



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, NOVEMBER 3, 2025, AT 7:00 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/97834923867?PWD=4KSMUP4X6ZTALYBAIU5IEI93NHBVKB.1](https://zoom.us/j/97834923867?pwd=4KSMUP4X6ZTALYBAIU5IEI93NHBVKB.1)

MEETING ID: 978 3492 3867
PASSCODE: 610338

TENTATIVE AGENDA

1. Call to Order:

2. Perfecting and Approval of Agenda:

The City Council may act on any item listed on the agenda.

3. Consent Agenda:

All items listed under the consent agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time Council votes on the motion.

A. Minutes: October 20, 2025.

B. Accept the resignation of Blake Pearson — Volunteer Firefighter.

C. Approve city claims and payroll claims from October 7, 2025, through and including November 3, 2025, in the amount of \$3,689,129.97.

D. Review Campbell Fund requests.

E. Liquor Licenses:

1. Grinnell Pub, 909 State Street.

4. Meeting Minutes and Communications:

A. Public Works & Grounds Committee Minutes: October 20, 2025.

B. Public Safety Committee Minutes: October 20, 2025.

C. Planning Committee Minutes: October 20, 2025.

D. Parks & Recreation Minutes: October 15, 2025.

E. Library Board Minutes: September 24, 2025.

5. Public Hearings:

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

- A. On the proposed sale of city-owned property located in the Scout Subdivision, Lots 24-28.

6. Committee Business:

A. Report from the Finance Committee

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

B. Report from the Public Works and Grounds Committee

1. Discuss infrastructure improvements related to proposed elementary school.
2. Consider approval of the Free Brush/Compost Weekend at the Brush Dump for November 15–16, 2025 and curbside pickup for the week of November 17, 2025.

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

3. Consider approval of a right-of-way request from Mediacom - 13th Avenue and Sunset Street.
4. Consider approval of a resolution approving the Grinnell Airport Fixed-Base Operator Lease Agreement with Lowry Flying Services, Inc. (See Resolution No. 2025-190)
5. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of \$185,657.27 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-191)
6. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 9, in the amount of \$322,833.75 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-192)
7. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of \$903,350.46 to WRH, Inc. for the Water Treatment Plant Project. (See Resolution No. 2025-193)
8. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 1, in the amount of \$28,108.13 to Caliber Concrete for the Veterans Memorial Monument. (See Resolution No. 2025-194)
9. Consider approval of a resolution authorizing payment of the contractor's final Pay Request, in the amount of \$31,965.12 to All Star Concrete for the 4th Avenue Reconstruction — Prince to Pearl Street Project. (See Resolution No. 2025-195)
10. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 2, in the amount of \$271,631.52 to Con-Struct Inc. for the Broad Street Inlay Project. (See Resolution No. 2025-196)
11. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 3, in the amount of \$47,207.48 to Con-Struct Inc. for the Broad Street Inlay Project. (See Resolution No. 2025-197)
12. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 7, in the amount of \$202,091.60 to Con-Struct Inc, for the Scout Subdivision Project. (See Resolution No. 2025-198)
13. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of \$213,934.30 to Con-Struct Inc. for the Scout Subdivision Project. (See Resolution No. 2025-199)

C. Report from the Planning Committee

1. Consider approval of a resolution approving the sale of certain real property. (See Resolution No. 2025-200)

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2. Consider approval of a resolution approving the preliminary plat and final plat for the Grinnell-Newburg Elementary Campus Subdivision. (See Resolution No. 2025-201)
3. Review Final Draft of the Grinnell Comprehensive Housing Needs Analysis.

7. Ordinances: Second Reading

- A. 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.

8. Inquiries: Public Comment

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

9. Closed Session:

In accordance with Iowa Code Section 21.5 Sections: i. To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. j. To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

10. Adjourn: