



GRINNELL FINANCE COMMITTEE REGULAR SESSION MEETING
MONDAY, NOVEMBER 3, 2025, AT 8:00 AM
IN THE LARGE CONFERENCE ROOM ON THE 2ND FLOOR OF CITY
HALL AND VIA ZOOM
[HTTPS://ZOOM.US/J/98190864534?PWD=ZSFURXVSUP1V8VNBABZL
RG62B4NL01.1](https://zoom.us/j/98190864534?pwd=ZSFURXVSUP1V8VNBABZL RG62B4NL01.1)

MEETING ID: 981 9086 4534
PASSCODE: 117678

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Update from Melissa Strovers with Poweshiek Economic Development Collaborative.
2. Consider approval of a proposal for a Water and Wastewater Cost of Service Analysis with Bolton & Menk in an amount not to exceed \$36,900.00.
3. Consider approval of a resolution approving the lease of the Blakely Circle Farm Ground with Dimit Farms in the amount of \$4,950.00. (See Resolution No. 2025-186)
4. Consider approval of a resolution approving the lease of the Airport Farm Ground to Chief Alfa, Inc. in the amount of \$12,600.00. (See Resolution No. 2025-187)
5. Consider approval of a resolution approving the lease of the Cemetery Farm Ground with Muckler Farms in the amount of \$4,950.00. (See Resolution No. 2025-188)
6. Consider approval of a resolution approving the lease of the Wastewater Treatment Plan Farm Ground with Bill Tinkle in the amount of \$13,365.00. (See Resolution No. 2025-189)
7. Consider approval of a special Campbell Fund request from the Greater Poweshiek Foundation in the amount of \$500 to assist in purchasing winter gear for elementary students.
8. Consider approval of a special Campbell Fund request from the Grinnell Food Coalition in the amount of \$10,000.00 to assist in program funding.

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.

9. Review and approve the Fiscal Year 2027 Tax Increment Financing Debt Certification.
10. Review the September Investments and Treasurers Reports.

D. 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.

E. 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.



Real People. Real Solutions.

1519 Baltimore Drive
Ames, IA 50010

Phone: (515) 233-6100
Bolton-Menk.com

October 21, 2025

Russ Behrens
City Manager
520 4th Avenue
Grinnell, IA 50112

RE: Proposal for Water and Wastewater Cost of Service Analysis

Dear Russ:

The City of Grinnell has indicated that you are seeking assistance in determining the cost of providing water and wastewater services to your customers. Bolton & Menk, Inc. has worked with many municipalities on their water and wastewater systems and we understand what needs to be accomplished to provide you with the necessary information for your needs and goals.

Local Expertise — Grinnell is looking for a partner who understands how Iowa communities operate. Our team has worked with cities across the state on water and wastewater planning, rate studies, and infrastructure improvements. We'll bring that experience to help you make informed decisions that reflect your community's priorities.

Fiscal Responsibility — Like most communities, Grinnell wants to make sure its utility rates are fair and sustainable. Our cost-of-service approach is built around transparency and accuracy. We'll help you understand what it takes to run your systems and how to work with your financial advisory to set rates that support long-term operations—without overburdening your customers.

Clear, Actionable Results — We know Grinnell needs more than just data. You need insights you can use. Our analysis will give you a clear picture of how your systems operate financially, along with practical recommendations you can share with decision-makers and the public. We'll help you communicate the numbers and make confident choices that align with your goals.

In continued service to the City of Grinnell, we are excited at the opportunity to complete your Cost-of-Service Analyses. I will serve as your lead client contact and project manager. Please contact me at 515-520-9037 or Kathryn.sterk@bolton-menk.com if you have any questions regarding our proposal.

Respectfully submitted,
Bolton & Menk, Inc.

Kathryn E. Sterk, PE
Water/Wastewater Practice Leader | Principal

SCOPE OF SERVICES

Our team will work through a series of investigations and evaluations to fully understand existing conditions, set reasonable goals and objectives, develop feasible alternatives, evaluate alternatives, provide recommendations and an implementation plan, and document the study. Ongoing discussions will occur with all stakeholders, finalizing steps along the way to minimize potential surprises as the study concludes. We believe the process outlined below will effectively study and provide corridor improvement recommendations supported by all project partners.

Task 1: Water System Cost of Service Analysis (COSA)

Subtask A – Data Collection and Evaluation

CONSULTANT will collect and evaluate data relevant to the cost of providing water service to customers, including the following tasks:

1. Identify and gather project information
2. Summarize background data, flow and system information
3. Review and summarize annual revenue requirements, including operation and maintenance costs, debt service costs, and annual capital costs.
4. Evaluate future trends

Subtask B –Cost of Service Determination

CONSULTANT will use the background information provided to evaluate and determine the cost to supply, treat and distribute drinking water to customers, including the following tasks:

1. Allocate costs to functional cost components
2. Determine units of service
3. Determine unit costs by cost component
4. Distribute costs to user classes using unit cost

Task 2: Wastewater System Cost of Service Analysis (COSA)

Subtask A – Data Collection and Evaluation

CONSULTANT will collect and evaluate data relevant to the cost of providing wastewater service to customers, including the following tasks:

1. Identify and gather project information
2. Summarize background data, flow, loadings, and system information.
3. Review and summarize annual revenue requirements, including operation and maintenance costs, debt service costs, and annual capital costs.
4. Evaluate future trends.

Subtask B –Cost of Service Determination

CONSULTANT will use the background information provided to evaluate and determine the cost to collect, treat and discharge wastewater, including the following tasks:

1. Allocate costs to functional cost components
2. Determine units of service
3. Determine unit costs by cost component
4. Distribute costs to user classes using unit costs

Task 3: Deliverables

Subtask A – Report Preparation

CONSULTANT will prepare a report for the City's use describing the methods of evaluation and analysis and the results of the study.

1. Prepare draft report for staff review
2. Finalize report based staff comments.

Subtask B – Presentation of Study

CONSULTANT will present results to the City and stakeholders, including:

1. Present results of study and report in meeting with staff
2. Present results of study for City Council

FEES

Bolton & Menk, Inc.'s proposed fees to provide the described work will be billed hourly based on the enclosed fee schedule with the total estimated cost to be:

Scope of Services Rates	
Task	Estimated Fees
Task 1: Water System COSA	\$11,400
Task 2: Wastewater System COSA	\$14,700
Task 3: Deliverables	\$10,800

The cost for the above Scope of Services is proposed as follows:

Scope of Services	
Total Not-to-Exceed Fee	\$36,900

SCHEDULE

We have developed a proposed schedule for this project, as identified below. This schedule is based on our review of the project background, description, and scope of services described above. Upon selection, Bolton & Menk will work with Grinnell staff and other project partners to revise and update this schedule as needed to ensure successful delivery of this project.

- Data Collection: November – December 2025
- Determination of Cost of Service: January – March 2026
- Draft Report Completion April 2026
- Final Report Completion May 2026
- Presentation of Study June 2026

BOLTON & MENK'S HOURLY RATES

Services will be provided on an hourly basis, following the schedule on the following page. These rates include labor, general business and other normal and customary expenses associated with operating a professional business. Unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey equipment, survey stakes and routine expendable supplies; and no separate charges will be made for these activities and materials.

2025 SCHEDULE OF FEES

The following fee schedule is based upon competent, responsible professional services and is the minimum, below which adequate professional standards cannot be maintained. It is, therefore, to the advantage of both the professional and the client that fees be commensurate with the service rendered. Charges are based on hours spent at hourly rates in effect for the individuals performing the work. The hourly rates for principals and members of the staff vary according to skill and experience. The current specific billing rate for any individual can be provided upon request.

The fee schedule shall apply for the period through December 31, 2025. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

These rates include labor, general business, and other normal and customary expenses associated with operating a professional business. For projects with typical expenses and unless otherwise agreed, the above rates include vehicle and personal expenses, mileage, telephone, survey stakes, and routine expendable supplies; no separate charges will be made for these activities and materials. Expenses beyond typical project expenses, non-routine expenses, and expenses beyond the agreed scope of services, such as out of town travel expenses, long travel distances, large quantities of prints, extra report copies, outsourced graphics and photographic reproductions, document recording fees, outside professional and technical assistance, and other items of this general nature will be invoiced separately. Rates and charges do not include sales tax, if applicable.

