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

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.

*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.

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

6. Committee Business:

A. <u>Report from the Finance Committee</u>

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. <u>Report from the Public Works and Grounds Committee</u>

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.

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)

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:

Mayor Agnew called the meeting to order at 7:00 p.m. with all council members present.

White made the motion, seconded by Hueftle-Worley, to approve the agenda as presented. AYES: 6-0. Motion carried.

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

A. October 6, 2025 - Minutes
B. Tobacco Permit: McNally Markets LLC.
C. Liquor Licenses:

1. Hometown Heros, 908 Main Street.
2. Prairie Canary, 924 Main Street.

AYES: 6-0. Motion carried.

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

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

The Mayor announced that this was the time and place for the public hearing on the proposed change in zoning classification of land, 1125 East Street Lane.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the proposed change in zoning classification of land, 1125 East Street Lane.

The City Clerk advised the Mayor and the City Council that no written or oral objections

had been filed regarding the proposed change in zoning classification of land, 1125 East Street Lane.

Hueftle-Worley made the motion, seconded by White, to close the public hearing on the proposed change in zoning classification of land, 1125 East Street Lane. AYES: 6-0. Motion carried.

The Mayor announced that this was the time and place for the public hearing on the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) — State Street to East Street Project.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) — State Street to East Street Project.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) — State Street to East Street Project.

White made the motion, seconded by Hueftle-Worley, to close the public hearing on the proposed plans and specifications, proposed form of contract and estimated construction cost for the construction of the 4th Avenue Reconstruction (2026) — State Street to East Street Project. AYES: 6-0. Motion carried.

The Mayor announced that this was the time and place for the public hearing on Amendment No. 10 to the Grinnell Urban Renewal Plan for an urban renewal area in the city of Grinnell, Iowa.

The Mayor then asked the Clerk whether any written or oral objections had been filed by any city resident or property owner regarding Amendment No. 10 to the Grinnell Urban Renewal Plan for an urban renewal area in the city of Grinnell, Iowa.

The City Clerk advised the Mayor and the City Council that no written or oral objections had been filed regarding Amendment No. 10 to the Grinnell Urban Renewal Plan for an urban renewal area in the city of Grinnell, Iowa.

Hueftle-Worley made the motion, seconded by White, to close the public hearing on Amendment No. 10 to the Grinnell Urban Renewal Plan for an urban renewal area in the city of Grinnell, Iowa. AYES: 6-0. Motion carried.

The council reviewed the request from the American Legion and directed staff to continue to look into items of concerns regarding the request.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-181. A resolution adopting plans and specifications, proposed form of contract and estimate of construction cost for the construction of the 4th Avenue Reconstruction (2026) - State Street to East Street Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, seconded by Bly, to approve a proposed driveway approach for the 365 Lang Creek Ave location for their diesel addition. AYES: 6-0. Motion carried.

White made the motion, seconded by Staroska, to approve Resolution No. 2025-182. A resolution approving an intergovernmental transfer of public funds agreement between the Iowa Department of Health and Human Services and the city of Grinnell. AYES: 6-0. Motion carried.

White made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-183. A resolution approving the provider participation agreement between the city of Grinnell Fire Department and the Iowa Department of Health and Human Services. AYES: 6-0. Motion carried.

The council directed staff to work with Seeland Park to consider alternative options in participation with the city.

Bly made the motion, seconded by Hart, to approve the first reading of Ordinance No. 1568. An ordinance amending the zoning ordinance of the city of Grinnell, Iowa by amending the zoning for the property generally located at 1125 East Street Lane. AYES: 6-0. Motion carried.

Bly made the motion, seconded by Wray, to approve Resolution No. 2025-184. A resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 10 to the Grinnell Urban Renewal Plan. AYES: 6-0. Motion carried.

Bly made the motion, seconded by Hart, to approve Resolution No. 2025-185. A resolution establishing a date for a public hearing on the proposed sale of city-owned property Scout Subdivision Lot 24, Lot 25, Lot 26, Lot 27, and Lot 28 in the city of Grinnell, Iowa. AYES: 6-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 7:10 p.m.

DAN F. AGNEW, MAYOR

ATTEST:

ALYSSA DEVIG, CITY CLERK

Vendor Name	Payable Number	Post Date	Description (Item)	Amount
Vendor: 099857 - 4AP HOLDINGS INC.				
4AP HOLDINGS INC.	1830651	11/03/2025	TRUNK OR TREAT SUPPLIES	641.48
			Vendor 099857 - 4AP HOLDINGS INC. Total:	**641.48**
Vendor: 002445 - ACCESS SYSTEMS LEASING				
ACCESS SYSTEMS LEASING	40397361	11/03/2025	COPIER LEASE	817.53
			Vendor 002445 - ACCESS SYSTEMS LEASING Total:	**817.53**
Vendor: 000500 - ACCO UNLIMITED CORPORATION				
ACCO UNLIMITED CORPORATI	0257161-IN	11/03/2025	AQUATIC CENTER WINTERIZAT	2,885.25
			Vendor 000500 - ACCO UNLIMITED CORPORATION Total:	**2,885.25**
Vendor: 002296 - ADT SECURITY SERVICES				
ADT SECURITY SERVICES	1172083105	10/22/2025	SECURITY SYS	181.35
			Vendor 002296 - ADT SECURITY SERVICES Total:	**181.35**
Vendor: 099076 - AHLERS & COONEY, PC				
AHLERS & COONEY, PC	901971	11/03/2025	LEGAL FEES - UR AMEND 10	380.00
AHLERS & COONEY, PC	902117	11/03/2025	LEGAL FEES - JORDAN WELL	868.00
AHLERS & COONEY, PC	902118	11/03/2025	LEGAL FEES - CAMPBELL	124.00
AHLERS & COONEY, PC	902119	11/03/2025	LEGALS - CAMPBELL	248.00
AHLERS & COONEY, PC	902119	11/03/2025	LEGALS - ADMIN	589.00
AHLERS & COONEY, PC	902119	11/03/2025	LEGALS - NUISANCE	2,104.50
			Vendor 099076 - AHLERS & COONEY, PC Total:	**4,313.50**
Vendor: 000739 - AHRENS PARK FOUNDATION				
AHRENS PARK FOUNDATION	11.03.25	11/03/2025	NOV LEASE - GARC	3,584.40
AHRENS PARK FOUNDATION	11.03.25	11/03/2025	NOV LEASE - GARC	398.27
AHRENS PARK FOUNDATION	11/03/25	11/03/2025	AHRENS PARK GRANT	29,925.82
AHRENS PARK FOUNDATION	11-03-25	11/03/2025	NOV LEASE - AFC	494.40
			Vendor 000739 - AHRENS PARK FOUNDATION Total:	**34,402.89**
Vendor: 099444 - AIRGAS USA, LLC				
AIRGAS USA, LLC	5517921996	11/03/2025	SMALL CYLINDERS	134.01
AIRGAS USA, LLC	5518501053	11/03/2025	LEASE - O2 CYLINDERS	466.59
AIRGAS USA, LLC	9165908702	11/03/2025	OXYGEN	156.40
			Vendor 099444 - AIRGAS USA, LLC Total:	**757.00**
Vendor: 099421 - ALL STAR CONCRETE				
ALL STAR CONCRETE	11.03.25	11/03/2025	FINAL PAY REQ - 4TH AVE	31,965.12
			Vendor 099421 - ALL STAR CONCRETE Total:	**31,965.12**
Vendor: 018200 - ALLIANT ENERGY				
ALLIANT ENERGY	09.30.25 STR LIGHTS	10/08/2025	UTILITIES	24.87
ALLIANT ENERGY	10.01.25	10/10/2025	UTILITIES	87.30
ALLIANT ENERGY	10.01.25	10/10/2025	UTILITIES	48.40
ALLIANT ENERGY	10.01.25	10/10/2025	UTILITIES	5,495.37
ALLIANT ENERGY	10.01.25	10/10/2025	UTILITIES	81.87
ALLIANT ENERGY	10.03.25 BAILEY PARK	10/16/2025	UTILITIES	32.03
ALLIANT ENERGY	10.10.25 CITY PARKS	10/22/2025	UTILITIES	312.61
ALLIANT ENERGY	10.10.25 STR LIGHTS	10/22/2025	UTILITIES	43.35
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	74.37
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	1,254.79
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	564.45
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	99.86
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	59.26
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	416.41
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	2,078.29
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	24.18
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	474.11
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	16,304.34
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	11,066.50
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	1,735.82

ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	94.08
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	28.79
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	122.74
ALLIANT ENERGY	10.14.25	10/28/2025	UTILITIES	28.66
ALLIANT ENERGY	10.14.25 HINK HANGAR	10/28/2025	UTILITIES	80.07
ALLIANT ENERGY	10.14.25 RUNWAY LIGHTS	10/28/2025	UTILITIES	317.84
ALLIANT ENERGY	10.14.25 STR LIGHTS	10/28/2025	UTILITIES	62.21
ALLIANT ENERGY	10.16.25 STR LIGHTS	10/28/2025	UTILITIES	198.21
ALLIANT ENERGY	10.17.25 PUB SAFETY/TORN	10/28/2025	UTILITIES	39.43
ALLIANT ENERGY	10.17.25 PUB SAFETY/TORN	10/28/2025	UTILITIES	3,459.91
ALLIANT ENERGY	10.09.25 DRAKE	11/03/2025	UTILITIES	3,329.34
ALLIANT ENERGY	10.22.25 BAILEY PARK	11/03/2025	UTILITIES	34.21
			Vendor 018200 - ALLIANT ENERGY Total:	**48,073.67**
Vendor: 002581 - AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	16CJ-3V74-H4JR	10/22/2025	BOOKS	83.50
AMAZON CAPITAL SERVICES	17M9-XK4M-1TFV	10/22/2025	BOOKS	16.49
AMAZON CAPITAL SERVICES	17M9-XK4M-1W74	10/22/2025	BOOKS	34.04
AMAZON CAPITAL SERVICES	191V-N3PY-1WRW	10/22/2025	DOOR SEAL	39.50
AMAZON CAPITAL SERVICES	1F7L-NLMP-X7GD	10/22/2025	SUPPLIES	(37.99)
AMAZON CAPITAL SERVICES	1JWC-QLPC-HG6H	10/22/2025	BOOKS	11.39
AMAZON CAPITAL SERVICES	1KQW-JYKJ-3M33	10/22/2025	BOOKS	19.25
AMAZON CAPITAL SERVICES	1PRP-DNJL-3CPR	10/22/2025	BOOKS	23.44
AMAZON CAPITAL SERVICES	1QJX-HTW1-P4XQ	10/22/2025	BOOK	(5.78)
AMAZON CAPITAL SERVICES	1QX6-V7RQ-3D3Q	10/22/2025	BOOKS	18.16
AMAZON CAPITAL SERVICES	1R3Y-D7XK-JJ9D	10/22/2025	BOOKS	153.81
AMAZON CAPITAL SERVICES	1R3Y-D7XK-JJ9D	10/22/2025	BOOKS	187.05
AMAZON CAPITAL SERVICES	1W4F-TTD4-GG4C	10/22/2025	SUPPLIES	60.99
AMAZON CAPITAL SERVICES	1W4F-TTD4-GG4C	10/22/2025	SUPPLIES	30.87
AMAZON CAPITAL SERVICES	1WFF-7W6L-H617	10/22/2025	BOOKS	93.85
AMAZON CAPITAL SERVICES	16N1-LCXR-NC13	11/03/2025	FIRE EXTINGUISHERS - WW VE	388.00
AMAZON CAPITAL SERVICES	17CF-3DNL-CKD9	11/03/2025	PROG SUPPLIES	79.98
AMAZON CAPITAL SERVICES	19HH-WTQJ-RTWX	11/03/2025	SUPPLIES - TELEVISING TRLR	923.90
AMAZON CAPITAL SERVICES	1CK7-C633-FJHV	11/03/2025	WARNING LIGHTS (WW VEH)	(77.99)
AMAZON CAPITAL SERVICES	1CV7-LVNM-4XW7	11/03/2025	SUPPLIES/PARTS - TELEVISING	284.98
AMAZON CAPITAL SERVICES	1CWW-GJT6-CN7P	11/03/2025	RADIO MICS	179.80
AMAZON CAPITAL SERVICES	1D3Q-9YM3-HPNK	11/03/2025	SUPPLIES - TELEVISING TRLR	33.56
AMAZON CAPITAL SERVICES	1D66-J7XT-63KC	11/03/2025	PESTICIDE / INSECTICIDE	174.73
AMAZON CAPITAL SERVICES	1DGN-FJDX-9V1J	11/03/2025	CONCRETE TOOL	318.90
AMAZON CAPITAL SERVICES	1GMH-D7XK-JJ9D	11/03/2025	BOOKS	(5.87)
AMAZON CAPITAL SERVICES	1GXY-4KHW-FM9R	11/03/2025	PEST CONTROL SPRAY	131.76
AMAZON CAPITAL SERVICES	1HFL-VYLL-9LHC	11/03/2025	CORD - HAMMER DRILL	19.99
AMAZON CAPITAL SERVICES	1LX9-4D6R-6YYR	11/03/2025	SUPPLIES	54.97
AMAZON CAPITAL SERVICES	1LXG-HH7L-7YMM	11/03/2025	SUPPLIES - TELEVISING TRLR	58.93
AMAZON CAPITAL SERVICES	1M76-JJJT-VY7W	11/03/2025	BOOKS	102.94
AMAZON CAPITAL SERVICES	1NQ7-GH39-3LD4	11/03/2025	BOOKS	6.19
AMAZON CAPITAL SERVICES	1NX9-HPML-916G	11/03/2025	WARNING LIGHTS (WW VEH)	77.99
AMAZON CAPITAL SERVICES	1TPX-J6WY-XFH4	11/03/2025	BOOKS	277.24
AMAZON CAPITAL SERVICES	1VC3-7Y1C-YLKL	11/03/2025	SUPPLIES - TELEVISING TRLR	847.08
AMAZON CAPITAL SERVICES	1WJ3-63CX-6JKQ	11/03/2025	B57 BACKUP CAMERA	99.99
AMAZON CAPITAL SERVICES	1X7C-D3YK-JFVJ	11/03/2025	SUPPLIES - TELEVISING TRLR	143.96
AMAZON CAPITAL SERVICES	1XKW-6QXT-FCC6	11/03/2025	FLOOR MATS	129.96
AMAZON CAPITAL SERVICES	1XKW-6QXT-P1VJ	11/03/2025	SHELVING	199.91
			Vendor 002581 - AMAZON CAPITAL SERVICES Total:	**5,179.47**
Vendor: 014480 - ARNOLD MOTOR SUPPLY				
ARNOLD MOTOR SUPPLY	33NV159281	11/03/2025	BATTERIES #910	437.94
ARNOLD MOTOR SUPPLY	33NV159286	11/03/2025	VALVE	23.33
ARNOLD MOTOR SUPPLY	33NV159862	11/03/2025	CAP #501	13.08
ARNOLD MOTOR SUPPLY	33NV159915	11/03/2025	BATTERY	36.57
			Vendor 014480 - ARNOLD MOTOR SUPPLY Total:	**510.92**
Vendor: 099628 - ASCENDANCE TRUCKS, LLC				
ASCENDANCE TRUCKS, LLC	XA301043008 01	11/03/2025	BRAKE CHAMBERS	136.23
ASCENDANCE TRUCKS, LLC	XA301043050 01	11/03/2025	SPRINGS REAR #910	1,742.92
			Vendor 099628 - ASCENDANCE TRUCKS, LLC Total:	**1,879.15**
Vendor: 099823 - AUXIANT				
AUXIANT	INV0002739	10/10/2025	GROUP INSURANCE	98.70

AUXIANT	INV0002738	10/17/2025	GROUP INSURANCE	938.26
AUXIANT	INV0002743	10/24/2025	GROUP INSURANCE	2,361.62
			Vendor 099823 - AUXIANT Total:	**3,398.58**
Vendor: 088376 - AWARDS UNLIMITED INC				
AWARDS UNLIMITED INC	21681	11/03/2025	NAME TAGS	16.00
AWARDS UNLIMITED INC	21684	11/03/2025	HAPPY HOOPS T-SHIRTS	336.00
			Vendor 088376 - AWARDS UNLIMITED INC Total:	**352.00**
Vendor: 001700 - BAKER & TAYLOR -ENT #5103				
BAKER & TAYLOR -ENT #5103	0003318079	10/22/2025	BOOKS	(14.97)
BAKER & TAYLOR -ENT #5103	2039286791	10/22/2025	BOOKS	83.79
BAKER & TAYLOR -ENT #5103	2039290108	10/22/2025	BOOKS	11.39
			Vendor 001700 - BAKER & TAYLOR -ENT #5103 Total:	**80.21**
Vendor: 000562 - BAKER & TAYLOR L530345				
BAKER & TAYLOR L530345	2039288231	10/22/2025	BOOKS	49.36
			Vendor 000562 - BAKER & TAYLOR L530345 Total:	**49.36**
Vendor: 002594 - BERT GURNEY & ASSOCIATES, INC.				
BERT GURNEY & ASSOCIATES, I	9208	11/03/2025	SENSORS	3,934.55
			Vendor 002594 - BERT GURNEY & ASSOCIATES, INC. Total:	**3,934.55**
Vendor: 099794 - BLY, JOSHUA				
BLY, JOSHUA	417	11/03/2025	MOWING	700.00
BLY, JOSHUA	417	11/03/2025	MOWING	120.00
BLY, JOSHUA	417	11/03/2025	MOWING	830.00
			Vendor 099794 - BLY, JOSHUA Total:	**1,650.00**
Vendor: 099242 - BOLTON & MENK, INC.				
BOLTON & MENK, INC.	0375532	11/03/2025	RUNWAY / TAXIWAY	6,409.00
BOLTON & MENK, INC.	0375534	11/03/2025	APRON RECON	10,871.25
			Vendor 099242 - BOLTON & MENK, INC. Total:	**17,280.25**
Vendor: 099373 - BOUND TREE MEDICAL, LLC				
BOUND TREE MEDICAL, LLC	85943756	11/03/2025	SUPPLIES	134.75
BOUND TREE MEDICAL, LLC	85947351	11/03/2025	SUPPLIES	538.82
BOUND TREE MEDICAL, LLC	85970498	11/03/2025	SUPPLIES	97.90
BOUND TREE MEDICAL, LLC	85972252	11/03/2025	SUPPLIES	97.90
			Vendor 099373 - BOUND TREE MEDICAL, LLC Total:	**869.37**
Vendor: 099440 - BRAUN INTERTEC CORPORATION				
BRAUN INTERTEC CORPORATIC	B448587	11/03/2025	TESTING - WA PLANT	8,482.25
			Vendor 099440 - BRAUN INTERTEC CORPORATION Total:	**8,482.25**
Vendor: 002704 - BRIAN MATHIS				
BRIAN MATHIS	290	11/03/2025	POLY SVC	350.00
			Vendor 002704 - BRIAN MATHIS Total:	**350.00**
Vendor: 097937 - BROWN'S SHOE FIT COMPANY OF GRINNELL IA LLC				
BROWN'S SHOE FIT COMPANY	31/2/18197	11/03/2025	BOOT ALLOWANCE (RB)	175.00
			Vendor 097937 - BROWN'S SHOE FIT COMPANY OF GRINNELL IA LLC Total:	**175.00**
Vendor: 099696 - CALDWELL TANKS, INC.				
CALDWELL TANKS, INC.	11.03.25	11/03/2025	PAY REQ #8 - S WA TOWER	185,657.27
CALDWELL TANKS, INC.	11-03-25	11/03/2025	PAY REQ #9 - S WA TOWER	322,833.75
			Vendor 099696 - CALDWELL TANKS, INC. Total:	**508,491.02**
Vendor: 099858 - CALIBER CONCRETE, LLC				
CALIBER CONCRETE, LLC	11.03.25	11/03/2025	PAY REQ #1 - VETS MONUMEN	28,108.13
			Vendor 099858 - CALIBER CONCRETE, LLC Total:	**28,108.13**
Vendor: 005030 - CAPITAL SANITARY SUPPLY				
CAPITAL SANITARY SUPPLY	C413760	11/03/2025	SUPPLIES	75.00
CAPITAL SANITARY SUPPLY	C413760	11/03/2025	SUPPLIES	104.75
CAPITAL SANITARY SUPPLY	C414204	11/03/2025	BAGS	65.54
			Vendor 005030 - CAPITAL SANITARY SUPPLY Total:	**245.29**
Vendor: 002709 - CENTRAL IOWA CLEANING SERVICES LLC				
CENTRAL IOWA CLEANING SER	927	11/03/2025	CLEANING SVC (OCT)	600.00
CENTRAL IOWA CLEANING SER	928	11/03/2025	CLEANING SVC (OCT)	600.00
			Vendor 002709 - CENTRAL IOWA CLEANING SERVICES LLC Total:	**1,200.00**
Vendor: 002661 - CHANG, LUCY				
CHANG, LUCY	10.22.25	10/22/2025	MILEAGE REIMB	33.60
			Vendor 002661 - CHANG, LUCY Total:	**33.60**

Vendor: 090066 - CLASSIC CAR WASH				
CLASSIC CAR WASH	11.03.25	11/03/2025	RELOAD WASH CARD	200.00
CLASSIC CAR WASH	11-03-25	11/03/2025	PD CAR WASHES - 3 MNTHS	394.00
			Vendor 090066 - CLASSIC CAR WASH Total:	**594.00**
Vendor: 000006 - COLLECTION SERVICE CENTER				
COLLECTION SERVICE CENTER	INV0002727	10/15/2025	CHILD SUPPORT	442.70
COLLECTION SERVICE CENTER	INV0002727	10/15/2025	CHILD SUPPORT	119.45
COLLECTION SERVICE CENTER	INV0002727	10/15/2025	CHILD SUPPORT	273.85
COLLECTION SERVICE CENTER	INV0002751	10/31/2025	CHILD SUPPORT	1,347.79
COLLECTION SERVICE CENTER	INV0002751	10/31/2025	CHILD SUPPORT	84.03
COLLECTION SERVICE CENTER	INV0002751	10/31/2025	CHILD SUPPORT	309.27
			Vendor 000006 - COLLECTION SERVICE CENTER Total:	**2,577.09**
Vendor: 001884 - CON-STRUCT INC.				
CON-STRUCT INC.	11,03,2025	11/03/2025	PAY REQ #8 - SCOUT SUB	213,934.30
CON-STRUCT INC.	11.03.25	11/03/2025	PAY REQ #2 - BROAD ST INLAY	271,631.52
CON-STRUCT INC.	11/03/25	11/03/2025	PAY REQ #7 - SCOUT SUB	202,091.60
CON-STRUCT INC.	11-03-25	11/03/2025	PAY REQ #3- BROAD ST INLAY	47,207.48
			Vendor 001884 - CON-STRUCT INC. Total:	**734,864.90**
Vendor: 002081 - CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES L	IN00392390	11/03/2025	SECURITY ALARM	360.00
			Vendor 002081 - CONVERGINT TECHNOLOGIES LLC Total:	**360.00**
Vendor: 099565 - CRAIG D RITLAND				
CRAIG D RITLAND	16	11/03/2025	ARCHITECT FEES - VETS MONU	24,885.00
			Vendor 099565 - CRAIG D RITLAND Total:	**24,885.00**
Vendor: 097060 - D. J. GONGOL & ASSOCIATES				
D. J. GONGOL & ASSOCIATES	14778	11/03/2025	SUPPLIES	122.14
			Vendor 097060 - D. J. GONGOL & ASSOCIATES Total:	**122.14**
Vendor: 099783 - DALSING, MEGAN				
DALSING, MEGAN	11.03.25	11/03/2025	MILEAGE REIMB - TRAINING (C	150.50
			Vendor 099783 - DALSING, MEGAN Total:	**150.50**
Vendor: 002422 - DAN'S OVERHEAD DOORS				
DAN'S OVERHEAD DOORS	593432	11/03/2025	DOOR 7 RPR	848.42
			Vendor 002422 - DAN'S OVERHEAD DOORS Total:	**848.42**
Vendor: 099413 - DELTA DENTAL				
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	193.88
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	3.01
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	69.23
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	15.10
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	25.60
DELTA DENTAL	INV0002730	10/15/2025	DENTAL INSURANCE	43.10
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	145.61
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	195.92
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	47.23
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	3.02
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	19.81
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	65.79
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	7.34
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	6.35
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	15.12
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	49.98
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	25.62
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	15.89
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	29.37
DELTA DENTAL	INV0002755	10/31/2025	DENTAL INSURANCE	44.48
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	3,742.66
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	76.16
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	292.51
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	284.38
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	38.08
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	170.14
DELTA DENTAL	INV0002761	10/31/2025	DENTAL INSURANCE - NOV	66.28
			Vendor 099413 - DELTA DENTAL Total:	**5,691.66**
Vendor: 008700 - DEMCO				
DEMCO	7703738	10/22/2025	LABELS & LAMINATE	167.80

DEMCO	7716321	11/03/2025	CALENDAR/FILE FOLDERS	71.47
			Vendor 008700 - DEMCO Total:	**239.27**
Vendor: 099515 - DEPARTMENT OF INSPECTIONS, APPEALS, & LICENSING (DIAL)				
DEPARTMENT OF INSPECTIONS	347243	11/03/2025	OPERATING/INSPECTION FEE (	175.00
			Vendor 099515 - DEPARTMENT OF INSPECTIONS, APPEALS, & LICENSING (DIAL) Total:	**175.00**
Vendor: 099277 - DEVIG, ALYSSA				
DEVIG, ALYSSA	11.03.25	11/03/2025	REIMB - MILEAGE & MEAL	96.79
			Vendor 099277 - DEVIG, ALYSSA Total:	**96.79**
Vendor: 099480 - DOLL, ERIENNE				
DOLL, ERIENNE	11.03.25	11/03/2025	MILEAGE REIMB	110.60
DOLL, ERIENNE	11-03-25	11/03/2025	REIMB - MILEAGE & MEAL (IMI	100.02
			Vendor 099480 - DOLL, ERIENNE Total:	**210.62**
Vendor: 089056 - ED M FELD EQUIPMENT CO., INC.				
ED M FELD EQUIPMENT CO., IN	INV14493	11/03/2025	BOOTS (JOHNSON)	491.00
ED M FELD EQUIPMENT CO., IN	INV15977	11/03/2025	FIRE HOSE	12,248.00
			Vendor 089056 - ED M FELD EQUIPMENT CO., INC. Total:	**12,739.00**
Vendor: 000011 - EFTPS				
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	6,625.36
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	2,320.64
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	2,746.76
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	809.26
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	1,929.40
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	451.28
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	96.14
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	46.92
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	200.68
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	1,101.45
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	1,764.94
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	412.72
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	729.83
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	1,290.40
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	301.72
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	1,269.91
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	1,806.84
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	422.62
EFTPS	INV0002735	10/15/2025	FEDERAL WITHHOLDING	1,056.48
EFTPS	INV0002735	10/15/2025	MEDICARE WITHHOLDING	412.98
EFTPS	INV0002735	10/15/2025	SOCIAL SECURITY WITHHOLDI	1,765.80
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	12,462.87
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	3,914.86
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	4,591.94
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,777.37
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	672.26
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	2,874.36
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,172.86
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	1,682.40
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	393.44
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	459.06
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	171.20
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	732.02
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,348.70
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	439.98
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	1,881.32
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	177.06
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	52.74
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	225.46
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,585.39
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	2,601.26
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	608.30
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,966.31
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	2,684.68
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	627.88
EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	686.73
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	759.48
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	177.64

EFTPS	INV0002760	10/31/2025	FEDERAL WITHHOLDING	1,828.23
EFTPS	INV0002760	10/31/2025	SOCIAL SECURITY WITHHOLDI	2,672.38
EFTPS	INV0002760	10/31/2025	MEDICARE WITHHOLDING	625.06
			Vendor 000011 - EFTPS Total:	**79,415.37**
Vendor: 097251 - ELECTRIC PUMP, INC.				
ELECTRIC PUMP, INC.	033173	11/03/2025	RPR NW LIFT STAT PUMP 1	11,458.86
			Vendor 097251 - ELECTRIC PUMP, INC. Total:	**11,458.86**
Vendor: 002042 - ELM USA, INC.				
ELM USA, INC.	79842	10/22/2025	MONTHLY MIN	25.00
			Vendor 002042 - ELM USA, INC. Total:	**25.00**
Vendor: 000187 - ESRI, INC				
ESRI, INC	900115885	11/03/2025	ANNUAL SUB	950.00
			Vendor 000187 - ESRI, INC Total:	**950.00**
Vendor: 001820 - EVOQUA WATER TECHNOLOGIES LLC				
EVOQUA WATER TECHNOLOGI	907188857	11/03/2025	CHEM FEED	500.00
EVOQUA WATER TECHNOLOGI	907236116	11/03/2025	CHEM FEED	500.00
			Vendor 001820 - EVOQUA WATER TECHNOLOGIES LLC Total:	**1,000.00**
Vendor: 098287 - FASTENAL COMPANY				
FASTENAL COMPANY	IAGRN161346	11/03/2025	HYDRANT BOLTS	41.10
FASTENAL COMPANY	IAGRN161382	11/03/2025	DISTRB PARTS	113.01
			Vendor 098287 - FASTENAL COMPANY Total:	**154.11**
Vendor: 011335 - FORBES OFFICE EQUIPMENT				
FORBES OFFICE EQUIPMENT	269294	11/03/2025	SUPPLIES	111.08
FORBES OFFICE EQUIPMENT	269296	11/03/2025	SUPPLIES	17.21
			Vendor 011335 - FORBES OFFICE EQUIPMENT Total:	**128.29**
Vendor: 002309 - FRANDSON & ASSOCIATES LC				
FRANDSON & ASSOCIATES LC	224035B	11/03/2025	APPRAISAL - LAND DONATION	1,137.50
			Vendor 002309 - FRANDSON & ASSOCIATES LC Total:	**1,137.50**
Vendor: 002628 - GIBSON, DEREK				
GIBSON, DEREK	872334	11/03/2025	CLEANING SVC (OCT)	1,790.00
GIBSON, DEREK	872336	11/03/2025	CLEANING SVC (OCT)	780.00
GIBSON, DEREK	872337	11/03/2025	CLEANING SVC (OCT)	53.33
GIBSON, DEREK	872337	11/03/2025	CLEANING SVC (OCT)	53.33
GIBSON, DEREK	872337	11/03/2025	CLEANING SVC (OCT)	53.34
GIBSON, DEREK	872339	11/03/2025	CLEANING SVC (OCT)	1,260.00
			Vendor 002628 - GIBSON, DEREK Total:	**3,990.00**
Vendor: 099351 - GIBSON, FORREST				
GIBSON, FORREST	11.03.25	11/03/2025	TAE KWON DO	100.00
GIBSON, FORREST	11-03-25	11/03/2025	TAE KWON DO	664.00
			Vendor 099351 - GIBSON, FORREST Total:	**764.00**
Vendor: 099545 - GOVERNMENTJOBS.COM				
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	956.94
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	478.47
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	478.47
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	287.08
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	478.47
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	478.47
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	95.69
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	382.78
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	382.78
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	287.09
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	287.09
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	287.09
GOVERNMENTJOBS.COM	INV-32054	11/03/2025	NEOGOV PERFORM	287.08
			Vendor 099545 - GOVERNMENTJOBS.COM Total:	**5,167.50**
Vendor: 099530 - GRACE ELECTRIC				
GRACE ELECTRIC	1868	11/03/2025	RESTROOM LIGHT RPR	200.00
			Vendor 099530 - GRACE ELECTRIC Total:	**200.00**
Vendor: 097045 - GRAINGER				
GRAINGER	9683868757	11/03/2025	SUPPLIES	76.44
GRAINGER	9684599674	11/03/2025	SUPPLIES	201.74
GRAINGER	9690603692	11/03/2025	AIR FILTER	314.16
			Vendor 097045 - GRAINGER Total:	**592.34**

Vendor: 000702 - GREATER POWESHIEK COMMUNITY FOUNDATION				
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	13.59
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	41.16
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	13.17
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	32.93
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	44.45
GREATER POWESHIEK COMMU	INV0002747	10/31/2025	GREATER POWESHIEK FOUND/	24.70
			Vendor 000702 - GREATER POWESHIEK COMMUNITY FOUNDATION Total:	**170.00**
Vendor: 000031 - GRIFFITH MASONRY, INC				
GRIFFITH MASONRY, INC	1342	10/16/2025	SIDEWALK RPR - CENTRAL PAR	18,684.00
			Vendor 000031 - GRIFFITH MASONRY, INC Total:	**18,684.00**
Vendor: 002616 - GRIN CITY BAKERY				
GRIN CITY BAKERY	11.03.25	11/03/2025	PYMT #2 (FINAL) - FORGIVABLE	17,600.00
			Vendor 002616 - GRIN CITY BAKERY Total:	**17,600.00**
Vendor: 002403 - GRINNELL CENTER LLC				
GRINNELL CENTER LLC	10.10.25	10/10/2025	REBATE #7	78,228.15
GRINNELL CENTER LLC	11.03.25	11/03/2025	PER AGREEMENT - H/M Q3 20	22,816.11
			Vendor 002403 - GRINNELL CENTER LLC Total:	**101,044.26**
Vendor: 011200 - GRINNELL FIRESTONE				
GRINNELL FIRESTONE	036203	11/03/2025	STREET SWEEPER TIRES	1,441.24
GRINNELL FIRESTONE	036522	11/03/2025	STEER TIRES AXEL #1 - #206	1,000.35
			Vendor 011200 - GRINNELL FIRESTONE Total:	**2,441.59**
Vendor: 014100 - GRINNELL VOL FIRE ASSOC				
GRINNELL VOL FIRE ASSOC	11.03.25	11/03/2025	VOL PAY	2,010.00
GRINNELL VOL FIRE ASSOC	11-03-2025	11/03/2025	VOL PAY	1,365.00
			Vendor 014100 - GRINNELL VOL FIRE ASSOC Total:	**3,375.00**
Vendor: 014250 - GRONEWOLD, BELL, KYHNN & CO PC				
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	2,000.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	2,000.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	1,200.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	700.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	700.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	700.00
GRONEWOLD, BELL, KYHNN &	32299	11/03/2025	FY25 AUDIT	700.00
			Vendor 014250 - GRONEWOLD, BELL, KYHNN & CO PC Total:	**8,000.00**
Vendor: 014400 - HACH COMPANY				
HACH COMPANY	14695371	11/03/2025	TOOL	667.00
			Vendor 014400 - HACH COMPANY Total:	**667.00**
Vendor: 099785 - HARDIN, ADRIENNE				
HARDIN, ADRIENNE	11.03.25	11/03/2025	REIMB - MILEAGE & PARKING	95.60
HARDIN, ADRIENNE	11-03-25	11/03/2025	MILEAGE REIMB - WORKSHOP	160.30
			Vendor 099785 - HARDIN, ADRIENNE Total:	**255.90**
Vendor: 001989 - HAWKEYE LOCK & SECURITY				
HAWKEYE LOCK & SECURITY	24318	11/03/2025	BAILEY PARK KEYS	48.00
HAWKEYE LOCK & SECURITY	24475	11/03/2025	TRUCK UNLOCK	89.00
HAWKEYE LOCK & SECURITY	24480	11/03/2025	CENTRAL PARK RESTROOM	171.50
			Vendor 001989 - HAWKEYE LOCK & SECURITY Total:	**308.50**
Vendor: 099452 - HAWKINS, INC				
HAWKINS, INC	7219272	11/03/2025	CHEMICALS	5,727.68
HAWKINS, INC	7223781	11/03/2025	SUPPLIES	47.25
HAWKINS, INC	7223817	11/03/2025	CHEMICALS	1,661.50
HAWKINS, INC	7231410	11/03/2025	CHEMICALS	1,684.00
HAWKINS, INC	7239839	11/03/2025	CHLORINE/CORROSION CONTF	3,809.46
			Vendor 099452 - HAWKINS, INC Total:	**12,929.89**
Vendor: 095104 - HD SUPPLY, INC				
HD SUPPLY, INC	INV00846865	11/03/2025	SUPPLIES	1,500.80
HD SUPPLY, INC	INV00849170	11/03/2025	SUPPLIES	295.02
HD SUPPLY, INC	INV00856883	11/03/2025	SUPPLIES	161.69
HD SUPPLY, INC	INV00860562	11/03/2025	SUPPLIES	93.90
HD SUPPLY, INC	INV00869479	11/03/2025	SUPPLIES	437.90
			Vendor 095104 - HD SUPPLY, INC Total:	**2,489.31**
Vendor: 094156 - HDC BUSINESS FORMS CO				

HDC BUSINESS FORMS CO	21457	11/03/2025	BILL STOCK	353.37
HDC BUSINESS FORMS CO	21457	11/03/2025	BILL STOCK	353.37
HDC BUSINESS FORMS CO	21457	11/03/2025	BILL STOCK	112.18
HDC BUSINESS FORMS CO	21457	11/03/2025	BILL STOCK	151.45
HDC BUSINESS FORMS CO	21457	11/03/2025	BILL STOCK	151.45
			Vendor 094156 - HDC BUSINESS FORMS CO Total:	**1,121.82**
Vendor: 099591 - HEARTLAND BUSINESS SYSTEMS, LLC				
HEARTLAND BUSINESS SYSTEM	822391-CRD	11/03/2025	REFUND	(1,960.00)
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	IT SERVICES - FIRE	150.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	IT SERVICES - REC	90.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	WINDOWS 11	405.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	WINDOWS 11	420.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	IT SERVICES - ADMIN	120.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	REFUND	1,960.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	WINDOWS 11	390.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	IT - LIBRARY	262.50
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	IT SERVICES	30.00
HEARTLAND BUSINESS SYSTEM	822391-H	11/03/2025	WINDOWS 11	435.00
HEARTLAND BUSINESS SYSTEM	830201-H	11/03/2025	CHROME INSTALLATION	30.00
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	2,939.84
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	1,567.91
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	1,567.91
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	783.96
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	2,734.75
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	1,371.93
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	4,140.76
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	195.99
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	195.99
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	587.97
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	783.95
HEARTLAND BUSINESS SYSTEM	836431-H	11/03/2025	IT SERVICES	783.96
HEARTLAND BUSINESS SYSTEM	837947-H	11/03/2025	CONF ROOM - PC'S	2,212.50
HEARTLAND BUSINESS SYSTEM	837949-H	11/03/2025	PD SOFTWARE - NEW COMPUT	210.00
HEARTLAND BUSINESS SYSTEM	837950-H	11/03/2025	CROWD STRIKE - IT	555.00
			Vendor 099591 - HEARTLAND BUSINESS SYSTEMS, LLC Total:	**22,964.92**
Vendor: 000115 - HEIMAN FIRE EQUIPMENT				
HEIMAN FIRE EQUIPMENT	0946999-IN	11/03/2025	LITHIUM BATTERY TRAINING (\	40.00
			Vendor 000115 - HEIMAN FIRE EQUIPMENT Total:	**40.00**
Vendor: 015100 - HERALD REGISTER				
HERALD REGISTER	00116710	11/03/2025	LEGALS - CC	20.13
HERALD REGISTER	00116720	11/03/2025	AD - BRUSH DUMP	42.65
HERALD REGISTER	00116770	11/03/2025	LEGALS - BOA	57.52
HERALD REGISTER	00116771	11/03/2025	LEGALS - NPH (BOA)	12.94
HERALD REGISTER	00116784	11/03/2025	LEGALS - NPH AMEND 10	355.91
HERALD REGISTER	00116866	11/03/2025	LEGALS - NPH (BOA)	35.95
HERALD REGISTER	00116868	11/03/2025	LEGALS - CC	82.69
HERALD REGISTER	00116872	11/03/2025	LEGALS - NPH (BOA)	23.01
HERALD REGISTER	00116900	11/03/2025	LEGALS - NPH	12.22
HERALD REGISTER	00116901	11/03/2025	LEGALS - NPH	56.08
HERALD REGISTER	00116902	11/03/2025	LEGALS - NPH	14.38
			Vendor 015100 - HERALD REGISTER Total:	**713.48**
Vendor: 092177 - HOLIDAY INN DES MOINES AIRPORT				
HOLIDAY INN DES MOINES AIR	20-OCT-25	11/03/2025	IMFOA (AD & ED)	474.88
			Vendor 092177 - HOLIDAY INN DES MOINES AIRPORT Total:	**474.88**
Vendor: 099807 - HOMEREVISIONS, LLC				
HOMEREVISIONS, LLC	1262	10/10/2025	BLDG REPAIRS & MNTCE - AIRF	1,600.00
			Vendor 099807 - HOMEREVISIONS, LLC Total:	**1,600.00**
Vendor: 099481 - HOUSTON ENGINEERING, INC				
HOUSTON ENGINEERING, INC	78390	11/03/2025	ARBOR & NYANZA RESTORATIC	7,133.25
HOUSTON ENGINEERING, INC	78809	11/03/2025	ARBOR & NYANZA RESTORATIC	26,111.86
			Vendor 099481 - HOUSTON ENGINEERING, INC Total:	**33,245.11**
Vendor: 000931 - HY-VEE INC				
HY-VEE INC	812672	11/03/2025	PAPER PRODUCTS	6.98
HY-VEE INC	812672	11/03/2025	PAPER PRODUCTS	15.68

			Vendor 000931 - HY-VEE INC Total:	**22.66**
Vendor: 001651 - IAWEA				
IAWEA	2025RGN5FLLMT6RV000L	10/28/2025	REG (KR)	75.00
IAWEA	2025RGN5FLLMT6RV000M	10/28/2025	REG (JT & JL)	120.00
			Vendor 001651 - IAWEA Total:	**195.00**
Vendor: 050266 - IMWCA				
IMWCA	INV95933	11/03/2025	WORK COMP	6,253.00
IMWCA	INV95933	11/03/2025	WORK COMP	956.00
IMWCA	INV95933	11/03/2025	WORK COMP	723.00
IMWCA	INV95933	11/03/2025	WORK COMP	756.00
IMWCA	INV95933	11/03/2025	WORK COMP	379.00
IMWCA	INV95933	11/03/2025	WORK COMP	379.00
IMWCA	INV95933	11/03/2025	WORK COMP	379.00
IMWCA	INV95933	11/03/2025	WORK COMP	379.00
			Vendor 050266 - IMWCA Total:	**10,204.00**
Vendor: 095001 - INGRAM LIBRARY SERVICES				
INGRAM LIBRARY SERVICES	90360936	10/22/2025	BOOKS	184.61
INGRAM LIBRARY SERVICES	90959468	10/22/2025	BOOKS	297.10
INGRAM LIBRARY SERVICES	91116006	10/22/2025	BOOKS	(10.92)
INGRAM LIBRARY SERVICES	91269179	11/03/2025	BOOKS	1,151.91
INGRAM LIBRARY SERVICES	91339408	11/03/2025	BOOKS	385.78
			Vendor 095001 - INGRAM LIBRARY SERVICES Total:	**2,008.48**
Vendor: 099852 - INSOURCE SOFTWARE SOLUTIONS, INC.				
INSOURCE SOFTWARE SOLUTI(	EST34661	11/03/2025	WIN-911 CALL OUT (DIALER)	1,350.00
			Vendor 099852 - INSOURCE SOFTWARE SOLUTIONS, INC. Total:	**1,350.00**
Vendor: 098028 - IOWA COMMUNICATIONS NETWORK				
IOWA COMMUNICATIONS NET	731749	10/22/2025	NETWORK SVC (SEPT 2025)	8.33
			Vendor 098028 - IOWA COMMUNICATIONS NETWORK Total:	**8.33**
Vendor: 001909 - IOWA DEPT OF ADMINISTRATIVE SERVICES				
IOWA DEPT OF ADMINISTRATI\	DAS2026031925	11/03/2025	CPM PROG FEE (TA)	3,500.00
			Vendor 001909 - IOWA DEPT OF ADMINISTRATIVE SERVICES Total:	**3,500.00**
Vendor: 000074 - IOWA DEPT OF NATURAL RESOURCES				
IOWA DEPT OF NATURAL RESO	7930001-FY26	10/28/2025	NPDES PERMIT	1,275.00
			Vendor 000074 - IOWA DEPT OF NATURAL RESOURCES Total:	**1,275.00**
Vendor: 017700 - IOWA DEPT OF TRANSPORTATION				
IOWA DEPT OF TRANSPORTATI	CI-0029569	11/03/2025	PUMP/BRINE	393.16
			Vendor 017700 - IOWA DEPT OF TRANSPORTATION Total:	**393.16**
Vendor: 002708 - IOWA EMERGENCY MEDICAL SERVICES ASSOCIATION				
IOWA EMERGENCY MEDICAL S	300003587	11/03/2025	MBRSHP (PD)	300.00
			Vendor 002708 - IOWA EMERGENCY MEDICAL SERVICES ASSOCIATION Total:	**300.00**
Vendor: 090000 - IPERS				
IPERS	INV0002732	10/15/2025	IPERS	3,047.35
IPERS	INV0002732	10/15/2025	IPERS	2,162.69
IPERS	INV0002732	10/15/2025	IPERS	267.14
IPERS	INV0002732	10/15/2025	IPERS	2,046.45
IPERS	INV0002732	10/15/2025	IPERS	1,695.58
IPERS	INV0002732	10/15/2025	IPERS	2,344.68
IPERS	INV0002732	10/15/2025	IPERS	2,313.28
IPERS	INV0002757	10/31/2025	IPERS - PROTECTION CLASS	41.36
IPERS	INV0002757	10/31/2025	IPERS	5,483.07
IPERS	INV0002757	10/31/2025	IPERS - ELECTED OFFICIAL	445.73
IPERS	INV0002757	10/31/2025	IPERS	3,299.75
IPERS	INV0002757	10/31/2025	IPERS	2,196.39
IPERS	INV0002757	10/31/2025	IPERS	958.78
IPERS	INV0002757	10/31/2025	IPERS	2,218.07
IPERS	INV0002757	10/31/2025	IPERS	298.82
IPERS	INV0002757	10/31/2025	IPERS	3,436.36
IPERS	INV0002757	10/31/2025	IPERS	3,475.16
IPERS	INV0002757	10/31/2025	IPERS	963.43
IPERS	INV0002757	10/31/2025	IPERS	3,557.65
			Vendor 090000 - IPERS Total:	**40,251.74**
Vendor: 000676 - JD FINANCIAL - THEISEN'S				
JD FINANCIAL - THEISEN'S	3690845	11/03/2025	SUPPLIES	83.97

JD FINANCIAL - THEISEN'S	3691697	11/03/2025	CUT OFF WHEEL	25.98
JD FINANCIAL - THEISEN'S	3692262	11/03/2025	BOOT ALLOWANCE (JR)	94.99
JD FINANCIAL - THEISEN'S	3692268	11/03/2025	BOOT ALLOWANCE (JT)	111.00
JD FINANCIAL - THEISEN'S	3692284	11/03/2025	POWER WASHER	16.77
JD FINANCIAL - THEISEN'S	3692299	11/03/2025	SUPPLIES	43.96
JD FINANCIAL - THEISEN'S	3692492	11/03/2025	BRINE #907	112.24
JD FINANCIAL - THEISEN'S	3692509	11/03/2025	TAILGATE CHAIN	100.97
JD FINANCIAL - THEISEN'S	3692674	11/03/2025	SUPPLIES	89.91
JD FINANCIAL - THEISEN'S	3692786	11/03/2025	TRANSFER PUMP	64.98
JD FINANCIAL - THEISEN'S	3693762	11/03/2025	MOUSE REPELLANT	56.44
JD FINANCIAL - THEISEN'S	3693764	11/03/2025	TOOLS	299.99
JD FINANCIAL - THEISEN'S	3694045	11/03/2025	WINTERIZATION	23.92
JD FINANCIAL - THEISEN'S	3694134	11/03/2025	SUPPLIES	44.67
JD FINANCIAL - THEISEN'S	3694194	11/03/2025	SUPPLIES	77.72
JD FINANCIAL - THEISEN'S	3694402	11/03/2025	BRINE PARTS	2.98
JD FINANCIAL - THEISEN'S	3694418	11/03/2025	BAR OIL & SAW CHAPS	156.96
JD FINANCIAL - THEISEN'S	3694512	11/03/2025	SUPPLIES	73.14
JD FINANCIAL - THEISEN'S	3695442	11/03/2025	BOOT ALLOWANCE (JT)	(111.00)
JD FINANCIAL - THEISEN'S	3696014	11/03/2025	SUPPLIES	29.85
JD FINANCIAL - THEISEN'S	3696909	11/03/2025	COUPLER	15.99
JD FINANCIAL - THEISEN'S	3696909	11/03/2025	BANNER ZIPTIES	101.94
JD FINANCIAL - THEISEN'S	3696947	11/03/2025	JINGLE BELL HOLIDAY	34.96
JD FINANCIAL - THEISEN'S	3697219	11/03/2025	TAPE	13.98
JD FINANCIAL - THEISEN'S	3698277	11/03/2025	SUPPLIES	87.50
JD FINANCIAL - THEISEN'S	3698544	11/03/2025	SUPPLIES	26.33
JD FINANCIAL - THEISEN'S	3698623	11/03/2025	SUPPLIES	350.96
			Vendor 000676 - JD FINANCIAL - THEISEN'S Total:	**2,031.10**
Vendor: 001826 - JD FINANCIAL- VAN WALL				
JD FINANCIAL- VAN WALL	6716105	11/03/2025	PRESSURE GAUGE	28.42
JD FINANCIAL- VAN WALL	6717170	11/03/2025	HYD HOSE & FITTINGS	304.42
JD FINANCIAL- VAN WALL	6721609	11/03/2025	FILTERS	99.46
JD FINANCIAL- VAN WALL	6723476	11/03/2025	HYD FITTING	13.58
JD FINANCIAL- VAN WALL	6723977	11/03/2025	HYD FITTING	222.89
JD FINANCIAL- VAN WALL	6727998	11/03/2025	U JOINTS	49.26
JD FINANCIAL- VAN WALL	6731915	11/03/2025	BEACON	339.19
			Vendor 001826 - JD FINANCIAL- VAN WALL Total:	**1,057.22**
Vendor: 000045 - JOHNSON, DAN				
JOHNSON, DAN	11.03.25	11/03/2025	REIMB - MEALS (IPCC)	160.32
			Vendor 000045 - JOHNSON, DAN Total:	**160.32**
Vendor: 088043 - JP COOKE COMPANY				
JP COOKE COMPANY	902380	11/03/2025	2026 PET TAGS	95.50
			Vendor 088043 - JP COOKE COMPANY Total:	**95.50**
Vendor: 002685 - JP GARDENING				
JP GARDENING	10.26.25	11/03/2025	GROUNDS MNTCE	278.25
			Vendor 002685 - JP GARDENING Total:	**278.25**
Vendor: 099608 - JTL VENTURES LLC				
JTL VENTURES LLC	2379	11/03/2025	PAINT BATHHOUSE	14,537.81
			Vendor 099608 - JTL VENTURES LLC Total:	**14,537.81**
Vendor: 099203 - KEY COOPERATIVE GRINNELL				
KEY COOPERATIVE GRINNELL	51000122	11/03/2025	FORKLIFT LP	31.99
			Vendor 099203 - KEY COOPERATIVE GRINNELL Total:	**31.99**
Vendor: 088012 - KIRKUS REVIEWS				
KIRKUS REVIEWS	10.22.25	10/22/2025	SUB	179.00
			Vendor 088012 - KIRKUS REVIEWS Total:	**179.00**
Vendor: 099503 - KNO2 LLC				
KNO2 LLC	INV94914	11/03/2025	SOFTWARE LICENSE	960.00
			Vendor 099503 - KNO2 LLC Total:	**960.00**
Vendor: 002000 - L&D LAWN AND SNOW LLC				
L&D LAWN AND SNOW LLC	2186	11/03/2025	DISTRB SEEDING	550.00
			Vendor 002000 - L&D LAWN AND SNOW LLC Total:	**550.00**
Vendor: 001256 - LANDS' END BUSINESS OUTFITTERS				
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	166.88
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	19.88

LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	5.37
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	63.53
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	19.88
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	2.40
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	69.54
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	15.87
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	2.46
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	1.27
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	33.68
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	10.34
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	105.59
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	34.19
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	4.02
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	6.05
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	1.59
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	0.22
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	6.05
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	1.59
LANDS' END BUSINESS OUTFIT	SIN13484778	11/03/2025	CLOTHING ALLOWANCE	0.22
			Vendor 001256 - LANDS' END BUSINESS OUTFITTERS Total:	**570.62**
Vendor: 099588 - LATIMER ASSOCIATES, INC.				
LATIMER ASSOCIATES, INC.	IOWA 234682	11/03/2025	CENTRAL PARK - DONOR SIGN	2,875.00
LATIMER ASSOCIATES, INC.	IOWA 234710	11/03/2025	BILLBOARD INSTALLATION	15,450.00
			Vendor 099588 - LATIMER ASSOCIATES, INC. Total:	**18,325.00**
Vendor: 099551 - LEAVENS, JACOB				
LEAVENS, JACOB	955863	11/03/2025	REIMB - WA PROG ENROLL	155.00
LEAVENS, JACOB	956225	11/03/2025	WW PROG ENROLL	110.00
			Vendor 099551 - LEAVENS, JACOB Total:	**265.00**
Vendor: 002596 - LEXIPOL LLC				
LEXIPOL LLC	INVLEX11259509	11/03/2025	LAW MANUAL & TRAINING	10,320.66
			Vendor 002596 - LEXIPOL LLC Total:	**10,320.66**
Vendor: 099757 - LIBRARY SOLUTIONS, LLC				
LIBRARY SOLUTIONS, LLC	3928	11/03/2025	LIBRARY WEBSITE	15,950.00
			Vendor 099757 - LIBRARY SOLUTIONS, LLC Total:	**15,950.00**
Vendor: 001609 - LOWRY, RONALD D.				
LOWRY, RONALD D.	INV0002740	11/03/2025	MTHLY SVC - OCT 2025	2,333.34
			Vendor 001609 - LOWRY, RONALD D. Total:	**2,333.34**
Vendor: 002707 - MAHASKA COMMUNICATIONS GROUP, LLC				
MAHASKA COMMUNICATIONS	10.15.25 AIRPORT	11/03/2025	TELEPHONE	179.31
MAHASKA COMMUNICATIONS	10.15.25 CEMETERY	11/03/2025	TELEPHONE	95.99
MAHASKA COMMUNICATIONS	10.15.25 CITY HALL	11/03/2025	TELEPHONE	888.25
MAHASKA COMMUNICATIONS	10.15.25 DRAKE	11/03/2025	TELEPHONE	406.35
MAHASKA COMMUNICATIONS	10.15.25 PUB SAFETY	11/03/2025	TELEPHONE	56.68
MAHASKA COMMUNICATIONS	10.15.25 PUB SVCS	11/03/2025	TELEPHONE	229.96
			Vendor 002707 - MAHASKA COMMUNICATIONS GROUP, LLC Total:	**1,856.54**
Vendor: 023500 - MANATTS INC				
MANATTS INC	5184045	11/03/2025	SIDEWALK RPR	421.00
MANATTS INC	5185901	11/03/2025	PD LOT STORM SEWER INTAKE	1,151.15
MANATTS INC	5186047	11/03/2025	PD LOT STORM SEWER INTAKE	418.90
			Vendor 023500 - MANATTS INC Total:	**1,991.05**
Vendor: 002279 - MARTIN EQUIPMENT				
MARTIN EQUIPMENT	921662	11/03/2025	LOADER RPR #934	941.16
			Vendor 002279 - MARTIN EQUIPMENT Total:	**941.16**
Vendor: 092093 - MARTIN MARIETTA MATERIALS, INC.				
MARTIN MARIETTA MATERIALS	47500438	11/03/2025	ALLEY ROCK	3,145.02
MARTIN MARIETTA MATERIALS	47519820	11/03/2025	ALLEY IMPROVEMENT	3,890.25
MARTIN MARIETTA MATERIALS	47567704	11/03/2025	ALLEY IMPROVEMENTS	793.27
			Vendor 092093 - MARTIN MARIETTA MATERIALS, INC. Total:	**7,828.54**
Vendor: 099834 - MAXFIELD LLC				
MAXFIELD LLC	1401	11/03/2025	HOUSING ASSESSMENT	10,894.82
			Vendor 099834 - MAXFIELD LLC Total:	**10,894.82**
Vendor: 002593 - MC CLELLAND, MICHAEL				
MC CLELLAND, MICHAEL	11.03.25	11/03/2025	REIMB - HOTEL & MEALS (IPCC	1,137.59

			Vendor 002593 - MC CLELLAND, MICHAEL Total:	**1,137.59**
Vendor: 099280 - MC CLURE				
MC CLURE	162974	11/03/2025	RAW WA MAIN - ENGINEERIN(	2,620.11
MC CLURE	162976	11/03/2025	JORDAN WELL - ENGINEERING	14,685.20
MC CLURE	162996	11/03/2025	WA PLANT - ENGINEERING	43,728.75
			Vendor 099280 - MC CLURE Total:	**61,034.06**
Vendor: 020371 - MEDICAP PHARMACY				
MEDICAP PHARMACY	296742	11/03/2025	REPLACE MEDS	234.80
MEDICAP PHARMACY	297263	11/03/2025	REPLACE MEDS	11.67
			Vendor 020371 - MEDICAP PHARMACY Total:	**246.47**
Vendor: 000010 - MFPRSI				
MFPRSI	INV0002733	10/15/2025	MFPRSI	16,431.61
MFPRSI	INV0002758	10/31/2025	MFPRSI	27,667.84
			Vendor 000010 - MFPRSI Total:	**44,099.45**
Vendor: 095203 - MICRO MARKETING LLC				
MICRO MARKETING LLC	991567	10/22/2025	LP BOOKS	186.65
			Vendor 095203 - MICRO MARKETING LLC Total:	**186.65**
Vendor: 090102 - MICROBAC LABORATORIES, INC.				
MICROBAC LABORATORIES, IN(	NT2509389	11/03/2025	LEAD & COPPER TESTING	31.00
MICROBAC LABORATORIES, IN(	NT2509456	11/03/2025	BACTERIA TESTING	52.50
MICROBAC LABORATORIES, IN(	NT2509457	11/03/2025	BACTERIA TESTING	87.50
MICROBAC LABORATORIES, IN(	NT2509654	11/03/2025	BACTERIA TESTING	87.50
			Vendor 090102 - MICROBAC LABORATORIES, INC. Total:	**258.50**
Vendor: 099391 - MID COUNTRY MACHINERY, INC				
MID COUNTRY MACHINERY, IN	P08769	11/03/2025	WHEEL CYLINDER #915	355.29
			Vendor 099391 - MID COUNTRY MACHINERY, INC Total:	**355.29**
Vendor: 025800 - MUNICIPAL SUPPLY, INC				
MUNICIPAL SUPPLY, INC	0957287-IN	11/03/2025	SUPPLIES	107.65
MUNICIPAL SUPPLY, INC	0959048-IN	11/03/2025	HYDRANT PARTS	2,215.35
			Vendor 025800 - MUNICIPAL SUPPLY, INC Total:	**2,323.00**
Vendor: 000848 - NEAL, KAREN				
NEAL, KAREN	11.03.25	11/03/2025	REIMB - PLANE TICKET (PLA)	298.96
			Vendor 000848 - NEAL, KAREN Total:	**298.96**
Vendor: 030000 - NEW CENTURY FARM SERVICE				
NEW CENTURY FARM SERVICE	33022127	10/10/2025	ST SWEEPER FUEL	274.92
NEW CENTURY FARM SERVICE	33022227	10/10/2025	FUEL	110.31
NEW CENTURY FARM SERVICE	33022227	10/10/2025	FUEL	110.30
NEW CENTURY FARM SERVICE	33022227	10/10/2025	FUEL	110.30
NEW CENTURY FARM SERVICE	33022362	10/10/2025	SWEEPER FUEL	280.07
NEW CENTURY FARM SERVICE	41004513	10/10/2025	DEF FLUID	148.95
NEW CENTURY FARM SERVICE	41004513	10/10/2025	DEF FLUID	148.96
NEW CENTURY FARM SERVICE	41004513	10/10/2025	DEF FLUID	148.95
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	2,031.76
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	62.66
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	398.18
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	401.68
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	101.25
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	47.37
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	62.67
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	1,455.13
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	778.91
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	416.71
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	1,250.50
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	1,097.35
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	140.57
NEW CENTURY FARM SERVICE	SEPT 2025	10/10/2025	FUEL	540.49
			Vendor 030000 - NEW CENTURY FARM SERVICE Total:	**10,117.99**
Vendor: 098243 - O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	0331-311646	11/03/2025	SUPPLIES	17.98
O'REILLY AUTO PARTS	0331-313923	11/03/2025	TOOLS	152.44
			Vendor 098243 - O'REILLY AUTO PARTS Total:	**170.42**
Vendor: 002016 - OVERDRIVE, INC.				
OVERDRIVE, INC.	06497CP25304713	10/22/2025	AUDIO & EBOOKS	136.95

			Vendor 002016 - OVERDRIVE, INC. Total:	**136.95**
Vendor: 002418 - PATRICK ELLIOTT				
PATRICK ELLIOTT	1616	11/03/2025	MOWING	330.00
PATRICK ELLIOTT	1616	11/03/2025	MOWING	7,000.00
			Vendor 002418 - PATRICK ELLIOTT Total:	**7,330.00**
Vendor: 035680 - PAUL'S ACE HARDWARE INC.				
PAUL'S ACE HARDWARE INC.	163373	11/03/2025	MURAL PAINT	461.91
PAUL'S ACE HARDWARE INC.	163421	11/03/2025	SHIMS	7.99
PAUL'S ACE HARDWARE INC.	163428	11/03/2025	SUPPLIES	43.97
PAUL'S ACE HARDWARE INC.	163437	11/03/2025	SUPPLIES	147.97
PAUL'S ACE HARDWARE INC.	163546	11/03/2025	STORM SEWER RPR	139.90
PAUL'S ACE HARDWARE INC.	163548	11/03/2025	WA PLANT SUPPLIES	36.57
PAUL'S ACE HARDWARE INC.	163549	11/03/2025	LED BULBS	11.99
PAUL'S ACE HARDWARE INC.	163562	11/03/2025	BALLOON PAINT	23.97
PAUL'S ACE HARDWARE INC.	163605	11/03/2025	EXPANSION FOAM	45.98
			Vendor 035680 - PAUL'S ACE HARDWARE INC. Total:	**920.25**
Vendor: 099632 - PHYSICIANS CLAIMS COMPANY				
PHYSICIANS CLAIMS COMPANY	39430	11/03/2025	AMB BILLING - AUG 2025	2,909.65
PHYSICIANS CLAIMS COMPANY	39566	11/03/2025	AMB BILLING - SEPT 2025	1,432.41
			Vendor 099632 - PHYSICIANS CLAIMS COMPANY Total:	**4,342.06**
Vendor: 021128 - POWESHIEK CO CLERK OF COURT				
POWESHIEK CO CLERK OF COU	INV0002750	10/31/2025	CHILD SUPPORT	19.15
POWESHIEK CO CLERK OF COU	INV0002750	10/31/2025	CHILD SUPPORT	255.85
			Vendor 021128 - POWESHIEK CO CLERK OF COURT Total:	**275.00**
Vendor: 029800 - POWESHIEK CO RECORDER				
POWESHIEK CO RECORDER	10.22.25	10/22/2025	UR - AMEND 10	122.00
			Vendor 029800 - POWESHIEK CO RECORDER Total:	**122.00**
Vendor: 029900 - POWESHIEK CO TREASURER				
POWESHIEK CO TREASURER	INV0002741	11/03/2025	PER CAPITA	1,536.33
			Vendor 029900 - POWESHIEK CO TREASURER Total:	**1,536.33**
Vendor: 088152 - POWESHIEK WATER ASSOCIATION				
POWESHIEK WATER ASSOCIAT	9.22.25 CITY SEWER	10/22/2025	RURAL WATER	60.75
POWESHIEK WATER ASSOCIAT	10.20.25 CITY SEWER	11/03/2025	RURAL WATER	53.50
			Vendor 088152 - POWESHIEK WATER ASSOCIATION Total:	**114.25**
Vendor: 099415 - PRINCIPAL				
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	23.15
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	0.52
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	8.18
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	1.86
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	3.20
PRINCIPAL	INV0002731	10/15/2025	VISION INSURANCE	3.59
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	23.50
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	18.17
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	5.91
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	0.52
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	2.43
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	0.90
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	8.01
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	0.79
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	6.22
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	1.86
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	3.22
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	1.99
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	3.55
PRINCIPAL	INV0002756	10/31/2025	VISION INSURANCE	3.66
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	506.56
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	12.62
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	42.63
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	43.28
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	6.31
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	6.31
PRINCIPAL	INV0002762	10/31/2025	VISION INSURANCE - NOV	11.25
			Vendor 099415 - PRINCIPAL Total:	**750.19**
Vendor: 002677 - R.P. LUMBER COMPANY, INC.				

