAYNE

610 1ST AVENUE 1828 SUNSET ST

GRINNELL, IA 50112 GRINNELL, IA 50112

SQUARE FEET: 1,812

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE EXISTING WATER HEATER WITH NEW

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: GERMPUMHE GERMAN PLUMBING HEATING & COOL

CLASS: MC

MECHANICAL CONTRACTOR

610 1ST AVENUE

GRINNELL, IA 50112

ISSUED DATE: 9/18/2025 EXPIRATION DATE: 1/16/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,500.00 BALANCE: 50.00

PROJECT: 20260104 - MECHANICAL TYPE: MECH MECHANICAL
PROPERTY: 1600 10TH AVE
APPLIED DATE: 9/19/2025 ISSUED DATE: 9/19/2025 EXPIRATION DATE: 1/17/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION ISSUED TO: BAKER, WAYNE
519 WEST STREET 1600 10TH AVE
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,608
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 60.00
DESCRIPTION: REPALCE HVAC WITH NEW

SEGMENT: MECH - MECHANICAL
CONTRACTOR: JENSHEAT&A JENSEN HEATING & AIR CONDITION CLASS: MC MECHANICAL CONTRACTOR
519 WEST STREET
GRINNELL, IA 50112
ISSUED DATE: 9/19/2025 EXPIRATION DATE: 1/17/2026
BUILDING CODE: MECH MECHANICAL
STATUS: Not Started VALUATION: 9,850.00 BALANCE: 60.00

PROJECT: 20260105 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 515 9TH AVE
APPLIED DATE: 9/19/2025 ISSUED DATE: 9/19/2025 EXPIRATION DATE: 3/18/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: MARCUSMUMM MARCUS MUMM ISSUED TO: EDSER, TRENT
2578 W 600 N SUITE 100 515 9TH AVE
LINDON, UT 84042 GRINNELL, IA 50112
SQUARE FEET: 2,546
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00
DESCRIPTION: INSTALL A 14.985KW ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: MARCUSMUMM MARCUS MUMM CLASS:
2578 W 600 N SUITE 100
LINDON, UT 84042
ISSUED DATE: 9/19/2025 EXPIRATION DATE: 1/17/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 59,720.11 BALANCE: 0.00

PROJECT: 20260106 - SIDING TYPE: SIDING SIDING
PROPERTY: 1120 PRAIRIE ST
APPLIED DATE: 9/22/2025 ISSUED DATE: 9/22/2025 EXPIRATION DATE: 1/20/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: GUTTERKING GUTTER KINGS ISSUED TO: McGinnis, Bill & Robin
1425 REED ST 1120 Prairie St
GRINNELL, IA 50112 Grinnell, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: OPEN BALANCE: 0.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

DESCRIPTION: ADDING SIDING TO SHED TO MATCH THE HOUSE

SEGMENT: SIDING - SIDING
CONTRACTOR: GUTTERKING GUTTER KINGS CLASS:
1425 REED ST
GRINNELL, IA 50112
ISSUED DATE: 9/22/2025 EXPIRATION DATE: 1/20/2026
BUILDING CODE: SIDING SIDING
STATUS: Not Started VALUATION: 3,000.00 BALANCE: 0.00

PROJECT: 20260107 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 218 BROAD ST
APPLIED DATE: 9/23/2025 ISSUED DATE: 9/23/2025 EXPIRATION DATE: 3/22/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: TRUESOLAR TRUE SOLAR ISSUED TO: ROSS, LISA L.
170 GREENFIELD DR SUITE D 218 BROAD ST
TIFFIN, IA 52340 GRINNELL, IA 50112
SQUARE FEET: 1,092
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 225.00

DESCRIPTION: INSTALL A ROOF MOUNTED 6.8KW SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: TRUESOLAR TRUE SOLAR CLASS:
170 GREENFIELD DR SUITE D
TIFFIN, IA 52340
ISSUED DATE: 9/23/2025 EXPIRATION DATE: 1/21/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 22,526.00 BALANCE: 225.00

PROJECT: 20260108 - RESIDENTIAL ACCESSORY BUILDING TYPE: 05-RESACC RESIDENTIAL ACCESSORY BLD
PROPERTY: 199 380TH AVE
APPLIED DATE: 9/23/2025 ISSUED DATE: 9/23/2025 EXPIRATION DATE: 1/21/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: PROLINECOI PRO LINE CO INC ISSUED TO: BURNHAM, JOSHUA & ANGELA
PO BOX 9 199 380th Ave
NEW SHARON, IA 50207 Grinnell, IA 50112
SQUARE FEET: 1,664
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: CONSTRUCT A 30X56 STORAGE BUILDING PER 165.21.5

SEGMENT: 05-RESACC - GARAGE
CONTRACTOR: PROLINECOI PRO LINE CO INC CLASS: GC GENERAL CONTRACTOR
PO BOX 9
NEW SHARON, IA 50207
ISSUED DATE: 9/23/2025 EXPIRATION DATE: 1/21/2026
BUILDING CODE: RESACC RESIDENTIAL ACCESSORY BUILDING
STATUS: Not Started VALUATION: 60,676.00 BALANCE: 0.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260109 - RESIDENTIAL ADDITION TYPE: 03-RESADD RESIDENTIAL ADDITION
PROPERTY: 1839 BELMONT DR
APPLIED DATE: 9/23/2025 ISSUED DATE: 9/23/2025 EXPIRATION DATE: 1/21/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: REGAL CONS REGAL CONSTRUCTION LLC ISSUED TO: TODD, KRISTIN
3924 HWY F 36 W 1839 BELMONT DR
NEWTON, IA 50208 GRINNELL, IA 50112
SQUARE FEET: 1,294
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: CONSTRUCT A 18X12 ADDITION TO THE BACK OF THE EXISTING GARAGE

SEGMENT: 03-RESADD - RESIDENTIAL ADDITION
CONTRACTOR: REGAL CONS REGAL CONSTRUCTION LLC CLASS:
3924 HWY F 36 W
NEWTON, IA 50208
ISSUED DATE: 9/23/2025 EXPIRATION DATE: 1/21/2026
BUILDING CODE: RESADD RESIDENTIAL ADDITION
STATUS: Not Started VALUATION: 16,400.00 BALANCE: 0.00

PROJECT: 20260110 - WATER HEATER CHANGEOUT TYPE: WH C/O WATER HEATER CHANGEOUT
PROPERTY: 1619 10TH AVE
APPLIED DATE: 9/24/2025 ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: GERMLUMHE GERMAN PLUMBING HEATING & COOL ISSUED TO: WEAVER, JOHN
610 1ST AVENUE 1619 10TH AVE
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,662
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT
CONTRACTOR: GERMLUMHE GERMAN PLUMBING HEATING & COOL CLASS: MC MECHANICAL CONTRACTOR
610 1ST AVENUE
GRINNELL, IA 50112
ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026
BUILDING CODE: WH C/O WATER HEATER CHANGEOUT
STATUS: Not Started VALUATION: 1,600.00 BALANCE: 50.00

PROJECT: 20260111 - WATER HEATER CHANGEOUT TYPE: WH C/O WATER HEATER CHANGEOUT
PROPERTY: 1515 PENROSE ST
APPLIED DATE: 9/24/2025 ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC ISSUED TO: STEWART, ROBERT
PO BOX 252 1515 PENROSE ST
GRINNELL, IA 50112 GRINNELL, IA 50112
SQUARE FEET: 1,040
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 50.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC

CLASS: GC

GENERAL CONTRACTOR

PO BOX 252

GRINNELL, IA 50112

ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,350.00 BALANCE: 50.00

PROJECT: 20260112 - WATER HEATER CHANGEOUT

TYPE: WH C/O

WATER HEATER CHANGEOUT

PROPERTY: 2009 SPAULDING LN

APPLIED DATE: 9/24/2025 ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC

ISSUED TO: KOLPIN, MARK & CHELSEY

PO BOX 252

GRINNELL, IA 50112

2009 SPAULDING LN

GRINNELL, IA 50112

SQUARE FEET: 1,950

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC

CLASS: GC

GENERAL CONTRACTOR

PO BOX 252

GRINNELL, IA 50112

ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,350.00 BALANCE: 50.00

PROJECT: 20260113 - WATER HEATER CHANGEOUT

TYPE: WH C/O

WATER HEATER CHANGEOUT

PROPERTY: 726 PINEHURST DR

APPLIED DATE: 9/24/2025 ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC

ISSUED TO: LUDDEN, JAMES

PO BOX 252

GRINNELL, IA 50112

726 PINEHURST DR

GRINNELL, IA 50112

SQUARE FEET: 1,852

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 50.00

DESCRIPTION: REPLACE WATER HEATER

SEGMENT: WH C/O - WATER HEATER CHANGEOUT

CONTRACTOR: LATCENTEIN LATCHAM ENTERPRISES INC

CLASS: GC

GENERAL CONTRACTOR

PO BOX 252

GRINNELL, IA 50112

ISSUED DATE: 9/24/2025 EXPIRATION DATE: 1/22/2026

BUILDING CODE: WH C/O WATER HEATER CHANGEOUT

STATUS: Not Started VALUATION: 1,350.00 BALANCE: 50.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260115 - COMMERCIAL REMODEL TYPE: 14-COMREM COMMERCIAL REMODEL
PROPERTY: 229 WEST ST
APPLIED DATE: 9/25/2025 ISSUED DATE: 9/25/2025 EXPIRATION DATE: 1/23/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: ROYAL LIQUOR & SMOKE
229 WEST ST
GRINNELL, IA 50112

SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 0
STATUS: OPEN BALANCE: 0.00

DESCRIPTION: CUT CONCRETE WALL TO INSTALL NEW DOOR

SEGMENT: 14-COMREM - COMMERCIAL REMODEL
CONTRACTOR: CLASS:
ISSUED DATE: 9/25/2025 EXPIRATION DATE: 1/23/2026
BUILDING CODE: COMREM COMMERCIAL REMODEL
STATUS: Not Started VALUATION: 2,400.00 BALANCE: 0.00

PROJECT: 20260116 - POLE SIGN TYPE: SIGN-POLE POLE SIGN
PROPERTY: 715 LANG CREEK AVE
APPLIED DATE: 9/26/2025 ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: KJ SIGNS KJ SIGNS ISSUED TO: MAVERICK
6990 NE 14TH ST STE 1A
ANKENY, IA 50023 GRINNELL, IA 50112

SQUARE FEET: 128
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 748.98

DESCRIPTION: UPDATE SIGNAGE THROUGHOUT PROPERTY FOR NEW OWNERSHIP

SEGMENT: SIGN-POLE - POLE SIGN
CONTRACTOR: KJ SIGNS KJ SIGNS CLASS:
6990 NE 14TH ST STE 1A
ANKENY, IA 50023
ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026
BUILDING CODE: SIGN-POLE POLE SIGN
STATUS: Not Started VALUATION: 32,950.00 BALANCE: 748.98

PROJECT: 20260117 - POLE SIGN TYPE: SIGN-POLE POLE SIGN
PROPERTY: 1002 WEST ST
APPLIED DATE: 9/26/2025 ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: KJ SIGNS KJ SIGNS ISSUED TO: MAVERICK
6990 NE 14TH ST STE 1A
ANKENY, IA 50023 GRINNELL, IA 50112

SQUARE FEET: 52
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 709.34

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999

=====

DESCRIPTION: UPDATE SIGNAGE THROUGHOUT PROPERTY FOR NEW OWNERSHIP

SEGMENT: SIGN-POLE - POLE SIGN

CONTRACTOR: KJ SIGNS KJ SIGNS
6990 NE 14TH ST STE 1A
ANKENY, IA 50023

CLASS:

ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026

BUILDING CODE: SIGN-POLE POLE SIGN

STATUS: Not Started VALUATION: 30,450.00 BALANCE: 709.34

PROJECT: 20260118 - SOLAR ARRAY - C

TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION

PROPERTY: 1803 8TH AVE

APPLIED DATE: 9/26/2025 ISSUED DATE: 9/26/2025 EXPIRATION DATE: 3/25/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR

ISSUED TO: BLANCHARD, JEFFREY

3020 SW ORALABOR RD

1803 8TH AVE

ANKENY, IA 50023

GRINNELL, IA 50112

SQUARE FEET: 2,588

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A ROOF MOUNTED 7.77KW SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR
3020 SW ORALABOR RD
ANKENY, IA 50023

CLASS:

ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026

BUILDING CODE: SOLAR SOLAR ARRAY

STATUS: Not Started VALUATION: 9,650.00 BALANCE: 0.00

PROJECT: 20260119 - SOLAR ARRAY - C

TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION

PROPERTY: 1403 WEST ST

APPLIED DATE: 9/26/2025 ISSUED DATE: 9/26/2025 EXPIRATION DATE: 3/25/2026 COMPLETION DATE: 0/00/0000

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR

ISSUED TO: LARSON, JONATHAN

3020 SW ORALABOR RD

1403 WEST

ANKENY, IA 50023

GRINNELL, IA 50112

SQUARE FEET: 1,720

DWELLING TYPE: PRIVATE UNITS: 1

STATUS: OPEN BALANCE: 0.00

DESCRIPTION: INSTALL A ROOF MOUNTED 3.95KW SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY

CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR
3020 SW ORALABOR RD
ANKENY, IA 50023

CLASS:

ISSUED DATE: 9/26/2025 EXPIRATION DATE: 1/24/2026

BUILDING CODE: SOLAR SOLAR ARRAY

STATUS: Not Started VALUATION: 5,800.00 BALANCE: 0.00

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

PROJECT: 20260120 - SOLAR ARRAY - C TYPE: SOLARARRAY SOLAR ARRAY INSTALLATION
PROPERTY: 1415 PARK ST
APPLIED DATE: 9/29/2025 ISSUED DATE: 9/29/2025 EXPIRATION DATE: 3/28/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR ISSUED TO: EIKMEIER, NICOLE
3020 SW ORALABOR RD 1415 PARK ST
ANKENY, IA 50023 GRINNELL, IA 50112
SQUARE FEET: 2,781
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 225.00

DESCRIPTION: INSTALL A 6.6KW ROOF MOUNTED SOLAR ARRAY

SEGMENT: SOLAR - SOLAR ARRAY
CONTRACTOR: 1SOURCE SOL 1SOURCE SOLAR CLASS:
3020 SW ORALABOR RD
ANKENY, IA 50023
ISSUED DATE: 9/29/2025 EXPIRATION DATE: 1/27/2026
BUILDING CODE: SOLAR SOLAR ARRAY
STATUS: Not Started VALUATION: 8,025.00 BALANCE: 225.00

PROJECT: 20260121 - RENTAL INSPECTION TYPE: RENTALINSP RENTAL INSPECTION
PROPERTY: 2124 6TH AVE
APPLIED DATE: 9/30/2025 ISSUED DATE: 9/30/2025 EXPIRATION DATE: 9/29/2028 COMPLETION DATE: 0/00/0000
CONTRACTOR: ISSUED TO: Lang, Jerry
3697-70th Street
Grinnell, IA 50112
SQUARE FEET: 0
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 0.00

SEGMENT: RENTALINSP - RENTAL INSPECTION
CONTRACTOR: CLASS:
ISSUED DATE: 9/30/2025 EXPIRATION DATE: 9/30/2028
BUILDING CODE: RENTALINSP RENTAL INSPECTION
STATUS: Not Started VALUATION: 0.00 BALANCE: 0.00

PROJECT: 20260122 - RESIDENTIAL REMODEL TYPE: 04-RESREM RESIDENTIAL REMODEL
PROPERTY: 1520 SUMMER ST
APPLIED DATE: 9/30/2025 ISSUED DATE: 9/30/2025 EXPIRATION DATE: 1/28/2026 COMPLETION DATE: 0/00/0000
CONTRACTOR: DIRECTEGRE Direct Egress & Construction ISSUED TO: SMITH, JOHN L.
3100 Justin Dr Suite D 1520 SUMMER ST
Urbandale, IA 50322 GRINNELL, IA 50112
SQUARE FEET: 942
DWELLING TYPE: PRIVATE UNITS: 1
STATUS: OPEN BALANCE: 114.77

DESCRIPTION: INSTALL EGRESS WINDOW

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PROJECTS: THRU ZZZZZZZZZZ REPORT SEQUENCE: Project
PROJECT TYPE: All CONTRACTOR CLASS: All - All Contractor Classes
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025 EXPIRE DATES: 0/00/0000 THRU 99/99/9999
STATUS INCLUDED: All ISSUED DATES: 0/00/0000 THRU 99/99/9999
=====

SEGMENT: 04-RESREM - RESIDENTIAL REMODEL
CONTRACTOR: DIRECTEGRE Direct Egress & Construction CLASS:
3100 Justin Dr Suite D
Urbandale, IA 50322
ISSUED DATE: 9/30/2025 EXPIRATION DATE: 1/28/2026
BUILDING CODE: RESREM RESIDENTIAL REMODEL
STATUS: Not Started VALUATION: 3,000.00 BALANCE: 114.77

TOTAL PRINTED: 38 PROJECTS TOTAL VALUATION: \$505,240.07 TOTAL BALANCE: \$2,736.72

10/06/2025 8:51 AM
PROJECTS: THRU ZZZZZZZZZZ
PROJECT TYPE: All
CONTRACTORS: All
APPLIED DATES: 9/01/2025 THRU 9/30/2025
STATUS INCLUDED: All

PROJECT MASTER REPORT
CONTRACTOR CLASS: All
EXPIRE DATES: 0/00/0000 THRU 99/99/9999
ISSUED DATES: 0/00/0000 THRU 99/99/9999

PAGE: 17
REPORT SEQUENCE: Project
- All Contractor Classes

=====

*** SEGMENT RECAP ***

PROJECT SEGMENT	# OF SEGMENTS	BALANCE

03-RESADD - RESIDENTIAL ADDITION	1	0.00
04-RESREM - RESIDENTIAL REMODEL	1	114.77
05-RESACC - GARAGE	2	0.00
14-COMREM - COMMERCIAL REMODEL	1	0.00
FENCE - FENCE	1	0.00
FLATWORK - FLATWORK	2	0.00
FOODTRUCK - FOOD TRUCK	1	0.00
MECH - MECHANICAL	3	60.00
RENTALINSP - RENTAL INSPECTION	1	0.00
SIDING - SIDING	2	0.00
SIGN-MON - MONUMENT SIGN	1	253.63
SIGN-POLE - POLE SIGN	2	1,458.32
SOLAR - SOLAR ARRAY	12	450.00
WH - WATER HEATER CHANGEOUT	8	400.00
*** TOTALS ***	38	2,736.72

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE

03-RESADD - RESIDENTIAL ADDITION	1	0.00
04-RESREM - RESIDENTIAL REMODEL	1	114.77
05-RESACC - RESIDENTIAL ACCESSORY	2	0.00
14-COMREM - COMMERCIAL REMODEL	1	0.00
FENCE - FENCE	1	0.00
FLATWORK - FLATWORK	2	0.00
FOODTRUCK - FOOD TRUCK	1	0.00
MECH - MECHANICAL	3	60.00
RENTALINSP - RENTAL INSPECTION	1	0.00
SIDING - SIDING	2	0.00
SIGN-MON - MONUMENT SIGN	1	253.63
SIGN-POLE - POLE SIGN	2	1,458.32
SOLARARRAY - SOLAR ARRAY INSTALLA	12	450.00
WH - WATER HEATER CHANGEOUT	8	400.00
*** TOTALS ***	38	2,736.72

*** MONTHLY RECAP BASED ON ISSUED DATE ***

ISSUED YEAR: 2025

MONTH	PROJECTS	VALUATION	BALANCE
-----	-----	-----	-----
SEPTEMBER	38	505,239.00	2,736.72

SELECTION CRITERIA

REPORT SELECTION

PROJECT RANGE FROM: THROUGH ZZZZZZZZZZ
PROJECT TYPE: All
CONTRACTOR CLASS: All All Contractor Classes
CONTRACTOR: All
PROJECT STATUS: All
SEGMENTS: All
PHASES: All
COMMENT CODES: All

PROJECT DATES

APPLIED RANGE FROM: 09/01/2025 THROUGH 09/30/2025
ISSUED RANGE FROM: 00/00/0000 THROUGH 99/99/9999
EXPIRE RANGE FROM: 00/00/0000 THROUGH 99/99/9999
COMPLETION RANGE FROM: 00/00/0000 THROUGH 99/99/9999

BALANCE SELECTION

SELECTION: ALL

PRINT OPTIONS

PRINT MONTHLY RECAP YES
PRINT SEGMENTS: YES
PRINT PHASES: NO
ONE PROJECT PER PAGE: NO
PRINT REJECTION NOTES: NO
PRINT PROJECT W/O SEGMENTS: NO
PRINT CONDITIONS: NO
PRINT DESCRIPTION: YES
PRINT NOTES: NO
SEQUENCE: Project
COMMENT CODES: None

*** END OF REPORT ***

**NOTICE OF PUBLIC HEARING
ON PROPOSED CHANGE IN ZONING CLASSIFICATION OF LAND**

TO WHOM IT MAY CONCERN:

You are hereby notified that a proposal has been made that the zoning classification of the following described land in the Incorporated City of Grinnell, Poweshiek County, Iowa, to-wit:

1125 EAST STREET LANE IN THE CITY OF GRINNELL, POWESHIEK
COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

- a. A section of land to be rezoned to R-2: Two-Family Residential:

All property within 1125 East Street Lane City of Grinnell, Poweshiek County, Iowa.