Employee Classification	2025 Hourly Billing
Graduate Engineer	\$125-185
Design Engineer	\$125-196
Project Engineer	\$145-215
Senior Project Engineer	\$160-215
Project Manager	\$135-240
Senior Project Manager	\$188-273
Architect	\$186-267
Planner	\$125-168
Senior Planner	\$170-228
Landscape Designer	\$98-196
Landscape Architect	\$148-176
Senior Landscape Architect	\$160-268
Survey Technician ¹	\$90-196
Graduate Surveyor	\$122-190
Licensed Project Surveyor	\$180-225
Technician	\$75-182
Senior Technician	\$125-212
Administrative/Corporate Specialists	\$68-175
Specialist*	\$100-230
Practice Expert**	\$145-363
Principal**	\$175-316
Senior Principal**	\$218-333
GPS/Robotic Survey Equipment ¹	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

¹ No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for survey technicians.

*Specialized role not classified above otherwise.

**Highly specialized and industry expertise unique to the market or area of discipline.

APPROVALS AND SIGNATURES

The City of Grinnell acknowledges that it is the client of the property described above or is a legally authorized representative of the property client with sufficient interest and authority to enter into this agreement for the purposes of making improvements to and upon the property.

Bolton & Menk, Inc. and the City agree to the Terms and Conditions as stated above and on the reverse side of this Agreement. The undersigned represents that it is the the City or has been authorized to accept this Agreement on behalf of the City. Unless also executed by a person(s) or firm guaranteeing payment, the undersigned accepts financial responsibility for all services and costs of collection incurred by Bolton & Menk including reasonable attorney’s fees, in the event of default by the City.

Accepted by:

Print Name/Title

Signature and Date

I/We personally guarantee payment of all obligations for services to be provided by Bolton & Menk, Inc. under this Agreement. I/We further agree to pay all costs of collection incurred by Bolton & Menk, Inc. including reasonable attorney’s fees.

Print Name/Title

Signature and Date

Terms of Proposal – Water and Wastewater Cost-of-Service-Analysis Bolton & Menk, Inc.

The accompanying Proposal (hereinafter referred to as "Proposal") is subject to the following terms and conditions. These Terms of Proposal (hereinafter referred to as "Terms") are an integral part of the accompanying Proposal as if stated directly therein. No change or deviation from these Terms will be binding without the written approval of Bolton & Menk, Inc. (BMI). Such changes may require an adjustment in the proposed fee, schedule, or scope of Proposal.

A. Services: BMI proposes to perform the services outlined in the Proposal for the stated fee arrangement. Changes required by the Client or other controlling entities (regulatory agencies, contractors, courts, etc.) from the scope or schedule of services described in the Proposal are "Additional Services" and will be invoiced on an hourly basis in addition to the stated fee arrangement.

B. Information from Client: Unless otherwise stated, Client agrees to provide BMI with all site information necessary to complete the proposed services. This information should include current site property descriptions (from abstract, title opinion or title commitment); other legal documents affecting the site; copies of previous surveys, maps, utility locates, engineering studies and plans; existing or required soils and geotechnical reports; governmental, regulatory and utility reviews and determinations; and all other pertinent information. BMI may rely on accuracy of Client provided information. Client shall promptly inform BMI of any alleged defects in the services.

C. Access to Site: Unless otherwise stated, Client agrees to provide BMI with access to the site, including adjoining properties, for activities necessary for the performance of services. It is understood that in the normal course of work, unavoidable property damage may occur due to excavations, tree and brush trimming, marking lines, etc. BMI will take reasonable precautions to minimize damage due to its activities. The cost to correct resulting damage has not been included in the fee and the Client agrees to reimburse BMI for any costs associated with required restoration work.

D. Standard of Care: Professional services provided under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of BMI's profession currently practicing under similar conditions. **BMI makes no warranties, expressed or implied, or otherwise with respect to any services performed or furnished.**

E. Certifications: Any certification provided by BMI is a professional opinion based upon knowledge, information, and beliefs available to BMI at the time of certification. Such certifications are not intended as and shall not be construed as a guarantee or warranty. BMI shall not be required to certify the existence of conditions whose existence BMI cannot reasonably ascertain.

F. Utilities: Unless otherwise explicitly stated in the proposal, if utility surveys are included in scope of services, utilities will be located from available utility records, utility company locates and surface evidence of underground improvements. Some subsurface improvements may not be disclosed by such methods and Client assumes responsibility for exploratory excavations and other work to assure utility locations. BMI assumes no liability for matters arising from subsurface utilities that vary from locations depicted on previous plans or locates provided by Client or utility companies.

G. Project Approval: Due to site limitations, code interpretation, regulatory reviews, political considerations and Client directed design and improvements; BMI makes no representations as to acceptability or approvability of the project, or, zoning requests, permit applications, site and development plans, plats and similar documents. Client's obligation for payment of fees owed BMI is not contingent upon project approval.

H. Opinions or Estimates of Project Costs: Where included as part of project scope or otherwise, opinions or estimates of project cost will generally be based upon public construction cost information. Since BMI has no control over the cost of labor, materials, competitive bidding process, weather conditions and other factors affecting the cost of construction, all cost estimates are opinions for general information of the Client and BMI does not warrant or guarantee the accuracy of construction cost opinions or estimates. Project financing should be based upon actual, contracted construction costs with appropriate contingencies.

I. Construction Phase Services: Client is notified that BMI shall not be responsible for means, methods, techniques, sequences, or procedures of construction selected by any contractor employed on the project nor for the safety precautions or programs incident to the work of any contractor

J. Ownership and Alteration of Documents: All documents, including reports, drawings, field data, notes, plans, specifications and documents or electronic media prepared or furnished by BMI under this agreement remain the property of BMI. Upon payment of all amounts owed, the Client is granted a limited license to BMI's submittals for Client's reasonable use and to make and retain copies for such use. However, BMI's submittals are not intended

for reuse by the Client or third parties on other projects or alteration by others without the written consent of BMI. Electronic media may be furnished for convenience of Client; however, only signed and certified paper copies of submittals may be relied upon as documentation of professional services provided.

K. Billings and Payments: Invoices for BMI's services shall be submitted, at BMI's option, either upon completion of such services or on a monthly basis. Unless credit to Client is approved, payment is due upon receipt of services and deliverables. If, at sole discretion of BMI, credit is advanced to Client, invoices shall be due and payable within 30 days after the invoice date. If the invoice is not paid within 30 days, BMI may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of its services. BMI reserves the right to withhold any deliverables until all unpaid fees are paid in full. Amount of retainer (if applicable) will be applied to amount owed on final invoice.

L. Late Payments: Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.5% on the unpaid balance. If any portion or all of an account remains unpaid 60 days after billing, the Client shall pay all costs of collection, including reasonable attorney fees.

M. Waiver: To the fullest extent permitted by law, Client and BMI waive against each other, and the other's employees, partners, officers, agents, insurers, and subcontractors, claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or any way related to this Agreement, from any cause or causes. Client waives claims against BMI individual employees and agrees any claim, demand or suit shall be asserted only against the BMI corporate entity.

N. LIMITATION OF LIABILITY: In recognition of the relative risks, rewards, and benefits of the project to both the Client and BMI, the risks have been allocated such that the Client agrees that BMI's total liability to the Client for any and all injuries, claims, losses, expenses, damages or claimed expenses arising out of the performance of this agreement from any cause or causes, shall not exceed total compensation paid to BMI. Such claims include, but are not limited to, BMI's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

O. Certificates of Insurance: BMI will maintain, at its expense, statutory worker's compensation insurance coverage, automobile liability insurance, commercial general liability insurance and professional liability coverage for claims arising from bodily injury, death or property damage which may arise from the negligent performance by BMI or its employees. BMI will, upon request, furnish Certificates of Insurance documenting terms of coverages. BMI will not be required to extend coverages beyond those which are usual and customary for similar firms practicing similar

surveying and engineering services unless BMI is reimbursed for additional premium expenses.

P. Dispute Resolution: Any claims or disputes made during or after the performance of services between BMI and the Client, with the exception of claims by BMI for non-payment of services rendered, shall first be submitted to mediation for resolution prior to initiating any other legal proceedings.

Q. Agreement: If the Proposal is accepted, the Client and BMI will enter into an Agreement incorporating the accompanying Proposal, these Terms and such additional terms and conditions as may be mutually acceptable to BMI and Client. In the absence of a separate, executed written agreement, the accompanying Proposal and these Terms of Proposal shall constitute the whole and complete agreement between BMI and the Client.

R. Termination of Services: The Agreement created under Paragraph Q may be terminated by the Client or BMI should the other fail to perform its obligations hereunder; or, by BMI if the presence of an unknown or undisclosed federally, state or locally regulated hazardous material is encountered. In the event of termination, the Client shall pay BMI for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

S. Withdrawal of Proposal: This Proposal constitutes a non-binding offer to perform services and BMI reserves the right to withdraw or modify this proposal, without liability to the Client, at any time prior to receipt of written acceptance from the Client and execution of a signed agreement in accordance with Paragraph Q.

T. LIEN RIGHTS: Pursuant to the representations by the CLIENT and to the extent permitted by Iowa Law for the improvements to be made to the project property, BMI reserves the right to file a lien against the project property in the event of delinquent or non-payment of monies owed to BMI by the CLIENT.

RESOLUTION NO. 2025-186

A RESOLUTION APPROVING THE LEASE OF BLAKELY CIRCLE FARM GROUND

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

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

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

IN LOT 5 OF GRINNELL INDUSTRIAL PARK PLAT 6 IN THE SW1/4 OF THE SW1/4 OF SECTION 28-80-16 POWESHIEK COUNTY, IOWA except the area reserved by the city of Grinnell.

2. That such property shall be leased for three years to commence on March 1, 2026, and end on February 28, 2029.

3. Dimit Farms shall pay a yearly rental of \$4,950.00 for the Blakely Circle farm ground consisting of 18.00 total acres, more or less.

4. Dated this 3rd day of November 2025.

DAN D. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

This form can provide the owner and operator with a guide for developing an agreement to fit their individual situation. This form is not intended to take the place of legal advice pertaining to contractual relationships between the two parties.

Iowa Cash Rent Farm Lease (Short Form) for 20____

Owner (s): _____

Operator (s): _____

1. Legal Description:

2. Terms of Lease: The term of the lease shall be for a period of ____ year (s), beginning March 1, 20 ____ . After expiration of the initial term, the lease shall continue from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1, as directed by Iowa law, effective the following March 1.

3. There are _____ contract acres available according to county FSA records (FSA form 578).

The following housing, buildings and storage structures located on the Real Estate may be used by the Operator for the following purposes:

Structure	Purpose
_____	_____
_____	_____
_____	_____

In the event of damage or destruction of buildings or structures listed above the Owner will have the option to replace them or provide their functional equivalent to the Operator for the purpose described above within a reasonable period of time, or make adjustments to the terms of this lease in lieu of replacement.

4. Cash Rent: Operator agrees to pay the Owner cash rent for the use of part or all of the Real Estate as follows:

Description	Amount
Cropland _____ acres @ \$ _____ /acre	\$ _____
Cropland _____ acres @ \$ _____ /acre	\$ _____
Established hay land _____ acres @ \$ _____ /acre	\$ _____
Pasture _____ acres @ \$ _____ /acre	\$ _____
Buildings and storage structures, housing	\$ _____
Total annual rent	\$ _____

The cash rent shall be due and payable as follows: Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____

All cash rent is to be mailed or delivered to the Owner at: _____

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Extension and Outreach

FM 1874/C2-16 Revised July 2016

date _____ owner (s) initials _____ operator (s) initials _____

page 1 of 3

5. **USDA Commodity Program Payments:** Payments shall be paid to the Operator unless otherwise agreed on with the Farm Service Agency.
6. **Recreational Use:** Use of the real estate is not allowed for hunting or other recreational purposes without written consent of the Owner.
7. **Division of Expense:** All crop production expenses are the responsibility of the Operator. Cost of lime and application will be treated as follows: _____
8. **Expenses:** No expense shall be incurred by the Operator for or on account of the Owner without first obtaining written permission from the Owner. The Operator agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Owner if actions are taken by the Operator that result in such a lien being imposed.
9. **Repair and Maintenance:** Minor repairs for buildings and fences: Owner will furnish all materials and Operator will provide the labor at no charge. New fence: Owner to furnish all materials and one-half of the cost of labor. Operator to provide one-half of the labor and all of the equipment to construct fence. Owner will pay 100% of the cost to clear fence row when necessary.
10. **Operator's Duties:** Operator agrees to operate the farm in an efficient and steward-like manner, control weeds and brush in the fields, fence rows, and road ditches, provide proper maintenance to control erosion and maintain terraces, waterways, and tiles, and building lots and all other areas of the farm where access is possible. The Operator agrees to furnish to the Owner by December 15 an annual report including 1) a summary of fertilizer, lime, and pesticide application records and 2) production or yield information about harvested crops each year, such as may be required for participation in Farm Service Agency programs or for setting crop insurance actual production history yields, and to use measurement methods acceptable for these purposes. Operator agrees, on termination of the lease, to yield prompt possession of the farm to the Owner and to leave the premises in as good condition as before they took possession or to compensate the Owner for damages.
11. **Owner's Duties:** Owner agrees to warrant and defend the Operator's possession against all persons as long as this lease remains in effect. The Owner will promptly pay real property taxes and carry insurance on his/her interest in the property.
12. **Harvested Crop's Aboveground Plants:** Operator does not have the right to take any part of the harvested crop's aboveground plant without the express written permission of the Owner. This includes burning or removing any crop residues from the property.
13. **Transfer of Interest:** The Operator agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person or entity, nor sublease any or all of the property described herein without prior written permission of the Owner. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties. If the Owner should sell or otherwise transfer title to the Real Estate, the Owner will do so subject to the provisions of this lease.
14. **Changes in Lease Terms:** The conduct, representation, or statement of either party, by act or omission, shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.
15. **Right of Entry:** The Owner reserves the right to enter the premises at any time for any reasonable purpose. Upon notice of the lease termination, the Operator agrees to permit the Owner or the Owner's lessee or agent to enter the premise to do customary tillage and operations on any land from which the current crops have been harvested

16. Owner's Landlord's Lien and Security Interest. The Operator acknowledges that a statutory Landlord's Lien exists in favor of the Owner. The Operator also grants to the Owner a security interest in, but not limited to, all growing or mature crops on the Real Estate as provided in the Iowa Uniform Commercial Code. The Operator shall sign all documents and financing statements as requested by the Owner to perfect the Owner's security interests.

At Owner's request, the Operator shall provide the Owner a list of potential buyers for the crops grown on the farm. The Operator agrees to deliver and sell such crops only to those buyers listed. The Owner shall deliver a Notice of Security Interest to those buyers and only those buyers listed. The Operator shall not sell such crops to any buyer not listed without first obtaining written consent of the Owner.

17. Termination upon Default: If either party defaults in the performance of the existing rental agreement, the non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have _____ days to cure the default. Failure to cure within the required timeframe shall terminate the lease. If the lease terminates because the Operator failed to pay the rent due, all costs and attorney fees of the Owner to enforce collection or performance shall be added to the obligations payable by the Operator. The Operator shall also be liable for interest on the unpaid rent at the rate of _____ % APR.

18. Other Provisions:

19. Arbitration: Any disputes between the Owner and Operator not covered by this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Owner, one by the Operator, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.

We agree to the terms and conditions of this lease and we affix our signatures this _____ day of _____, 20____.

Signature of Operator

Signature of Owner

Signature of Spouse/Co-operator

Signature of Spouse/Co-owner

For (business entity)

By (owner's representative)

Address

Address

Telephone

Telephone

Optional Notarization

STATE OF _____, COUNTY OF _____ ss:

This record was acknowledged before me this _____ day of, _____, by

_____.

Signature of Notary Public

RESOLUTION NO. 2025-187

A RESOLUTION APPROVING THE LEASE OF AIRPORT FARM GROUND

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

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

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

Parcel A-1 N, Lot A NE 1/4, SE ¼ Section 29, Township 80 N, Range 16 W of the 5th P.M.

2. That such property shall be leased for three years to commence on March 1, 2026, and end on February 28, 2029.

3. Chief Alfa, Inc. shall pay a yearly rental of \$12,600.00 for the Airport farm ground consisting of 56.00 total acres, more or less (same as previously leased).