R.P. LUMBER COMPANY, INC.	350485	11/03/2025	SUPPLIES	(10.49)
R.P. LUMBER COMPANY, INC.	4333529	11/03/2025	STORM SEWER RPR / PD LOT	132.58
R.P. LUMBER COMPANY, INC.	4340431	11/03/2025	MORTAR	10.49
			Vendor 002677 - R.P. LUMBER COMPANY, INC. Total:	**132.58**
Vendor: 000486 - RACOM CORPORATION				
RACOM CORPORATION	INV36959	11/03/2025	RADIO ANTENNAS	601.00
			Vendor 000486 - RACOM CORPORATION Total:	**601.00**
Vendor: 000927 - RDG PLANNING & DESIGN				
RDG PLANNING & DESIGN	61246	11/03/2025	PARKS & REC MASTER PLAN	740.00
			Vendor 000927 - RDG PLANNING & DESIGN Total:	**740.00**
Vendor: 031200 - REGION SIX PLANNING COMM				
REGION SIX PLANNING COMM	11.03.25	11/03/2025	CDBG - UNITY POINT - ADMIN	919.00
			Vendor 031200 - REGION SIX PLANNING COMM Total:	**919.00**
Vendor: 001636 - RELYANT				
RELYANT	16180924 101725	11/03/2025	WATERCOOLER	39.68
			Vendor 001636 - RELYANT Total:	**39.68**
Vendor: 099556 - REPP, FAITH				
REPP, FAITH	11.03.25	11/03/2025	REIMB - MILEAGE & MEALS (C(	669.19
			Vendor 099556 - REPP, FAITH Total:	**669.19**
Vendor: 002364 - REPUBLIC SERVICES OF IOWA				
REPUBLIC SERVICES OF IOWA	4613-000026461	10/10/2025	RECYCLING FEES (SEPT 2025)	2,562.42
			Vendor 002364 - REPUBLIC SERVICES OF IOWA Total:	**2,562.42**
Vendor: 099735 - RICKY D ROE				
RICKY D ROE	2025_10 GRINNELL	11/03/2025	PREP/SUBMIT REPORT (GEMT)	8,000.00
			Vendor 099735 - RICKY D ROE Total:	**8,000.00**
Vendor: 050984 - S & S ELECTRIC				
S & S ELECTRIC	20964	11/03/2025	BAILEY PARK - HAND DRYER	789.63
S & S ELECTRIC	20968	11/03/2025	HIGHWAY LIGHTS	1,340.72
S & S ELECTRIC	20969	11/03/2025	AIRPORT BUILDING LIGHTS	1,327.62
			Vendor 050984 - S & S ELECTRIC Total:	**3,457.97**
Vendor: 001201 - S & S PLUMBING, HEATING & AIR CONDITIONING, LLC				
S & S PLUMBING, HEATING & A	2021-7180	11/03/2025	HEAT PUMP REPLACEMENT	11,505.00
			Vendor 001201 - S & S PLUMBING, HEATING & AIR CONDITIONING, LLC Total:	**11,505.00**
Vendor: 032300 - SCHENDEL PEST CONTROL CO				
SCHENDEL PEST CONTROL CO	299613	11/03/2025	PEST CONTROL	94.48
			Vendor 032300 - SCHENDEL PEST CONTROL CO Total:	**94.48**
Vendor: 029700 - SCISWA TRANSFER STATION				
SCISWA TRANSFER STATION	SEPT 2025	11/03/2025	LANDFILL FEES	11,698.50
SCISWA TRANSFER STATION	SEPT 2025	11/03/2025	LANDFILL FEES	16,042.60
			Vendor 029700 - SCISWA TRANSFER STATION Total:	**27,741.10**
Vendor: 099784 - SECTOR, LLC				
SECTOR, LLC	166448645	11/03/2025	COMPUTERS - PL1 & PL6	9,200.18
			Vendor 099784 - SECTOR, LLC Total:	**9,200.18**
Vendor: 001194 - SECURITY EQUIPMENT INC				
SECURITY EQUIPMENT INC	960309	10/22/2025	MONITORING SVC	196.56
			Vendor 001194 - SECURITY EQUIPMENT INC Total:	**196.56**
Vendor: 099856 - SHANE JACOBSON				
SHANE JACOBSON	1125	11/03/2025	LIGHT RING - MANHOLE	3,499.00
			Vendor 099856 - SHANE JACOBSON Total:	**3,499.00**
Vendor: 001142 - SHERWIN-WILLIAMS				
SHERWIN-WILLIAMS	8118-7	11/03/2025	H/M PROJECT - MURAL	819.00
			Vendor 001142 - SHERWIN-WILLIAMS Total:	**819.00**
Vendor: 001317 - SHUTTS, BRAD				
SHUTTS, BRAD	OCT-2025	11/03/2025	MOWING	200.00
SHUTTS, BRAD	OCT-2025	11/03/2025	MOWING	300.00
SHUTTS, BRAD	OCT-2025	11/03/2025	MOWING	180.00
SHUTTS, BRAD	OCT-25	11/03/2025	MOWING	50.00
SHUTTS, BRAD	OCT-25	11/03/2025	MOWING	100.00
SHUTTS, BRAD	OCT-25	11/03/2025	MOWING	50.00
SHUTTS, BRAD	SEP-25 DRAKE	11/03/2025	MOWING	220.00
			Vendor 001317 - SHUTTS, BRAD Total:	**1,100.00**

Vendor: 099248 - SNOW, MALLORY				
SNOW, MALLORY	11.03.25	11/03/2025	REIMB - PLANE TICKET (PLA)	298.96
			Vendor 099248 - SNOW, MALLORY Total:	**298.96**
Vendor: 002678 - STAPLES				
STAPLES	6044345596	10/22/2025	SUPPLIES	72.88
STAPLES	6044975800	11/03/2025	CALENDARS	76.95
STAPLES	6044975800	11/03/2025	CALENDARS	20.49
STAPLES	6044975800	11/03/2025	NOTEPADS	12.49
STAPLES	6044975800	11/03/2025	CALENDARS	50.27
STAPLES	6044975800	11/03/2025	CALENDARS	44.08
STAPLES	6045116543	11/03/2025	CALENDAR	17.59
			Vendor 002678 - STAPLES Total:	**294.75**
Vendor: 099136 - STAR EQUIPMENT LTD				
STAR EQUIPMENT LTD	02565117	11/03/2025	SWITCH #207	83.85
			Vendor 099136 - STAR EQUIPMENT LTD Total:	**83.85**
Vendor: 001335 - STERICYCLE, INC.				
STERICYCLE, INC.	8012290840	11/03/2025	SHREDDING	87.66
STERICYCLE, INC.	8012395175	11/03/2025	SHREDDING	26.38
STERICYCLE, INC.	8012395175	11/03/2025	SHREDDING	26.39
STERICYCLE, INC.	8012395175	11/03/2025	SHREDDING	26.38
STERICYCLE, INC.	8012395175	11/03/2025	SHREDDING	26.38
STERICYCLE, INC.	8012395175	11/03/2025	SHREDDING	26.39
			Vendor 001335 - STERICYCLE, INC. Total:	**219.58**
Vendor: 020331 - STEVE LINK FORD				
STEVE LINK FORD	195	11/03/2025	ANNUAL DETAILING PL-5	150.00
			Vendor 020331 - STEVE LINK FORD Total:	**150.00**
Vendor: 002597 - STEVE MENNINGA SALES & DISTRIBUTION, INC.				
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	91.00
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	233.75
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	128.00
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	185.00
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	184.00
STEVE MENNINGA SALES & DIS	106646	11/03/2025	CLOTHING ALLOWANCE (PUB S	128.00
STEVE MENNINGA SALES & DIS	106648	11/03/2025	GLOVES	256.00
STEVE MENNINGA SALES & DIS	106648	11/03/2025	CLOTHING ALLOWANCE (ZR)	156.50
STEVE MENNINGA SALES & DIS	106648	11/03/2025	CLOTHING ALLOWANCE (AS)	49.00
STEVE MENNINGA SALES & DIS	106657	11/03/2025	CLOTHING ALLOWANCE (JL)	78.00
			Vendor 002597 - STEVE MENNINGA SALES & DISTRIBUTION, INC. Total:	**1,489.25**
Vendor: 034200 - SUPERIOR WELDING SUPPLY CO.				
SUPERIOR WELDING SUPPLY C	1127670	11/03/2025	TORCH TANKS	90.00
SUPERIOR WELDING SUPPLY C	1127671	11/03/2025	TORCH TANKS	90.00
SUPERIOR WELDING SUPPLY C	1127673	11/03/2025	TORCH TANKS	135.00
			Vendor 034200 - SUPERIOR WELDING SUPPLY CO. Total:	**315.00**
Vendor: 002692 - SURVEYING AND MAPPING, LLC				
SURVEYING AND MAPPING, LL	201291010	11/03/2025	ANNUAL MNTCE	1,980.00
SURVEYING AND MAPPING, LL	201291010	11/03/2025	ANNUAL MNTCE	1,980.00
SURVEYING AND MAPPING, LL	201291289	11/03/2025	GIS ALTERATION	150.00
			Vendor 002692 - SURVEYING AND MAPPING, LLC Total:	**4,110.00**
Vendor: 000429 - TASC				
TASC	INV0002729	10/15/2025	DEPENDENT CARE DEDUCTION	20.83
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	343.32
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	152.50
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	2.66
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	144.18
TASC	INV0002729	10/15/2025	DEPENDENT CARE DEDUCTION	56.25
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	109.43
TASC	INV0002729	10/15/2025	DEPENDENT CARE DEDUCTION	56.25
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	54.06
TASC	INV0002729	10/15/2025	DEPENDENT CARE DEDUCTION	75.00
TASC	INV0002729	10/15/2025	FLEX PLAN CONTRIBUTIONS	36.83
TASC	INV0002754	10/31/2025	DEPENDENT CARE DEDUCTION	170.83
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	1,099.96
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	385.83
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	69.26

TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	204.39
TASC	INV0002754	10/31/2025	DEPENDENT CARE DEDUCTION	33.33
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	43.31
TASC	INV0002754	10/31/2025	DEPENDENT CARE DEDUCTION	93.76
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	267.18
TASC	INV0002754	10/31/2025	DEPENDENT CARE DEDUCTION	93.76
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	154.32
TASC	INV0002754	10/31/2025	DEPENDENT CARE DEDUCTION	233.31
TASC	INV0002754	10/31/2025	FLEX PLAN CONTRIBUTIONS	252.04
			Vendor 000429 - TASC Total:	**4,152.59**
Vendor: 099435 - TELEFLEX LIFE SCIENCES LIMITED				
TELEFLEX LIFE SCIENCES LIMITE	9510716538	11/03/2025	SUPPLIES	550.00
			Vendor 099435 - TELEFLEX LIFE SCIENCES LIMITED Total:	**550.00**
Vendor: 020404 - TEMP ASSOCIATES				
TEMP ASSOCIATES	2837166	11/03/2025	TEMP LABOR	436.80
TEMP ASSOCIATES	2837166	11/03/2025	TEMP LABOR	344.40
TEMP ASSOCIATES	2837166	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837166	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837265	11/03/2025	TEMP LABOR	436.80
TEMP ASSOCIATES	2837265	11/03/2025	TEMP LABOR	138.60
TEMP ASSOCIATES	2837265	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837265	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837308	11/03/2025	TEMP LABOR	436.80
TEMP ASSOCIATES	2837308	11/03/2025	TEMP LABOR	71.40
TEMP ASSOCIATES	2837308	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837308	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837388	11/03/2025	TEMP LABOR	436.80
TEMP ASSOCIATES	2837388	11/03/2025	TEMP LABOR	470.40
TEMP ASSOCIATES	2837388	11/03/2025	TEMP LABOR	462.00
			Vendor 020404 - TEMP ASSOCIATES Total:	**6,056.40**
Vendor: 000392 - THE STANDARD				
THE STANDARD	INV0002725	10/15/2025	SHORT TERM DIS. DEDUCTION	46.47
THE STANDARD	INV0002725	10/15/2025	SHORT TERM DIS. DEDUCTION	46.89
THE STANDARD	INV0002725	10/15/2025	SHORT TERM DIS. DEDUCTION	3.96
THE STANDARD	INV0002725	10/15/2025	SHORT TERM DIS. DEDUCTION	17.56
THE STANDARD	INV0002725	10/15/2025	SHORT TERM DIS. DEDUCTION	26.56
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	91.22
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	3.35
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	0.51
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	41.14
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	13.04
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	13.41
THE STANDARD	INV0002728	10/15/2025	LIFE INSURANCE	36.55
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	56.55
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	57.00
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	68.75
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	2.24
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	6.47
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	20.07
THE STANDARD	INV0002746	10/31/2025	SHORT TERM DIS. DEDUCTION	40.12
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	174.85
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	3.35
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	17.10
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	6.76
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	58.98
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	2.46
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	18.33
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	24.19
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	7.79
THE STANDARD	INV0002753	10/31/2025	LIFE INSURANCE	57.57
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	152.95
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	33.46
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	13.60
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	16.97
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	3.39
THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	6.80

THE STANDARD	INV0002763	10/31/2025	LIFE INS & SHORT-TERM DIS.	3.39
			Vendor 000392 - THE STANDARD Total:	**1,193.80**
Vendor: 099394 - THOMPSON, JUSTIN D				
THOMPSON, JUSTIN D	11.03.25	11/03/2025	REIMB - MEAL (CONF)	30.73
THOMPSON, JUSTIN D	3695450	11/03/2025	BOOT ALLOWANCE	125.00
			Vendor 099394 - THOMPSON, JUSTIN D Total:	**155.73**
Vendor: 035300 - TREASURER STATE OF IOWA				
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	2,278.07
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	462.77
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	50.29
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	466.24
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	301.80
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	437.98
TREASURER STATE OF IOWA	INV0002734	10/15/2025	STATE WITHHOLDING	468.56
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	3,811.62
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	695.42
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	404.34
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	171.76
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	493.04
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	53.18
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	634.64
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	644.79
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	192.81
TREASURER STATE OF IOWA	INV0002759	10/31/2025	STATE WITHHOLDING	693.07
			Vendor 035300 - TREASURER STATE OF IOWA Total:	**12,260.38**
Vendor: 099853 - TREVIPAY - WALMART				
TREVIPAY - WALMART	D7B37B8C	11/03/2025	PROG SUPPLIES	3.28
TREVIPAY - WALMART	D7B37B8C	11/03/2025	PROG SUPPLIES	17.00
			Vendor 099853 - TREVIPAY - WALMART Total:	**20.28**
Vendor: 002333 - TRUGREEN LIMITED PARTNERSHIP				
TRUGREEN LIMITED PARTNERS	217158556	11/03/2025	SPRAYING	450.00
			Vendor 002333 - TRUGREEN LIMITED PARTNERSHIP Total:	**450.00**
Vendor: 000990 - ULTIMATE SPORTS & GRAPHICS				
ULTIMATE SPORTS & GRAPHIC	12772	11/03/2025	DECAL TRLR (WW)	375.00
			Vendor 000990 - ULTIMATE SPORTS & GRAPHICS Total:	**375.00**
Vendor: 000285 - UNIFIRST CORPORATION				
UNIFIRST CORPORATION	1950160390	11/03/2025	SUPPLIES	41.08
			Vendor 000285 - UNIFIRST CORPORATION Total:	**41.08**
Vendor: 002669 - UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	6144310	10/22/2025	PLACEMENTS	24.80
			Vendor 002669 - UNIQUE MANAGEMENT SERVICES Total:	**24.80**
Vendor: 099404 - UNITYPOINT HEALTH (DES MOINES)				
UNITYPOINT HEALTH (DES MO	11.03.25	11/03/2025	DRUG TESTING	37.00
UNITYPOINT HEALTH (DES MO	11.03.25	11/03/2025	DRUG TESTING	96.37
UNITYPOINT HEALTH (DES MO	11.03.25	11/03/2025	DRUG TESTING	37.00
UNITYPOINT HEALTH (DES MO	11.03.25	11/03/2025	DRUG TESTING	37.00
			Vendor 099404 - UNITYPOINT HEALTH (DES MOINES) Total:	**207.37**
Vendor: 002611 - UPH GRINNELL OCCUPATIONAL MEDICINE				
UPH GRINNELL OCCUPATIONA	280545	11/03/2025	FIREFIGHTER PHYSICALS	523.32
UPH GRINNELL OCCUPATIONA	281399	11/03/2025	PRE-EMPLOYMENT (TP)	359.00
			Vendor 002611 - UPH GRINNELL OCCUPATIONAL MEDICINE Total:	**882.32**
Vendor: 099610 - USA TODAY				
USA TODAY	10.22.25	10/22/2025	SUB	53.69
			Vendor 099610 - USA TODAY Total:	**53.69**
Vendor: 099842 - UTILITY SERVICE CO, INC				
UTILITY SERVICE CO, INC	633704	11/03/2025	ROV WORK - WA TANK	1,500.00
			Vendor 099842 - UTILITY SERVICE CO, INC Total:	**1,500.00**
Vendor: 001995 - VANTOMME INC				
VANTOMME INC	1689	11/03/2025	CURB & PAN RPR	1,500.00
			Vendor 001995 - VANTOMME INC Total:	**1,500.00**
Vendor: 020021 - VEENSTRA & KIMM, INC.				
VEENSTRA & KIMM, INC.	288133-57	11/03/2025	WQI ENG SVCS	2,067.00

VEENSTRA & KIMM, INC.	288155-32	11/03/2025	S WA TOWER - ENG SVCS	3,045.60
VEENSTRA & KIMM, INC.	288191-21	11/03/2025	16TH AVE - ENG SVCS	5,198.00
VEENSTRA & KIMM, INC.	288208-17	11/03/2025	SCOUT SUB - ENGINEERING	5,137.10
VEENSTRA & KIMM, INC.	288216-12	11/03/2025	BROAD ST - ENG SVCS	1,535.00
VEENSTRA & KIMM, INC.	288219-2	11/03/2025	FUTURE ELEM. SEWER - ENGIN	1,344.00
VEENSTRA & KIMM, INC.	288221-5	11/03/2025	LEAD SVC LINE - ENG SVCS	9,378.50
VEENSTRA & KIMM, INC.	288223-3	11/03/2025	4TH AVE - ENG SVCS	33,749.00
			Vendor 020021 - VEENSTRA & KIMM, INC. Total:	**61,454.20**
Vendor: 099759 - VISA				
VISA	#7001915492	10/16/2025	BOOKS	300.00
VISA	#7001915492	10/16/2025	BOOKS	221.50
VISA	10617G	10/16/2025	POSTAGE - INDUSTRIAL AVE AE	37.25
VISA	121221428534	10/16/2025	NEW RESIDENTS WELCOME	37.00
VISA	12870989	10/16/2025	SUPPLIES	93.19
VISA	259430	10/16/2025	SHIPPING - VERIZON	6.38
VISA	30345G	10/16/2025	IA LEAGUE CONF MEAL (ED)	22.61
VISA	3326632788	10/16/2025	LEAGUE - HOTEL (ED)	474.34
VISA	3326944716	10/16/2025	LEAGUE - HOTEL (AH)	410.14
VISA	3331596552	10/16/2025	LEAGUE - HOTEL (AD)	410.14
VISA	40311G	10/16/2025	IA LEAGUE CONF MEAL (AD)	27.61
VISA	7001901632	10/16/2025	BOOKS	19.05
VISA	7001915492	10/16/2025	BOOKS	266.25
VISA	89173	10/16/2025	LEAGUE - PARKING	20.00
VISA	998749	10/16/2025	CONF REG - PUBLIC BUDGETIN	25.00
VISA	998749	10/16/2025	CONF REG - PUBLIC BUDGETIN	25.00
VISA	998749	10/16/2025	CONF REG - PUBLIC BUDGETIN	25.00
VISA	998749	10/16/2025	CONF REG - PUBLIC BUDGETIN	25.00
VISA	998749	10/16/2025	CONF REG - PUBLIC BUDGETIN	25.00
VISA	A-096848-20250912-1325	10/16/2025	HOTSPOT	120.00
VISA	CN-3306957497	10/16/2025	HOTEL - ANALYZER CERT (DJ)	589.98
VISA	IA CRMNL 09.03.25	10/16/2025	BACKGROUND CK (REC)	30.00
VISA	IA CRMNL 09.12.25	10/16/2025	BACKGROUND CK (TP)	15.00
VISA	SO18573562	10/16/2025	SUPPLIES	587.97
			Vendor 099759 - VISA Total:	**3,813.41**
Vendor: 000002 - VOYA (ING)				
VOYA (ING)	INV0002724	10/15/2025	EMPLOYEE VOLTRY CONTR.	860.00
VOYA (ING)	INV0002745	10/31/2025	EMPLOYEE VOLTRY CONTR.	3,360.00
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	207.90
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	629.73
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	201.51
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	503.78
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	680.11
VOYA (ING)	INV0002752	10/31/2025	RETIREMENT CONTRIBUTION-\	377.80
			Vendor 000002 - VOYA (ING) Total:	**6,820.83**
Vendor: 036590 - WALMART - CAPITAL ONE				
WALMART - CAPITAL ONE	03513	10/22/2025	FISH WATER	7.56
WALMART - CAPITAL ONE	06033	10/22/2025	MURAL PAINT SUPPLIES	54.22
WALMART - CAPITAL ONE	07053	10/22/2025	PROG SUPPLIES	8.00
WALMART - CAPITAL ONE	07053	10/22/2025	PROG SUPPLIES	7.18
WALMART - CAPITAL ONE	07053	10/22/2025	PROG SUPPLIES	37.64
WALMART - CAPITAL ONE	07053	10/22/2025	PROG SUPPLIES	13.58
WALMART - CAPITAL ONE	08189	10/22/2025	MURAL PAINT SUPPLIES	(69.90)
WALMART - CAPITAL ONE	03727	11/03/2025	TRUCK OR TREAT SUPPLIES	99.52
			Vendor 036590 - WALMART - CAPITAL ONE Total:	**157.80**
Vendor: 099617 - WATERLY LLC				
WATERLY LLC	#1568	11/03/2025	SOFTWARE	400.00
WATERLY LLC	#1582	11/03/2025	SOFTWARE	400.00
			Vendor 099617 - WATERLY LLC Total:	**800.00**
Vendor: 001676 - WATTS TECHNOLOGIES, INC				
WATTS TECHNOLOGIES, INC	1011	11/03/2025	WIFI ACCESS HARDWARE	750.00
			Vendor 001676 - WATTS TECHNOLOGIES, INC Total:	**750.00**
Vendor: 000683 - WELLMARK BC/BS OF IOWA				
WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	1,897.77
WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	73.66
WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	572.85

WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	190.53
WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	195.60
WELLMARK BC/BS OF IOWA	INV0002726	10/15/2025	HEALTH INSURANCE	306.93
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	42,493.64
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	1,819.95
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	3,552.22
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	3,596.06
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	577.04
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	1,776.11
WELLMARK BC/BS OF IOWA	252860013027	10/31/2025	MEDICAL INSRUANCE PREMIUI	606.65
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	1,231.09
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	345.49
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	294.67
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	109.32
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	46.41
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	365.59
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	116.23
WELLMARK BC/BS OF IOWA	INV0002748	10/31/2025	HEALTH INSURANCE	277.09
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	1,912.70
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	73.66
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	551.25
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	190.54
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	195.71
WELLMARK BC/BS OF IOWA	INV0002749	10/31/2025	HEALTH INSURANCE	313.69
			Vendor 000683 - WELLMARK BC/BS OF IOWA Total:	**63,682.45**
Vendor: 037100 - WES FINCH.COM, INC				
WES FINCH.COM, INC	13590	11/03/2025	OIL & FILTER CHANGE	84.27
			Vendor 037100 - WES FINCH.COM, INC Total:	**84.27**
Vendor: 020168 - WINDSTREAM				
WINDSTREAM	10.03.25 WELL LINE	10/16/2025	TELEPHONE	22.59
WINDSTREAM	10-03-25 WELL LINE	10/16/2025	TELEPHONE	36.29
WINDSTREAM	10.09.25 COMPOST	10/22/2025	TELEPHONE	84.52
WINDSTREAM	10.20.25	10/28/2025	TELEPHONE	279.72
WINDSTREAM	10.20.25	10/28/2025	TELEPHONE	158.31
WINDSTREAM	10.20.25	10/28/2025	TELEPHONE	223.78
			Vendor 020168 - WINDSTREAM Total:	**805.21**
Vendor: 002038 - WOODRIVER ENERGY LLC				
WOODRIVER ENERGY LLC	472035	10/22/2025	GAS	109.08
WOODRIVER ENERGY LLC	472035	10/22/2025	GAS	34.56
			Vendor 002038 - WOODRIVER ENERGY LLC Total:	**143.64**
Vendor: 002317 - WRH, INC				
WRH, INC	11.03.25	11/03/2025	PAY REQ #8 - WA PLANT	903,350.46
			Vendor 002317 - WRH, INC Total:	**903,350.46**
			Grand Total:	**3,258,915.92**

Fund Summary

Fund	Expense Amount	Payment Amount
001 - GENERAL FUND	223,807.75	138,940.19
002 - VETERANS MEM - GEN	52,993.13	-
003 - LIBRARY - GENERAL FUND	31,402.22	17,928.55
004 - BLDG REPAIR- GENERAL	2,212.50	-
010 - BUILDING & PLANNING - GEN	15,482.41	8,311.93
011 - UTILITY FRANCHISE - GEN	51,891.56	853.43
105 - COMM DEV/COMMUNICAT - GEN	3,808.88	3,226.63
110 - ROAD USE FUND - SPEC REV	39,607.22	19,517.94
112 - T&A EMP BEN- SPEC REV	53,148.81	46,895.81
121 - LOCAL OPTION SALES TAX	11,813.82	-
125 - URBAN REN - TIF	78,228.15	78,228.15
138 - MED INS RESERVE - SPEC RV	5,340.77	5,340.77
145 - HOTEL/MOTEL TAX - SPC REV	71,742.09	1,141.15
167 - LIBRARY GIFTS - SPEC REV	16,437.75	487.75
307 - LEAD SERVICE LINES	9,378.50	-
310 - CENTRAL PARK PROJECT	2,875.00	-
322 - PARK PROJECTS	33,245.11	-
350 - AIRPORT DEV - CAP PROJ	17,280.25	-

361 - STORM WA QUALITY PROJECTS		2,067.00	-
363 - 4TH AVE PROJECTS		65,714.12	-
368 - BROAD ST PROJECTS		320,374.00	-
369 - REINVESTMENT PROJECT		17,600.00	-
371 - WATER TOWER PROJECT		511,536.62	-
377 - 16TH AVE PROJECTS		5,198.00	-
381 - WATER PLANT CONSTRUCTION		958,181.57	-
382 - 11 - 11TH AVE PROJECT		421,163.00	-
385 - WELL		15,553.20	-
610 - WATER FUND		70,049.13	41,989.45
620 - SEWER OPERATION AND MAINT		70,868.66	36,119.43
630 - STORM SEWER FUND		9,144.67	2,787.88
670 - SOLID WASTE		70,770.03	27,941.58
	Grand Total:	**3,258,915.92**	**429,710.64**

Account Summary

Account Number	Account Name	Expense Amount	Payment Amount
001-2130	PAYROLL DEDUCTION PA	191.66	191.66
001-2140	ING PAYROLL DED PAYAB	4,427.90	4,427.90
001-2150	LIFE INS PAYROLL DED PA	369.09	369.09
001-2160	FLEX PAYROLL DED PAYAE	1,443.28	1,443.28
001-2220	GREAT POWESH PAYROLL	13.59	13.59
001-2270	MED INS PAYROLL DED PA	5,641.79	5,641.79
001-2280	CHILD SUPP PAYROLL DED	1,809.64	1,809.64
001-2290	IPERS PAYROLL DED PAYA	9,017.51	9,017.51
001-2300	MFPRSI PAYROLL DED PA	44,099.45	44,099.45
001-2310	FED TAX	19,088.23	19,088.23
001-2320	STATE TAX PAYROLL DED	6,089.69	6,089.69
001-2330	FICA/MEDICARE PAYROLL	13,574.20	13,574.20
001-4.110.1.6230	POLICE - MILEAGE/MTG E	2,557.08	589.98
001-4.110.2.6373	POLICE - TELEPHONE	336.40	279.72
001-4.110.2.6428	POLICE - MISC CONTRACT	14,865.10	-
001-4.115.2.6332	POLICE VEH - REP/MTNCE	544.00	-
001-4.115.2.6518	POL VEH - VEH OPER SUP	2,094.42	2,094.42
001-4.130.2.6371	DISASTER - UTILITIES	201.10	201.10
001-4.150.1.6240	FIRE - EDUC MATERIALS &	40.00	-
001-4.150.2.6332	FIRE - REP/VEH MTNCE/E	99.99	-
001-4.150.2.6373	FIRE - TELEPHONE	158.31	158.31
001-4.150.2.6413	FIRE - PYMT TO OTHER AC	3,375.00	-
001-4.150.2.6422	FIRE - CONS/PROF FEES -C	523.32	-
001-4.150.2.6428	FIRE - MISC CONTRACT W	2,226.38	-
001-4.150.2.6513	FIRE - MISC SUPP & MATE	780.80	-
001-4.150.2.6518	FIRE - VEH OPER SUPP	398.18	398.18
001-4.160.1.6210	EMS - DUES/MBRPS/SUBS	300.00	-
001-4.160.1.6220	EMS - MTG & CONF REGIS	25.00	25.00
001-4.160.2.6428	EMS - MISC CONTRACT W	14,388.44	-
001-4.160.2.6513	EMS - MISC SUPP & MATE	3,466.81	-
001-4.160.2.6516	EMS - VEH MTNC SUPPLIE	17.98	-
001-4.160.2.6518	EMS - VEH OPER SUPP	401.68	401.68
001-4.180.2.6371	SAFETY BLDG - UTILITIES	3,568.99	3,568.99
001-4.180.2.6428	SAFETY BLDG - MISC CON	1,828.42	-
001-4.180.2.6513	SAFETY BLDG - MISC SUPI	750.00	-
001-4.190.2.6507	ANIMAL CONT- PROG OPI	95.50	-
001-4.280.2.6371	AIRPORT - UTILITIES	1,652.70	1,652.70
001-4.280.2.6373	AIRPORT -TELEPHONE	179.31	-
001-4.280.2.6421	AIRPORT - CONS & PROF I	2,333.34	-
001-4.280.2.6428	AIRPORT - MISC CONTRAC	3,627.62	1,600.00
001-4.290.1.6186	STR ADM - DRUG/ALCOHC	411.00	15.00
001-4.290.1.6220	STR ADM - MTG & CONF I	25.00	25.00
001-4.290.2.6371	STR ADM - UTILITIES	564.45	564.45
001-4.290.2.6373	STR ADM - TELEPHONE	229.96	-
001-4.290.2.6428	STR ADM - MISC CONTRA	173.33	-
001-4.290.2.6506	STR ADM - OFFICE SUPPLI	90.93	-
001-4.290.2.6513	STR ADM - MISC SUPP/M	75.00	-
001-4.430.1.6181	PARKS OPER - ALLOWANC	91.00	-
001-4.430.2.6332	PARKS OPER - REP/VEH M	198.37	-

001-4.430.2.6371	PARKS OPER - UTILITIES	478.71	444.50
001-4.430.2.6426	PARKS OPER - SAFETY PR(	830.00	-
001-4.430.2.6428	PARKS OPER - MISC CONT	19,685.50	18,684.00
001-4.430.2.6513	PARK OPER-BAILEY MISC	837.63	-
001-4.430.2.6516	PARKS OPER - MISC SUPP	483.01	-
001-4.430.2.6518	PARKS OPER - VEH OPER/	440.44	101.25
001-4.440.1.6220	REC - MTG & CONF REGIS	25.00	25.00
001-4.440.2.6415	REC - RENTS AND LEASES	4,078.80	-
001-4.440.2.6428	MISC CONTRACTUAL WO	1,596.04	30.00
001-4.440.2.6504	REC - TIGERSHARKS EXP	587.97	587.97
001-4.440.2.6506	REC - OFFICE SUPPLIES	183.26	-
001-4.440.2.6507	REC - PROG OPERATING S	1,156.98	-
001-4.440.2.6510	REC - TAEKWONDO	764.00	-
001-4.450.2.6371	CEMETERY - UTILITIES	59.26	59.26
001-4.450.2.6373	CEMETERY - TELEPHONE	95.99	-
001-4.450.2.6428	CEMETERY - MISC CONTR	7,000.00	-
001-4.460.2.6371	POOL - UTILITIES	450.97	450.97
001-4.460.2.6428	POOL - MISC CONTRACT \	2,885.25	-
001-4.610.2.6513	LEGIS - MISC SUPPLIES	6.98	-
001-4.620.1.6181	ADMIN - ALLOWANCES/U	341.88	-
001-4.620.1.6230	ADMIN - MILEAGE/MTG E	1,887.49	954.70
001-4.620.2.6402	ADMIN - LEGALS & ADS	102.82	-
001-4.620.2.6421	ADMIN - CONSULT/PROFE	961.00	-
001-4.620.2.6428	ADMIN - MISC CONTRACT	4,354.48	-
001-4.620.2.6506	ADMIN - OFFICE SUPPLIES	90.76	37.00
001-4.620.2.6508	ADMIN - POSTAGE & SHIF	49.00	43.63
001-4.640.2.6411	LEGAL - TIF FEES	1,873.41	-
001-4.650.2.6373	CITY HALL - TELEPHONE/I	888.25	-
001-4.650.2.6426	CITY HALL - SAFETY SUPPI	100.00	-
001-4.650.2.6428	CITY HALL - MISC CONTRA	3,027.96	181.35
001-4.650.2.6513	CITY HALL - MISC SUPP/M	23.97	-
002-4.470.2.6420	VETS MEM - CONS/PROF	24,885.00	-
002-4.470.2.6727	VETS MEM - CAPITAL EQM	28,108.13	-
003-2150	LIFE INS PAYROLL DED PA	63.70	63.70
003-2160	FLEX PAYROLL DED PAYAE	538.33	538.33
003-2290	IPERS PAYROLL DED PAYA	5,462.44	5,462.44
003-2310	FED TAX	2,586.63	2,586.63
003-2320	STATE TAX PAYROLL DED	1,158.19	1,158.19
003-2330	FICA/MEDICARE PAYROLL	5,927.30	5,927.30
003-4.410.1.6220	LIBRARY - MTG & CONF R	25.00	25.00
003-4.410.1.6230	LIBRARY - MILEAGE/MTG	631.52	33.60
003-4.410.2.6332	LIBRARY - REP/MTNCE EQ	200.00	-
003-4.410.2.6371	LIBRARY - UTILITIES	3,329.34	-
003-4.410.2.6373	LIBRARY - TELEPHONE	414.68	8.33
003-4.410.2.6428	LIBRARY - MISC CONTRAC	9,078.35	246.36
003-4.410.2.6506	LIBRARY - OFFICE SUPPLIE	436.90	349.43
003-4.410.2.6513	LIBRARY - MISC SUPPLIES	110.95	107.67
003-4.410.2.6521	LIBRARY - PROG CHILDREI	37.64	37.64
003-4.410.2.6522	LIBRARY - PROG CHILDREI	309.88	292.88
003-4.410.2.6523	LIBRARY - PROGRAM YOU	13.58	13.58
003-4.410.3.6763	LIBRARY - EBOOKS/ADULT	136.95	136.95
003-4.410.3.6765	LIBRARY - BOOKS/CHILDR	526.56	526.56
003-4.410.3.6766	LIBRARY - BOOKS/YOUNG	181.59	181.27
003-4.410.3.6768	LIBRARY - PERIODICALS	232.69	232.69
004-4.650.2.6428	CITY HALL - MISC CONTRA	2,212.50	-
010-2140	B/P -ING PY DED PYABLE	629.73	629.73
010-2150	B/P - LIFE INS PAYABLE	17.61	17.61
010-2160	B/P -FLEX PY DED PAYABL	71.92	71.92
010-2220	B/P - GRTR POW PR DED I	41.16	41.16
010-2270	B/P - MED INS PY DED PA	553.02	553.02
010-2280	CHILD SUPP PAYROLL DEI	255.85	255.85
010-2290	B/P - IPERS PY DED PAYAE	2,463.53	2,463.53
010-2310	B/P - FED TAX PAYROLL P/	1,269.00	1,269.00
010-2320	B/P - STATE TAX DED PY P	454.63	454.63
010-2330	B/P - FICA/MED PR DED P	2,323.44	2,323.44
010-4.540.1.6181	B/P - ALLOWANCES/UNIF	63.53	-
010-4.540.2.6402	B/P - LEGALS & ADS	334.10	122.00

010-4.540.2.6421	B/P - CONS & PROF FEES	5,604.50	-
010-4.540.2.6428	B/P - MISC CONTRACTUA	1,287.95	-
010-4.540.2.6508	B/P - POSTAGE AND SHIPI	2.40	-
010-4.540.2.6518	B/P - VEH OPERATION SU	110.04	110.04
011-4.690.2.6428	UTIL FRANCH - MISC CON	398.27	-
011-4.690.3.6725	UTIL FRANCH - POLICE CA	20,705.18	-
011-4.690.3.6726	UTIL FRANCH - FIRE/EMS	12,739.00	-
011-4.690.3.6727	UTIL FRANCH - LIBRARY C	2,771.30	853.43
011-4.690.3.6728	UTIL FRANCH - PARKS CAI	740.00	-
011-4.690.3.6729	UTIL FRANCH - POOL CAP	14,537.81	-
105-2150	COMM DEV - LIFE INS PAY	6.76	6.76
105-2270	COMM DEV - MED INS PY	316.91	316.91
105-2290	COMM DEV - IPERS PY DE	958.78	958.78
105-2310	COMM DEV - FED TAX PA	459.06	459.06
105-2320	COMM DEV - STATE TAX I	171.76	171.76
105-2330	COMM DEV - FICA/MED P	903.22	903.22
105-4.551.1.6181	COMM DEV - ALLOWANC	69.54	-
105-4.551.1.6220	COMM DEV - MTG & CON	95.60	-
105-4.551.1.6230	COMM DEV - MILEAGE/M	570.44	410.14
105-4.551.2.6428	COMM DEV - MISC CONTI	241.86	-
105-4.551.2.6506	COMM DEV - OFFICE SUP	12.49	-
105-4.551.2.6508	COMM DEV - POSTAGE &	2.46	-
110-2150	LIFE INS PAYROLL DED PA	215.76	215.76
110-2160	FLEX PAYROLL DED PAYAE	348.57	348.57
110-2270	MED INS PAYROLL DED PA	1,392.87	1,392.87
110-2280	CHILD SUPP PAYROLL DED	203.48	203.48
110-2290	IPERS PAYROLL DED PAYA	4,264.52	4,264.52
110-2310	FED TAX	2,450.15	2,450.15
110-2320	STATE TAX PAYROLL DED	959.28	959.28
110-2330	FICA/MEDICARE PAYROLL	4,498.96	4,498.96
110-4.214.1.6181	ST MTNCE - ALLOWANCES	328.74	-
110-4.214.2.6428	ST MTNCE - MISC CONTRA	8,549.54	-
110-4.214.2.6434	ST MTNCE - PATCHING	1,500.00	-
110-4.214.2.6525	ST MTNCE - SUPPLIES	538.85	-
110-4.230.2.6371	ST LGTS - UTILITIES	2,431.11	2,431.11
110-4.230.2.6428	ST LGTS - MISC CONTRAC	1,340.72	-
110-4.240.2.6371	TRAFFIC CONT - UTILITIES	522.51	522.51
110-4.250.2.6332	SNOW/ICE - REP/MTNCE/	419.64	-
110-4.250.2.6513	SNOW/ICE - MISC SUPP/M	393.16	-
110-4.291.2.6332	STREET EQUIP - REP/MTN	3,544.38	-
110-4.291.2.6516	STR EQMT - VEH MTNCE S	165.95	-
110-4.291.2.6518	STR EQMT - VEH OPER SU	1,565.44	1,565.44
110-4.293.2.6332	STR TREES - EQUIP EXPEN	28.42	-
110-4.293.2.6513	ST TREES - MISC SUPP	156.96	-
110-4.294.1.6050	STR CLN - TEMP AGENCY	1,310.40	-
110-4.294.2.6332	STR CLN VEHICLE- REP/M	1,796.53	-
110-4.294.2.6518	STR CLN - VEH OPER SUPF	681.28	665.29
112-4.950.1.6150	T/A - GROUP INSURANCE	46,895.81	46,895.81
112-4.950.1.6160	T/A - WORKERS COMPEN	6,253.00	-
121-4.535.2.6421	LOST - PROF & CONS FEES	11,813.82	-
125-4.530.2.6426	UR TIF - TIF REBATE AGM	78,228.15	78,228.15
138-4.660.1.6151	MED INS - SELF FUNDING	3,398.58	3,398.58
138-4.660.2.6428	MED INS - MISC CONTRAC	1,942.19	1,942.19
145-2130	PAYROLL DEDUCTION PAY	33.33	33.33
145-2140	ING PAYROLL DED PAYAB	201.51	201.51
145-2150	LIFE INS PAYROLL DED PA	4.70	4.70
145-2160	FLEX PAYROLL DED PAYAE	43.31	43.31
145-2220	GREAT POWESH PAYROLL	13.17	13.17
145-2270	MED INS PAYROLL DED PA	53.55	53.55
145-2290	IPERS PAYROLL DED PAYA	298.82	298.82
145-2310	FED TAX	177.06	177.06
145-2320	STATE TAX PAYROLL DED	53.18	53.18
145-2330	FICA/MEDICARE PAYROLL	278.20	278.20
145-4.550.1.6050	H&M - TEMP PAY	991.20	-
145-4.550.2.6413	H&M - PYMT TO OTHER A	22,816.11	-
145-4.550.2.6513	H&M - MISC SUPP - TREES	101.94	-
145-4.550.3.6727	H&M - PROJECTS	46,676.01	(15.68)

167-4.410.3.6769	MISC SUPPLIES & MATERI	16,437.75	487.75
307-4.750.2.6421	LEAD SERVICE LINES - PRC	9,378.50	-
310-4.750.3.6772	CONSTRUCTION	2,875.00	-
322-4.750.2.6421	PARK PROJ - PROF/CONS	33,245.11	-
350-4.750.2.6421	CONSULTATION / PROFES	17,280.25	-
361-4.750.2.6421	ST WA QUAL - CONS/PRO	2,067.00	-
363-4.750.2.6421	4TH AVE - CONS/PROF FE	33,749.00	-
363-4.750.3.6772	4TH AVE - CONSTRUCTIOI	31,965.12	-
368-4.750.2.6421	BROAD ST - CONS/PROF F	1,535.00	-
368-4.750.3.6772	BROAD ST - CONSTRUCTI(	318,839.00	-
369-4.750.2.6426	IA REINV ACT - DEV AGRE	17,600.00	-
371-4.750.2.6421	WA TOWER - CONS/PROF	3,045.60	-
371-4.750.3.6761	WA TOWER - CONSTRUCT	508,491.02	-
377-4.750.2.6421	16TH AVE - CONS & PROF	5,198.00	-
381-4.750.2.6421	WA PLANT - PROF & CON	46,348.86	-
381-4.750.2.6428	WA PLANT - MISC CONT V	8,482.25	-
381-4.750.3.6772	WA PLANT - CONSTRUCTI	903,350.46	-
382-4.750.2.6421	11-11TH AVE - PROF/CON	5,137.10	-
382-4.750.3.6775	11-11TH AVE - INFRASTRU	416,025.90	-
385-4.750.2.6402	WELL - LEGALS	868.00	-
385-4.750.2.6421	WELL - PROF/CONS	14,685.20	-
610-2130	PAYROLL DEDUCTION PAY	150.01	150.01
610-2140	ING PAYROLL DED PAYAB	503.78	503.78
610-2150	LIFE INS PAYROLL DED PA	41.80	41.80
610-2160	FLEX PAYROLL DED PAYAE	376.61	376.61
610-2220	GREAT POWESH PAYROLL	32.93	32.93
610-2270	MED INS PAYROLL DED PA	836.80	836.80
610-2290	IPERS PAYROLL DED PAYA	5,131.94	5,131.94
610-2310	FED TAX	2,315.22	2,315.22
610-2320	STATE TAX PAYROLL DED	936.44	936.44
610-2330	FICA/MEDICARE PAYROLL	4,801.68	4,801.68
610-4.810.2.6428	WA ST REP - MISC CONT V	2,000.00	-
610-4.811.2.6310	WA OPER - REPAIR/MTNC	2,210.97	-
610-4.811.2.6371	WA OPER - UTILITIES	21,799.71	21,799.71
610-4.811.2.6428	WA OPER - MISC CONT W	348.50	-
610-4.811.2.6511	WA OPER - BLDG/GRD MT	48.56	-
610-4.811.2.6520	WA OPER - OPER SUPP - C	12,882.64	-
610-4.811.2.6524	WA OPER - LAB SUPPLIES	1,795.82	-
610-4.813.2.6428	WA DIST - MISC CONT WK	2,680.00	-
610-4.813.2.6514	WA DIST - MISC SUPP - SY	2,975.17	-
610-4.813.2.6515	WA DIST - MISC SUPP - M	107.65	-
610-4.815.2.6428	WA COLL - MISC CONT W	26.38	-
610-4.815.2.6508	WA COLL - POSTAGE & SH	1.27	-
610-4.815.2.6513	WA COLL - MISC SUPP/MA	353.37	-
610-4.817.1.6150	WA ADM - GROUP INSUR.	3,900.96	3,900.96
610-4.817.1.6160	WA ADM - WORKERS CON	956.00	-
610-4.817.1.6181	WA ADM - ALLOWANCES,	239.18	-
610-4.817.1.6186	WA ADM - DRUG/ALCOH(	96.37	-
610-4.817.1.6220	WA ADM - MTG & CONF F	100.00	100.00
610-4.817.2.6373	WA ADM - TELEPHONE	282.66	282.66
610-4.817.2.6428	WA ADM - MISC CONTRA	1,211.09	-
610-4.817.2.6513	WA ADM - MISC SUPP/MA	126.71	-
610-4.817.2.6518	WA ADM - VEH OPERATIC	778.91	778.91
620-2130	PAYROLL DEDUCTION PAY	150.01	150.01
620-2140	ING PAYROLL DED PAYAB	680.11	680.11
620-2150	LIFE INS PAYROLL DED PA	75.23	75.23
620-2160	FLEX PAYROLL DED PAYAE	208.38	208.38
620-2220	GREAT POWESH PAYROLL	44.45	44.45
620-2270	MED INS PAYROLL DED PA	583.06	583.06
620-2290	IPERS PAYROLL DED PAYA	5,819.84	5,819.84
620-2310	FED TAX	3,236.22	3,236.22
620-2320	STATE TAX PAYROLL DED	1,082.77	1,082.77
620-2330	FICA/MEDICARE PAYROLL	5,542.02	5,542.02
620-4.830.2.6421	SEWER - CONS/PROF FEES	3,344.00	-
620-4.830.2.6428	SEWER - MISC CONT WOF	783.95	-
620-4.830.2.6513	SEWER - MISC SUPP/MAT	5,382.23	-
620-4.831.1.6150	WW PLNT - GROUP INSUF	3,940.69	3,940.69

620-4.831.1.6160	WW PLNT - WORKERS CO	723.00	-
620-4.831.1.6181	WW PLNT - ALLOWANCES	308.59	-
620-4.831.1.6186	WW PLNT - DRUG/ALCOH	37.00	-
620-4.831.1.6210	WW PLNT - DUES/MBRPS	1,275.00	1,275.00
620-4.831.1.6220	WW PLNT - MTG & CONF	415.73	120.00
620-4.831.2.6371	WW PLNT - UTILITIES	11,180.75	11,127.25
620-4.831.2.6428	WW PLNT - MISC CONT W	3,793.35	-
620-4.831.2.6513	WW PLNT - MISC SUPP/M	5,613.83	-
620-4.831.2.6516	WW PLNT - VEH MTNCE S	672.27	-
620-4.831.2.6518	WW PLNT - VEH OPER SU	416.71	416.71
620-4.832.2.6371	LIFT STAT - UTILITIES	1,817.69	1,817.69
620-4.832.2.6428	LIFT STAT - MISC CONT W	12,458.86	-
620-4.832.2.6513	LIFT STAT - MISC SUPP/M	925.53	-
620-4.834.2.6508	SW COLL - POSTAGE AND	4.02	-
620-4.834.2.6513	SW COLL - MISC SUPP/MA	353.37	-
630-2150	LIFE INS PAYROLL DED PA	7.79	7.79
630-2290	IPERS PAYROLL DED PAYA	963.43	963.43
630-2310	FED TAX	686.73	686.73
630-2320	STATE TAX PAYROLL DED	192.81	192.81
630-2330	FICA/MEDICARE PAYROLL	937.12	937.12
630-4.865.2.6421	CONSULTATION / PROFES	1,200.00	-
630-4.865.2.6428	MISC CONTRACTUAL WO	1,980.00	-
630-4.865.2.6513	MISC SUPPLIES AND MAT	3,176.79	-
670-2130	PAYROLL DEDUCTION PAY	308.31	308.31
670-2140	ING PAYROLL DED PAYAB	377.80	377.80
670-2150	LIFE INS PAYROLL DED PA	160.80	160.80
670-2160	FLEX PAYROLL DED PAYAB	288.87	288.87
670-2220	GREAT POWESH PAYROLL	24.70	24.70
670-2270	MED INS PAYROLL DED PA	1,025.46	1,025.46
670-2280	CHILD SUPP PAYROLL DED	583.12	583.12
670-2290	IPERS PAYROLL DED PAYA	5,870.93	5,870.93
670-2310	FED TAX	2,884.71	2,884.71
670-2320	STATE TAX PAYROLL DED	1,161.63	1,161.63
670-2330	FICA/MEDICARE PAYROLL	5,476.22	5,476.22
670-4.840.1.6160	RECYCLING PLNT - WORK	756.00	-
670-4.840.2.6332	RECYCLING PLANT - REP/M	83.85	-
670-4.840.2.6371	RECYCLING PLNT - UTILITI	94.08	94.08
670-4.840.2.6428	RECYCLING PLNT - MISC C	2,562.42	2,562.42
670-4.840.2.6513	RECYCLING PLNT - MISC S	142.29	110.30
670-4.841.1.6050	TEMP AGENCY HIRES	1,881.60	-
670-4.841.2.6371	COMPOSTING - UTILITIES	28.79	28.79
670-4.841.2.6373	COMPOSTING - TELEPHOI	84.52	84.52
670-4.841.2.6402	COMPOSTING - LEGALS A	42.65	-
670-4.842.1.6150	RES SW - GROUP INSURAI	624.82	624.82
670-4.842.1.6160	RES SW - WORKERS COMI	379.00	-
670-4.842.1.6181	RES SW - ALLOWANCES/U	191.05	-
670-4.842.2.6371	RES SW - UTILITIES	122.74	122.74
670-4.842.2.6413	RES SW - PYMT TO OTHEF	13,234.83	-
670-4.842.2.6421	RES SW - PROF & CONS FI	700.00	-
670-4.842.2.6428	RES SW - MISC CONT WO	1,587.36	-
670-4.842.2.6508	RES SW - POSTAGE & SHII	0.22	-
670-4.842.2.6513	RES SW - MISC SUPP & M	151.45	-
670-4.842.2.6516	RES SW -VEHICLE MAINT	1,000.35	-
670-4.842.2.6518	RES SW - VEHICLE OPER S	1,399.45	1,399.45
670-4.843.1.6150	COMM SW - GROUP INSU	1,959.36	1,959.36
670-4.843.1.6160	COMM SW - WORKERS C(	379.00	-
670-4.843.1.6181	COMM SW - ALLOWANCE	190.05	-
670-4.843.1.6186	COMM SW -DRUG & ALC(	37.00	-
670-4.843.2.6371	COMM SW - UTILITIES	28.66	28.66
670-4.843.2.6413	COMM SW - PYMT TO OT	16,042.60	-
670-4.843.2.6421	COMM SW - PROFESS/CO	700.00	-
670-4.843.2.6428	COMM SW - MISC CONT V	431.02	-
670-4.843.2.6508	COMM SW - POSTAGE & S	0.22	-
670-4.843.2.6513	COMM SW- MISC SUPP &	193.54	-
670-4.843.2.6516	COMM SW - VEH MAINT S	57.85	-
670-4.843.2.6518	COMM SW - VEH OPER SU	1,246.31	1,246.31
670-4.844.1.6050	RES RECYC - TEMP HIRES	1,873.20	-

670-4.844.1.6160	RES RECYC - WORK COMP	379.00	-
670-4.844.2.6421	RES RECYC - PROF/CONS I	700.00	-
670-4.844.2.6428	RES RECYC - MISC CONT	287.09	-
670-4.844.2.6513	RES RECYC - MISC SUPP &	151.45	-
670-4.844.2.6518	RES RECYC - VEH OPER SU	140.57	140.57
670-4.845.1.6150	COM RECYC - GROUP INS	687.57	687.57
670-4.845.1.6160	COM RECYC - WORK COM	379.00	-
670-4.845.2.6421	COM RECYC - PROF/CONS	700.00	-
670-4.845.2.6428	COM RECYC - MISC CONT	287.08	-
670-4.845.2.6518	COM RECYC - VEH OPER S	689.44	689.44
	Grand Total:	**3,258,915.92**	**429,710.64**

Project Account Summary

Project Account Key		Expense Amount	Payment Amount
PAYROLL		430,214.05	430,214.05
	Grand Total:	**430,214.05**	**430,214.05**

State of Iowa
Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
Grinnell Pub Inc	Grinnell Pub	(248) 212-5290

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
909 State st		Grinnell	Poweshiek	50112

MAILING ADDRESS	CITY	STATE	ZIP
909 State st	Grinnell	Iowa	50112

Contact Person

NAME	PHONE	EMAIL
Lonnie Lett	(248) 212-5290	grinpub@aol.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
LC0043024	Class C Retail Alcohol License	12 Month	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
Nov 16, 2025	Nov 15, 2026	

SUB-PERMITS

Class C Retail Alcohol License

State of Iowa
Alcoholic Beverages Division

PRIVILEGES

Catering, Outdoor Service

Status of Business

BUSINESS TYPE

Corporation

Ownership

- **Individual Owners**

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Lonnie Lett	Grinnell	Iowa	50112	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Illinois Casualty Co	Nov 16, 2025	Nov 16, 2026

DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

Byron Hueftle-Worley, Rachel Bly, and Lee Staroska. Also present were: Mayor Agnew, Russ Crawford, Alyssa Devig, Adrienne Hardin, and Jo Wray.

The agenda was approved as presented.

The committee directed staff to continue to look into items of concern with this request and report back to the Council.

Bly made the motion, seconded by Staroska, to approve Resolution No. 2025-181. A resolution adopting plans and specifications, proposed form of contract and estimate of construction cost for the construction of the 4th Avenue Reconstruction (2026) - State Street to East Street Project. AYES: 3-0. Motion carried.

Staroska made the motion, seconded by Bly, to approve a proposed driveway approach for the 365 Lang Creek Ave location for their diesel addition. AYES: 3-0. Motion carried.

Council member Hueftle-Worley thanked staff and engineers for their behind-the-scenes work.

The meeting was adjourned at 4:53 p.m.

_____
BYRON HUEFTLE-WORLEY, CHAIR

ATTEST:

_____
ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

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

The agenda was approved as presented.

Staroska made the motion, seconded by Hueftle-Worley, to approve Resolution No. 2025-182. A resolution approving intergovernmental transfer of public funds agreement between the Iowa Department of Health and Human Services and city of Grinnell. AYES: 3-0. Motion carried.

Hueftle-Worley made the motion, seconded by Staroska, to approve Resolution No. 2025-183. A resolution approving the provider participation agreement between the city of Grinnell Fire Department and the Iowa Department of Health and Human Services. AYES: 3-0. Motion carried.

The committee directed staff to work with Seeland Park to consider alternative options in participation with the city.

There were no inquiries.

The meeting was adjourned at 5:46 p.m.

JIM WHITE, CHAIR

ATTEST:

ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

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

The agenda was approved as presented.

Wray made the motion, seconded by Hart, to approve the first reading of Ordinance No. 1568. An ordinance amending the zoning ordinance of the city of Grinnell, Iowa by amending the zoning for the property generally located at 1125 East Street Lane. AYES: 3-0. Motion carried.

Hart made the motion, seconded by Wray, to approve Resolution No. 2025-184. A resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 10 to the Grinnell Urban Renewal Plan. AYES: 3-0. Motion carried.

Hart made the motion, seconded by Wray, to approve Resolution No. 2025-185. A resolution establishing a date for a public hearing on the proposed sale of city-owned property Scout Subdivision Lot 24, Lot 25, Lot 26, Lot 27, and Lot 28 in the city of Grinnell, Iowa. AYES: 3-0. Motion carried.

There were no inquiries.

The meeting was adjourned at 6:36 p.m.

_____
JO WRAY

ATTEST:

_____
ALYSSA DEVIG, CITY CLERK/FINANCE DIRECTOR

GRINNELL PARKS AND RECREATION BOARD REGULAR SESSION MEETING
WEDNESDAY, OCTOBER 15, 2025, AT 5:15 PM
IN THE DRAKE COMMUNITY LIBRARY BOARDROOM

MINUTES

1. **Roll Call:**
   Russ Crawford, Whitney Jensen, Ralph Eyberg, Lauren Gant, Matt Moyer, and Jordan Allsup
   Absent: Ben Cooprider and Lisa Lindley

2. **Approve Agenda:** At 5:15pm Gant made the motion to approve the agenda, second by Jensen to approve the agenda. AYES: All. Motion carried.

3. **Approval of Minutes:**

   A. September 8th, 2025- Gant made the motion, second by Moyer, to approve September 8th, 2025, meeting minutes. AYES: All. Motion carried.

4. **Committee Business:**

   A. Master Parks Plan – priority of projects, fundraising opportunities, grant writing, goals for 2025-2026 fiscal year
   • Parks and Cemetery Vegetation – Eyberg- Concerns were brought up about mowers getting too close to trees potentially girdling them at cemetery, and Allsup will pass that concern along to the appropriate parties. Grass is coming in nicely at the Bailey Park shelter site. No action necessary.
   • Arbor Lake/Lake Nyanza- Allsup- Engineering is in full swing on the Lake Restoration project after city staff partook in a kick off meeting with Houston Engineering and representation from Iowa DNR. No action necessary.
   • Playgrounds- Lindley- Donor sign at Central Park playground to be installed. No action necessary.
   • Master Plan Implementation- The Board discussed key priorities identified in the Master Plan and will continue refining and organizing those priorities for inclusion in the Capital Improvement Plan.

   B. Recreation- The 5th Annual Trunk or Treat is scheduled for Saturday, October 18th with roughly 50 spaces reserved. Youth Soccer and Flag football seasons are now over, and staff are preparing for winter programming. No action necessary.

   C. Aquatics- The interior of the bath house at the Aquatic Center has been painted over the last week. No action necessary.

5. **Notes:**

6. **Inquiries:**

7. **Adjourn:** Moyer made the motion at 6:27pm to adjourn the meeting, second by Jensen. AYES: All. Motion carried.

_____

Parks and Recreation Director
Jordan Allsup

Minutes of the Drake Community Library Board of Trustees
September 24, 2025
Drake Community Library Board Room
Meeting also made available via Zoom from the online City Agenda Center

Roll Call: _X_*Fenner* _X_*Guenther* _X_*Hammond* __X_*Lindley* __X_*McFee* _X_*Pagliai* _X_Saunders

Others present: _X_Devig _X_Neal __X Snow _X_ Wilhelm

President Pagliai called the meeting to order at 5:15pm.

Public Comments: There were 3 public comments.

Approval of Agenda:

McFee moved and Lindley seconded approval of the agenda.

Roll call vote: *__Fenner _X_Guenther _X_Hammond _X_Lindley _X_McFee _X_Pagliai _X_Saunders*

Approval of Minutes:

Lindley moved and Hammond seconded approval of August 27, 2025, Board Meeting minutes

Roll call vote:

_X_*Guenther* __*Fenner* X__*Hammond* _X_*Lindley* X__*McFee* _X_*Pagliai* _X_Saunders

Communications:.

The June and July 2025 GPCF Endowment fund reports were reviewed.

Report of the Director:

1. Building and Grounds Update
2. August statistics were discussed

Committee Reports:

1. Building & Grounds- Pagliai report about the letter sent to the city.
2. Finance & Salary- there was nothing to report
3. Personnel: there was nothing to report
4. Long Range Planning- there was nothing to report
5. Policy- Saunders reported on the revision of the Behavior Policy

Financial Report and Approval of Bills:

1. Financials were reviewed. Lindley moved and McFee seconded the approval of bills payable in October including invoices to Advantage Archive and S&S Plumbing .

Roll call vote:

_X_*Guenther* __*Fenner* _X_*Hammond* _X_*Lindley* X__*McFee* _X_*Pagliai* _X_Saunders

Business:

1. Hammond moved and Lindley seconded approval of the Behavior Policy.

Roll call vote:
_X_Guenther __Fenner _X_Hammond _X_Lindley X__McFee _X_Pagliai _X_Saunders

Contracts:

1. There were no contracts to approve.

Trustee Continuing Education:

1. Library Assistant Amy Wilhelm reported about our collection agency, UMS and her work in the archive.

Meeting adjourned by unanimous consent at 5:55p.m.

Next regular meeting is October 22, 2025, at 5:15p.m.

Theresa Pagliai
Library Board President

Karen Neal, Director
Recording Secretary

PUBLIC NOTICE

You are hereby notified that the City Council of Grinnell, Iowa, will meet on the 3rd day of November 2025, at 7:00 o'clock p.m. at the City Hall in Grinnell, Iowa, for the purpose of considering whether the following described real property, to-wit: Scout Subdivision Lots 34-40:

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

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

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

Please govern yourselves accordingly.

_____

Alyssa Devig, City Clerk/Finance Director

BOLTON & MENK
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

Bolton & Menk is an equal opportunity employer.

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 26

Owner (s): CITY OF GRINNELL

Operator (s): DIMIT FARM

1. Legal Description:

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. Terms of Lease: The term of the lease shall be for a period of 3 year (s), beginning March 1, 20 26 . 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 18 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	18 acres	@ $	275	/acre	$ 4,950.00
Cropland	_____ acres	@ $	_____	/acre	$ _____
Established hay land	_____ acres	@ $	_____	/acre	$ _____
Pasture	_____ acres	@ $	_____	/acre	$ _____
Buildings and storage structures, housing					$ _____
Total annual rent					$ 4,950.00

The cash rent shall be due and payable as follows: Due Date 11/1 Amount $ 4,950.00

Due Date _____ Amount $ _____

Due Date _____ Amount $ _____

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

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 30 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 10 % 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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.

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 26

Owner (s): CITY OF GRINNELL

Operator (s): CHIEF ALFA, INC.

1. Legal Description:

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

2. Terms of Lease: The term of the lease shall be for a period of 3 year (s), beginning March 1, 20 26 . 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 56 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	56 acres	@ $ 225	/acre	$ 12,600.00
Cropland	acres	@ $	/acre	$
Established hay land	acres	@ $	/acre	$
Pasture	acres	@ $	/acre	$
Buildings and storage structures, housing				$
Total annual rent				$ 12,600

The cash rent shall be due and payable as follows: Due Date 11/1 Amount $ 12,600.00
Due Date _____ Amount $ _____
Due Date _____ Amount $ _____

All cash rent is to be mailed or delivered to the Owner at: 520 4TH AVENUE, GRINNELL, IA 50112

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 30 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 10 % 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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.

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 26

Owner (s): CITY OF GRINNELL

Operator (s): MUCKLER FARMS

1. Legal Description:

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. Terms of Lease: The term of the lease shall be for a period of 3 year (s), beginning March 1, 20 26 . 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 18 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	18 acres	@ $ 275	/acre	$ 4,950.00
Cropland	acres	@ $	/acre	$
Established hay land	acres	@ $	/acre	$
Pasture	acres	@ $	/acre	$
Buildings and storage structures, housing				$
Total annual rent				$ 4,950.00

The cash rent shall be due and payable as follows: Due Date 11/01 Amount $ 4,950.00
Due Date _____ Amount $ _____
Due Date _____ Amount $ _____

All cash rent is to be mailed or delivered to the Owner at: 520 4TH AVENUE, GRINNELL, IA 50112

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 30 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 10 % 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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.

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 26

Owner (s): CITY OF GRINNELL

Operator (s): WILLIAM TINKLE

1. Legal Description:

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. Terms of Lease: The term of the lease shall be for a period of 3 year (s), beginning March 1, 20 26 . 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 103.2 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	37.5 acres	@ $	225	/acre	$ 8,437.50
Cropland	acres	@ $		/acre	$
Established hay land	acres	@ $		/acre	$
Pasture	65.7 acres	@ $	75	/acre	$ 4,927.50
Buildings and storage structures, housing					$
Total annual rent					$ 13,365.00

The cash rent shall be due and payable as follows: Due Date 11/1 Amount $ 13,365.00
Due Date _____ Amount $ _____
Due Date _____ Amount $ _____

All cash rent is to be mailed or delivered to the Owner at: 520 4TH AVENUE, GRINNELL, IA 50112

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 30 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 10 % 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

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.

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

Greater Poweshiek Community Foundation • P.O. Box 344 • Grinnell, Iowa 50112 •
Phone (641) 236-5518 • Fax (641) 236-5590 • Website: www.greaterpcf.org

Outlook

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 incomed 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)

Outlook

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 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:
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.	SRTS-Washington Ave (engineering)	6/17/24	188,900
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
7.	CBD Maint/Repair Work - (cost increase)	5/5/25	77,370
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
8.	Broad Street Inlay Project	5/19/25	445,940
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
9.	Garfiled Ave Water Main Replacement	9/3/24	101,091
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
10.	Hotel Grinnell IRA Supplement	9/9/16	180,000
	☐ '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.	FY26 Airport Projects (Runway,Taxiway, Rehab, Construction) City Share	9/16/24	23,490
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
12.	FY24 Aiport Projects (Runway, Taxiway, Rehab Construction) City Share	9/16/24	44,095
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
13.	Hwy 146 Design Engineering (3 Lane Conversion)	3/18/24	350,000
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
14.	Bliss Street/8th Avenue Improvements Project	5/19/25	448,680
	☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
15.	4th Ave Reconstruction Sate Street to East Street	11/3/25	822,625
	☐ '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.

CITY TIF FORM 2

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

_____ 641-236-2600
Signature of Authorized Official Telephone

CITY TIF FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER

CERTIFICATION TO COUNTY AUDITOR

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 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 certifcation(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 JUL	AUG	SEPT	ENDING CASH BALANCE
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
CAPITAL PROJECT FUNDS	**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
TOTAL PERMANENT FUNDS	**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
TOTAL PROPRIETARY FUNDS	**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**

CITY OF GRINNELL

New info and procedures are highlighted and effective as of 4/1/2022

PUBLIC RIGHT-OF-WAY
COMMUNICATIONS SYSTEM
LICENSE APPLICATION
ORDINANCE NO. 1060

THIS APPLICATION WILL NOT BE FORMALLY REVIEWED FOR APPROVAL UNTIL AFTER AN ON-SITE MEETING HAS OCCURRED WITH THE INSTALLATION CREW

1. Applicant: Communication Data Link (Name) — 1305 SW 37TH St (Address)
   Grimes, IA 50111 (City, State Zip) — 515-224-9544 (Telephone)

2. Contact Info for Installation Crew: Lee Williams (Name) — 1305 SW 37TH St (Address)
   Grimes, IA 50111 (City, State Zip) — 515-224-9544 (Telephone)

3. Application requires an engineering site plan for the proposed system that is to be placed within the City Right-of-way. Check off each of these items as they are included on the site plan:

- ☑ Plans drawn to scale.
- ☑ Street names.
- ☑ Right-of-way widths.
- ☐ Pavement widths.
- ☐ Sidewalk location and width including sidewalk ramps.
- ☐ Obstacles or improvements that are in or near the work area. An example of such are: existing trees, fence, drainage structures, Water stop-boxes, ditches, and utility vaults.
- ☑ Horizontal and vertical location and physical size of the proposed utility.
- ☑ Proposed construction work method such as “open cut” or “bore”.
- ☐ A drawing and explanation of concrete or asphalt restoration.
- ☐ Information regarding sod work and tree replacement.
- ☐ Location of other existing utilities within the work area.
- ☐ Typical detail sections where special attention is required for some restoration work.
- ☐ Excavation soil replacement and compaction requirements. Aggregate replacement under street surfaces, soil backfill outside of 5’ from edge of street surface.
- ☐ Detailed time schedule.
- ☑ Address of adjacent properties.
- ☐ Legal description of communication system location.

4. List any other items of concern particular to this project:

5. **Pre-Installation Meeting**: Before any work begins an on-site meeting with a City of Grinnell Representative must occur to go over the proposed project and verify any hazards or issues that must be taken note of. Work that begins without this meeting may result in Civil Citations being issued against the parties listed on this application. This project will not be reviewed for approval until the on-site meeting has occurred.

6. **Administrative Fee:** An Administrative fee of $50.00 shall be due and payable to the City Engineer at the time of filing of the initial license application and at the time of filing of each proposed amendment to the license. (Attach copy of receipt) Receipt No._____.

7. **Use Fee**: **(Serving no additional customers)** If the licensed serves no customers other than itself, then in addition to the Administrative Fee, the licensee shall pay a use fee to the City Engineer at the time of filing of the initial license application. The amount of the use fee shall be the greater of the following two (2) amounts: $100.00 or $1.00 per lineal foot of route traversed by the communication line within any public right-of-way in a C-2 zone and $0.50 per lineal foot in any other part of the city. At the time of filing of each proposed amendment to the license involving an increase in the length of route traversed within public right-of-way, the licensee shall pay to the City Engineer an additional fee computed at the rate of $1.00 per lineal foot of additional route of traversed within any public right-of-way.

   (Serving additional customers) If the licensed system serves customers other than the licensee itself, then, in addition to the administrative fee, the licensee shall pay an annual use fee to the City Engineer. The annual use fee shall be based on a license year ending on March 31 of each year, and the use fee for each license year shall be due and payable at the end of such year on March 31, or if the license has terminated during such year, on the date of termination. The amount of the annual use fee shall be the greater of the following two (2) amounts: $100.00, or three percent of the gross revenues derived by the licensee from the sale or exchange of services in connection with the operation of the licensee's communications system within the public right- of-way during the license year. Each annual use fee payment shall be accompanied by a report from the licensee in a form approved by the City Manager and the city legal department showing the basis for the computation of the fee and such other relevant data as may be required by the City Manager and the city legal department. Each such report shall contain a notarized verification by the chief financial officer of the licensee, and upon request by the city, such reports shall be verified by a certified public accountant at the expense of the licensee.

Office Use Only

Fees: Administrative Fee: **$50.00**

Use Fee:

(No Additional Customers) Greater of $100.00 or:

Linear Feet Within C-2:_____ x $1.00 _____

Linear Feet Outside C-2:_____ x $0.50 _____

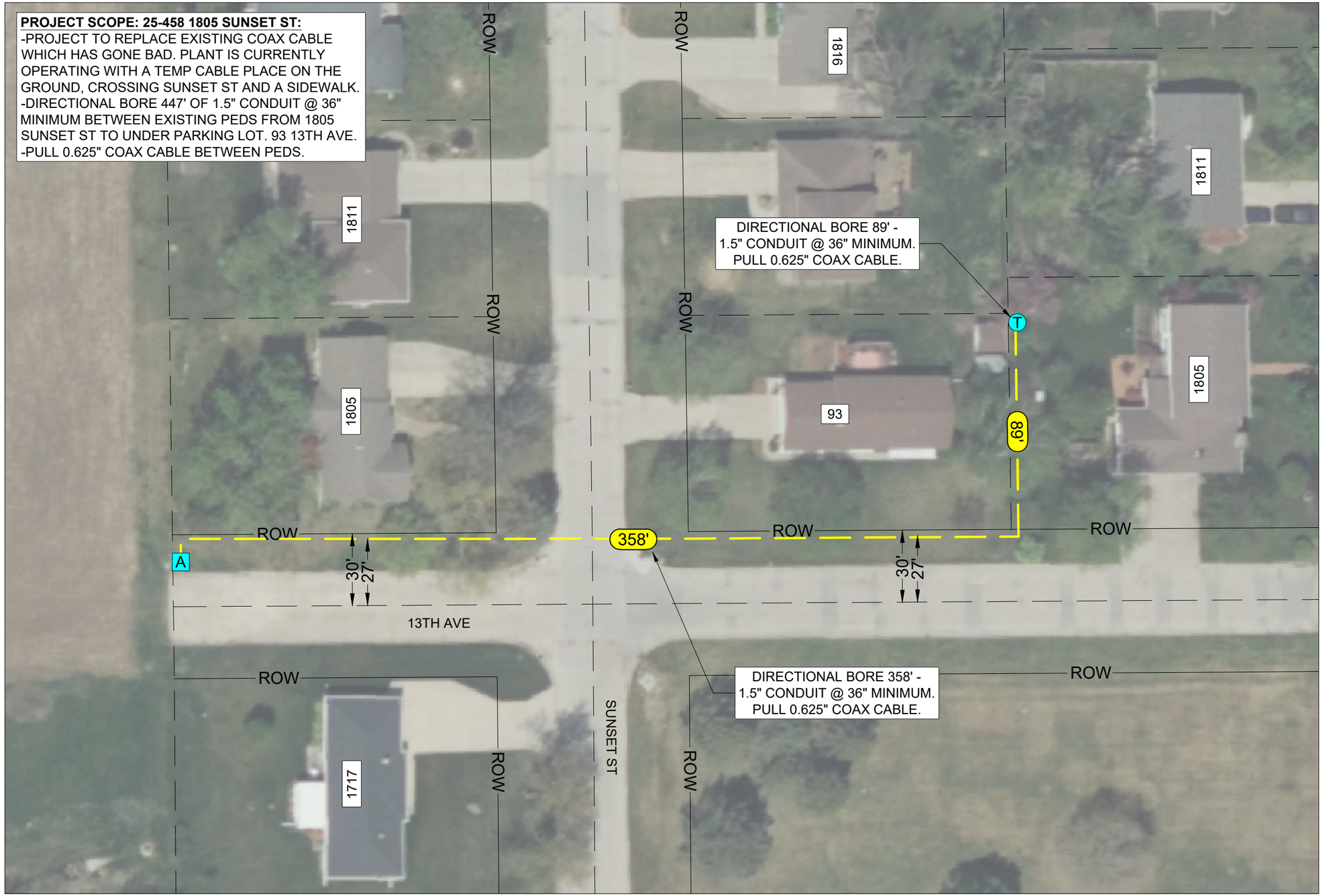
Total: $ 50.00

(Additional Customers) Greater of $100.00 or 3% Gross Revenues from Services. Paid annually.

Date of Acceptance 10-20-2025 Date of Approval_____

Staff TA

PROJECT SCOPE: 25-458 1805 SUNSET ST:
-PROJECT TO REPLACE EXISTING COAX CABLE WHICH HAS GONE BAD. PLANT IS CURRENTLY OPERATING WITH A TEMP CABLE PLACE ON THE GROUND, CROSSING SUNSET ST AND A SIDEWALK.
-DIRECTIONAL BORE 447' OF 1.5" CONDUIT @ 36" MINIMUM BETWEEN EXISTING PEDS FROM 1805 SUNSET ST TO UNDER PARKING LOT. 93 13TH AVE.
-PULL 0.625" COAX CABLE BETWEEN PEDS.



SHEET: COVER

N

CITY: GRINNELL

COUNTY: POWESHIEK COUNTY

TWP: 80N

RANGE: 16W

SECTION: 08

MUNICIPALITY: CITY OF GRINNELL

ADDRESS/LOCATION: 1805 SUNSET ST

Mediacom

PROJECT ID # 25-458

PROJECT DESCRIPTION:
-DIRECTIONAL BORE 447' OF 1.5" CONDUIT @ 36" MINIMUM BETWEEN EXISTING PEDS FROM 1805 SUNSET ST TO UNDER PARKING LOT. 93 13TH AVE.
-PULL 0.625" COAX CABLE BETWEEN PEDS.

ENGINEERING: October 9, 2025

COMPLETED:

REVISIONS:

COMMUNICATION DATA LINK
UTILITIES CONSTRUCTION CONTRACTOR

DESIGNED BY: TYLER PERKINS
DESIGN APPROVED: JAMES REASON
O) (515)224-9544

REDLINE

AS BUILT:

SCALE 1" : 40'

NOTICE
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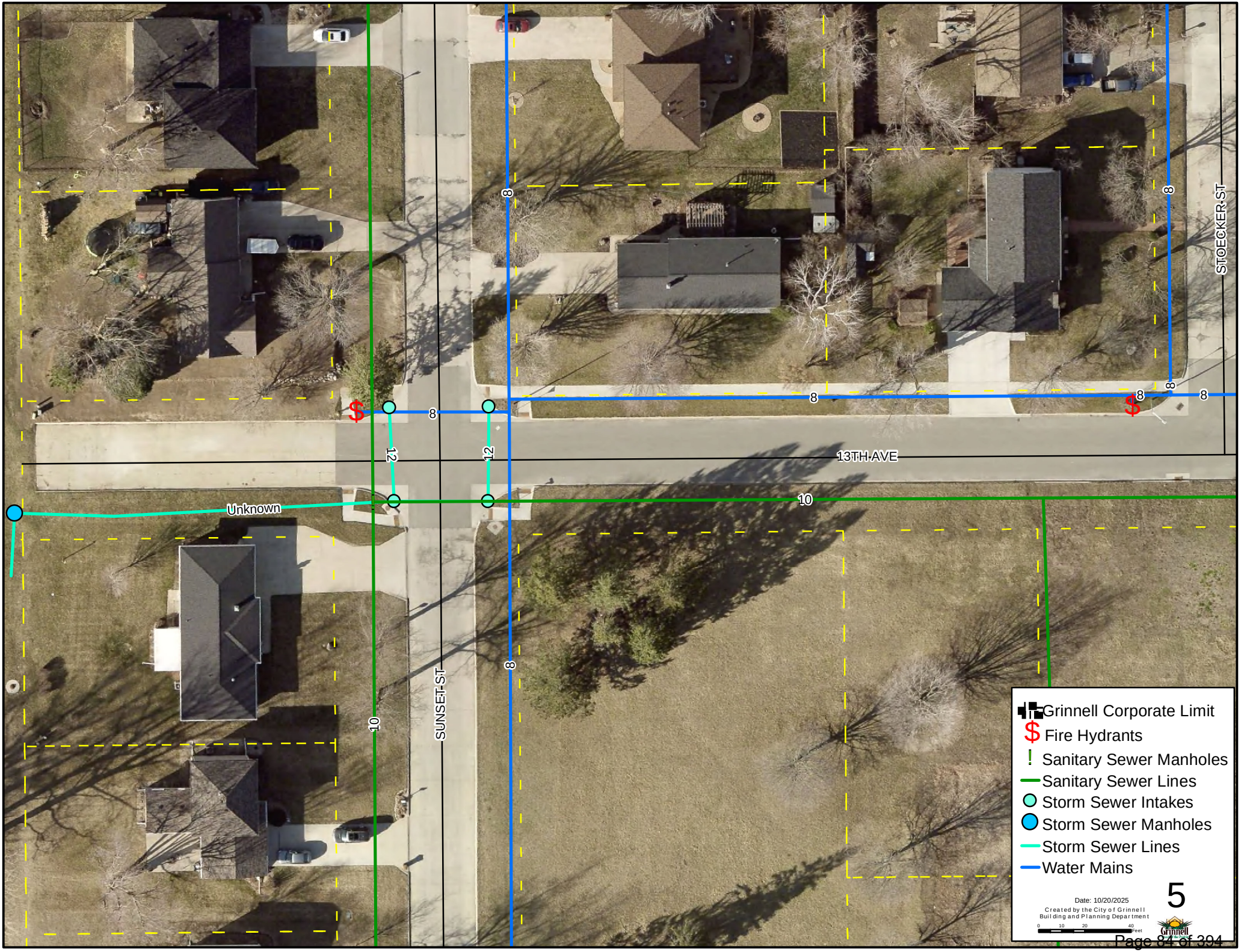
13TH AVE
SUNSET ST
STOECKER ST
Unknown
8
10
12
Grinnell Corporate Limit
Fire Hydrants
Sanitary Sewer Manholes
Sanitary Sewer Lines
Storm Sewer Intakes
Storm Sewer Manholes
Storm Sewer Lines
Water Mains
Date: 10/20/2025
Created by the City of Grinnell
Building and Planning Department
0 10 20 40 Feet
5

RESOLUTION NO. 2025-190

A RESOLUTION APPROVING THE GRINNELL AIRPORT FIXED-BASE OPERATION LEASE AGREEMENT WITH LOWRY FLYING SERVICES, INC.

GRINNELL AIRPORT FIXED-BASE OPERATION AGREEMENT

This Agreement made and entered into this 1st day of July 1, 2026 by and between the City of Grinnell, Iowa hereinafter referred to as the CITY and Ronald D. Lowry d.b.a. Lowry Flying Services, Inc. of Grinnell, Iowa, hereinafter referred to as the OPERATOR.

WITNESSETH:

WHEREAS, the CITY owns a Municipal Airport know as the Grinnell Regional Airport, hereinafter referred to as the AIRPORT located in the city of Grinnell, Poweshiek County, Iowa; and,

WHEREAS, the OPERATOR is engaged in the business of air transportation, aircraft maintenance, aircraft rental, flight training and other general activities related to aviation; and,

WHEREAS, the OPERATOR desires to lease certain buildings located at the AIRPORT for the conducting of certain aviation services and the CITY is willing to lease said buildings, or portions thereof, to the OPERATOR, and to permit said services to be carried on upon the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the rental and service fees hereinafter provided for and covenants hereinafter contained and other valuable considerations, the CITY does hereby agree to permit the services hereinafter referred to and does hereby grant, demise and lease to the OPERATOR the buildings or portions thereof depicted on Exhibit "A" attached hereto and by this reference made a part of this Agreement. Those areas specifically designated for public use in the office-terminal building shall be maintained as such and not restricted for such use by the OPERATOR.

I. TERMINAL AREA USE.

A. The terminal areas leased by the OPERATOR shall be:
   1. Manager's office.
   2. Bookkeeping - receptionist area.
   3. Student study room. This room may be reserved by the CITY with 24 hour notice if available.
   4. Office supply and janitorial supply room.

   The OPERATOR will have use of the area to conduct a business in the

terminal at the discretion of the City. The OPERATOR will not pay cash rent but will be responsible for the cleaning, supervision, and general upkeep of the terminal areas including all public hangar space when in transition.

B. CITY-OWNED TERMINAL BUILDING AND TERMINAL AIRPLANE HANGAR.

The OPERATOR may store two OPERATOR owned single engine aircraft in the terminal airplane hangar at no cost if those aircraft are suitable and intended for instruction and rental. The OPERATOR may also have up to one plane in the terminal for service or repair. No plane being serviced or repaired may be in the terminal hangar for more than 30 days in any 365-day period. If a plane is in the terminal hangar being serviced or repaired for more than 30 days in any 365-day period that plane shall be subject to the established hangar rental fee retroactive to the first day it was in the terminal hangar. The OPERATOR has the right to do maintenance in the area and reserve reasonable space for such maintenance. The OPERATOR also has the right to rent overnight hangar space to transient aircraft if space is available. All rent payments by transient aircraft shall be reported annually to the CITY including dates of service and amounts collected.

In exchange for the items listed in the previous paragraph, the OPERATOR agrees to move stored aircraft in and out of the terminal hangar as necessary and assist others as needed. The OPERATOR will carry hangar keeper's liability insurance to cover the operation minimums as follows: $500,000 for each aircraft and $500,000 for each occurrence.

The CITY and the OPERATOR shall share rent from the terminal hangar (not t-hangar) *50%* OPERATOR and *50%* CITY. Rent for planes which are regularly stored in the terminal hangar shall be paid directly to the CITY. The CITY will pay the OPERATOR the appropriate monthly amount. For the purpose of this Agreement, overnight shall be defined as no more than 48 hours in any 30-day period. Payments that do not meet this definition must be reported and paid to the CITY as shared rent. Every effort should be made to fill the t-hangars prior to making the terminal building available for rent. This would not apply to planes owned by the OPERATOR. Determining rental rates for all hangar space is solely the decision of the Grinnell City Council. The OPERATOR must report the rate charged for overnight storage and the CITY may alter that rate if deemed excessive or inadequate.

The OPERATOR will receive no rent from either the hangar locally known as the GTE hangar (which is now in a long-term lease with Manatt's) or any of the t-hangars. The Operator shall be allowed to rent one of the half stalls in the t hangar building selected by the CITY at a cost

of $0.00 annually during the term of this Agreement. The Operator leases the Charles Hink Hangar under separate agreement with the CITY. This Agreement shall supersede the Hink Hangar agreement if any conflicts arise.

II. ANNUAL SERVICE FEES:

The OPERATOR will pay service fees as outlined in this section for all services which the operator provides:

For Aircraft Maintenance	$0.00
For Student Instruction	$0.00
For Aircraft Sales	$0.00
For Aircraft Rental	$0.00
For Aircraft Storage	$0.00
For Sale of Fuel and Oil	$0.00

Total yearly fees are $0.00 to be paid in monthly installments of $0.00 each.

Items that will not be provided under this Agreement.

A. All tanks and pumps shall be and remains the property of the CITY and shall consist of at least one twelve (12) -thousand-gallon tank for the storage of jet fuel and one six (6) thousand gallon tank for the storage of aviation gas. All fuel products pumped from these tanks by the OPERATOR shall be subject to a flowage charge of $.13 per gallon payable monthly by the OPERATOR to the CITY. The OPERATOR understands that during the term of this agreement the city may undertake improvement projects that cause inconvenience and even closure. The OPERATOR will not be compensated for any inconvenience.

In the event the OPERATOR removes fuel from the tanks to transfer to any other location the OPERATOR shall pay the flowage charge on the fuel removed. The OPERATOR will immediately advise the CITY of any fuel removed. The OPERATOR must provide the CITY will copies of all fuel supplier drop slips. All fuel sold on site by the OPERATOR loaded in OPERATOR owned aircraft on site must first enter the CITY'S tanks. All fuel loaded, used or sold by the OPERATOR at the AIPORT will pay the fuel flowage fee. The OPERATOR is responsible for purchasing and paying for all aviation fuel dispensed from the CITY'S tanks. The CITY has the right to examine all OPERATOR records to verify fuel deliveries, sales, and other related documents.

III. ASSIGNMENT OF LEASE.

The OPERATOR shall not at any time during the term of this Agreement, or in any manner, either directly or indirectly, assign, hypothecate or transfer this

agreement or any interest therein without the written consent of the CITY. This includes significant changes to the personnel assigned to the AIRPORT by the OPERATOR as determined by the CITY.

IV. THE OPERATOR FURTHER HEREBY AGREES:

A. To observe and obey during the term of this Agreement all laws, ordinances, rules and regulations promulgated and enforced by the CITY or by any other authority having jurisdiction over the conduct of operations at the AIRPORT.

B. To hold the CITY free and to indemnify, defend, and hold harmless, from loss from each and every claim and demand of whatever nature made on behalf of or by any person or persons for any wrongful act, negligence, or omission on the part of the OPERATOR, its agents, servants and employees.

C. To deliver to the CITY possession of the premises herein leased at the termination of this lease in good condition, reasonable wear and tear excepted and the OPERATOR shall have the right at any time during the term of this Agreement to remove his aircraft, tools, equipment and fixtures from said buildings.

D. That no signs or advertising matter shall be erected upon the exterior of the premises without the consent of the CITY.

E. Non-Discrimination Provisions.

1. The OPERATOR for itself, its successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated on said property described in this lease, for a purpose which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the OPERATOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49CFR Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

2. The OPERATOR for itself, its successors in interest, and assigns, as a part of the consideration hereby covenant that: a) no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; b)

that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; c) that the OPERATOR shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and said regulations may be amended.

F. That the OPERATOR will not exercise or grant any right or privilege which would operate to prevent any person or corporation operating aircraft on the AIRPORT from performing any service on its own aircraft with its own employees (including, but not limited to, maintenance and repairs) that it may choose to perform. The OPERATOR will work to accommodate other aerial applicator businesses and will not do anything intentionally to put any person or business at a disadvantage. Priority for space and access to services will be determined by giving priority based on fuel volume purchased from the AIRPORT the previous calendar year, number of aircraft stored permanently at the AIRPORT the previous calendar year, and number of take offs from the AIRPORT the previous calendar year. If any conflicts cannot be resolved by the OPERATOR, the Grinnell City Manager will have sole discretion to make the final decisions.

G. To maintain adequate records showing income and expenses from the buildings herein leased and from the operation of the OPERATOR'S business in connection with said buildings and make said records available to the CITY on request. All records requested shall be provided within 10 days of receiving a request. The OPERATOR shall report immediately to the CITY any changes related to aircraft stored in all hangars and shall work with CITY to accommodate the transitions in hangar spaces. The OPERATOR shall not allow any permanent storage of aircraft without first verifying that the aircraft owner has signed the appropriate rental agreements and paid any necessary fees.

H. Keep the proper records and take the appropriate measurements daily or as may otherwise be required so that the City can maintain its eligibility for insurance on city-owned underground fuel storage facilities.

I. No pets or animals are to be kept at the AIRPORT at any time or for any reason, service animals excepted.

J. Storage of non-aviation items is prohibited unless necessary to carry out other aspects of this contract (snow blower, shovels, rakes, lawn mower, vacuum, etc.). This would not apply to items provided as convenience or

as a service to the aviation community. No chemicals, fertilizers, surfactants, or related items may be stored by the OPERATOR at anytime unless part of a bona fide aerial applicator business. If part of a bona fide aerial applicator business, these items may not be stored at the AIRPORT from October 1st to May 1st at any location at the AIRPORT.

K. To carry public liability and property damage liability insurance specifically for the fixed base operator services, including passenger liability on OPERATOR charter planes, in the amount of $, $2,000,000 with an additional $5,000,000 umbrella for the benefit of the parties and shall name the CITY as an additional named insured with waiver of subrogation on all policies related to this Agreement. The Operator shall carry a $1,000,000 general liability policy and $1 million per occurrence. The OPERATOR will annually provide the CITY a certificate showing that all necessary insurance is in force. The OPERATOR shall also provide insurance coverage to insure against environmental accidents or injury caused by the OPERATOR or resulting from the OPERATORS activities. The CITY shall be named as an additional insured.

L. To cooperate with the CITY and others to host community events at the AIRPORT including but not limited to an annual fly-in event, one event annually in the terminal hangar with the OPERATOR having the ability to block up to four seven-day periods to avoid critical work periods

V. The OPERATOR shall have the right under this Agreement to:

A. Locate on the described premises, maintain and operate full aircraft servicing facilities, to sell aircraft, engines, accessories and parts and to provide storage space for aircraft, a repair shop for the repairing and servicing of aircraft engines, instruments, propellers and accessories in connection with said business; the additional right to conduct as such activities applying to aircraft belonging to the OPERATOR; the right to give flying instructions; to provide pilots for operating planes for others and to carry passengers and freight for hire, subject to all appropriate laws of the Federal Government and the State of Iowa and the requirements of the FAA or any other duly authorized governmental agency; and other business activities secondary to aviation that cause no real or perceived harm or disruption to aviation activities. The OPERATOR may not undertake any non-aviation business at the AIRPORT without the express written consent of the CITY and that consent may be revoked without prior notice by written notice from the CITY.

B. The non-exclusive use in common with others of the AIRPORT landing facilities and parking areas, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the takeoff, flying and landing of aircraft.

C. Non-exclusive access for vehicles to the leased property across property owned by the CITY and not specifically included in this lease.

D. The non-exclusive use in common with others, of the airport. The only exclusive right conveyed by this Agreement unless otherwise stated is the right to use the city fuel system for the sale of fuel.

E. Water usage shall be limited to occasional use. Any usage of water by the Operator over 500 gallons must be metered and paid for by the Operator.

VI. The CITY agrees and covenants as follows:

A. That it will repair and maintain the buildings and all building systems leased to the OPERATOR and the entrance road and ramps to keep them in a usable condition.

B. To extend to the AIRPORT, full use of the CITY'S Fire Department and fire protection facilities and the use of the CITY'S police protection and patrolling.

C. The CITY will furnish all equipment and personnel for necessary grass and weed cutting on the portion of the property not under cultivation. This is currently being done by a private contractor and the OPERATOR shall work with the CITY to monitor this work and immediately notify the CITY of any problems associated with this work.

D. To furnish equipment for the removal of snow from the roads, runways, taxiways and ramp area insofar as it is possible with the large equipment of the CITY. This includes all AIRPORT property and the public roadway leading to Iowa Highway 146. The OPERATOR shall provide qualified staff to operate such equipment to perform snow and ice removal from those areas. OPERATOR shall remove snow from areas adjacent to door entryways and the OPERATOR will remove snow around the City-owned terminal buildings, multiple airplane hangers and remove that snow from around the t-hangars, which can not be removed with the CITY'S large snow removal equipment. A CITY end loader and plow will be stored at the AIRPORT and will be available for use by the OPERATOR for snow removal as may be agreed by the CITY and the OPERATOR. Any damage beyond ordinary wear and tear caused by negligence of the Operator must be repaired or replaced at the Operator's expense. During severe snow and ice events, the OPERATOR may request additional assistance from the CITY to perform snow and ice removal. The CITY will make available any materials necessary to melt snow and ice from the areas mentioned.

E. Subject to the OPERATOR'S right to the buildings herein leased, the

CITY shall make available all facilities of the AIRPORT for the use and benefit of the public on fair and reasonable terms and without unjust discrimination.

F. To pay the utility costs on the Office-Terminal Buildings and the hangars. Said costs include the supply of usual and customary heating fuel and electrical energy for lighting, air conditioning, etc. in the office-terminal building and electrical energy for lighting in the hangars, runways, taxiways, beacon, and navigation systems. The OPERATOR shall make every effort to use these services efficiently. The CITY shall also provide all necessary water to the airport; however, it will charge for use when deemed appropriate by the CITY. The winter heat level which is to be maintained in the hangar area shall not be higher than is needed for the proper environment for planes stored in the hangars.

G. CITY is a tax-exempt municipal corporation and therefore, any and all taxes incurred of any kind, nature or description shall be paid by the OPERATOR.

VII. The parties hereto, for themselves, their legal representatives, successors and assigns, further covenant and agree:

A. During any period when the AIRPORT shall be closed by any lawful authority restricting the use of the AIRPORT in such a manner as to interfere with the use of the same by OPERATOR for business operation, the rent and service fee shall not abate.

B. The CITY agrees to keep all buildings erected on the premises fully covered with insurance against damage by loss by fire or other casualty and to maintain the runway lighting facilities, airport beacon and Unicom installed at said AIRPORT and to assume full responsibility for the payment of the electrical current required in the operation of the AIRPORT. The CITY shall pay for 50% of the monthly bill for internet, television service, fax, telephone and related communications which shall include a public telephone for local calls accessible when the terminal building is closed. The OPERATOR shall carry insurance coverage against any damage to any OPERATOR owned and stored at the AIRPORT.

C. Failure on the part of the OPERATOR to pay the rent or service fees hereunder, within fifteen *(15)* days after the same shall become due, except as provided in Section VII A, shall authorize the CITY, at its option and without any legal proceedings, to declare this lease void, cancel the same, and enter and take possession of the property and terminate the permission to conduct any further services on the AIRPORT property by the OPERATOR.

D. If the OPERATOR shall violate any of the restrictions of the lease or shall fail to keep any of its covenants under written notice to cease such violation and a reasonable time thereafter to correct the same, the CITY shall give ten (10) days written notice to the OPERATOR, and if the violation is not solved within five (5) days, the CITY may terminate this agreement and take possession of the premises and terminate the right of the OPERATOR to conduct any services on the premises.

E. The CITY reserves the right to enter upon the premises at any reasonable time, for the purposes of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this lease. The CITY shall be provided with keys, passwords, access codes or any other items necessary to freely access all public areas under the terms of this lease.

F. This Agreement shall be subordinate to the provisions of any existing or future agreement between the CITY and the United States, relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditures of federal funds for the development of the AIRPORT.

G. The CITY reserves the right to maintain and keep in repair the landing area of the AIRPORT and all publicly owned facilities of the AIRPORT, together with the right to direct and control all activities of the OPERATOR in this regard.

H. The CITY reserves the right further to develop or improve the landing area and all publicly owned air navigation facilities of the AIRPORT as it sees fit, regardless of the desire or views of the OPERATOR, and without interference or hindrance. The OPERATOR accepts disruptions and inconvenience caused by work directed by the CITY at the AIRPORT and has no recourse against the CITY for such.

I. The CITY reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent the OPERATOR from erecting, or permitting to be erected, any building or other structure on the AIRPORT which in the opinion of the CITY would limit the usefulness of the AIRPORT or constitute a hazard to aircraft.

J. During time of war or national emergency the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or all the landing area, the publicly owned air navigation facilities and/or other area or facilities of the AIRPORT. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provision of the agreement with the Government,

shall be suspended.

K. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the AIRPORT.

L. There is hereby reserved by the CITY, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased; together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the AIRPORT.

M. It is understood and agreed that nothing herein contained shall be construed to grant or authorize an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

N. The term of this Agreement shall extend from July 1, 2026 thru June 30, 2029.

O. 30-Day Cancellation and Annual Review. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement. The contract may be reviewed by the City Council and the OPERATOR at the first City Council Meeting in December or as soon thereafter as practical. It is the responsibility of the OPERATOR to initiate this review by written notice. The OPERATOR shall also participate in regular meetings as called with the City and AIRPORT users to evaluate the effectiveness of this Agreement. If the Agreement is determined to be mutually beneficial by both parties, it is the intent of both parties to extend or renew the Agreement.

VIII. Management of the AIRPORT

A. The OPERATOR agrees to provide services as follows:

1. Enforcement of such field rules and air traffic patterns as may be established by the CITY or the FAA.
2. Daily inspection of the landing area and reporting conditions requiring attention to the CITY.
3. Providing for the operation and weekly inspection of the AIRPORT lighting systems and the replacement of burned-out lights or other minor parts as can be done without special equipment.
4. Providing for the attendance at the AIRPORT, during normal business hours, of a competent person to oversee the management responsibilities set forth herein.
5. The OPERATOR shall also promote and increase interests and

activities in aviation in the Grinnell area. The OPERATOR shall provide routinely available opportunities for flight instruction and airplane rental at the AIRPORT. This may be done via use of a subcontractor; however, the Operator will be responsible to ensure that their subcontractor has all necessary licenses, insurance, and other necessary requirements.

6. Enforcement of resolutions regarding the furnishing of services at the AIRPORT as provided by the City Council of the City of Grinnell, Iowa.
7. The OPERATOR shall advise the CITY of such work as is necessary to keep open and usable the runways and other public facilities at said AIRPORT. The OPERATOR is not obligated to repair hard surfaced areas or maintain the fence around said AIRPORT site, nor be required to repair buildings, runway lights, (see preceding item "C") beacon or Unicom, but shall immediately advise the CITY or its representative of any needed repairs. These areas should be inspected no less than once every 30 calendar days and deficiencies reported to the CITY.
8. Place with the appropriate FAA Agency all information which affects the AIRPORT, and which warrants a NOTAM.
9. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service; provided that the OPERATOR may be allowed to make reasonable and non-discriminatory discounts, rebates, and other similar types of price reductions to volume purchasers or as a method to attract new customers and retain loyal customers.
10. The OPERATOR will keep regular business hours of Monday through Friday 8:00 a.m. to 5:00 p.m. during the months of October, November, December, January, February, March and April and 8:00 a.m. to 7:00 p.m. during the months of May, June, July, August and September.

B. CONTRACT PRICE. The contract price shall be $30,000 each year of this Agreement, payable monthly. The City will only pay for full months and will not prorate even if the lease is terminated by the CITY.

C.

D. CONTRACT TERM. This contract shall extend thru June 30, 2029, unless sooner terminated by either party and shall renew automatically unless terminated by either party.

E. It is expressly understood and agreed that the OPERATOR and any individuals employed by the OPERATOR are not employees of the CITY. The OPERATOR and OPERATOR'S employees are independent contractors.

F. This agreement shall be subordinate to the provisions of any existing or future agreements between the City and the United States of America relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the AIRPORT

G. 30-Day Cancellation. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement.

This entire agreement is subject to approval by the Federal Aviation Administration and in the event approval is not granted this lease shall become null and void.

IN WITNESS WHEREOF, the parties have hereunto signed their names, the year, and day first above written.

Passed and approved this 3rd day of November 2025.

CITY OF GRINNELL, IOWA:

_____
Dan F. Agnew, Mayor

ATTEST:

_____
Alyssa Devig, City Clerk

LOWRY FLYING SERVICES, INC.

_____
Ronald D. Lowry, President, Lowry Flying Services, Inc.

ATTEST:

_____
Alyssa Devig, City Clerk

GRINNELL AIRPORT FIXED-BASE OPERATION AGREEMENT

This Agreement made and entered into this 1st day of July 1, 202~~1~~6 by and between the City of Grinnell, Iowa hereinafter referred to as the CITY and Ronald D. Lowry d.b.a. Lowry Flying Services, Inc. of Grinnell, Iowa, hereinafter referred to as the OPERATOR.

WITNESSETH:

WHEREAS, the CITY owns a Municipal Airport know as the Grinnell Regional Airport, hereinafter referred to as the AIRPORT located in the city of Grinnell, Poweshiek County, Iowa; and,

WHEREAS, the OPERATOR is engaged in the business of air transportation, aircraft maintenance, aircraft rental, flight training and other general activities related to aviation; and,

WHEREAS, the OPERATOR desires to lease certain buildings located at the AIRPORT for the conducting of certain aviation services and the CITY is willing to lease said buildings, or portions thereof, to the OPERATOR, and to permit said services to be carried on upon the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the rental and service fees hereinafter provided for and covenants hereinafter contained and other valuable considerations, the CITY does hereby agree to permit the services hereinafter referred to and does hereby grant, demise and lease to the OPERATOR the buildings or portions thereof depicted on Exhibit "A" attached hereto and by this reference made a part of this Agreement. Those areas specifically designated for public use in the office-terminal building shall be maintained as such and not restricted for such use by the OPERATOR.

I. TERMINAL AREA USE.

A. The terminal areas leased by the OPERATOR shall be:
   1. Manager's office.
   2. Bookkeeping - receptionist area.
   3. Student study room. This room may be reserved by the CITY with 24 hour notice if available.
   4. Office supply and janitorial supply room.

   The OPERATOR will have use of the area to conduct a business in the terminal at the discretion of the City. The OPERATOR will not pay cash rent but will be responsible for the cleaning, supervision, and general upkeep of the terminal areas including all public hangar space when in transition.

B. CITY-OWNED TERMINAL BUILDING AND TERMINAL AIRPLANE HANGAR.

The OPERATOR may store two OPERATOR owned single engine aircraft in the terminal airplane hangar at no cost if those aircraft are suitable and intended for instruction and rental. The OPERATOR may also have up to one plane in the terminal for service or repair. No plane being serviced or repaired may be in the terminal hangar for more than 30 days in any ~~365 day~~365-day period. If a plane is in the terminal hangar being serviced or repaired for more than 30 days in any ~~365 day~~365-day period that plane shall be subject to the established hangar rental fee retroactive to the first day it was in the terminal hangar. The OPERATOR has the right to do maintenance in the area and reserve reasonable space for such maintenance. The OPERATOR also has the right to rent overnight hangar space to transient aircraft if space is available. All rent payments by transient aircraft shall be reported annually to the CITY including dates of service and amounts collected.

In exchange for the items listed in the previous paragraph, the OPERATOR agrees to move stored aircraft in and out of the terminal hangar as necessary and assist others as needed. The OPERATOR will carry hangar keeper's liability insurance to cover the operation minimums as follows: $500,000 for each aircraft and $500,000 for each occurrence.

The CITY and the OPERATOR shall share rent from the terminal hangar (not t-hangar) *50%* OPERATOR and *50%* CITY. Rent for planes which are regularly stored in the terminal hangar shall be paid directly to the CITY. The CITY will pay the OPERATOR the appropriate monthly amount. For the purpose of this Agreement, overnight shall be defined as no more than 48 hours in any ~~30 day~~30-day period. Payments that do not meet this definition must be reported and paid to the CITY as shared rent. Every effort should be made to fill the t-hangars prior to making the terminal building available for rent. This would not apply to planes owned by the OPERATOR. Determining rental rates for all hangar space is solely the decision of the Grinnell City Council. The OPERATOR must report the rate charged for overnight storage and the CITY may alter that rate if deemed excessive or inadequate.

The OPERATOR will receive no rent from either the hangar locally known as the GTE hangar (which is now in a ~~long term~~long-term lease with ~~Manatts~~Manatt's) or any of the t-hangars. The Operator shall be allowed to rent one of the half stalls in the t hangar building selected by the CITY at a cost of $0.00 annually during the term of this Agreement. The Operator leases the Charles Hink Hangar under separate agreement with the CITY. This Agreement shall supersede the Hink Hangar agreement if any conflicts arise.

II. ANNUAL SERVICE FEES:

The OPERATOR will pay service fees as outlined in this section for all ~~services, which~~services which the operator provides:

For Aircraft Maintenance	$0.00
For Student Instruction	$0.00
For Aircraft Sales	$0.00
For Aircraft Rental	$0.00
For Aircraft Storage	$0.00
For Sale of Fuel and Oil	$0.00

Total yearly fees are $0.00 to be paid in monthly installments of $0.00 each.

Items that will not be provided under this Agreement.

A. All tanks and pumps shall be and remains the property of the CITY and shall consist of at least one twelve (12) -~~thousand gallon~~thousand-gallon tank for the storage of jet fuel and one six (6) thousand gallon tank for the storage of aviation gas. All fuel products pumped from these tanks by the OPERATOR shall be subject to a flowage charge of $.13 per gallon payable monthly by the OPERATOR to the CITY. The OPERATOR understands that during the term of this agreement the city may undertake improvement projects that cause inconvenience and even closure. The OPERATOR will not be compensated for any inconvenience.

   In the event the OPERATOR removes fuel from the tanks to transfer to any other location the OPERATOR shall pay the flowage charge on the fuel removed. The OPERATOR will immediately advise the CITY of any fuel removed. The OPERATOR must provide the CITY will copies of all fuel supplier drop slips. All fuel sold on site by the OPERATOR loaded in OPERATOR owned aircraft on site must first enter the CITY'S tanks. All fuel loaded, used or sold by the OPERATOR at the AIPORT will pay the fuel flowage fee. The OPERATOR is responsible for purchasing and paying for all aviation fuel dispensed from the CITY'S tanks. The CITY has the right to examine all OPERATOR records to verify fuel deliveries, sales, and other related documents.

III. ASSIGNMENT OF LEASE.

The OPERATOR shall not at any time during the term of this Agreement, or in any manner, either directly or indirectly, assign, hypothecate or transfer this agreement or any interest therein without the written consent of the CITY. This includes significant changes to the personnel assigned to the AIRPORT by the OPERATOR as determined by the CITY.

IV. THE OPERATOR FURTHER HEREBY AGREES:

A. To observe and obey during the term of this Agreement all laws,

ordinances, rules and regulations promulgated and enforced by the CITY or by any other authority having jurisdiction over the conduct of operations at the AIRPORT.

B. To hold the CITY free and to indemnify, defend, and hold harmless, from loss from each and every claim and demand of whatever nature made on behalf of or by any person or persons for any wrongful act, negligence, or omission on the part of the OPERATOR, its agents, servants and employees.

C. To deliver to the CITY possession of the premises herein leased at the termination of this lease in good condition, reasonable wear and tear ~~excepted and~~excepted and the OPERATOR shall have the right at any time during the term of this Agreement to remove his aircraft, tools, equipment and fixtures from said buildings.

D. That no signs or advertising matter shall be erected upon the exterior of the premises without the consent of the CITY.

E. Non-Discrimination Provisions.

1. The OPERATOR for itself, its successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated on said property described in this lease, for a purpose which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the OPERATOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49CFR Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

2. The OPERATOR for itself, its successors in interest, and assigns, as a part of the consideration hereby covenant that: a) no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; b) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; c) that the OPERATOR shall use the premises in

compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and said regulations may be amended.

F. That the OPERATOR will not exercise or grant any right or privilege which would operate to prevent any person or corporation operating aircraft on the AIRPORT from performing any service on its own aircraft with its own employees (including, but not limited to, maintenance and repairs) that it may choose to perform. The OPERATOR will work to accommodate other aerial applicator businesses and will not do anything intentionally to put any person or business at a disadvantage. Priority for space and access to services will be determined by giving priority based on fuel volume purchased from the AIRPORT the previous calendar year, number of aircraft stored permanently at the AIRPORT the previous calendar year, and number of take offs from the AIRPORT the previous calendar year. If any conflicts ~~can not~~cannot be resolved by the OPERATOR, the Grinnell City Manager will have sole discretion to make the final decisions.

G. To maintain adequate records showing income and expenses from the buildings herein leased and from the operation of the OPERATOR'S business in connection with said buildings and make said records available to the CITY on request. All records requested shall be provided within 10 days of receiving a request. The OPERATOR shall report immediately to the CITY any changes related to aircraft stored in ~~the all~~all hangars and shall work with CITY to accommodate the transitions in hangar spaces. The OPERATOR shall not allow any permanent storage of aircraft without first verifying that the aircraft owner has signed the appropriate rental agreements and paid any necessary fees.

H. Keep the proper records and take the appropriate measurements daily or as may otherwise be required so that the City can maintain its eligibility for insurance on city-owned underground fuel storage facilities.

I. No pets or animals are to be kept at the AIRPORT at any time or for any reason, service animals excepted.

J. Storage of non-aviation items ~~are~~is prohibited unless necessary to carry out other aspects of this contract (snow blower, shovels, rakes, lawn mower, vacuum, etc.). This would not apply to items provided as ~~a convenience~~convenience or as a service to the aviation community. No chemicals, fertilizers, surfactants, or related items may be stored by the OPERATOR at anytime unless part of a bona fide aerial applicator business. If part of a bona fide aerial applicator business, these items may not be stored at the AIRPORT from October 1st to May 1st at any location at the AIRPORT.

K. To carry public liability and property damage liability insurance specifically for the fixed base operator services, including passenger liability on OPERATOR charter planes, in the amount of $, $2,000,000 with an additional $5,000,000 umbrella for the benefit of the parties and shall name the CITY as an additional named insured with waiver of subrogation on all policies related to this Agreement. The Operator shall carry a $1,000,000 general liability policy and $1 million per occurrence. The OPERATOR will annually provide the CITY a certificate showing that all necessary insurance is in force. The OPERATOR shall also provide insurance coverage to insure against environmental accidents or injury caused by the OPERATOR or resulting from the OPERATORS activities. The CITY shall be named as an additional insured.

L. To cooperate with the CITY and others to host community events at the AIRPORT including but not limited to an annual fly-in event, one event annually in the terminal hangar with the OPERATOR having the ability to block up to four ~~seven day~~seven-day periods to avoid critical work periods

V. The OPERATOR shall have the right under this Agreement to:

A. Locate on the described premises, maintain and operate full aircraft servicing facilities, to sell aircraft, engines, accessories and parts and to provide storage space for aircraft, a repair shop for the repairing and servicing of aircraft engines, instruments, propellers and accessories in connection with said business; the additional right to conduct as such activities applying to aircraft belonging to the OPERATOR; the right to give flying instructions; to provide pilots for operating planes for others and to carry passengers and freight for hire, subject to all appropriate laws of the Federal Government and the State of Iowa and the requirements of the FAA or any other duly authorized governmental agency; and other business activities secondary to aviation that cause no real or perceived harm or disruption to aviation activities. The OPERATOR may not undertake any non-aviation business at the AIRPORT without the express written consent of the CITY and that consent may be revoked without prior notice by written notice from the CITY.

B. The non-exclusive use in common with others of the AIRPORT landing facilities and parking areas, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the takeoff, flying and landing of aircraft.

C. Non-exclusive access for vehicles to the leased property across property owned by the CITY and not specifically included in this lease.

D. The non-exclusive use in common with others, of the airport. The only exclusive right conveyed by this Agreement unless otherwise stated is the right to use the city fuel system for the sale of fuel.

E. Water usage shall be limited to occasional use. Any usage of water by the Operator over 500 gallons must be metered and paid for by the Operator.

VI. The CITY agrees and covenants as follows:

A. That it will repair and maintain the buildings and all building systems leased to the OPERATOR and the entrance road and ramps to keep them in a usable condition.

B. To extend to the AIRPORT, full use of the CITY'S Fire Department and fire protection facilities and the use of the CITY'S police protection and patrolling.

C. The CITY will furnish all equipment and personnel for necessary grass and weed cutting on the portion of the property not under cultivation. This is currently being done by a private contractor and the OPERATOR shall work with the CITY to monitor this work and immediately notify the CITY of any problems associated with this work.

D. To furnish equipment for the removal of snow from the roads, runways, taxiways and ramp area insofar as it is possible with the large equipment of the CITY. This includes all AIRPORT property and the public roadway leading to Iowa Highway 146. The OPERATOR shall provide qualified staff to operate such equipment to perform snow and ice removal from those areas. OPERATOR shall remove snow from areas adjacent to door entryways and the OPERATOR will remove snow around the City-owned terminal buildings, multiple airplane hangers and ~~to remove~~remove that snow from around the t-hangars, which can not be removed with the CITY'S large snow removal equipment. A CITY end loader and plow will be stored at the AIRPORT and will be available for use by the OPERATOR for snow removal as may be agreed by the CITY and the OPERATOR. Any damage beyond ordinary wear and tear caused by negligence of the Operator must be repaired or replaced at the Operator's expense. During severe snow and ice events, the OPERATOR may request additional assistance from the CITY to perform snow and ice removal. The CITY will make available any materials necessary to melt snow and ice from the areas mentioned.

E. Subject to the OPERATOR'S right to the buildings herein leased, the CITY shall make available all facilities of the AIRPORT for the use and benefit of the public on fair and reasonable terms and without unjust discrimination.

F. To pay the utility costs on the Office-Terminal Buildings and the hangars. Said ~~costs to~~costs include the supply of usual and customary heating fuel

and electrical energy for lighting, air conditioning, etc. in the office-terminal building and electrical energy for lighting in the hangars, runways, taxiways, beacon, and navigation systems. The OPERATOR shall make every effort to use these services efficiently. The CITY shall also provide all necessary water to the airport; however, ~~will~~it will charge for use when deemed appropriate by the CITY. The winter heat level which is to be maintained in the hangar area shall not be higher than is needed for the proper environment for planes stored in the hangars.

G. CITY is a ~~tax-exempt~~tax-exempt municipal corporation and therefore, any and all taxes incurred of any kind, nature or description shall be paid by the OPERATOR.

VII. The parties hereto, for themselves, their legal representatives, successors and assigns, further covenant and agree:

A. During any period when the AIRPORT shall be closed by any lawful authority restricting the use of the AIRPORT in such a manner as to interfere with the use of the same by OPERATOR for business operation, the rent and service fee shall not abate.

B. The CITY agrees to keep all buildings erected on the premises fully covered with insurance against damage by loss by fire or other casualty and to maintain the runway lighting facilities, airport beacon and Unicom installed at said AIRPORT and to assume full responsibility for the payment of the electrical current required in the operation of the AIRPORT. The CITY shall pay for 50% of the monthly bill for internet, television service, fax, telephone and related communic~~i~~ations which shall include a public telephone for local calls accessible when the terminal building is closed. The OPERATOR shall carry insurance coverage against any damage to any OPERATOR owned and stored at the AIRPORT.

C. Failure on the part of the OPERATOR to pay the rent or service fees hereunder, within fifteen *(15)* days after the same shall become due, except as provided in Section VII A, shall authorize the CITY, at its option and without any legal proceedings, to declare this lease void, cancel the same, and enter and take possession of the property and terminate the permission to conduct any further services on the AIRPORT property by the OPERATOR.

D. If the OPERATOR shall violate any of the restrictions of the lease or shall fail to keep any of its covenants under written notice to cease such violation and a reasonable time thereafter to correct the same, the CITY shall give ten (10) days written notice to the OPERATOR, and if the violation is not solved within five (5) days, the CITY may terminate this

agreement and take possession of the premises and terminate the right of the OPERATOR to conduct any services on the premises.

E. The CITY reserves the right to enter upon the premises at any reasonable time, for the purposes of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this lease. The CITY shall be provided with keys, passwords, access codes or any other items necessary to freely access all public areas under the terms of this lease.

F. This Agreement shall be subordinate to the provisions of any existing or future agreement between the CITY and the United States, relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditures of federal funds for the development of the AIRPORT.

G. The CITY reserves the right to maintain and keep in repair the landing area of the AIRPORT and all publicly owned facilities of the AIRPORT, together with the right to direct and control all activities of the OPERATOR in this regard.

H. The CITY reserves the right further to develop or improve the landing area and all publicly owned air navigation facilities of the AIRPORT as it sees fit, regardless of the desire or views of the OPERATOR, and without interference or hindrance. The OPERATOR accepts disruptions and inconvenience caused by work directed by the CITY at the AIRPORT and has no recourse against the CITY for such.

I. The CITY reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent the OPERATOR from erecting, or permitting to be erected, any building or other structure on the AIRPORT which in the opinion of the CITY would limit the usefulness of the AIRPORT or constitute a hazard to aircraft.

J. During time of war or national emergency the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or ~~all of~~all the landing area, the publicly owned air navigation facilities and/or other area or facilities of the AIRPORT. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provision of the agreement with the Government, shall be suspended.

K. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the AIRPORT.

L. There is hereby reserved by the CITY, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased; together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the AIRPORT.

M. It is understood and agreed that nothing herein contained shall be construed to grant or authorize an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

N. The term of this Agreement shall extend from July 1, 202~~1~~6 thru June 30, 202~~4~~9.

O. 30-Day Cancellation and Annual Review. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement. The contract may be reviewed by the City Council and the OPERATOR at the first City Council Meeting in December or as soon thereafter as practical. It is the responsibility of the OPERATOR to initiate this review by written notice. The OPERATOR shall also participate in regular meetings as called with the City and AIRPORT users to evaluate the effectiveness of this Agreement. If the Agreement is determined to be mutually beneficial by both parties, it is the intent of both parties to extend or renew the Agreement.

VIII. Management of the AIRPORT

A. The OPERATOR agrees to provide services as follows:

1. Enforcement of such field rules and air traffic patterns as may be established by the CITY or the FAA.
2. Daily inspection of the landing area and reporting conditions requiring attention to the CITY.
3. Providing for the operation and weekly inspection of the AIRPORT lighting systems and the replacement of ~~burned out~~burned-out lights or other minor parts as can be done without special equipment.
4. Providing for the attendance at the AIRPORT, during normal business hours, of a competent person to oversee the management responsibilities set forth herein.
5. The OPERATOR shall also promote and increase interests and activities in aviation in the Grinnell area. The OPERATOR shall provide routinely available opportunities for flight instruction and airplane rental at the AIRPORT. This may be done via use of a subcontractor; however, the Operator will ~~responsible~~be responsible to ensure that their subcontractor has all necessary licenses, insurance, and other necessary requirements.

6. Enforcement of resolutions regarding the furnishing of services at the AIRPORT as provided by the City Council of the City of Grinnell, Iowa.
7. The OPERATOR shall advise the CITY of such work as is necessary to keep open and usable the runways and other public facilities at said AIRPORT. The OPERATOR is not obligated to repair hard surfaced areas or maintain the fence around said AIRPORT site, nor be required to repair buildings, runway lights, (see preceding item "C") beacon or Unicom, but shall immediately advise the CITY or its representative of any needed repairs. These areas should be inspected no less than once every 30 calendar days and deficiencies reported to the CITY.
8. Place with the appropriate FAA Agency all information which affects the AIRPORT, and which warrants a NOTAM.
9. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service; provided that the OPERATOR may be allowed to make reasonable and non-discriminatory discounts, rebates, and other similar types of price reductions to volume purchasers or as a method to attract new customers and retain loyal customers.
10. The OPERATOR will keep regular business hours of Monday through Friday 8:00 a.m. to 5:00 p.m. during the months of October, November, December, January, February, March and April and 8:00 a.m. to 7:00 p.m. during the months of May, June, July, August and September.

B. CONTRACT PRICE. The contract price shall be $~~28~~30,000 each year of this Agreement, payable monthly. The City will only pay for full months and will not prorate even if the lease is terminated by the CITY.

~~B.~~C.

~~C.~~D. CONTRACT TERM. This contract shall extend thru June 30, 202~~4~~9, unless sooner terminated by either party and shall renew automatically unless terminated by either party.

~~D.~~E. It is expressly understood and agreed that the OPERATOR and any individuals employed by the OPERATOR are not employees of the CITY. The OPERATOR and OPERATOR'S employees are independent contractors.

~~E.~~F. This agreement shall be subordinate to the provisions of any existing or future agreements between the City and the United States of America relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the AIRPORT

~~F.~~G. 30-Day Cancellation. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement.

This entire agreement is subject to approval by the Federal Aviation Administration and

in the event approval is not granted this lease shall become null and void.

IN WITNESS WHEREOF, the parties have hereunto signed their names, the year, and day first above written.

CITY OF GRINNELL, IOWA:

_____
Dan F. Agnew, Mayor

ATTEST:

_____
~~Ann Wingerter~~Alyssa Devig, City Clerk

LOWRY FLYING SERVICES, INC.

_____
Ronald D. Lowry, President, Lowry Flying Services, Inc.

ATTEST:

_____
~~Ann Wingerter~~Alyssa Devig, City Clerk

RESOLUTION NO. 2025-191

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.

WHEREAS, the City of Grinnell did enter into a contract with Caldwell Tanks, Inc. on August 19, 2024, for the South Water Tower Project; and

WHEREAS, Pay Estimate No. 8 has been initiated by the City of Grinnell and Caldwell Tanks, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 8; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $185,657.27 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

A Kleinfelder Company

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 8

PROJECT TITLE: South Water Tower

Contractor: Caldwell Tanks, Inc. **Date: 9/30/25**

Original Contract Amount: **$3,740,000.00**

Pay Period: August 26, 2025 to September 25, 2025

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY ESTIMATED (ORIG. CONT.)	QUANTITY AUTHORIZED (INCL. C.O.'S)	QUANTITY COMPLETED TO DATE	UNIT PRICE	VALUE COMPLETED TO DATE
1.1	Bonds & Insurance	LS	1.00	1.00	1.00	$112,200.00	$112,200.00
1.2	Mobilization / Demobilization	LS	1.00	1.00	0.50	$187,000.00	$93,500.00
1.3	Engineering / Drafting / Design - Foundation	LS	1.00	1.00	1.00	$93,500.00	$93,500.00
1.4	Engineering /Drafting / Design - Pedestal	LS	1.00	1.00	1.00	$56,100.00	$56,100.00
1.5	Engineering / Drafting /Design - Tank	LS	1.00	1.00	0.00	$224,400.00	$0.00
1.6	Shop Fabricated Material	LS	1.00	1.00	0.15	$418,473.03	$62,770.95
1.7	Shop Fabricated Material Delivery	LS	1.00	1.00	0.15	$31,497.97	$4,724.70
1.8	Pedestal Construction	LS	1.00	1.00	1.00	$651,429.00	$651,429.00
1.9	Foundation - Piles	LS	1.00	1.00	1.00	$169,800.00	$169,800.00
1.10	Foundation - Tank Foundation and Piping	LS	1.00	1.00	0.85	$769,500.00	$654,075.00
1.11	Field Tank Construction - Ground Construction	LS	1.00	1.00	0.00	$225,708.00	$0.00
1.12	Field Tank Construction - Air Construction	LS	1.00	1.00	0.00	$150,472.00	$0.00
1.13	Field Painting	LS	1.00	1.00	0.00	$302,375.00	$0.00
1.14	Site Fencing	LS	1.00	1.00	0.00	$59,045.00	$0.00
1.15	Electrical	LS	1.00	1.00	0.00	$220,000.00	$0.00
1.16	Interior Buildout	LS	1.00	1.00	0.00	$56,000.00	$0.00
1.17	Final Grading / Seeding / Mulch	LS	1.00	1.00	0.00	$12,500.00	$0.00

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$3,740,000.00	$1,898,099.65

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1		$0.00	$0.00
2		$0.00	$0.00
3		$0.00	$0.00
4		$0.00	$0.00
5		$0.00	$0.00
6		$0.00	$0.00
7		$0.00	$0.00
8		$0.00	$0.00
9		$0.00	$0.00
10		$0.00	$0.00
	Total Change Orders	$0.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$3,740,000.00	$1,898,099.65

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$1,898,099.65
Retainage (5%)	$94,904.98
Total Earned Less Retainage	$1,803,194.67

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	October 17, 2024 to October 25, 2024	$106,590.00
2	October 26, 2024 to March, 25, 2025	$75,501.25
3	March 26, 2024 to April 25, 2025	$37,520.25
4	April 26, 2025 to May 25, 2025	$210,216.00
5	May 26, 2025 to June 25, 2025	$119,476.13
6	June 26, 2025 to July 25, 2025	$786,939.98
7	July 26, 2025 to August 25, 2025	$281,293.79
8		$0.00
9		$0.00
10		$0.00
	Total Previously Approved	$1,617,537.40

Amount Due This Request	**$185,657.27**

Note: The amount **$185,657.27** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY	
ORIGINAL CONTRACT AMOUNT	$3,740,000.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$3,740,000.00
THIS PARTIAL PAYMENT	$185,657.27
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$1,803,194.67
BALANCE	$1,936,805.33
PERCENT COMPLETE	50.8%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Caldwell Tanks, Inc.***		***City of Grinnell***	
Signature	Andrew Willcuts Digitally signed by Andrew Willcuts	Signature	Cindy Biddle	Signature	
Name	Andy Willcuts	Name	Cindy Biddle	Name	
Title	Project Engineer	Title	Sr. Staff Accountant	Title	
Date	10/6/2025	Date	10/6/2025	Date	

RESOLUTION NO. 2025-192

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.

WHEREAS, the City of Grinnell did enter into a contract with Caldwell Tanks, Inc. on August 19, 2024, for the South Water Tower Project; and

WHEREAS, Pay Estimate No. 9 has been initiated by the City of Grinnell and Caldwell Tanks, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 9; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $322,833.75 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

A Kleinfelder Company

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 9

PROJECT TITLE: South Water Tower

Contractor: Caldwell Tanks, Inc. **Date: 10/30/25**

Original Contract Amount: **$3,740,000.00**

Pay Period: September 26, 2025 to October 25, 2025

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY ESTIMATED (ORIG. CONT.)	QUANTITY AUTHORIZED (INCL. C.O.'S)	QUANTITY COMPLETED TO DATE	UNIT PRICE	VALUE COMPLETED TO DATE
1.1	Bonds & Insurance	LS	1.00	1.00	1.00	$112,200.00	$112,200.00
1.2	Mobilization / Demobilization	LS	1.00	1.00	0.50	$187,000.00	$93,500.00
1.3	Engineering / Drafting / Design - Foundation	LS	1.00	1.00	1.00	$93,500.00	$93,500.00
1.4	Engineering /Drafting / Design - Pedestal	LS	1.00	1.00	1.00	$56,100.00	$56,100.00
1.5	Engineering / Drafting / Design - Tank	LS	1.00	1.00	1.00	$224,400.00	$224,400.00
1.6	Shop Fabricated Material	LS	1.00	1.00	0.15	$418,473.03	$62,770.95
1.7	Shop Fabricated Material Delivery	LS	1.00	1.00	0.15	$31,497.97	$4,724.70
1.8	Pedestal Construction	LS	1.00	1.00	1.00	$651,429.00	$651,429.00
1.9	Foundation - Piles	LS	1.00	1.00	1.00	$169,800.00	$169,800.00
1.10	Foundation - Tank Foundation and Piping	LS	1.00	1.00	1.00	$769,500.00	$769,500.00
1.11	Field Tank Construction - Ground Construction	LS	1.00	1.00	0.00	$225,708.00	$0.00
1.12	Field Tank Construction - Air Construction	LS	1.00	1.00	0.00	$150,472.00	$0.00
1.13	Field Painting	LS	1.00	1.00	0.00	$302,375.00	$0.00
1.14	Site Fencing	LS	1.00	1.00	0.00	$59,045.00	$0.00
1.15	Electrical	LS	1.00	1.00	0.00	$220,000.00	$0.00
1.16	Interior Buildout	LS	1.00	1.00	0.00	$56,000.00	$0.00
1.17	Final Grading / Seeding / Mulch	LS	1.00	1.00	0.00	$12,500.00	$0.00

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$3,740,000.00	$2,237,924.65

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1		$0.00	$0.00
2		$0.00	$0.00
3		$0.00	$0.00
4		$0.00	$0.00
5		$0.00	$0.00
6		$0.00	$0.00
7		$0.00	$0.00
8		$0.00	$0.00
9		$0.00	$0.00
10		$0.00	$0.00
	Total Change Orders	$0.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$3,740,000.00	$2,237,924.65

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$2,237,924.65
Retainage (5%)	$111,896.23
Total Earned Less Retainage	$2,126,028.42

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved
1	October 17, 2024 to October 25, 2024	$106,590.00
2	October 26, 2024 to March, 25, 2025	$75,501.25
3	March 26, 2024 to April 25, 2025	$37,520.25
4	April 26, 2025 to May 25, 2025	$210,216.00
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7	July 26, 2025 to August 25, 2025	$281,293.79
8	August 26, 2025 to September 25, 2025	$185,657.27
9		$0.00
10		$0.00
	Total Previously Approved	$1,803,194.67

Amount Due This Request	**$322,833.75**

Note: The amount **$322,833.75** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY	
ORIGINAL CONTRACT AMOUNT	$3,740,000.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$3,740,000.00
THIS PARTIAL PAYMENT	$322,833.75
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$2,126,028.42
BALANCE	$1,613,971.58
PERCENT COMPLETE	59.8%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Caldwell Tanks, Inc.***		***City of Grinnell***	
Signature	Andrew Willcuts Digitally signed by Andrew Willcuts	Signature	Cindy Biddle	Signature	
Name	Andy Willcuts	Name	Cindy Biddle	Name	
Title	Project Engineer	Title	Sr. Staff Accountant	Title	
Date	10/30/2025	Date	10/30/2025	Date	

RESOLUTION NO. 2025-193

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 8 IN THE AMOUNT OF $903,350.46 TO WRH, INC. FOR THE WATER PLANT PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with WRH, Inc. on December 2, 2024, for the Water Plant Project; and

WHEREAS, Pay Estimate No. 8 has been initiated by the City of Grinnell and WRH, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 8; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $903,350.46 to WRH, Inc. for the Water Plant Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.:	08 (Eight)	Application Period:	From 10/1/2025	to 10/31/2025	Application Date:	10/21/2025

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

1. Original Contract Price		$ 18,990,000.00
2. Net change by Change Orders		$ 88,889.44
3. Current Contract Price (Line 1 + Line 2)		$ 19,078,889.44
4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)		$ 5,103,388.97
5. Retainage		
a. 5% X $4,471,749.35 Work Completed		$ 223,587.46
b. 5% X $ 631,639.62 Stored Materials		$ 31,581.98
c. Less Early Release of Retainage		$ -
d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)		$ 255,169.44
6. Amount Eligible to Date (Line 4 - Line 5.d)		$ 4,848,219.53
7. Less Previous Payments (Line 6 from Prior Application)		$ 3,944,869.07
8. Amount Due This Application		$ 903,350.46
9. Balance to Finish, Including Retainage (Line 3 - Line 4)		$ 14,230,669.91

Contractor: WRH, Inc.
Colton Singbeil
Digitally signed by Colton Singbeil
Date: 2025.10.24 06:09:35 -05'00'
Signature:

Date:

Recommended by Engineer - McClure Engineering Company
By: Trent Wilson, P.E. Digitally signed by Trent Wilson, P.E. DN: C=US, E=twilson@mcclurevision.com, O=McClure Engineering Company, CN="Trent Wilson, P.E." Date: 2025.10.29 08:07:12-05'00'
Title: Project Manager
Date: 10/29/2025

Approved by Owner - City of Grinnell, IA
By:
Title: Mayor
Date: 11/03/2025

Approved by Funding Agency
By:
Title:
Date:

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value ($)	Work Completed (D + E) From Previous Application ($)	Work Completed This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Original Contract							
DIVISION 1 - GENERAL REQUIREMENTS								
1.1	Bonds / Permits / Insurance / Builders Risk Ins.	631,650.00	631,650.00	-		631,650.00	100%	-
1.2	Administration / Project Management	420,000.00	105,000.00	15,000.00		120,000.00	29%	300,000.00
1.3	Mobilization	350,000.00	350,000.00	-		350,000.00	100%	-
1.4	Demobilization	50,000.00	-	-		-	0%	50,000.00
1.5	SWPPP	60,000.00	17,025.00	2,150.00		19,175.00	32%	40,825.00
DIVISION 2 - EXISTING CONDITIONS								
2.1	Concrete Demolition	320,000.00	-	-		-	0%	320,000.00
2.2	Process Equipment and Pipe Demolition	75,000.00	-	-		-	0%	75,000.00
DIVISION 3 - CONCRETE								
3.1	Concrete Submittals	5,000.00	5,000.00	-		5,000.00	100%	-
3.2	Concrete Reinforcing	62,000.00	49,500.00	-	10,000.00	59,500.00	96%	2,500.00
3.3	Cast-in-place Concrete	248,000.00	248,000.00	-		248,000.00	100%	-
3.4	Transformer / Generator / Surge Relief Vessel Pads	25,000.00	-	-		-	0%	25,000.00
3.5	Concrete Finishing	75,000.00	15,000.00	-		15,000.00	20%	60,000.00
3.6	Diamond Polishing Concrete Floors	14,000.00	-	-		-	0%	14,000.00
3.7	Precast Concrete Hollow Core Planks	30,000.00	2,000.00	28,000.00		30,000.00	100%	-
3.8	Grouting	20,000.00	-	-		-	0%	20,000.00
DIVISION 4 - UNIT MASONRY								
4.1	Masonry Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
4.2	Unit Masonry (CMU)	540,000.00	83,000.00	348,000.00		431,000.00	80%	109,000.00
4.3	Unit Masonry (Brick)	360,000.00	-	-		-	0%	360,000.00
DIVISION 5 - METALS								
5.1	Metals Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
5.2	Structural Steel	46,000.00	3,000.00	-	37,500.00	40,500.00	88%	5,500.00
5.3	Joist/ Decking	150,100.00	3,000.00	-	97,750.00	100,750.00	67%	49,350.00
5.4	Miscellaneous	91,650.00	-	-		-	0%	91,650.00
DIVISION 6 - WOOD, PLASTICS, COMPOSITES								
6.1	Wood, Plastics, Composites submittals	5,000.00	5,000.00	-		5,000.00	100%	-
6.2	Rough Carpentry	50,000.00	-	-		-	0%	50,000.00
6.3	Plastic Laminate Faced Architectural Cabinets	35,000.00	-	-		-	0%	35,000.00
6.4	Fiberglass Structural Assemblies	150,000.00	5,000.00	4,500.00		9,500.00	6%	140,500.00

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value ($)	Work Completed: (D + E) From Previous Application ($)	Work Completed: This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 7 - THERMAL and MOISTURE PROTECTION								
7.1	Thermal and Moisture Protection submittals	5,000.00	-	-		-	0%	5,000.00
7.2	Thermal Insulation	15,000.00	7,500.00	-		7,500.00	50%	7,500.00
7.3	Weather barriers	30,000.00	-	30,000.00		30,000.00	100%	-
7.4	Underslab Vapor Barriers	8,000.00	4,000.00	-		4,000.00	50%	4,000.00
7.5	Firestopping	10,000.00	-	-		-	0%	10,000.00
7.6	Aluminum Honeycomb Panel System	55,000.00	-	-		-	0%	55,000.00
7.7	Thermoplastic Polyolefin Roofing	150,000.00	-	-		-	0%	150,000.00
7.8	Sheet Metal Work	45,700.00	-	-		-	0%	45,700.00
7.9	Access Hatches	5,000.00	-	-		-	0%	5,000.00
7.10	Joint Sealants	20,000.00	-	-		-	0%	20,000.00
DIVISION 8 - OPENINGS								
8.1	Openings Submittals	10,000.00	9,000.00	1,000.00		10,000.00	100%	-
8.2	Hollow Metal Frames and Doors	30,000.00	5,000.00	10,000.00		15,000.00	50%	15,000.00
8.3	Flush Wood Doors	15,777.00	-	-		-	0%	15,777.00
8.4	Insulated Rolling Service Doors	150,000.00	-	-	81,659.00	81,659.00	54%	68,341.00
8.5	Aluminum-Framed Entrances and Storefronts	65,388.00	-	-		-	0%	65,388.00
8.6	Finish Hardware	5,000.00	-	-		-	0%	5,000.00
8.7	Glazing	108,800.00	-	-		-	0%	108,800.00
DIVISION 9 - FINISHES								
9.1	Finishes Submittals	5,000.00	4,000.00	-		4,000.00	80%	1,000.00
9.2	Gypsum Board	15,000.00	-	-		-	0%	15,000.00
9.3	Acoustical and Kitchen Ceiling Tile	12,000.00	-	-		-	0%	12,000.00
9.4	Resilient Base	8,000.00	-	-		-	0%	8,000.00
9.5	Resinous Flooring	18,000.00	-	-		-	0%	18,000.00
9.6	Tile Carpeting	5,000.00	-	-		-	0%	5,000.00
9.7	Decorative Fiberglass Reinforced Wall Panels	10,000.00	-	-		-	0%	10,000.00
9.8	Painting and Coating	250,000.00	-	-		-	0%	250,000.00
9.9	High-Performance Coatings	120,000.00	-	-		-	0%	120,000.00
DIVISION 10 - SPECIALTIES								
10.1	Signage	12,000.00	-	-		-	0%	12,000.00
10.2	Toilet Accessories	5,000.00	-	-		-	0%	5,000.00
10.3	Fire Extinguishers	3,000.00	-	-		-	0%	3,000.00

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value ($)	Work Completed: (D + E) From Previous Application ($)	Work Completed: This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 12 - FURNISHINGS								
12.1	Furnishings submittals	5,000.00	5,000.00	-		5,000.00	100%	-
12.2	Lab Equipment and Furnishings Allowance	150,000.00	-	-		-	0%	150,000.00
12.3	Motorized Roller Shades	7,000.00	-	-		-	0%	7,000.00
DIVISION 21 - FIRE SUPPRESSION								
21.1	Fire Suppression Submittal	5,000.00	5,000.00	-		5,000.00	100%	-
21.2	Wet-Pipe Sprinkler Systems	44,620.00	-	-		-	0%	44,620.00
DIVISION 22 - PLUMBING								
22.1	Plumbing Submittals	5,000.00	5,000.00	-		5,000.00	100%	-
22.2	Facility Water Distribution (Labor)	130,000.00	7,000.00	20,500.00		27,500.00	21%	102,500.00
22.3	Facility Water Distribution (Materials)	85,000.00	18,000.00	-		18,000.00	21%	67,000.00
22.4	Facility Sanitary Sewage (Labor)	19,854.00	10,000.00	-		10,000.00	50%	9,854.00
22.5	Facility Sanitary Sewage (Materials)	65,000.00	35,000.00	-		35,000.00	54%	30,000.00
22.6	Facility Storm Sewage (Labor)	32,000.00	-	-		-	0%	32,000.00
22.7	Facility Storm Sewage (Materials)	50,000.00	-	-		-	0%	50,000.00
DIVISION 23 - HVAC								
23.1	HVAC Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
23.2	HVAC Equipment	370,000.00	-	-	152,151.12	152,151.12	41%	217,848.88
23.3	HVAC Labor	257,100.00	-	2,500.00		2,500.00	1%	254,600.00
23.4	Testing and balancing	25,000.00	-	-		-	0%	25,000.00
DIVISION 26 - ELECTRICAL								
26.1	Electrical Submittals	10,000.00	5,000.00	-		5,000.00	50%	5,000.00
26.2	Electrical Requirements (Materials)	37,500.00	21,780.00	-		21,780.00	58%	15,720.00
26.3	Electrical Requirements (Labor)	18,000.00	4,000.00	-		4,000.00	22%	14,000.00
26.4	Wiring Material (conduit and wiring) (Materials)	535,000.00	53,293.90	-	130,927.10	184,221.00	34%	350,779.00
26.5	Wiring Material (conduit and wiring) (Labor)	400,000.00	38,000.00	-		38,000.00	10%	362,000.00
26.6	Electrical Equipment (Materials)	515,000.00	15,389.22	-		15,389.22	3%	499,610.78
26.7	Electrical Equipment (Labor)	215,000.00	10,000.00	-		10,000.00	5%	205,000.00
26.8	Lighting and Wiring Devices (Materials)	100,000.00	-	-	18,054.40	18,054.40	18%	81,945.60
26.9	Lighting and Wiring Devices (Labor)	60,000.00	-	-		-	0%	60,000.00
26.10	Well 8 Standby Power Systems (Materials)	165,000.00	-	-		-	0%	165,000.00
26.11	Well 8 Standby Power Systems (Labor)	85,000.00	-	-		-	0%	85,000.00
26.12	Well 9 Standby Power System (Materials)	175,000.00	-	-		-	0%	175,000.00
26.13	Well 9 Standby Power System (Labor)	75,000.00	-	-		-	0%	75,000.00
26.14	WTP Standby Power System (Materials)	420,000.00	-	-		-	0%	420,000.00
26.15	WTP Standby Power System (Labor)	100,000.00	-	-		-	0%	100,000.00

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value ($)	Work Completed (D + E) From Previous Application ($)	Work Completed This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 28 - ELECTRIC SAFETY AND SECURITY								
28.1	Electric Safety and Security Submittals	10,000.00	5,000.00	-		5,000.00	50%	5,000.00
28.2	Access Control and Surveillance (Materials)	13,598.00	-	-	13,598.00	13,598.00	100%	-
28.3	Access Control and Surveillance (Labor)	11,523.00	-	-		-	0%	11,523.00
28.4	Intruder Detection and Alarm Allowance	25,000.00	-	-		-	0%	25,000.00
DIVISION 31 - EARTHWORK								
31.1.	Over-Excavation	100,000.00	100,000.00	-		100,000.00	100%	-
31.2	Engineered / Aggregate fill	120,000.00	120,000.00	-		120,000.00	100%	-
31.3	Excavate and Backfill Footings	120,000.00	100,000.00	-		100,000.00	83%	20,000.00
31.4	Site Grading	80,000.00	30,000.00	-		30,000.00	38%	50,000.00
DIVISION 32 - EXTERIOR IMPROVEMENTS								
32.1	Concrete Pavement	150,000.00	-	-		-	0%	150,000.00
32.2	Asphalt Pavement	100,000.00	-	-		-	0%	100,000.00
32.3	Sidewalks, Shared Use Paths and Driveways	50,000.00	-	-		-	0%	50,000.00
32.4	Seeding	20,000.00	-	-		-	0%	20,000.00
DIVISION 33 - UTILITIES								
33.1	Utilities Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
33.2	Submersible Turbine Well Pump and Motor	656,384.00	-	-		-	0%	656,384.00
33.3	Well Development and Testing - Chlorine Shock (Unit Price 1: 1 LS @ $19,793.00 / LS)	19,793.00	-	-		-	0%	19,793.00
33.4	Well Development and Testing - Acid Treatment (Unit Price 2: 1 LS @ $47,093.00 / LS)	47,093.00	-	-		-	0%	47,093.00
33.5	Well Development and Testing - Surging/Balling (Unit Price 3: 80 HR @ $745.00 / HR)	59,600.00	-	-		-	0%	59,600.00
33.6	Well Abandonment	174,000.00	-	-		-	0%	174,000.00
33.7	Water Utility System	275,000.00	135,349.13	10,000.00	90,000.00	235,349.13	86%	39,650.87
33.8	Sanitary Utility System	150,000.00	10,000.00	23,578.60		33,578.60	22%	116,421.40
33.9	Storm Water Utility System	150,000.00	-	-		-	0%	150,000.00

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Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

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DIVISION 40 - PROCESS INTERCONNECTIONS								
40.1	Process Interconnections Submittals	20,000.00	15,000.00	-		15,000.00	75%	5,000.00
40.2	Process Piping - Ductile Iron	195,000.00	-	-		-	0%	195,000.00
40.3	Process Piping - PVC	100,700.00	-	-		-	0%	100,700.00
40.4	Process Piping - Stainless Steel	305,000.00	-	-		-	0%	305,000.00
40.5	Pipe Hangers and Supports Materials	80,000.00	-	-		-	0%	80,000.00
40.6	Process valves	230,000.00	-	-		-	0%	230,000.00
40.7	Liquid Chemical Piping and Valves	40,000.00	-	-		-	0%	40,000.00
40.8	Process Instrumentation (Materials)	535,000.00	-	-		-	0%	535,000.00
40.9	Process Instrumentation (Labor)	70,000.00	-	-		-	0%	70,000.00
40.10	Control Descriptions (Materials)	355,000.00	-	-		-	0%	355,000.00
40.11	Control Descriptions (Labor)	30,000.00	-	-		-	0%	30,000.00
40.12	Scada System Equipment (Materials)	525,000.00	-	-		-	0%	525,000.00
40.13	Scada System Equipment (Labor)	85,000.00	-	-		-	0%	85,000.00
40.14	Controls Startup and Training	15,000.00	-	-		-	0%	15,000.00
DIVISION 41 - MATERIAL PROCESSING AND HANDLING EQUIPMENT								
41.1	Monorail Hoist and Trolley Submittals	1,500.00	1,500.00	-		1,500.00	100%	-
41.2	Monorail Hoist and Trolley	10,000.00	-	-		-	0%	10,000.00
DIVISION 43 - PROCESS GAS AND LIQUID HANDLING, PURIFICATION AND STORAGE EQUIPMENT								
43.1	Process Gas / Liquid Handling Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
43.2	Vertical Turbine Pumps Open Lineshaft Type in Can	230,000.00	-	23,500.00		23,500.00	10%	206,500.00
43.3	High Density Cross-Linked Poly Storage Tanks	40,000.00	-	-		-	0%	40,000.00
43.4	Testing Tanks and Reservoirs	5,000.00	-	-		-	0%	5,000.00
43.5	Wire-wound Prestressed Concrete Tank (WWPCT) Submittal	60,000.00	60,000.00	-		60,000.00	100%	-
43.6	WWPCT - Mobilization	118,000.00	118,000.00	-		118,000.00	100%	-
43.7	WWPCT- Interior Tank Piping / Floor / Wall Footings	183,000.00	183,000.00	-		183,000.00	100%	-
43.8	WWPCT - Casting Wall Panels / Dome Panels	408,000.00	408,000.00	-		408,000.00	100%	-
43.9	WWPCT - Erect Wall Panels	113,000.00	113,000.00	-		113,000.00	100%	-
43.10	WWPCT - Shotcrete / Wire Prestressing / Wire Cover	143,000.00	143,000.00	-		143,000.00	100%	-
43.11	WWPCT - Shoring & Form / Erect Dome Panels	113,000.00	113,000.00	-		113,000.00	100%	-
43.12	WWPCT - Tank Appurtenances	33,000.00	20,000.00	13,000.00		33,000.00	100%	-
43.13	WWPCT - Exterior Tank Coating	95,000.00	95,000.00	-		95,000.00	100%	-
43.14	WWPCT - Testing / Disinfection Tanks and Reservoirs	34,000.00	-	17,000.00		17,000.00	50%	17,000.00
43.15	Surge Relief Vessels	228,000.00	-	-		-	0%	228,000.00

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

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Item No.	Description	Scheduled Value ($)	Work Completed (D + E) From Previous Application ($)	Work Completed This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 46 - WATER AND WASTEWATER EQUIPMENT								
46.1	Water and Wastewater Equipment Submittals	15,000.00	10,000.00	-		10,000.00	67%	5,000.00
46.3	Forced Draft Aerator	280,000.00	-	-		-	0%	280,000.00
46.4	Submersible Mixer	40,000.00	-	-		-	0%	40,000.00
46.5	Membrane Treatment Equipment	2,251,670.00	-	-		-	0%	2,251,670.00
46.6	Membrane Treatment Equipment (Release To FAB)	230,000.00	-	230,000.00		230,000.00	100%	-
						-		-
		$ 18,990,000.00	$ 3,628,987.25	$ 778,728.60	$ 631,639.62	$ 5,039,355.47	27%	$ 13,950,644.53

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Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Item No.	Description	Scheduled Value ($)	Work Completed: (D + E) From Previous Application ($)	Work Completed: This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
	Change Orders							
CO-1.1	CAR-1: Removal of two cistern structures and additional excavation 3-FT beneath clearwell to remove unsuitable materials.	45,819.30	-	45,819.30		45,819.30	100%	-
CO-1.2	CAR-2: Removal of cistern structure, removal of concrete pad, and soil remediation of slurry pit.	11,733.67	-	11,733.67		11,733.67	100%	-
CO-1.3	CAR-5: Furnish and installation of loose lintels for masonry openings.	3,822.01	-	3,822.01		3,822.01	100%	-
CO-1.4	CAR-6: Furnish materials and construction of pipe trench sump drain in lieu of sump pump and associated piping, and adjustments to flush box.	16,531.94	-	10,000.00		10,000.00	60%	6,531.94
CO-1.5	CAR-7: Relocation of Well 9 Stand-by Generator.	18,324.00	-	-		-	0%	18,324.00
CO-1.6	CAR-8: Additional excavation to uncover damaged water main piping.	1,658.52	-	1,658.52		1,658.52	100%	-
CO-1.7	CAR-10: Deduction for clearwell concrete testing services.	(9,000.00)	-	(9,000.00)		(9,000.00)	100%	-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
	Change Order Totals	$ 88,889.44	$ -	$ 64,033.50	$ -	$ 64,033.50	72%	$ 24,855.94
	Original Contract and Change Orders							
	Project Totals	$ 19,078,889.44	$ 3,628,987.25	$ 842,762.10	$ 631,639.62	$ 5,103,388.97	27%	$ 13,975,500.47

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Stored Materials Summary

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
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Project:	Water System Improvements 2023		
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Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
3.2	50031555989 50031473433 50031473446 50031248484	03 20 00	White Cap - Masonry Rebar, Waterstop, Wall Ties, Insulation Board	On-site	PA-3, -4	48,269.82	-	48,269.82	38,269.82		38,269.82	10,000.00
5.2	9192025EE	05 12 00	Structural Steel	On-site	PA-7	37,500.00	-	37,500.00	-		-	37,500.00
5.3	9242025AE	05 21 00	Joist & Decking	On-site	PA-7	97,750.00	-	97,750.00	-		-	97,750.00
8.4	27506094-1	08 33 00	Insulated Rolling Service Doors	North Liberty, IA	PA-8	-	81,659.00	81,659.00	-		-	81,659.00
23.2	Multiple	23 05 20	HVAC Equipment	West Des Moines, IA	PA-4, -7, -8	115,677.00	36,474.12	152,151.12	-		-	152,151.12
26.4	9008-41	26 05 30	Wiring Material and Methods	Newton, IA	PA-7	184,221.00	-	184,221.00	53,293.90		53,293.90	130,927.10
26.8	Multiple	26 27 24	Lighting and Devices	On-site	PA-7	18,054.40	-	18,054.40	-		-	18,054.40
28.2	Multiple	Div. 28	Control and Surveillance	Newton IA	PA-7	13,598.00	-	13,598.00	-		-	13,598.00
33.7	X015277 X031568 X036354 X038435 X088452 X150522	Div. 33	Site Utility Systems	On-site	PA-4	210,349.13	-	210,349.13	110,349.13	10,000.00	120,349.13	90,000.00
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
					Totals	$ 725,419.35	$ 118,133.12	$ 843,552.47	$ 201,912.85	$ 10,000.00	$ 211,912.85	$ 631,639.62

EJCDC C-620 Contractor's Application for Payment
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Partial Pay Estimates Paid-to-Date

Contractor's Application for Payment

Owner:	City of Grinnell, IA
Engineer:	McClure Engineering Company - Coralville, IA
Contractor:	WRH, Inc. - South Amana, IA
Project:	Water System Improvements 2023
Contract:	Water Treatment Plant

Owner's Project No.:	FS-79-24-DWSRF-006
Engineer's Project No.:	2022000116-003
Contractor's Project No.:	2402-00-1445

Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

Original Contract Amount: $ 18,990,000.00

Approved Project Change Orders		
Number	Date	Amount
01	10/6/2025	$ 88,889.44

Revised Contract Amount: $ 19,078,889.44

Pay Estimates Paid-to-Date		
Pay Estimate Number	Date	Amount
01	4/7/2025	$ 813,817.50
02	5/5/2025	$ 236,550.00
03	7/7/2025	$ 184,113.63
04	7/7/2025	$ 478,268.13
05	8/4/2025	$ 358,677.42
06	9/2/2025	$ 940,618.75
07	10/6/2025	$ 932,823.64
08		

Total Estimates Paid to Date: $ 3,944,869.07

Total Construction Cost: $ 3,944,869.07

CORN STATES METAL FABRICATORS, INC.
1323 MAPLE STREET • PO BOX 65635 • WEST DES MOINES, IA 50265
PH. (515) 225-7961 • FAX (515) 225-9382 • E-MAIL csmf@cornstates.com

October 13, 2025

WRH, Inc.
Attn: Colton Sinbeil
1648 T Avenue
PO Box 256
Amana, IA 522203

RE: Grinnell Water Treatment
Grinnell, IA

Dear Colton,

Due to the time schedule and limited site storage for the above referenced project, Corn States Metal Fabricators is staging materials off site at 1323 Maple Street, West Des Moines, IA. Invoices, pictures, and a certificate of insurance for the materials will be included with the billings. Upon payment from the owner, the materials will become the property of the owner, but will remain under the custodianship of the contractor till jobsite installation.