The aforesaid property is located within the Incorporated City of Grinnell, Poweshiek County, Iowa, and accordingly, said proposal involves changes in the official zoning plat of the City of Grinnell, Poweshiek County, Iowa.

You are hereby notified that the City Council of the City of Grinnell, Iowa, has fixed the 20th day of October 2025, at 7:00 o'clock p.m., with the meeting being held in the City Council Chambers, City Hall, 520 4th Avenue and via Zoom, as the time and place of the public hearing on said proposal. Any interested parties who appear at said time will be given the opportunity to be heard.

ALYSSA DEVIG, CITY CLERK

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATED CONSTRUCTION COST FOR THE CONSTRUCTION OF THE 4th AVENUE RECONSTRUCTION (2026) – STATE STREET TO EAST STREET PROJECT, FOR THE CITY OF GRINNELL, IOWA.

At 7:00 P.M. on the 20th day of October 2025, the City Council of said City will, in said Council Chambers, hold a hearing and said Council proposes to adopt plans, specifications, form of contract and estimate of cost and, at the time, date and place specified above, or at such time, date and place as then may be fixed, to act upon proposals and entire into a contract for the construction of the following improvements:

4TH AVENUE RECONSTRUCTION PROJECT (2026) – STATE STREET TO EAST STREET

Reconstruction of 4th Avenue (2026) – from State Street to East Street Project including all labor, materials and equipment necessary for saw-cutting and pavement removal full width and new PCC street construction, subgrade preparation, modified subbase, longitudinal subdrains, storm sewer and intakes, manhole adjustments, driveway and sidewalk construction, decorative lighting and electrical system, traffic control, and miscellaneous associated work, including cleanup.

At said hearing, the City Council will consider the plans, specifications, proposed form of contract, and estimated total cost for the project, the same now being on file in the office of the City Clerk, reference to which is made for a more detailed and complete description of the proposed improvements, and at said time and place the said Council will also receive and consider any objections to said plans, specifications, estimate of cost and form of contract made by any interested party.

This notice is given by order of the Council of the City of Grinnell, Iowa.

CITY OF GRINNELL, IOWA

Dan F. Agnew, Mayor

ATTEST:

Annmarie Wingerter, City Clerk

NPH-1

288223

(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)

4930-2152-5351-1\10542-182

RESOLUTION NO. 2025-181

RESOLUTION ADOPTING PLANS AND SPECIFICATIONS, PROPOSED FORM OF CONTRACT AND ESTIMATE OF CONSTRUCTION COST FOR THE CONSTRUCTION OF THE 4th AVENUE RECONSTRUCTION (2026) – STATE STREET TO EAST STREET PROJECT, FOR THE CITY OF GRINNELL, IOWA.

WHEREAS, on the 6th day of October 2025 plans, specifications, estimate of cost and form of contract were filed for the 4th Avenue Reconstruction (2026) – State Street to East Street Project for the city of Grinnell, Iowa;

WHEREAS, notice of hearing on plans, specifications, estimate of cost and form of contract for said improvement was published as required by law;

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

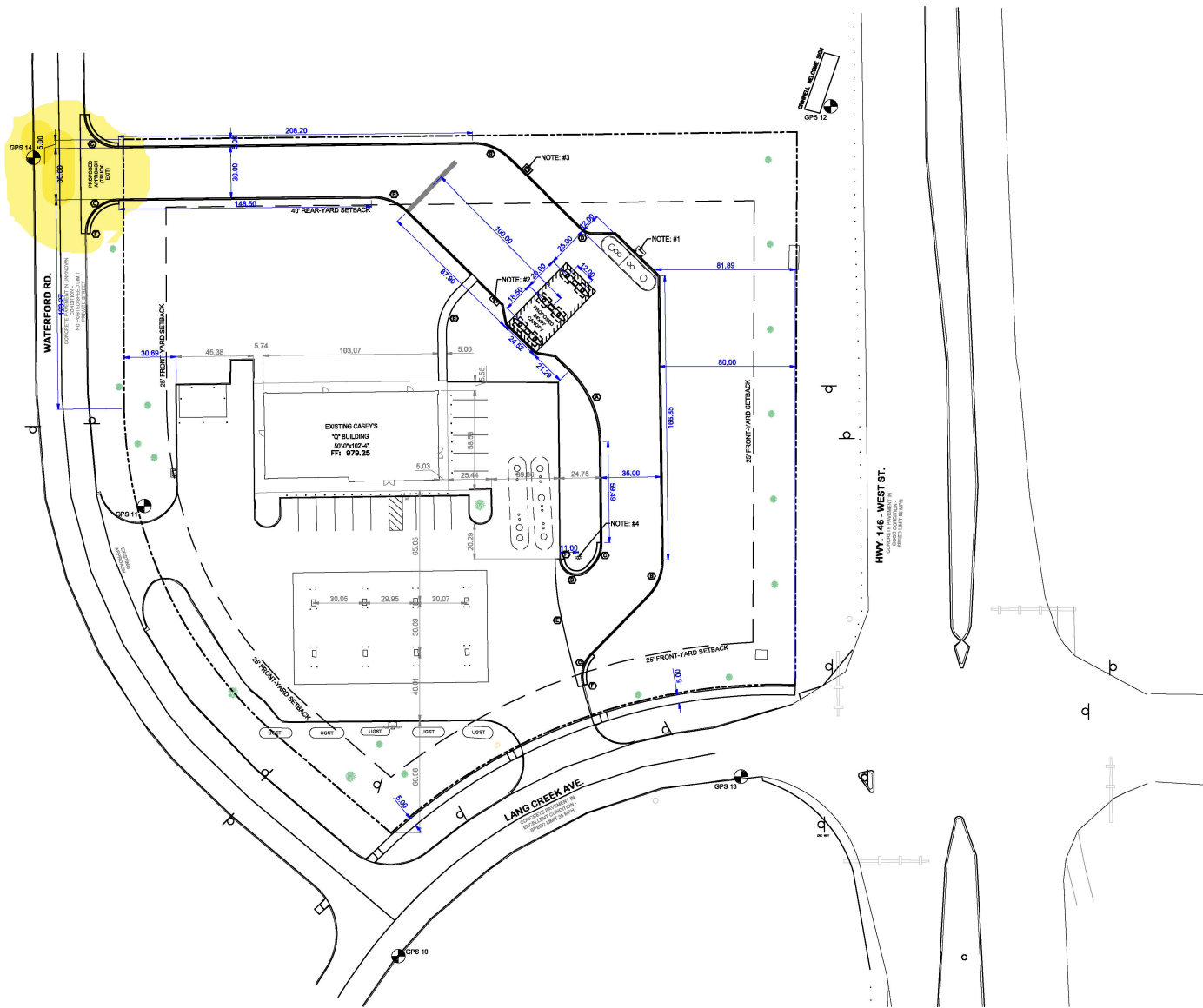
Section 1. That the said plans, specifications, estimate of cost and form of contract are hereby approved as the plans, specifications, estimate of cost and form of contract for said improvements, as described in the preamble of this Resolution.

Where upon Mayor Agnew declared this resolution duly passed and approved this 20th day of October 2025.

Dan F. Agnew, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director



KEYED CONSTRUCTION NOTES:

- ① PROPOSED 60' RADIUS
- ② PROPOSED 30' RADIUS
- ③ PROPOSED 20' RADIUS
- ④ PROPOSED 10' RADIUS
- ⑤ TIE INTO AND MATCH EXISTING PAVEMENT AND FLOW LINE
- ⑥ TIE INTO AND MATCH EXISTING CURB & FLOW LINE

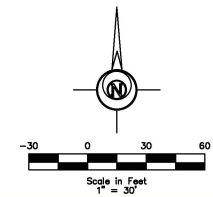
NOTE #1
TANK VENTS MOUNTED TO STAND ON 4' x 8' CONCRETE PAD

NOTE #2
ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE STAFF. A SECONDARY SHUT-OFF SHALL BE INSTALLED ON A POST AT THE CURB IF ALL FUEL DISPENSERS DO NOT FALL WITHIN A 100 RADIUS.

NOTE #3
TRUCK TYPE AIR COMPRESSOR BOX, SEE SHEET C-401 SITE DETAILS

NOTE #4
PROPOSED STANDARD TRUCK ENTRANCE SIGN 3' x 3'-0" - REFER TO SIGN PACKET

NOTE #5
ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF GRINNELL & IOWA





ELDS DESIGN SERVICES

Architecture | Engineering | Surveying

2323 Dixon Street, Des Moines, Iowa 50316 | PO Box 4626, Des Moines, Iowa 50305 | Ph: 515.265.8196

CGS GRINNELL #3617

635 LANG CREEK AVE

GRINNELL, IOWA

PRELIMINARY

DATE: 9.12.25 DRAWN BY: T. PRENTICE CHECKED BY: 23-180

C-103 - DIMENSION SHEET

LEGEND:			
F.F.	FINISHED FLOOR	△	CALCULATED SECTION CORNER
M.O.L.	MORE OR LESS	▲	FOUND SECTION CORNER
123.456	GUTTER ELEVATION	□	PARKING SPACE
123.456	TOP OF CURB ELEVATION	⊙	STREET LIGHT
123.456	EXISTING/PROPOSED ELEVATION	⊙	POWER POLE
FL	FLOWLINE ELEVATION	⊙	LIGHT POLE
○	CONTROL POINT	⊙	AREA LIGHT
○	CALCULATED CORNER	⊙	ELEC. TRANSFORMER
●	FOUND CORNER	⊙	ELEC. METER
		⊙	ELEC. BOX
		⊙	ELEC. MANHOLE
		⊙	ELEC. VAULT
		⊙	GUY ANCHOR
		⊙	UTILITY PEDESTAL
		⊙	CABLE TV JUNCTION BOX
		⊙	GAS VALVE
		⊙	GAS METER
		⊙	SANITARY SEWER MANHOLE
		⊙	STORM SEWER MANHOLE
		⊙	CLEANOUT
		⊙	DOWNSPOUT
		⊙	SINGLE INTAKE
		⊙	AREA INTAKE
		⊙	THROAT INTAKE
		⊙	FLARED END SECTION
		⊙	VALVE
		⊙	FIRE HYDRANT
		⊙	WATER METER
		⊙	WATER VALVE
		⊙	WATER TEE
		⊙	CLEANOUT
		⊙	E-XX - PROPOSED UTILITY LINE
		⊙	E-XX - EXISTING UTILITY LINE
		⊙	CATV - CABLE TELEVISION
		⊙	FO - FIBER OPTIC
		⊙	G - GAS LINE
		⊙	OHE - OVERHEAD ELEC.
		⊙	OHT - OVERHEAD TEL.
		⊙	SAN - SANITARY SEWER
		⊙	ST - STORM SEWER
		⊙	UGE - UNDERGROUND ELEC.
		⊙	UGT - UNDERGROUND TEL.
		⊙	W - WATER
		⊙	FENCE LINE

RESOLUTION NO. 2025-182

RESOLUTION APPROVING INTERGOVERNMENTAL TRANSFER OF PUBLIC FUNDS AGREEMENT BETWEEN THE IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES AND CITY OF GRINNELL

WHEREAS, the Ground Emergency Medical Transportation (GEMT) Program is a voluntary program that allows publicly owned or operated emergency ground ambulance transportation providers to receive supplemental payments that cover the difference between a provider's actual costs per GEMT transport and the Medicaid base payment, mileage and other sources of reimbursement; and

WHEREAS, completion of the Intergovernmental Transfer of Public Funds Agreement is required for GEMT participation; and

WHEREAS, Intergovernmental Transfer of Public Funds Agreement covers the period beginning on or after July 1, 2026 and ending June 30, 2027; and

WHEREAS, the City desires to provide for an intergovernmental transfer of funds to the Iowa Department of Health and Human Services in order to provide the state share of the reconciled cost reimbursement amount for the uncompensated Medicaid cost associated with GEMT services;

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

That the Resolution Approving Intergovernmental Transfer of Public Funds Agreement between the Iowa Department of Health and Human Services and the City of Grinnell is hereby approved, the Fire Chief is hereby authorized to execute said Agreement on behalf of the City, and the City Clerk to attest to such signature, if necessary.

PASSED AND APPROVED this 20th day of October, 2025.

By: _____
Dan F. Agnew, Mayor

ATTEST:

Alyssa Devig, City Clerk/Finance Director

INTERGOVERNMENTAL TRANSFER OF PUBLIC FUNDS AGREEMENT BETWEEN THE IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES AND

Ground Emergency Medical Transportation Provider (GEMT Provider)

This Intergovernmental Transfer Agreement (Agreement) is entered into between the Iowa Department of Health and Human Services (HHS) and the ground emergency medical transportation (GEMT) Provider. It provides for an intergovernmental transfer of funds to the HHS from the GEMT Provider to provide the non-federal share of the reconciled cost reimbursement amount for the uncompensated Medicaid cost associated with GEMT services. The GEMT Provider is authorized by House File (HF) 2285 of the 2018 Iowa legislative session to enter and carry out an Intergovernmental Transfer (IGT) Agreement to transfer funds through IGTs to the HHS for use as the non-federal share of Medicaid expenditures.

AGREEMENT

- 1. GEMT Program Compliance.** Attached hereto as Attachment A is State Plan Amendment IA-19-002 (SPA), which address the GEMT Program. The GEMT Provider shall always comply with all requirements of the SPA.
- 2. Compliance with Provider Agreement and GEMT Program Eligibility.** The GEMT Provider's Iowa Medicaid Provider Agreement is incorporated herein by reference. The parties stipulate to the inclusion of any future amendments or replacement of any such Provider Agreements by this reference. The GEMT Provider hereby represents, warrants and covenants that is and at all relevant times will be an Eligible GEMT Provider as that term is defined in the SPA. If at any time the GEMT Provider's status changes such that it is no longer an Eligible GEMT Provider, the GEMT Provider shall immediately notify the HHS.
- 3. Fund Transfer.** The GEMT Provider agrees to transfer funds to HHS at the times and in the amounts determined in accordance with the following paragraphs of this Agreement. The transfer shall be made prior to the payment by HHS for the uncompensated Medicaid cost associated with GEMT services. The GEMT Provider will transfer funds to HHS equivalent to the non-federal share of the payments to be made upon notification by HHS.
- 4. Funds Certification.** The GEMT Provider shall certify that the funds transferred qualify for federal financial participation (FFP) pursuant to 42 CFR part 433 subpart B and are not derived from impermissible sources such as recycled Medicaid payments, federal money excluded from use as State match, impermissible taxes, and non-bona fide provider-related donations. Impermissible sources do not include revenue received from programs such as Medicare or Medicaid to the extent that the program revenue is not obligated to the State as the source of funding.
- 5. Record Retention and Access.** The parties agree that each shall maintain necessary records and supporting documentation applicable to the uncompensated Medicaid

cost associated with GEMT services payments to assure that claims for total funds and federal funds are in accordance with applicable federal requirements, including but not limited to those record retention requirements set forth in the SPA. The parties agree to make those records available to the parties and to all state or federal oversight authorities immediately upon request.

6. Notices: Any written notice required by this Agreement shall be sent to:

For:

GEMT Provider

Printed Name:

Title:

Address:

Email Address:

For HHS:

Printed Name: Iowa Department of Health and Human Services

Title: Iowa Medicaid

Address: 321 E. 12th Street

Des Moines, IA 50319

Email Address: costaudit@hhs.iowa.gov

7. Repayment Obligation: In the event that any State and/or federal funds are deferred and/or disallowed because of any audits or expended in violation of the laws applicable to the expenditure of such funds, the GEMT Provider shall be liable to the Agency for the full amount of any claim disallowed and for all related penalties incurred. The requirements of this paragraph shall apply to the GEMT Provider as well as any subcontractors of the GEMT Provider. To the extent that the GEMT Provider receives payments that exceed the permissible amount allowed pursuant to the SPA, the parties hereby deem the excess funds received by the GEMT Provider to be an “overpayment” subject to return to the HHS within 60 days pursuant to Section 2.5 of the Provider Agreement.

8. Assignment: This Agreement is not assignable.
9. No Third-Party Beneficiaries. There are no third-party beneficiaries to this Agreement. This Agreement is intended only to benefit the HHS and the GEMT Provider.
10. Amendment: This Agreement may be modified at any time by the written agreement of both parties.
11. Term & Termination: This Agreement covers the period beginning on or after July 1, 2027, and ending June 30, 2028. This Agreement may be canceled by either party after giving thirty (30) days prior notice in writing to the other party. All obligations of the parties incurred or existing under this Agreement as of the date of expiration or termination survive the expiration or termination of the Agreement.
12. Execution: In consideration of the mutual covenants in this Agreement and for other good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, the parties have entered into this Agreement and have caused their duly authorized representatives to execute this Agreement.

GEMT Provider Name

Authorized Representative Signature

Date

Authorized Representative Printed Name

Authorized Representative Title

Iowa Department of Health and Human Services

Director

Date

Attachment A – Approved State Plan Amendment IA-19-002

State/Territory:

IOWA

Methods and Standards for Establishing Payment Rates for Other Types of Care**Supplemental payment for publicly owned or operated ground emergency medical transportation providers**

This program provides supplemental payments for eligible Ground Emergency Medical Transportation (GEMT) providers that meet specified requirements and provide GEMT services to Iowa Medicaid members.

Supplemental payments provided by this program are available only for the uncompensated and allowable direct and indirect costs incurred by eligible GEMT providers while providing GEMT services to Iowa Medicaid members. The supplemental payment covers the gap between the eligible GEMT provider's total allowable costs for providing GEMT services as reported on the GEMT services cost report and the amount of the base payment, mileage, and all other sources of reimbursement.

The supplemental payment amounts shall be calculated annually on a prospective basis after the conclusion of each state fiscal year (SFY). Payments shall not be paid as individual increases to current reimbursement rates as described in other parts of this state plan for GEMT services.

This supplemental payment applies only to Iowa Medicaid services rendered to Iowa Medicaid members by eligible GEMT providers on or after July 1, 2019.

A. Definitions

1. "Department" means the Iowa Department of Human Services.
2. "Direct Costs" means all costs that can be identified specifically with particular final cost objectives in order to meet all medical transportation mandates.
3. "Shared Direct Costs" are direct costs that can be allocated to two or more departmental functions or cost objectives on the basis of shared benefits.
4. "Indirect Costs" means costs for a common or joint purpose benefitting more than one cost objective that are allocated to each benefiting objective using an agency approved indirect rate or an allocation methodology. Indirect costs rate or allocation methodology must comply with 2 C.F.R. Part 200 and CMS non-institutional reimbursement policy.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

5. “Eligible GEMT Provider” means a provider who is eligible to receive supplemental reimbursement because it meets all of the following requirements continuously during the claiming period:
 - a. Provides Ground Emergency Medical Transportation services to Iowa Medicaid members.
 - b. It is a provider that is enrolled as an Iowa Medicaid provider for the period being claimed.
 - c. Is owned or operated by an eligible governmental entity, to include the state, a city, county, fire protection district, community services district, health care district, federally recognized Indian tribe or any unit of government as defined in 42 C.F.R. Sec. 433.50.
6. “Dry Run” means a run that does not result in either a transport or a delivery on-site of Medicaid covered services.
7. “GEMT Transport” means GEMT services provided by eligible GEMT providers to individuals and does not, include dry runs as defined in Paragraph, A.6.
8. “GEMT Services” means both the act of transporting an individual from any point of origin to the nearest medical facility capable of meeting the emergency medical needs of the patient, as well as the advanced, limited-advance, and basic life support services provided to an individual by GEMT providers before or during the act of transportation.
 - a. “Advanced Life Support” means special services designed to provide definitive prehospital emergency medical care, including but not limited to, cardiopulmonary resuscitation, cardiac monitoring, cardiac defibrillation, advanced airway management, intravenous therapy, administration with drugs and other medicinal preparations, and other specified techniques and procedures.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

- b. “Limited-Advanced Life Support” means special services to provide prehospital emergency medical care limited to techniques and procedures that exceed basic life support but are less than advanced life support services.
 - c. “Basic Life Support” means emergency first aid and cardiopulmonary resuscitation procedures to maintain life without invasive techniques.
9. “Service Period” means the period from July 1 through June 30 of each SFY.
10. “Shift” means a standard period of time assigned for a complete cycle of work, as set by each eligible GEMT provider. The number of hours in a shift may vary by GEMT provider, but will be consistent to each GEMT provider.

B. Supplemental Reimbursement Methodology – General Provisions

1. Computation of allowable costs and their allocation methodology must be determined in accordance with Medicaid cost principles at 2 C.F.R. Part 200, which establish principles and standards for determining allowable costs and the methodology for allocating and apportioning those expenses to the Iowa Medicaid program, except as expressly modified below.
2. Iowa Medicaid base payments to the GEMT providers for providing GEMT services are derived from the Ambulance provider fee schedule established for reimbursements payable by the Iowa Medicaid program by procedure code. The base payments for these eligible GEMT providers are fee-for-service (FFS) payments. The primary source of paid claims data and other Iowa Medicaid reimbursements is the Iowa Medicaid Management Information System (IA-MMIS). The number of paid Iowa Medicaid FFS GEMT transports is derived from and supported by the IA-MMIS reports for services during the applicable service period.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

3. The total uncompensated care costs of each eligible GEMT provider available to be reimbursed under this supplemental payment program will equal the shortfall resulting from the allowable costs determined using the Cost Determination Protocols (Section C.) for each eligible GEMT provider rendering GEMT services to Iowa Medicaid members net of the amounts received and payable from the Iowa Medicaid program and all other sources of reimbursement for GEMT services provided to Iowa Medicaid members. If the eligible GEMT providers do not have any uncompensated care costs, then the provider will not receive supplemental reimbursement under this supplemental payment program.
4. The Iowa Medicaid supplemental payment under this segment are the uncompensated care costs for GEMT services provided by eligible GEMT providers to Iowa Medicaid members as determined by the Prospective Supplemental Payment Amount (Section D.).

C. Cost Determination Protocols

1. An eligible GEMT provider's specific allowable cost per-GEMT transport rate will be calculated based on the provider's audited financial data reported on the GEMT services cost report. The per-GEMT transport cost rate will be the sum of actual allowable direct, shared direct, and indirect costs of providing GEMT services **(excluding cost associated with dry runs as defined in Paragraph A.6 and runs where a Medicaid covered service was delivered but no transport occurred)** divided by the actual number of GEMT transports (including dry runs as defined in Paragraph A.6 **and runs where a Medicaid covered service was delivered but no transport occurred**) provided for the applicable service period.
 - a. Direct costs for providing GEMT services include only the unallocated payroll costs for the shifts in which personnel dedicate 100 percent of their time to providing GEMT services, medical equipment and supplies, and other costs directly related to the delivery of covered services, such as first-line supervision, materials and supplies, professional and contracted services, capital outlay, travel, and training. These costs must be in compliance with Medicaid non-institutional reimbursement policies and are directly attributable to the provision of the GEMT services.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

- b. Shared direct costs for GEMT services must be allocated for personnel, capital outlay and other costs; such as medical supplies, professional and contracted services, training and travel. The personnel costs will be allocated based on a percentage of total hours logged performing GEMT services activities versus other service activities. The capital and other shared direct costs will be allocated based on the percentage of total call volume.
- c. Indirect costs are determined by applying the cognizant agency specific approved indirect cost rate to its total direct costs (Paragraph C.1.a) or derived from provider's approved cost allocation plan. Eligible GEMT providers that do not have a cognizant agency approved indirect cost rate or approved cost allocation plan, the costs and related basis used to determine the allocated indirect costs must be in compliance with Medicaid cost principles specified at 2 C.F.R. Part 200.
- d. The GEMT provider specific per-GEMT transport cost rate is calculated by dividing the total net GEMT services allowable costs (Paragraph C.1.a, C.1.b, and C.1.c) of the specific provider by the total number of GEMT transports provided by the provider for the applicable service period.

D. Prospective Supplemental Payment Amount

- 1. The Department will calculate annual prospective supplemental payment amounts for eligible GEMT provider on a per-GEMT transport basis. The per-GEMT transport prospective supplemental payment amount for each provider is based on the provider's completed annual cost report in the format prescribed by the Department for the applicable cost reporting year. The Department will make adjustments to the as-filed cost report based on the results of the most recently retrieved IA-MMIS report.
- 2. Each eligible GEMT provider must compute the annual cost in accordance with the Cost Determination Protocols (Section C.) and must submit the completed annual as-filed cost report, to the Department five (5) months after the close of the service period.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

3. The prospective supplemental payment amount is calculated by subtracting from Iowa Medicaid's portion of the total GEMT allowable costs (Paragraph C.1) from the as-filed cost report adjusted by the Department (Paragraph D.1), the total Iowa Medicaid base payments (Paragraph B.2) and other payments, such as Iowa Medicaid co-payments, received by the providers for providing GEMT services to Iowa Medicaid members. The result of this calculation is the uncompensated care costs for GEMT services provided to Iowa Medicaid members.
4. The result in Paragraph D.3 is divided by the Iowa Medicaid GEMT transports (including dry runs as defined in Paragraph A.6) from the as-filed cost report adjusted by the Department to calculate the per-GEMT services prospective supplemental payment amount. This amount will be paid prospectively, in addition to the Iowa Medicaid base payments (Paragraph B.2) on a claim by claim basis.
5. The prospective supplemental payment amount will be updated the following July 1, and every year thereafter, following submission and review of the cost report. Specifically, the prior year's uncompensated care amount per Medicaid transport will be paid as an adjustment to the following year's base rate.

E. Eligible GEMT Provider Reporting Requirements

Eligible GEMT providers shall:

1. Submit the GEMT services cost report no later than five (5) months after the close of the CY, unless a provider has made a written request for an extension and such request is granted by the Department.
2. Provide supporting documentation to serve as evidence supporting information on the submitted cost report and the cost determination as specified by the Department.
3. Keep, maintain, and have readily retrievable, such records as specified by the Department to fully disclose reimbursement amounts to which the eligible government entity is entitled, and any other records required by CMS.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

State/Territory:

IOWA

Supplemental payment for publicly owned or operated ground emergency medical transportation providers

4. Comply with the allowable cost requirements provided in 2 C.F.R. Part 200, and Medicaid non-institutional reimbursement policy.

F. Department Responsibilities

1. The Department will submit to CMS claims for GEMT services that are allowable and in compliance with federal laws and regulations and Medicaid non-institutional reimbursement policy.
2. The Department will, on an annual basis, submit any necessary materials to the federal government to provide assurances that claims will include only those expenditures that are allowable under federal law.
3. The Department may conduct on-site audits as necessary and will complete the audit within two years of the postmark date of the accepted cost report.

State Plan TN #	IA-19-002	Effective	July 1, 2019
Superseded TN #	NEW	Approved	July 12, 2019

RESOLUTION NO. 2025-183

A RESOLUTION APPROVING THE PROVIDER PARTICIPATION AGREEMENT BETWEEN THE CITY OF GRINNELL FIRE DEPARTMENT AND THE IOWA DEPARTMENT OF HEALTH AND HUMAN SERVICES.

WHEREAS, the City of Grinnell Fire Department (Provider) provides Emergency Medical Services (EMS) for the city of Grinnell; and

WHEREAS, there are instances where the EMS charges are not collectible through normal means (i.e. medical insurance, Medicare, Medicaid, etc.); and

WHEREAS, the Iowa Department of Health and Human Services (HHS) has a Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Prospective Payment Program that the city of Grinnell can participate in to receive assistance with reimbursement for costs of providing EMS; and

WHEREAS, the Provider Participation Agreement outlines the Provider's responsibilities to obtain assistance with reimbursement for costs of providing EMS and outlines HHS's limitations of liability; and

WHEREAS, the Provider has reviewed the Provider Participation Agreement and is in agreement with the terms of said agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRINNELL that the signing the Provider Participation Agreement with the Iowa Department of Health and Human Services is approved.

Passed and approved this 20th day of October 2025.

DAN F. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

ORDINANCE NO. 1568

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF GRINNELL, IOWA BY AMENDING THE ZONING FOR THE PROPERTY AT 1125 EAST STREET LANE, AND DIRECTING THE ZONING ADMINISTRATOR TO NOTE THE ORDINANCE NUMBER AND DATE OF THIS CHANGE ON THE OFFICIAL ZONING MAP

NOW, THEREFORE, be it ordained by the City Council of the City of Grinnell, Iowa:

Section 1. ZONING MAP AMENDMENT. The official zoning map of the City of Grinnell, Iowa, is hereby amended by changing the zoning classification of the following described real property, from its current classification of M-1: Light Industrial to R-2: Two-Family Residential, to wit:

All property within' Lot 10 of the Crady Cambell Replat, Previously known as Lot 16; the West One Hundred Twenty-five Feet of Lot Two; the East Half of that part of the street between Lot Fifteen and Lot Two and more particularly described as commencing at the Northeast Corner of Lot Fifteen, thence South Two Hundred Feet, thence East Sixty Feet, thence North Two Hundred Feet, thence West Sixty Feet to the Place of Beginning; all lying East of the Right of Way of the Union Pacific Railroad Company, in the Northeast Quarter of the Northwest Quarter of Section Twenty-one, 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 250. Locally known as, 1125 East Street Lane of the City of Grinnell, Poweshiek County, Iowa.

The Zoning Administrator is directed to amend the Official Zoning Map to indicate said changes.

Section 2. NOTATION. The Zoning Administrator shall hereby record the ordinance number and date of passage of this ordinance.

Section 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. SEVERABILITY CLAUSE. If any section provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 5. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Dan F. Agnew, Mayor

ATTEST:

Alyssa Devig, City Clerk

Read First Time: _____, 2025

Read Second Time: _____, 2025

Read Third Time: _____, 2025

PASSED AND APPROVED: _____, 2025.

I, _____, City Clerk of the City of Grinnell, County of Poweshiek, Iowa, do hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2025, and published in the Grinnell Herald Register on _____, 2025.

City Clerk, Grinnell, Iowa

(SEAL)

ITEMS TO INCLUDE ON AGENDA

CITY OF GRINNELL, IOWA

October 20, 2025

7:00 P.M.

Grinnell Urban Renewal Plan

- Public hearing on the proposed Amendment No. 10 to the Grinnell Urban Renewal Plan
- Resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 10 to the Grinnell Urban Renewal Plan

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.**

October 20, 2025

The City Council of the City of Grinnell, State of Iowa, met in regular 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 Agnew, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 10 to the Grinnell Urban Renewal Plan, the Mayor first asked for the report of the City Manager, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that 0 written recommendations were received from affected taxing entities. The report of the City Manager, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that 0 written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 10 to the Grinnell Urban Renewal Plan and 0 were made. The public hearing was then closed.

{Attach summary of comments here,
or include summary of comments in meeting minutes}

Council Member _____ then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 10 TO THE GRINNELL URBAN RENEWAL PLAN" 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. 2025-184

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AND BLIGHTED AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 10 TO THE GRINNELL URBAN RENEWAL PLAN

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, this Urban Renewal Area currently includes and consists of:

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 1/4;

thence northerly along the west line of said Southeast 1/4, for a distance of 914 feet, more or less, to the northwest corner of said Southeast 1/4;

thence easterly along the north line of said Southeast 1/4, 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.

AMENDMENT NO. 8

Did not add or remove land.

AMENDMENT NO. 9

Did not add or remove land.

WHEREAS, a proposed Amendment No. 10 to the Plan ("Amendment No. 10" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file 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, by resolution adopted on September 15, 2025, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss

the proposed Amendment No. 10 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 10 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Manager, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 10 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Grinnell Herald Register, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 10, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in Amendment No. 10 concerning the area of the City of Grinnell, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 10 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is expected and as to those areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 10 to the Grinnell Urban Renewal Plan of the City of Grinnell, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 10 to the Grinnell Urban Renewal Plan for the City of Grinnell, State of Iowa"; Amendment No. 10, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 10 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 10 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 10 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Poweshiek County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 10, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 20th day of October, 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

STATE OF IOWA)
) SS
COUNTY OF POWESHIEK)

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

(SEAL)

RESOLUTION NO. 2025-185

RESOLUTION ESTABLISHING A DATE FOR PUBLIC HEARING ON THE PROPOSED SALE OF CITY-OWNED PROPERTY LOCATED IN THE SCOUT SUBDIVISION, LOTS 24-28 IN THE CITY OF GRINNELL, IOWA

BE IT RESOLVED by the City Council of the City of Grinnell, Iowa, that:

NOTICE IS HEREBY GIVEN that the City intends to sell property located in the Scout Subdivision, said property being legally described as follows:

Scout Subdivision Lot 24, Scout Subdivision Lot 25, Scout Subdivision Lot 26, Scout Subdivision Lot 27, and Scout Subdivision Lot 28.

BE IT FURTHER RESOLVED: That the public hearing on the proposed sale of the above-referenced property will be held at 7:00 p.m. on the 3rd day of November 2025, in the City Council Chambers of the Grinnell City Hall, 520 4th Avenue, Grinnell, Iowa. At said hearing, the City Council will hear written and oral comments or objections to the proposed sale.

YOU ARE FURTHER NOTIFIED that you may appear at said hearing and make comments, either orally or in writing, either for or against the proposed sale of the above-referenced property.

PASSED AND APPROVED this 20th day of October 2025.

Dan F. Agnew, Mayor

ATTEST:

Alyssa Devig, City Clerk/Finance Director