4. Dated this 3rd day of November 2025.

DAN D. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

This form can provide the owner and operator with a guide for developing an agreement to fit their individual situation. This form is not intended to take the place of legal advice pertaining to contractual relationships between the two parties.

Iowa Cash Rent Farm Lease (Short Form) for 20____

Owner (s): _____

Operator (s): _____

1. Legal Description:

2. Terms of Lease: The term of the lease shall be for a period of ____ year (s), beginning March 1, 20 ____ . After expiration of the initial term, the lease shall continue from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1, as directed by Iowa law, effective the following March 1.

3. There are _____ contract acres available according to county FSA records (FSA form 578).

The following housing, buildings and storage structures located on the Real Estate may be used by the Operator for the following purposes:

Structure	Purpose
_____	_____
_____	_____
_____	_____

In the event of damage or destruction of buildings or structures listed above the Owner will have the option to replace them or provide their functional equivalent to the Operator for the purpose described above within a reasonable period of time, or make adjustments to the terms of this lease in lieu of replacement.

4. Cash Rent: Operator agrees to pay the Owner cash rent for the use of part or all of the Real Estate as follows:

Description	Amount
Cropland _____ acres @ \$ _____ /acre	\$ _____
Cropland _____ acres @ \$ _____ /acre	\$ _____
Established hay land _____ acres @ \$ _____ /acre	\$ _____
Pasture _____ acres @ \$ _____ /acre	\$ _____
Buildings and storage structures, housing	\$ _____
Total annual rent	\$ _____

The cash rent shall be due and payable as follows: Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____

All cash rent is to be mailed or delivered to the Owner at: _____

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FM 1874/C2-16 Revised July 2016

date _____ owner (s) initials _____ operator (s) initials _____

page 1 of 3

5. **USDA Commodity Program Payments:** Payments shall be paid to the Operator unless otherwise agreed on with the Farm Service Agency.
6. **Recreational Use:** Use of the real estate is not allowed for hunting or other recreational purposes without written consent of the Owner.
7. **Division of Expense:** All crop production expenses are the responsibility of the Operator. Cost of lime and application will be treated as follows: _____
8. **Expenses:** No expense shall be incurred by the Operator for or on account of the Owner without first obtaining written permission from the Owner. The Operator agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Owner if actions are taken by the Operator that result in such a lien being imposed.
9. **Repair and Maintenance:** Minor repairs for buildings and fences: Owner will furnish all materials and Operator will provide the labor at no charge. New fence: Owner to furnish all materials and one-half of the cost of labor. Operator to provide one-half of the labor and all of the equipment to construct fence. Owner will pay 100% of the cost to clear fence row when necessary.
10. **Operator's Duties:** Operator agrees to operate the farm in an efficient and steward-like manner, control weeds and brush in the fields, fence rows, and road ditches, provide proper maintenance to control erosion and maintain terraces, waterways, and tiles, and building lots and all other areas of the farm where access is possible. The Operator agrees to furnish to the Owner by December 15 an annual report including 1) a summary of fertilizer, lime, and pesticide application records and 2) production or yield information about harvested crops each year, such as may be required for participation in Farm Service Agency programs or for setting crop insurance actual production history yields, and to use measurement methods acceptable for these purposes. Operator agrees, on termination of the lease, to yield prompt possession of the farm to the Owner and to leave the premises in as good condition as before they took possession or to compensate the Owner for damages.
11. **Owner's Duties:** Owner agrees to warrant and defend the Operator's possession against all persons as long as this lease remains in effect. The Owner will promptly pay real property taxes and carry insurance on his/her interest in the property.
12. **Harvested Crop's Aboveground Plants:** Operator does not have the right to take any part of the harvested crop's aboveground plant without the express written permission of the Owner. This includes burning or removing any crop residues from the property.
13. **Transfer of Interest:** The Operator agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person or entity, nor sublease any or all of the property described herein without prior written permission of the Owner. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties. If the Owner should sell or otherwise transfer title to the Real Estate, the Owner will do so subject to the provisions of this lease.
14. **Changes in Lease Terms:** The conduct, representation, or statement of either party, by act or omission, shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.
15. **Right of Entry:** The Owner reserves the right to enter the premises at any time for any reasonable purpose. Upon notice of the lease termination, the Operator agrees to permit the Owner or the Owner's lessee or agent to enter the premise to do customary tillage and operations on any land from which the current crops have been harvested

16. Owner's Landlord's Lien and Security Interest. The Operator acknowledges that a statutory Landlord's Lien exists in favor of the Owner. The Operator also grants to the Owner a security interest in, but not limited to, all growing or mature crops on the Real Estate as provided in the Iowa Uniform Commercial Code. The Operator shall sign all documents and financing statements as requested by the Owner to perfect the Owner's security interests.

At Owner's request, the Operator shall provide the Owner a list of potential buyers for the crops grown on the farm. The Operator agrees to deliver and sell such crops only to those buyers listed. The Owner shall deliver a Notice of Security Interest to those buyers and only those buyers listed. The Operator shall not sell such crops to any buyer not listed without first obtaining written consent of the Owner.

17. Termination upon Default: If either party defaults in the performance of the existing rental agreement, the non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have _____ days to cure the default. Failure to cure within the required timeframe shall terminate the lease. If the lease terminates because the Operator failed to pay the rent due, all costs and attorney fees of the Owner to enforce collection or performance shall be added to the obligations payable by the Operator. The Operator shall also be liable for interest on the unpaid rent at the rate of _____ % APR.

18. Other Provisions:

19. Arbitration: Any disputes between the Owner and Operator not covered by this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Owner, one by the Operator, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.

We agree to the terms and conditions of this lease and we affix our signatures this _____ day of _____, 20____.

Signature of Operator

Signature of Owner

Signature of Spouse/Co-operator

Signature of Spouse/Co-owner

For (business entity)

By (owner's representative)

Address

Address

Telephone

Telephone

Optional Notarization

STATE OF _____, COUNTY OF _____ ss:

This record was acknowledged before me this _____ day of, _____, by

_____.

Signature of Notary Public

RESOLUTION NO. 2025-188

A RESOLUTION APPROVING THE LEASE OF CEMETERY FARM GROUND

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

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

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

Lots Three and Four in Lot One in the Northeast Quarter of the Southwest Quarter of Section Seventeen, Township Eighty North, Range Sixteen West of the 5th P.M., except the East One Hundred Feet of said Lot Four according to the Plat thereof appearing of record Plat Book A at page 400 and except the area reserved by the city of Grinnell.

2. That such property shall be leased for three years to commence on March 1, 2026, and end on February 28, 2029.

3. Muckler Farms shall pay a yearly rental of \$4,950.00 for the Cemetery farm ground consisting of 18.00 total acres, more or less (same as previously leased).

4. Dated this 3rd day of November 2025.

DAN D. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

This form can provide the owner and operator with a guide for developing an agreement to fit their individual situation. This form is not intended to take the place of legal advice pertaining to contractual relationships between the two parties.

Iowa Cash Rent Farm Lease (Short Form) for 20____

Owner (s): _____

Operator (s): _____

1. Legal Description:

2. Terms of Lease: The term of the lease shall be for a period of ____ year (s), beginning March 1, 20 ____ . After expiration of the initial term, the lease shall continue from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1, as directed by Iowa law, effective the following March 1.

3. There are _____ contract acres available according to county FSA records (FSA form 578).

The following housing, buildings and storage structures located on the Real Estate may be used by the Operator for the following purposes:

Structure	Purpose
_____	_____
_____	_____
_____	_____

In the event of damage or destruction of buildings or structures listed above the Owner will have the option to replace them or provide their functional equivalent to the Operator for the purpose described above within a reasonable period of time, or make adjustments to the terms of this lease in lieu of replacement.

4. Cash Rent: Operator agrees to pay the Owner cash rent for the use of part or all of the Real Estate as follows:

Description	Amount
Cropland _____ acres @ \$ _____ /acre	\$ _____
Cropland _____ acres @ \$ _____ /acre	\$ _____
Established hay land _____ acres @ \$ _____ /acre	\$ _____
Pasture _____ acres @ \$ _____ /acre	\$ _____
Buildings and storage structures, housing	\$ _____
Total annual rent	\$ _____

The cash rent shall be due and payable as follows: Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____

All cash rent is to be mailed or delivered to the Owner at: _____

IOWA STATE UNIVERSITY
Extension and Outreach

FM 1874/C2-16 Revised July 2016

date _____ owner (s) initials _____ operator (s) initials _____

page 1 of 3

5. **USDA Commodity Program Payments:** Payments shall be paid to the Operator unless otherwise agreed on with the Farm Service Agency.
6. **Recreational Use:** Use of the real estate is not allowed for hunting or other recreational purposes without written consent of the Owner.
7. **Division of Expense:** All crop production expenses are the responsibility of the Operator. Cost of lime and application will be treated as follows: _____
8. **Expenses:** No expense shall be incurred by the Operator for or on account of the Owner without first obtaining written permission from the Owner. The Operator agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Owner if actions are taken by the Operator that result in such a lien being imposed.
9. **Repair and Maintenance:** Minor repairs for buildings and fences: Owner will furnish all materials and Operator will provide the labor at no charge. New fence: Owner to furnish all materials and one-half of the cost of labor. Operator to provide one-half of the labor and all of the equipment to construct fence. Owner will pay 100% of the cost to clear fence row when necessary.
10. **Operator's Duties:** Operator agrees to operate the farm in an efficient and steward-like manner, control weeds and brush in the fields, fence rows, and road ditches, provide proper maintenance to control erosion and maintain terraces, waterways, and tiles, and building lots and all other areas of the farm where access is possible. The Operator agrees to furnish to the Owner by December 15 an annual report including 1) a summary of fertilizer, lime, and pesticide application records and 2) production or yield information about harvested crops each year, such as may be required for participation in Farm Service Agency programs or for setting crop insurance actual production history yields, and to use measurement methods acceptable for these purposes. Operator agrees, on termination of the lease, to yield prompt possession of the farm to the Owner and to leave the premises in as good condition as before they took possession or to compensate the Owner for damages.
11. **Owner's Duties:** Owner agrees to warrant and defend the Operator's possession against all persons as long as this lease remains in effect. The Owner will promptly pay real property taxes and carry insurance on his/her interest in the property.
12. **Harvested Crop's Aboveground Plants:** Operator does not have the right to take any part of the harvested crop's aboveground plant without the express written permission of the Owner. This includes burning or removing any crop residues from the property.
13. **Transfer of Interest:** The Operator agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person or entity, nor sublease any or all of the property described herein without prior written permission of the Owner. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties. If the Owner should sell or otherwise transfer title to the Real Estate, the Owner will do so subject to the provisions of this lease.
14. **Changes in Lease Terms:** The conduct, representation, or statement of either party, by act or omission, shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.
15. **Right of Entry:** The Owner reserves the right to enter the premises at any time for any reasonable purpose. Upon notice of the lease termination, the Operator agrees to permit the Owner or the Owner's lessee or agent to enter the premise to do customary tillage and operations on any land from which the current crops have been harvested

16. Owner's Landlord's Lien and Security Interest. The Operator acknowledges that a statutory Landlord's Lien exists in favor of the Owner. The Operator also grants to the Owner a security interest in, but not limited to, all growing or mature crops on the Real Estate as provided in the Iowa Uniform Commercial Code. The Operator shall sign all documents and financing statements as requested by the Owner to perfect the Owner's security interests.

At Owner's request, the Operator shall provide the Owner a list of potential buyers for the crops grown on the farm. The Operator agrees to deliver and sell such crops only to those buyers listed. The Owner shall deliver a Notice of Security Interest to those buyers and only those buyers listed. The Operator shall not sell such crops to any buyer not listed without first obtaining written consent of the Owner.

17. Termination upon Default: If either party defaults in the performance of the existing rental agreement, the non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have _____ days to cure the default. Failure to cure within the required timeframe shall terminate the lease. If the lease terminates because the Operator failed to pay the rent due, all costs and attorney fees of the Owner to enforce collection or performance shall be added to the obligations payable by the Operator. The Operator shall also be liable for interest on the unpaid rent at the rate of _____ % APR.

18. Other Provisions:

19. Arbitration: Any disputes between the Owner and Operator not covered by this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Owner, one by the Operator, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.

We agree to the terms and conditions of this lease and we affix our signatures this _____ day of _____, 20____.

Signature of Operator

Signature of Owner

Signature of Spouse/Co-operator

Signature of Spouse/Co-owner

For (business entity)

By (owner's representative)

Address

Address

Telephone

Telephone

Optional Notarization

STATE OF _____, COUNTY OF _____ ss:

This record was acknowledged before me this _____ day of, _____, by

_____.

Signature of Notary Public

RESOLUTION NO. 2025-189

A RESOLUTION APPROVING THE LEASE OF WASTEWATER TREATMENT PLANT FARM GROUND

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

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

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

A portion of the Southeast Quarter of Section 19, Township 80 North, Range 16 West of the 5th P.M., except the area reserved by the City of Grinnell.

2. That such property shall be leased for three years to commence on March 1, 2026, and end on February 28, 2029.

3. Bill Tinkle shall pay a yearly rental of \$13,365.00 for the Wastewater Treatment plant farm ground consisting of 37.5 acres of row crop (\$225.00 per acre = \$8,437.50) and 65.7 acres of pasture (\$75.00 per acre = \$4,927.50).

4. Dated this 3rd day of November 2025.

DAN F. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

This form can provide the owner and operator with a guide for developing an agreement to fit their individual situation. This form is not intended to take the place of legal advice pertaining to contractual relationships between the two parties.

Iowa Cash Rent Farm Lease (Short Form) for 20____

Owner (s): _____

Operator (s): _____

1. Legal Description:

2. Terms of Lease: The term of the lease shall be for a period of ____ year (s), beginning March 1, 20 ____ . After expiration of the initial term, the lease shall continue from year to year, unless terminated by a separate written agreement or by statutory termination notice served by either party on or before September 1, as directed by Iowa law, effective the following March 1.

3. There are _____ contract acres available according to county FSA records (FSA form 578).

The following housing, buildings and storage structures located on the Real Estate may be used by the Operator for the following purposes:

Structure	Purpose
_____	_____
_____	_____
_____	_____

In the event of damage or destruction of buildings or structures listed above the Owner will have the option to replace them or provide their functional equivalent to the Operator for the purpose described above within a reasonable period of time, or make adjustments to the terms of this lease in lieu of replacement.

4. Cash Rent: Operator agrees to pay the Owner cash rent for the use of part or all of the Real Estate as follows:

Description	Amount
Cropland _____ acres @ \$ _____ /acre	\$ _____
Cropland _____ acres @ \$ _____ /acre	\$ _____
Established hay land _____ acres @ \$ _____ /acre	\$ _____
Pasture _____ acres @ \$ _____ /acre	\$ _____
Buildings and storage structures, housing	\$ _____
Total annual rent	\$ _____

The cash rent shall be due and payable as follows: Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____
Due Date _____ Amount \$ _____

All cash rent is to be mailed or delivered to the Owner at: _____

IOWA STATE UNIVERSITY
Extension and Outreach

FM 1874/C2-16 Revised July 2016

date _____ owner (s) initials _____ operator (s) initials _____

page 1 of 3

5. **USDA Commodity Program Payments:** Payments shall be paid to the Operator unless otherwise agreed on with the Farm Service Agency.
6. **Recreational Use:** Use of the real estate is not allowed for hunting or other recreational purposes without written consent of the Owner.
7. **Division of Expense:** All crop production expenses are the responsibility of the Operator. Cost of lime and application will be treated as follows: _____
8. **Expenses:** No expense shall be incurred by the Operator for or on account of the Owner without first obtaining written permission from the Owner. The Operator agrees to take no actions that might cause a mechanic's or other lien to be imposed upon the Real Estate and agrees to indemnify the Owner if actions are taken by the Operator that result in such a lien being imposed.
9. **Repair and Maintenance:** Minor repairs for buildings and fences: Owner will furnish all materials and Operator will provide the labor at no charge. New fence: Owner to furnish all materials and one-half of the cost of labor. Operator to provide one-half of the labor and all of the equipment to construct fence. Owner will pay 100% of the cost to clear fence row when necessary.
10. **Operator's Duties:** Operator agrees to operate the farm in an efficient and steward-like manner, control weeds and brush in the fields, fence rows, and road ditches, provide proper maintenance to control erosion and maintain terraces, waterways, and tiles, and building lots and all other areas of the farm where access is possible. The Operator agrees to furnish to the Owner by December 15 an annual report including 1) a summary of fertilizer, lime, and pesticide application records and 2) production or yield information about harvested crops each year, such as may be required for participation in Farm Service Agency programs or for setting crop insurance actual production history yields, and to use measurement methods acceptable for these purposes. Operator agrees, on termination of the lease, to yield prompt possession of the farm to the Owner and to leave the premises in as good condition as before they took possession or to compensate the Owner for damages.
11. **Owner's Duties:** Owner agrees to warrant and defend the Operator's possession against all persons as long as this lease remains in effect. The Owner will promptly pay real property taxes and carry insurance on his/her interest in the property.
12. **Harvested Crop's Aboveground Plants:** Operator does not have the right to take any part of the harvested crop's aboveground plant without the express written permission of the Owner. This includes burning or removing any crop residues from the property.
13. **Transfer of Interest:** The Operator agrees not to lease or sublet any part of the Real Estate nor assign this lease to any other person or entity, nor sublease any or all of the property described herein without prior written permission of the Owner. This lease shall be binding upon the heirs, assignees, or successors in interest of both parties. If the Owner should sell or otherwise transfer title to the Real Estate, the Owner will do so subject to the provisions of this lease.
14. **Changes in Lease Terms:** The conduct, representation, or statement of either party, by act or omission, shall not be construed as a material alteration of this lease until such provision is reduced to writing and executed by both parties as an addendum to this lease.
15. **Right of Entry:** The Owner reserves the right to enter the premises at any time for any reasonable purpose. Upon notice of the lease termination, the Operator agrees to permit the Owner or the Owner's lessee or agent to enter the premise to do customary tillage and operations on any land from which the current crops have been harvested

16. Owner's Landlord's Lien and Security Interest. The Operator acknowledges that a statutory Landlord's Lien exists in favor of the Owner. The Operator also grants to the Owner a security interest in, but not limited to, all growing or mature crops on the Real Estate as provided in the Iowa Uniform Commercial Code. The Operator shall sign all documents and financing statements as requested by the Owner to perfect the Owner's security interests.

At Owner's request, the Operator shall provide the Owner a list of potential buyers for the crops grown on the farm. The Operator agrees to deliver and sell such crops only to those buyers listed. The Owner shall deliver a Notice of Security Interest to those buyers and only those buyers listed. The Operator shall not sell such crops to any buyer not listed without first obtaining written consent of the Owner.

17. Termination upon Default: If either party defaults in the performance of the existing rental agreement, the non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have _____ days to cure the default. Failure to cure within the required timeframe shall terminate the lease. If the lease terminates because the Operator failed to pay the rent due, all costs and attorney fees of the Owner to enforce collection or performance shall be added to the obligations payable by the Operator. The Operator shall also be liable for interest on the unpaid rent at the rate of _____ % APR.

18. Other Provisions:

19. Arbitration: Any disputes between the Owner and Operator not covered by this lease may be submitted by either party for arbitration at a reasonable fee by three disinterested persons, one of whom shall be selected by the Owner, one by the Operator, and the third by the previously named two. If and when disputes are submitted, a majority decision of the arbitrators shall be binding upon the parties to the lease.

We agree to the terms and conditions of this lease and we affix our signatures this _____ day of _____, 20____.

Signature of Operator

Signature of Owner

Signature of Spouse/Co-operator

Signature of Spouse/Co-owner

For (business entity)

By (owner's representative)

Address

Address

Telephone

Telephone

Optional Notarization

STATE OF _____, COUNTY OF _____ ss:

This record was acknowledged before me this _____ day of, _____, by

_____.

Signature of Notary Public



**Greater Poweshiek
Community Foundation**

(New Request
No previous
awards)

October 24, 2025

Dear Grinnell City Council:

I am writing to request \$500 from the Campbell Fund to purchase winter coats, snow pants, boots, hats, gloves and other clothing items for students in need at Fairview and Bailey Park Elementary.

This fall I am working with staff at each elementary school to purchase approximately \$1,000 in clothing items and I am requesting \$500 from the Campbell Fund which will be matched by \$500+ from the Dr. Kevin W. Sterk Elementary Student Needs Fund managed by GPCF. The Dr. Kevin W. Sterk Elementary Student Needs Fund was established by Glenn and Ginger Sterk to honor their son Kevin after his death in 2010. The fund provides financial support for the nutritional and physical needs of students at Bailey Park and Fairview Elementary Schools in Grinnell. Since the fund was established in 2011, more than \$20,000 has been used to pay off student lunch balances, support Tiger Packs, and pay for self-care items and clothing for students in need at Bailey Park and Fairview Elementary.

Thanks so much for your consideration of this request. If you have any questions, please contact me anytime.

Sincerely,

Nicole Brua-Behrens
Executive Director

RE: Campbell Fund Request

From Nicole Brua Behrens <nicole@GreaterPCF.org>

Date Fri 10/24/2025 4:19 PM

To Sharon Mealey <SMealey@grinnelliowa.gov>

Cc Alyssa Devig <adevig@grinnelliowa.gov>

 1 attachment (121 KB)

GPCF Campbell Fund Request 10 25.pdf;

Sharon, please see the attached letter request. I am asking to split the cost with half being paid by the Dr. Kevin W. Sterk Elementary Student Needs Fund. I am certain that at least half of the kids who are supported live in Grinnell. Thank you - Nicole

From: Sharon Mealey <SMealey@grinnelliowa.gov>

Sent: Thursday, October 23, 2025 10:13 AM

To: Nicole Brua Behrens <nicole@GreaterPCF.org>

Cc: Alyssa Devig <adevig@grinnelliowa.gov>

Subject: Fw: Campbell Fund Request

Nicole,

This will need to go to the council for consideration. Do you want to make a more formal request, or should we use this email? My only concern would be for you to note how you would ensure the Campbell Fund monies would only go to students that live in the city of Grinnell.

Thanks,
Sharon

From: Russ Behrens <RBehrens@grinnelliowa.gov>

Sent: Wednesday, October 22, 2025 4:17 PM

To: Sharon Mealey <SMealey@grinnelliowa.gov>

Subject: FW: Campbell Fund Request

Would you work with Alysa or the Mayor on this one.

Thanks.

Russ

From: Nicole Brua Behrens <nicole@GreaterPCF.org>

Sent: Wednesday, October 22, 2025 2:08 PM

To: Russ Behrens <RBehrens@grinnelliowa.gov>

Subject: Campbell Fund Request

Russ, I will be spending around \$500 on clothing requested by Fairview Elementary through the Dr. Kevin W. Sterk Elementary Student Needs Endowed Fund for Grinnell students whose families are income constrained. Would the Campbell Fund be willing to partner with GPCF and the Sterk Fund to support these students in need? I will be purchasing winter coats and snow pants, snow boots, hats and gloves, underwear, and sweat pants in a variety of sizes for both boys and girls. Thank you for considering this request. Nicole

Nicole Brua-Behrens

Executive Director - Greater Poweshiek Community Foundation

PO Box 344 (mailing address)

1510 Penrose Street (physical address)

Grinnell, Iowa 50112

641.990.4729 (cell)

641-236-1560 (office)

CFNS

**ACCREDITED
FOUNDATION**

(CFNS - Community Foundation

National Standards)

FW: GFC appeal for the Campbell Fund

From Russ Behrens <RBehrens@grinnelliowa.gov>

Date Tue 10/28/2025 4:46 PM

To Alyssa Devig <adevig@grinnelliowa.gov>

Please place this on the Council Agenda - Finance Committee.

From: Jennifer Cogley <jennifer@ahrensfamilyfoundation.org>

Sent: Tuesday, October 28, 2025 4:43 PM

To: Russ Behrens <RBehrens@grinnelliowa.gov>; Sharon Mealey <SMealey@grinnelliowa.gov>

Subject: Re: GFC appeal for the Campbell Fund

You are not missing it. I am requesting \$10,000.
Thank you!

Jennifer Cogley
Director of Programs
Claude W. and Dolly Ahrens Foundation
641-236-5518 (office)
641-236-1562 (direct line)
ahrensfamilyfoundation.org

From: Russ Behrens <RBehrens@grinnelliowa.gov>

Date: Tuesday, October 28, 2025 at 4:39 PM

To: Jennifer Cogley <jennifer@ahrensfamilyfoundation.org>, Sharon Mealey <smealey@grinnelliowa.gov>

Subject: RE: GFC appeal for the Campbell Fund

I may be missing it – are you requesting a specific amount?

Thanks.

Russ

From: Jennifer Cogley <jennifer@ahrensfamilyfoundation.org>

Sent: Tuesday, October 28, 2025 4:35 PM

To: Sharon Mealey <SMealey@grinnelliowa.gov>; Russ Behrens <RBehrens@grinnelliowa.gov>

Subject: GFC appeal for the Campbell Fund

Hi Sharon and Russ,

The Grinnell Food Coalition steering committee held an emergency meeting this morning and developed a plan of action for the anticipated suspension in SNAP benefits. Below is the letter

we will be sending to donors. Please let me know if you have any questions about our plan and goals. We would like to request support from the Campbell fund. Thank you.

Dear Friends and Supporters,

The Grinnell Food Coalition (GFC) is issuing an urgent call for help.

Due to the ongoing government shutdown, SNAP benefits are expected to be suspended beginning November 1, leaving many families in Poweshiek County without vital support for food purchases.

In our community alone, 575 households (1,125 people) depend on SNAP—amounting to more than \$180,000 per month in food assistance. The sudden loss of this funding will put tremendous strain on local food pantries and meal programs already stretched thin.

The GFC Steering Committee has launched an Emergency Food Response Plan with a goal of raising \$50,000 to help fill the gap.

Your support today will help us:

- Distribute emergency food grants to local food pantries and meal programs- working directly with on the ground efforts to supply food
- Double our food voucher distribution for families in need
- Provide direct funding to community partners serving those most affected
- Promote participation in food drives through an emergency call-to-action plan

Please consider making a gift to the Grinnell Food Coalition today.

Your donation will go directly toward helping neighbors who are struggling to put food on the table during this crisis.

Together, we can ensure that no one in Poweshiek County goes hungry.

With gratitude,
Jennifer Cogley

Jennifer Cogley
Director of Programs
Claude W. and Dolly Ahrens Foundation
641-236-5518 (office)
641-236-1562 (direct line)
ahrensfamilyfoundation.org

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Grinnell County: Poweshiek

Urban Renewal Area Name: Grinnell Urban Renewal

Urban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ 7,391,216

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this _____ day of _____, November _____, 2025

Signature of Authorized Official

641-236-2600
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Grinnell County: PoweshiekUrban Renewal Area Name: Grinnell Urban RenewalUrban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Attorney & Recording Fees - ongoing	12/1/07	30,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Economic Development Staff - ongoing	11/16/20	100,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3. 2025B -TIF GO Bond	10/6/25	4,328,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4. OPG South Lake Partners, LLC Development Agreement - 15 year rebate	11/21/22	130,000
☒ 'X' this box if a rebate agreement. List administrative details on lines above.		
5. Demo of Veterans Memorial Building (cost increase)	2/3/25	121,025
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 4,709,025

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Grinnell County: Poweshiek

Urban Renewal Area Name: Grinnell Urban Renewal

Urban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
6. <u>SRTS-Washington Ave (engineering)</u>	<u>6/17/24</u>	<u>188,900</u>
<u></u>		
<u></u>		
<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7. <u>CBD Maint/Repair Work - (cost increase)</u>	<u>5/5/25</u>	<u>77,370</u>
<u></u>		
<u></u>		
<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8. <u>Broad Street Inlay Project</u>	<u>5/19/25</u>	<u>445,940</u>
<u></u>		
<u></u>		
<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9. <u>Garfiled Ave Water Main Replacement</u>	<u>9/3/24</u>	<u>101,091</u>
<u></u>		
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☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10. <u>Hotel Grinnell IRA Supplement</u>	<u>9/9/16</u>	<u>180,000</u>
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<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 3.

Total For City TIF Form 1.1 Page 2: 993,301

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

City: Grinnell

County: Poweshiek

Urban Renewal Area Name: Grinnell Urban Renewal

Urban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
11. <u>FY26 Airport Projects (Runway,Taxiway, Rehab, Construction) City Share</u>	<u>9/16/24</u>	<u>23,490</u>
<u></u>		
<u></u>		
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☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
12. <u>FY24 Aiport Projects (Runway, Taxiway, Rehab Construction) City Share</u>	<u>9/16/24</u>	<u>44,095</u>
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☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
13. <u>Hwy 146 Design Engineering (3 Lane Conversion)</u>	<u>3/18/24</u>	<u>350,000</u>
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☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
14. <u>Bliss Street/8th Avenue Improvements Project</u>	<u>5/19/25</u>	<u>448,680</u>
<u></u>		
<u></u>		
<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
15. <u>4th Ave Reconstruction Sate Street to East Street</u>	<u>11/3/25</u>	<u>822,625</u>
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<u></u>		
<u></u>		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 4.

Total For City TIF Form 1.1 Page 3:

1,688,890

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

**SPECIFIC DOLLAR REQUEST FOR AVAILABLE TIF INCREMENT TAX FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR**

**Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Grinnell County: Poweshiek

Urban Renewal Area Name: Grinnell Urban Renewal

Urban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

Specific Instructions To County Auditor For Administering The Request That This Urban Renewal Area Generate Less Than The Maximum Available TIF Increment Tax:	Amount Requested:
2016A GO Urb Renewal (CBD 5.1 & 5.2) (June 2027)	442,200
2018 GO renewal - Central Park/Airport project (June 2028) (FY28 = 81,600)	83,487
2020A - TIF GO Bond (June 2029) (FY28 = 1,281,400)(FY29 = 1,366,800)	1,511,400
2016A GO Urb Renewal (Iowa Reinvestment Act) (June 2036)(FY28 = 81,670)(FY29 = 80,240)	75,920
2025B - Water GO - 4,328,000 (June 2045) (FY28 = 307,662.97) (FY29 = 308,911.00)	269,825
Grinnell Center LLC (stabilization and transition grant) 9 of 10	36,846
Grinnell Center LLC (max \$561,540) 9 of 10	46,500
Hotel Grinnell IRA Supplement	180,000
Community Development and Communications & Attorney Fees	130,000
Beyer Building DA (360,000 - 200,000)	160,000
OPG South Lake (max \$8,667 annually - Pmnt 1 of 15)	8,667
Vets Building Demo	121,025
SRTS-Washington (eng)-(188,900)	188,900
Airport Rehabilitate (FY24 City Share 44,095) (FY26 City Share 23,490)	67,585
Iowa Highway 146 Design Engineering (3 Lane Conversion)	350,000
Broad Street (445,940), I80 Bridge (43,053), CBD (77,370)	566,363
Garfield Avenue Water Main	101,091
4th Avenue Street Reconstruction (Engineering and Const.)	822,625
Bliss Street/8th Avenue Improvement Project	448,680
	5,611,114

Dated this _____ day of _____ November _____, 2025

Signature of Authorized Official

641-236-2600

Telephone

CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

Urban Renewal Area Name: Grinnell Urban Renewal

Urban Renewal Area Number: 79003 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
Cooper Bldg	86,864
Lula Development Agreement	52,389
Interest	18,599
Total Reduction In Indebtedness For This Urban Renewal Area:	157,852

Dated this day of ,

Signature of Authorized Official

Telephone

INVESTMENT	INTEREST RATE	MATURES	BEGINNING CASH BALANCE	INVESTMENT AMOUNT	INTEREST/ DIVIDENDS		SEPT	ENDING CASH BALANCE
					JUL	AUG		
GRINNELL STATE BANK MONEY MARKET*	3.70%		4,294,534.08		14,892.75	15,291.19	10,507.43	3,948,486.93
GRINNELL STATE BANK CD (PERPETUAL CARE)	3.90%	6/14/2028	500,000.00	500,000.00	0.00	0.00	4,916.12	500,000.00
GRINNELL STATE BANK CD (FORBES FUND)	3.90%	1/15/2026	10,000.00	10,000.00	97.23	0.00	0.00	10,000.00
IPAIT	3.98%		14,182,999.49	13,000,000.00	50,587.40	50,768.45	48,073.42	14,231,072.91
TOTAL INVESTMENTS			18,987,533.57		65,577.38	66,059.64	63,496.97	18,689,559.84

*Interest rate was 5.10% in Sept, 4.45% in Oct., 4.17% in Nov, 3.99% in Dec, 3.81% in Jan, and 3.70% in Feb.

IPAIT INTEREST DECREASED TO 3.98 9/1/25

IPAIT INTEREST DECREASED TO 3.73 11/1/25

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

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
GENERAL FUNDS				
001-GENERAL FUND	(212,439.02)	1,286,604.17	395,807.94	678,357.21
002-VETERANS MEM - GENERAL FUND	263,265.89	301,493.61	9,380.61	555,378.89
003-LIBRARY - GENERAL FUND	(15,921.58)	67,924.95	52,003.37	0.00
004-CITY HALL RES - GENERAL	416,915.15	56,272.57	0.00	473,187.72
010-BUILDING & PLANNING - GEN	483,068.32	9,828.43	19,992.94	472,903.81
011-UTILITY FRANCHISE - GEN	(347,871.15)	2,233,553.36	1,245,823.31	639,858.90
012-ALLIANT SOLAR LEASE - GEN	163,389.65	16,432.00	132,190.00	47,631.65
102-FORBES FUND - GENERAL*	12,527.41	0.00	0.00	12,527.41
103-LIBRARY FUND STATE - GENERAL	154.25	3,314.48	0.00	3,468.73
104-STAYING WELL - GENERAL	7,480.41	0.00	0.00	7,480.41
105-COMM DEV/COMMUNICAT - GENERAL	131,994.42	30,396.51	14,955.54	147,435.39
TOTAL GENERAL FUNDS	902,563.75	4,005,820.08	1,870,153.71	3,038,230.12
110-ROAD USE FUND - SPEC REV	1,124,784.28	159,492.50	192,483.29	1,091,793.49
112-T&A EMP BEN- SPEC REV	955,768.41	126,323.95	114,556.93	967,535.43
121-LOCAL OPTION SALES TAX	1,841,641.98	338,888.21	714,331.72	1,466,198.47
133-T-A RES UNEMP - SPEC REV	15,829.36	42.69	0.00	15,872.05
136-INSURANCE DED -SPEC REV	845,146.66	27,542.76	573.11	872,116.31
138-MED INS RESERVE - SPEC RV	926,794.61	14,123.94	15,807.99	925,110.56
140-HEALTH INS ESC-SPEC REV	1,166,875.05	4,914.99	931.39	1,170,858.65
145-HOTEL/MOTEL TAX - SPC REV	495,360.13	37,923.31	196,493.80	336,789.64
167-LIBRARY GIFTS - SPEC REV	79,151.53	807.51	305.99	79,653.05
177-FORFEITURE FUND	31,932.56	95.13	0.00	32,027.69
490-FIRE EQMT REP FUND - SP R	24,342.23	65.64	0.00	24,407.87
491-GEN EQMT REP FUND- SP RV	15,487.10	150,326.70	44,336.30	121,477.50
492-WA EQMT REV FUND - SP RV	13,811.11	50,170.62	540.37	63,441.36
493-SEW EQMT REV FUND- SP RV	168,480.72	155,872.30	0.00	324,353.02
494-SANITATION EQMT REP FUND-SP RV	637,611.09	114,522.76	0.00	752,133.85
495-EMS EQMT REP FUND-SP RV	76,785.95	207.06	0.00	76,993.01
498-OFFICE EQMT REP FD - SR	10,782.00	29.07	0.00	10,811.07
499-REC EQMT REP FD- SP RV	2,059.03	5.55	0.00	2,064.58
TOTAL SPECIAL REVENUE FUNDS	8,432,643.80	1,181,354.69	1,280,360.89	8,333,637.60
TAX INCREMENT FINANCING FUNDS				
125-URBAN REN - TIF SPEC REV	1,444,610.57	338,186.66	1,769,049.00	13,748.23
TOTAL TIF FUNDS	1,444,610.57	338,186.66	1,769,049.00	13,748.23
DEBT SERVICE FUNDS				
200-DEBT SERV - SPEC REV	109,303.38	5,822.68	78,000.00	37,126.06
TOTAL DEBT SERVICE FUNDS	109,303.38	5,822.68	78,000.00	37,126.06
CAPITAL PROJECT FUNDS				
302 - WASHINGTON AVE - SRTS	0.00			0.00
305 - HWY 6 WA MAIN RELOCATE	52,627.50	55,628.00	52,628.00	55,627.50
307 - LEAD SERVICE LINES	(10,283.00)	0.00	2,322.50	(12,605.50)
310 - CENTRAL PARK PROJECT	47,760.68	0.00	0.00	47,760.68
316 - BEYER BLDG PROJECT	388,809.36	200,000.00	588,809.36	0.00

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

FUND	BEGINNING CASH BALANCE	MONTH TO DATE RECEIPTS	MONTH TO DATE DISBURSEMENTS	ENDING CASH BALANCE
317 - WATER MAIN PROJECT	101,223.50	130,692.00	0.00	231,915.50
319 - PARK STREET (IIRR TO 1ST)	196,830.03	160,394.00	793,584.00	(436,359.97)
322 - PARK PROJECTS	43,746.63	0.00	0.00	43,746.63
350 - AIRPORT DEVELOPMENT	316,934.56	0.00	4,833.00	312,101.56
361 - STORM WA QUALITY PROJECT	(25,184.90)	0.00	32,795.02	(57,979.92)
362 - HWY 146 PROJECTS	(8,672.12)	0.00	0.00	(8,672.12)
363 - 4TH AVE PROJECTS	140,760.12	597,458.00	738,218.10	0.02
366 - NO CENTRAL ST PROJECTS	288,621.39	0.00	750.00	287,871.39
367- CLNS FY 25-26	(75,000.00)	75,000.00	0.00	0.00
368 - BROAD ST PROJECTS	(8,835.17)	375,000.00	1,000.00	365,164.83
369 - REINVESTMENT PROJECT	52,065.95	180,000.00	0.00	232,065.95
373 - 8TH AVE PROJECTS	18,863.76	0.00	0.00	18,863.76
375 - I-80 INTERCHANGE PROJECT	17,346.19	130,077.00	0.00	147,423.19
376 - CBD PROJECTS	11,678.37	155,800.00	167,478.00	0.37
377 - 16TH AVE PROJECTS	598,811.98	0.00	0.00	598,811.98
382 - 11 11TH AVE PROJECT	233,478.00	0.00	5,133.30	228,344.70
386 - INDUSTRIAL AVE IMP	4,039.00	0.00	0.00	4,039.00
<i>CAPITAL PROJECT FUNDS</i>	2,385,621.83	2,060,049.00	2,387,551.28	2,058,119.55
PERMANENT FUNDS				
500 - PERP CARE FD - PERMANENT**	555,603.67	148.64	0.00	555,752.31
<i>TOTAL PERMANENT FUNDS</i>	555,603.67	148.64	0.00	555,752.31
PROPRIETARY FUNDS				
141 - WATER DEP FUND - PROP	82,310.34	2,220.00	2,520.00	82,010.34
610 - WATER FUND	1,024,401.23	700,080.78	206,845.01	1,517,637.00
371 - WATER TOWER PROJECT	(919,095.46)	0.00	287,772.34	(1,206,867.80)
381 - WATER PLANT	1,765,489.60	1,000,941.16	1,562,550.99	1,203,879.77
385 - WELLS	(262,791.69)	65,839.19	17,779.31	(214,731.81)
620 - SEWER OPERATION AND MAINT	912,411.62	264,022.74	233,188.05	943,246.31
630 - STORM SEWER FUND	676,702.49	41,516.44	98,148.51	620,070.42
670 - SOLID WASTE	1,640,790.72	147,533.58	235,741.87	1,552,582.43
<i>TOTAL PROPRIETARY FUNDS</i>	4,920,218.85	2,222,153.89	2,644,546.08	4,497,826.66
TOTAL FUND BALANCES	18,750,565.85	9,813,535.64	10,029,660.96	18,534,440.53