Thank you for the opportunity to work with you on this project.
Sincerely,

Mitch Golay

CORNSTA-01 ALOGAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Linda Adams
World Insurance Associates, LLC 4500 Westown Parkway, Suite 150 West Des Moines, IA 50266	PHONE (A/C, No, Ext): (515) 327-2046 3740 FAX (A/C, No): E-MAIL ADDRESS: certificatesiowa@worldinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire & Casualty Company	13021
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Corn States Metal Fabricators, Inc.
1323 Maple St
PO Box 65635
West Des Moines, IA 50265

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT LOC OTHER:			60384448	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			60384448	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			60384448	7/1/2025	7/1/2026	EACH OCCURRENCE AGGREGATE	$ 10,000,000 $ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		60384448	7/1/2025	7/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Equipment Floater			60384448	7/1/2025	7/1/2026	Rented/Leased Limit	200,000
A	Equipment Floater			60384448	7/1/2025	7/1/2026	Installation Limit	600,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Water System Improvements 2023
Water Treatment Plant
Grinnell, IA

HVAC Equipment $43,064.00
HVAC Louvers & Dampers $31,413.00

CERTIFICATE HOLDER

City of Grinnell
520 4th Avenue
Grinnell, IA 50112

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Tim Brudhorst

ACORD 25 (2016/03)

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BGP

REMIT TO:
B G Peterson Co
2966 Harney Street
OMAHA, NE 68131
USA

INVOICE

Invoice Number: INV25201344
Invoice Date: 9/30/2025

Bill To: Corn States Metal Fabricators Inc
P O Box 65635
West Des Moines, Iowa

Ship To: Corn States Metal Fabricators
1323 Maple St.
West Des Moines, Iowa 50265

Tax Ident. Type	Legal Entity	Customer ID	2007
		P.O. Numbe	8503-18666
Ship Via	FFA	P.O. Date	1/24/2025
Ship Date	1/24/2025	Our Order N	S-ORD24102074
Due Date	10/30/2025	SalesPerson	50-Mark Boothe
Terms	Net 30 days		

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
4046400 Hi-E Dry 195 Dehumidifier R454b Refrigerant	Each	8	8	3,375.00	27,000.00

RECEIVED
OCT 01 2025
CORN STATES METAL

Date Rec. 10/1/25
P.O. No. 18666
RDG #2

Amount Subject to Sales Tax USD	0
Amount Exempt from Sales Tax USD	27.000.0

Subtotal:	**27.000.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total USD:	**27.000.00**

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1977769	$1,049.46	543619	1 of 1

FERGUSON

400 SE 41ST ST
SUITE 100
GRIMES, IA 50111-1304

Please contact with Questions: 515-706-6750

PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:

FERGUSON ENTERPRISES LLC #1657
PO BOX 802817
CHICAGO, IL 60680-2817

MASTER ACCOUNT NUMBER: 2719930

SHIP TO:

CORN STATE MTL FBRCTRS INC II
1323 MAPLE STREET
WEST DES MOINES, IA 50265

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
524	524	IAE	8773-18666	ZWL		09/17/25	398636

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	SP-ZZN5413NH	3 NH 541 AREA DRAIN W/ SED BUCKET	472.230	EA	944.46
			INVOICE SUB-TOTAL			944.46
			~~FREIGHT~~			~~105.00~~

LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 18666
RDG #2

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.

TERMS: NET 10TH PROX

ORIGINAL INVOICE

~~TOTAL DUE~~ ~~$1,049.46~~

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at https://www.ferguson.com/content/website-info/terms-of-sale, incorporated by reference. Seller may convert checks to ACH.

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978608
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417676

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Ship Pt: Fife
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
		1		
X8782	Snow Guards Field Installed	1		
X4213	LN ZONE DAMPER 12" ROUND			
				530.00
	Net Value incl Options			530.00
	Net after Surcharges			0.00
	IA Exempt NA			**530.00**

INVOICE TOTAL (U.S. Dollars)

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:
If Paid by 10/11/2025 — Discount Amount 5.30
No discount allowed after 10/11/2025

DUE IN FULL ON 10/16/2025 — 530.00

TOTAL QUOTE — 8,529.66

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 8501-1866
RDG #2

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978609
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417930

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Shipping Pt: Dallas
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
19U30	SL25XPV-024-230 Heat Pump/2Ton/230 **Serial #: 5824B14360**	1		
	Net Value incl Options			5,343.00
	Net after Surcharges			5,343.00
	IA Exempt NA			0.00
	INVOICE TOTAL (U.S. Dollars)			**5,343.00**

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:
If Paid by 10/11/2025 — Discount Amount 53.43
No discount allowed after 10/11/2025

DUE IN FULL ON 10/16/2025 — 5,343.00

TOTAL QUOTE — 8,529.66

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 8501-18666
RDG #2

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978610
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417085

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Ship Pt: Marshalltown
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
16T11	CBA38MV-030-230 FanCoil/2.5Ton/230-1	1		
	Serial #: 1624F19486			
'24	Lennox S40 Smart Thermostat Field Instal	1		
.16	iharmony Zoning Damper Control Module	1		
/A30	Color Touch Screen iHarmony Zone Sensor	1		
10P17	HN AT140A1018 TRANSFORMER 120/208/240V	1		
27W13	100087-08 Switch-High Pressure (550PSI)	1		
93G35	Freezestat 3/8 Field Installed	1		
X4209	LN ZONE DAMPER 8" ROUND	1		
	Net Value incl Options			2,656.66
	Net after Surcharges			2,656.66
	IA Exempt NA			0.00
	INVOICE TOTAL (U.S. Dollars)			**2,656.66**

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:
If Paid by 10/11/2025 — Discount Amount 26.57
No discount allowed after 10/11/2025

DUE IN FULL ON 10/16/2025 — 2,656.66

TOTAL QUOTE — 8,529.66

RECEIVED
SEP 19 2025
CORPORATE

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

Date Rec. 9/19/25
P.O. No. 8501-18666
RDG #2

Portable
Air Conditioner
5,000 BTU
(SACC/CEC)
8,000 BTU
(Ashrae 128 test standard)
LORENTZ COOK COMPANY
265
QUEST HI-E DRY 195
4046400
HIGH EFFICIENCY
DEHUMIDIFIER
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA

LENNOX
Grinnell WTP
Grinnell, IA
Job Number: 186666

C391387 LN 1
SWU1053-D-L-S-T
1
69
5/16/2025
Grinnell W/TP
Grinnell, IA
Job Number: 18666

Grinnell 18666
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA
MIXED PARTS
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	CONTACT NAME: CLIENT CONTACT CENTER PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664 E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM
INSURED DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128	INSURERS AFFORDING COVERAGE — NAIC # INSURER A: FEDERATED MUTUAL INSURANCE COMPANY — 13935 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 4012** **REVISION NUMBER: 1**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	1928599	05/01/2025	05/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS & COMP/OP ACC	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	Y	Y	1928599	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)	$1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	Y	Y	1928605	05/01/2025	05/01/2026	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	1928608	05/01/2025	05/01/2026	X PER STATUTE OTHER E.L EACH ACCIDENT E.L DISEASE -EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $500,000 $500,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED PAGE

CERTIFICATE HOLDER

WRH INC 4012 1
1648 T AVE
SOUTH AMANA, IA 52334-8522

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Nicholas R. Zoeve

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
FEDERATED MUTUAL INSURANCE COMPANY		DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128
POLICY NUMBER SEE CERTIFICATE # 4012.1		
CARRIER SEE CERTIFICATE # 4012.1	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 4012.1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT #2402-00-1445 CONTRACT #SC-1445-008
PROJECT: 1445 GRINNELL WATER SYSTEM IMPROVEMENTS 2023, WATER TREATMENT PLANT 703 BROAD ST GRINNELL, IA 50112
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSUREDS ALSO INCLUDES THE CITY OF GRINNELL, IOWA, MCCLURE ENGINEERING COMPANY, KRISHNA ENGINEERING CONSULTANTS, AND PLAN ARCHITECTURE.
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, WAIVER OF SUBROGATION ALSO INCLUDES THE CITY OF GRINNELL, IOWA, MCCLURE ENGINEERING COMPANY, KRISHNA ENGINEERING CONSULTANTS, AND PLAN ARCHITECTURE.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON GENERAL LIABILITY SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES, OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION ENDORSEMENT.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON GENERAL LIABILITY SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES, OR CONTRACTORS - COMPLETED OPERATIONS ENDORSEMENT.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED BY CONTRACT ENDORSEMENT FOR BUSINESS AUTO LIABILITY.
INSURANCE PROVIDED BY THE GENERAL LIABILITY COVERAGE IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.
INSURANCE PROVIDED BY THE BUSINESS AUTO LIABILITY IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.
GENERAL LIABILITY CONTAINS A WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC ENDORSEMENT
BUSINESS AUTO LIABILITY CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER SUBJECT TO THE CONDITIONS OF THE WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT ENDORSEMENT.
WORKERS COMPENSATION CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER WHERE PERMITTED BY STATE STATUTE SUBJECT TO THE CONDITIONS OF THE TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT.
COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.
FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM, 30 DAYS NOTICE WILL BE PROVIDED TO THE CERTIFICATE HOLDER IN THE EVENT THAT THE ISSUING COMPANY CANCELS THE POLICY BEFORE THE EXPIRATION DATE OF THE POLICY.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The **Transfer Of Rights Of Recovery Against Others To Us** Condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

A. Under a written contact or agreement with such person(s) or organization(s); and

B. Prior to the "accident" or the "loss."

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance - Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

B. The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and
2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED BY CONTRACT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE PART

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. WHO IS AN INSURED for "bodily injury" and "property damage" liability is amended to include:
Any person or organization other than a joint venture, for which you have agreed by written contract to procure bodily injury or property damage "auto" liability insurance arising out of operation of a covered "auto" with your permission. However, this additional insurance does not apply to:
(1) The owner or anyone else from whom you hire or borrow a covered "auto". This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.
(2) Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household.
(3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.
(4) Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company), or a lessee or borrower or any of their "employees", while moving property to or from a covered "auto".
(5) A partner (if you are a partnership), or a member (if you are a limited liability company) for a covered "auto" owned by him or her or a member of his or her household.

B. The coverage extended to any additional insured by this endorsement is limited to, and subject to all terms, conditions, and exclusions of the Coverage Part to which this endorsement is attached.

In addition, coverage shall not exceed the terms and conditions that are required by the terms of the written agreement to add any insured, or to procure insurance.

C. The limits of insurance applicable to such insurance shall be the lesser of the limits required by the agreement between the parties, or the limits provided by this policy.

D. Additional exclusions. The insurance afforded to any person or organization as an insured under this endorsement does not apply:
1. To "loss" which occurs prior to the date of your contract with such person or organization;
2. To "loss" arising out of the sole negligence of any person or organization that would not be an insured except for this endorsement.
3. To "loss" for any leased or rented "auto" when the lessor or his or her agent takes possession of the leased or rented "auto" or the policy period ends, whichever occurs first.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
WRH Inc PO Box 256 Amana, IA 52203-0256	All projects or work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:
GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
WRH Inc PO Box 256 Amana, IA 52203-0256	All projects or work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:
GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

© Insurance Services Office, Inc., 2018

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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Federated Mutual Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LIMITED AMENDMENT OF CANCELLATION PROVISIONS

All Coverage Parts included in this policy are subject to the following conditions:

If we cancel this policy, we will mail advance notice to the person(s) or organization(s) as shown in the Schedule.

SCHEDULE

Name and Address of Person(s) Or Organization(s):
WRH Inc 1648 T Ave South Amana, IA 52334
Number of days advance notice for any reason other than non-payment of premium: 30
Number of days advanced notice for non-payment of premium: See Common Policy Conditions

Insured: GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

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TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement, effective on 05/01/2025 at 12:01 A.M. standard time, forms a part of

Policy No. 1928608

Issued to GarageCo Intermediate LLC

Issued by Federated Mutual Insurance Company

Endorsement No. 1

Nicholas R. Zoeve

Authorized Representative

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

   Name of person or organization:

   ☒ Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:
3. Premium:

   The premium charge for this endorsement shall be percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: **Included**

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: CLIENT CONTACT CENTER	
FEDERATED MUTUAL INSURANCE COMPANY HOME OFFICE: P.O. BOX 328 OWATONNA, MN 55060	PHONE (A/C, No, Ext): 888-333-4949	FAX (A/C, No): 507-446-4664
	E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM	
	INSURERS AFFORDING COVERAGE	NAIC #
	INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURED	INSURER B:	
DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER: 4806** **REVISION NUMBER: 0**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	Y	N	1928599	05/01/2025	05/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS & COMP/OP ACC	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	N	N	1928599	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)	$1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION	N	N	1928605	05/01/2025	05/01/2026	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? [ ] N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	1928608	05/01/2025	05/01/2026	[X] PER STATUTE [ ] OTHER E.L EACH ACCIDENT E.L DISEASE -EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $500,000 $500,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE ATTACHED PAGE

CERTIFICATE HOLDER	CANCELLATION
CITY OF GRINNELL 4806 0 703 BROAD ST GRINNELL, IA 50112	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Nicholas R. Tower

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
FEDERATED MUTUAL INSURANCE COMPANY		DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128
POLICY NUMBER SEE CERTIFICATE # 4806.0		
CARRIER SEE CERTIFICATE # 4806.0	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 4806.0

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT #2402-00-1445 CONTRACT #SC-1445-008
PROJECT: 1445 GRINNELL WATER SYSTEM IMPROVEMENTS 2023, WATER TREATMENT PLANT 703 BROAD ST GRINNELL, IA 50112
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSUREDS ALSO INCLUDES THE WRH INC.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU ENDORSEMENT FOR GENERAL LIABILITY.
COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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2. ″Bodily injury″ or ″property damage″ occurring after:

a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or

b. That portion of ″your work″ out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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Clopay

ISSUING COMPANY:CornellCookson, LLC

INVOICE NUMBER :27506094-1
INVOICE DATE :20-JUN-25
ORDER NUMBER :27506094
ORDER DATE :28-APR-25
CUSTOMER PO :219275
JOB NAME :GRINNEL WTP
ORDER ENTERED :-
FOB :-
FREIGHT TERMS :FOB - FACTORY
SHIP VIA :IANSD
CUSTOMER NUMBER :102063-17282
SALESREP :MARK ERICHSRUD (UM)
TRIP :
LCTD :

SHIP TO	ALTERNATE DELIVER TO	CLOPAY SERVICING LOCATION
SHIP TO NO: 476391 CEDAR INVESTMENT GROUP LLC DBA DANS OVERHEAD DOORS 1810 DAN'S DRIVE NORTHWEST	DAN'S OVHD DOORS AND MORE, 1810 HWY 965 NW, NORTH LIBERTY, IA,52317,US,	

SOLD TO

Attn: Accounts Payable
CEDAR INVESTMENT GROUP LLC DBA DANS
OVERHEAD DOORS
1810 HIGHWAY 965 NORTHWEST
NORTH LIBERTY IA 52317
United States

PAYMENT REMIT TO

Clopay Corporation
PO Box 74008506
Chicago IL 60674-8506
United States

LINE	ITEM	DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B/O	UNIT PRICE	TOTAL PRICE
1		THERMISER DOOR - Motor,Ext.Thermiser Galvanized,Cornell Model ESD20 (MFX6F44GC) Width (10.Ft -11.,5/8 In) X Height (14. In) Hand (RT) Pipe Size -4.5	3	3	0	$12,158.00	$36,474.00
2		THERMISER DOOR - Motor,Ext.Thermiser Galvanized,Cornell Model ESD20 (MFX6F44GC) Width (8.Ft -11.,5/8 In) X Height (12. In) Hand (RT) Pipe Size -4.5	4	4	0	$8,785.00	$35,140.00
3		THERMISER DOOR - Motor,Int.Thermiser Galvanized,Cornell Model ESD20 (MFW6F44GC) Width (10. In) X Height (10. In) Hand (RT) Pipe Size -4.5	1	1	0	$10,045.00	$10,045.00

PAYMENT TERMS

Net 30 - CC

PRODUCT TOTAL	$81,659.00
TAX TOTAL	$0.00
~~FREIGHT TOTAL~~	~~$3,804.00~~
ENERGY SURCHARGE	$0.00
NON-ISTORE SURCHARGE	$0.00
~~PAY THIS AMOUNT~~	~~$85,463.00~~

Issuing Company disclaims all liability for any installation that is not in strict compliance with either Issuing Company's installation manual or all building codes applicable in the jurisdiction(s) in which the product is installed. The willingness of Issuing Company to sell goods or services to you is expressly conditioned on your assent to Company's Policies, Terms and Procedures which can be found on-line at policies.clopay.com and include the provisions in this Invoice.

ORIGINAL INVOICE

4094
WRH
504755
50 pcs

Whole Pallet

WRH- Grinnell Tkt# 504755

Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door

HWR

SHIP TAG
CARTON 1613145 BOX
Order: 27506094
Item 001
0003033140
06/20 IANSD3

MGH331 EHR 1325

U.S.
Head Operator

2/3

RIGHT
HAND

MGH 3311EHR
1/3HP 115V 1ph 60HZ
IM#520141

AMECP-ACAP-L002

PACK SHEET
520141

MGH3311EHR 1325

SHIP TAG
CARTON 1613142 BOX
Order: 27506094
Item 001
0003033137
06/20 IANSD3

U.S. Gear
Gear Head Operator

RIGHT
HAND

MGH 3311EHR
1/3HP 115V 1ph 60HZ
IM#520141

AMECP-ACAP-L002

HOODS

Whole Pallet

50 PCS

WRH
504755

WRH- Grinnell Tkt# 504755

Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8’11 5/8”x12 Rolling Door
(3) ESD20 10’11 5/8”x14 Rolling Door

HWR

6094

6094
MARK# TAG
CARTON: 1615058 BOX
ITM MARK# SIZE DOOR TYPE
003 ST-OHD-3 10 X 10 THERMISER DOOR
PRJ: GRINNEL WTP
TAG: WRH/ T# 504755
PO#: 219275
003
WRH 504755
1A
WRH- Grinnell Tkt# 504755
Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door
HOODS
50pcs
SHIP TAG
CARTON: 1614157 BOX
Order: 27506094
0003034778
06/20 IANSD3
002
WRH 504755
IANSD3
FRAGILE
MODEL NO.
PHASE H.P.
VOLTAGE
Order: 27376070
0002345576
MARK# TAG
IAN
001
SHIP TAG
CARTON: 1614945 BOX
Order: 27506094
0003036115
06/20 IANSD3
WRH 504755
IANSD3
WRH 504755
IANSD3
Hyvee Columbia
4/1087
Columbia
S/O# 130755
75942

WRH- Grinnell Tkt# 504755

Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door

CURTINS
BARRELS
GUIDES

RESOLUTION NO. 2025-194

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 AND PLAZA PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with WRH, Inc. on September 2, 2025, for the Veterans Monument and Plaza Project; and

WHEREAS, Pay Estimate No. 1 has been initiated by the City of Grinnell and Caliber Concrete.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 1; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $28,108.13 to Caliber Concrete for the Veterans Monument and Plaza Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
City of Grinnell
927 4th Ave
Grinnell, IA 50112

FROM CONTRACTOR:
Caliber Concrete LLC
309 Audubon St. PO Box 248
Adair IA 50002

CONTRACT FOR:

PROJECT:
Veterans Memorial Monument

VIA ARCHITECT:
Ritland + Kuiper Landscape Architects

APPLICATION #:
PERIOD TO:
PROJECT NOS:
CONTRACT DATE: 09/11/25

Distribution to:
- [ ] Owner
- [ ] Const. Mgr
- [ ] Architect
- [x] Contractor
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	$	708,598.02
2. Net change by Change Orders	$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	708,598.02
4. TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)	$	29,587.50
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	$	1,479.38
b. 10.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet)	$	1,479.38
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	28,108.13
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	
8. CURRENT PAYMENT DUE	$	28,108.13
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	680,489.90

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: Mitch Nold Date: 10.28.25

State of: Iowa
County of: Adair

NOTARIAL SEAL IOWA
PATRICIA PETERSON
Commission Number 788162
My Commission Expires
January 29, 2027

Subscribed and sworn to before me this 28th day of October 2025

Notary Public: Patricia Peterson
My Commission expires: January 29, 2027

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ---------- $ $28,108.13

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: Mark Kuiper Date: 10/29/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Veterans Memorial Monument

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO: PRK19001

A	B	C				D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Projected Quantity	Completed Quantity	Unit Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
1	Mobilization	25500.00	1.00		$25,500.00		$ -	$ -	$ -		$ 25,500	$ -
2	Perimeter Construction Safety Fence	3750.00	750.00	750.00	$5.00		$ 3,750	$ -	$ 3,750	100%	$ -	$ 188
3	Removal of Wall Feature	2000.00	1.00	1.00	$2,000.00		$ 2,000	$ -	$ 2,000	100%	$ -	$ 100
4	Clearing and Grubbing	2500.00	1.00	1.00	$2,500.00		$ 2,500	$ -	$ 2,500	100%	$ -	$ 125
5	Earthwork	4550.00	455.00	455.00	$10.00		$ 4,550	$ -	$ 4,550	100%	$ -	$ 228
6	Topsoil (6" Strip, Salvage, Respread)	5850.00	585.00	250.00	$10.00		$ 2,500		$ 2,500	43%	$ 3,350	$ 125
7	Removal of Sidewalk and Brick Pavers	7590.00	690.00	690.00	$11.00		$ 7,590		$ 7,590	100%	$ -	$ 380
8	Removal of Curb and Gutter	270.00	30.00		$9.00		$ -		$ -		$ 270	$ -
9	Traffic Control	500.00	1.00		$500.00		$ -		$ -		$ 500	$ -
10	Wattles Installation, 12"	1172.50	335.00	335.00	$3.50		$ 1,173		$ 1,173	100%	$ -	$ 59
11	Wattles Removal	335.00	335.00		$1.00		$ -		$ -		$ 335	$ -
12	Inlet Protection Device, Installation	525.00	3.00	3.00	$175.00		$ 525		$ 525	100%	$ -	$ 26
13	Inlet Protection Device, Maintenance	105.00	3.00		$35.00		$ -		$ -		$ 105	$ -
14	Removal of Type A Sign	200.00	4.00		$50.00		$ -		$ -		$ 200	$ -
15	Storm Intake, SW-511	3500.00	1.00		$3,500.00		$ -		$ -		$ 3,500	$ -
16	Storm Sewer Manhole Adjustment	1000.00	1.00		$1,000.00		$ -		$ -		$ 1,000	$ -
17	Storm Sewer Pipe, HDPE, 15"	2500.00	25.00		$100.00		$ -		$ -		$ 2,500	$ -
18	Curb and Gutter, 2.5' Wide, 6"	1,500.00	30.00		50.00		$ -		$ -		$ 1,500	$ -
19	PCC Sidewalk, Standard 6"	32,746.50	342.00		95.75		$ -		$ -		$ 32,747	$ -
20	PCC Sidewalk, Dark Gray, 6"	32,259.60	232.00		139.05		$ -		$ -		$ 32,260	$ -
21	PCC Sidewalk, Tan, 6"	19,647.94	169.00		116.26		$ -		$ -		$ 19,648	$ -
22	Subgrade Preparation, 6"	4,356.20	1,894.00		2.30		$ -		$ -		$ 4,356	$ -
23	Granular Subbase, 6"	35,455.68	1,894.00		18.72		$ -		$ -		$ 35,456	$ -
24	Brick Paving with Concrete Base NEW	343,584.22	9,842.00		34.91		$ -		$ -		$ 343,584	$ -
25	Brick Paving Reinstallation	9,895.38	517.00		19.14		$ -		$ -		$ 9,895	$ -
	SUBTOTALS PAGE 2	541,293.02					$24,587.50		$ 24,588	5%	$ 516,706	$ 1,229

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Veterans Memorial Monument

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A	B	C				D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value				Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
						From Previous Application (D + E)	This Period					
26	Concrete Stairs	4,000.00	1.00		4,000.00		$ -		$ -		$ 4,000	$ -
27	Steel Handrail	4,000.00	1.00		4,000.00		$ -		$ -		$ 4,000	$ -
28	Veterans Monument Footing	20,800.00	1.00		20,800.00		$ -		$ -		$ 20,800	$ -
29	Security Cameras, Pole, Wiring	25,000.00	1.00		25,000.00		$ -		$ -		$ 25,000	$ -
30	Type LA Monument Light Fixtures	3,030.00	1.00		3,030.00		$ -		$ -		$ 3,030	$ -
31	LA CBX Power Supplies	7,725.00	1.00		7,725.00		$ -		$ -		$ 7,725	$ -
32	Type SB Monument Footing	11,520.00	8.00		1,440.00		$ -		$ -		$ 11,520	$ -
33	Type SA Site Light Fixtures	18,840.00	3.00		6,280.00		$ -		$ -		$ 18,840	$ -
34	Lightening Protection for Monument	8,240.00	1.00		8,240.00		$ -		$ -		$ 8,240	$ -
35	Lighting Controls System	2,935.00	1.00		2,935.00		$ -		$ -		$ 2,935	$ -
36	Electrical Enclosure	6,695.00	1.00		6,695.00		$ -		$ -		$ 6,695	$ -
37	Lighting Branch Circuits	33,475.00	1.00		33,475.00		$ -		$ -		$ 33,475	$ -
38	Stablized Construction Entrance	1,545.00	1.00		1,545.00		$ -		$ -		$ 1,545	$ -
39	Repair of Existing Irrigation System	10,000.00	1.00		10,000.00		$ -		$ -		$ 10,000	$ -
40	Misc Removals	5,000.00	1.00	1.00	5,000.00		$ 5,000		$ 5,000	100%	$ -	$ 250
41	Lawn Seeding	4,000.00	1.00		4,500.00		$ -		$ -		$ 4,000	$ -
42									$ -		$ -	$ -
43									$ -		$ -	$ -
44									$ -		$ -	$ -
45									$ -		$ -	$ -
46									$ -		$ -	$ -
47									$ -		$ -	$ -
48									$ -		$ -	$ -
49									$ -		$ -	$ -
50									$ -		$ -	$ -
	SUBTOTALS PAGE 3	708,098.02				$ -	$ 29,588	$ -	$ 29,588	4%	$ 678,511	$ 1,479

RESOLUTION NO. 2025-195

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S FINAL PAY REQUEST FOR RETAINAGE IN THE AMOUNT OF $31,965.12 TO ALL STAR CONCRETE OF JOHNSTON, IOWA FOR THE 4TH AVENUE RECONSTRUCTION PROJECT FROM PRINCE STREET TO PEARL STREET

WHEREAS, the City of Grinnell did enter into a contract with All Star Concrete of Johnston, Iowa, on March 20, 2023, for the 4th Avenue Reconstruction Project from Prince Street to Pearl Street; and

WHEREAS, a payment of retainage has been initiated by the City of Grinnell and All Star Concrete of Johnston, IA; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of the final pay request; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $31,965.12 to All Star Concrete of Johnston, IA for the 4th Avenue Reconstruction Project from Prince Street to Pearl Street.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

ALL STAR CONCRETE

4989 NW Johnston Drive
Johnston, IA 50131
Phone (515) 224-6394

CONTRACTOR PAYMENT APPLICATION

TO

City of Grinnell	JOB NAME:	4th Street Reconstruction- Prince Street to Pearl Street
	Job #	23-127
520 4th Avenue	Application #	*Final Retainage*
Grinnell, Iowa 50112	Application Date:	10/1/2025
	Period To:	10/1/2025

PAYMENT TERMS

Due 30 Days from Date of Application

Item No.	DESCRIPTION	Unit Measurement			Scheduled Value	Quantity Completed From Previous Pay App	Value of Previous Completed Work	Work Completed		Quantity Completed To Date	Value of Completed Work To Date	Percent Complete
		Qnty	Unit	$/Unit				Quantity Completed This Period	Value of Completed Work This Period			
1	Mobilization	1	LS	$43,000.00	$ 43,000.00	1.00	$ 43,000.00	0.00	$ -	1.00	$ 43,000.00	100.0%
2	Traffic Control	1	LS	$8,000.00	$ 8,000.00	1.00	$ 8,000.00	0.00	$ -	1.00	$ 8,000.00	100.0%
3	Construction Staking	1	LS	$20,000.00	$ 20,000.00	1.00	$ 20,000.00	0.00	$ -	1.00	$ 20,000.00	100.0%
4	Tree Removal	10	EA	$1,350.00	$ 13,500.00	10.00	$ 13,500.00	0.00	$ -	10.00	$ 13,500.00	100.0%
5	Sidewalk Removal	1580	SY	$12.00	$ 18,960.00	1666.96	$ 20,003.52	0.00	$ -	1666.96	$ 20,003.52	105.5%
6	Driveway Removal	656	SY	$12.00	$ 7,872.00	656.00	$ 7,872.00	0.00	$ -	656.00	$ 7,872.00	100.0%
7	Pavement Removal	7564	SY	$7.50	$ 56,730.00	7564.00	$ 56,730.00	0.00	$ -	7564.00	$ 56,730.00	100.0%
8	Storm Intake Removal	6	EA	$750.00	$ 4,500.00	8.00	$ 6,000.00	0.00	$ -	8.00	$ 6,000.00	133.3%
9	Storm Manhole Removal	1	EA	$1,000.00	$ 1,000.00	1.00	$ 1,000.00	0.00	$ -	1.00	$ 1,000.00	100.0%
10	Sanitary Manhole Removal	6	EA	$1,000.00	$ 6,000.00	7.00	$ 7,000.00	0.00	$ -	7.00	$ 7,000.00	116.7%
11	SWPPP Preparation	1	LS	$2,000.00	$ 2,000.00	1.00	$ 2,000.00	0.00	$ -	1.00	$ 2,000.00	100.0%
12	SWPPP Management	1	LS	$7,200.00	$ 7,200.00	1.00	$ 7,200.00	0.00	$ -	1.00	$ 7,200.00	100.0%
13	Intake Protection	10	EA	$350.00	$ 3,500.00	15.00	$ 5,250.00	0.00	$ -	15.00	$ 5,250.00	150.0%
14	Water System Connections	8	EA	$3,650.00	$ 29,200.00	8.00	$ 29,200.00	0.00	$ -	8.00	$ 29,200.00	100.0%
15	Water Valve, 8-inch	10	EA	$4,450.00	$ 44,500.00	10.00	$ 44,500.00	0.00	$ -	10.00	$ 44,500.00	100.0%
16	Water Valves, 10-inch	6	EA	$5,950.00	$ 35,700.00	4.00	$ 23,800.00	0.00	$ -	4.00	$ 23,800.00	66.7%
17	Water Main, 4 inch	74	LF	$80.00	$ 5,920.00	74.00	$ 5,920.00	0.00	$ -	74.00	$ 5,920.00	100.0%
18	Water Main, 6 inch	26	LF	$90.00	$ 2,340.00	26.00	$ 2,340.00	0.00	$ -	26.00	$ 2,340.00	100.0%
19	Water Main, 8 inch	221	LF	$80.00	$ 17,680.00	0.00	$ -	0.00	$ -	0.00	$ -	0.0%
20	Water Main, 10-inch	1107	LF	$95.00	$ 105,165.00	1107.00	$ 105,165.00	0.00	$ -	1107.00	$ 105,165.00	100.0%
21	Hydrant Relocation	3	EA	$9,300.00	$ 27,900.00	3.00	$ 27,900.00	0.00	$ -	3.00	$ 27,900.00	100.0%
22	Water Services	20	EA	$2,750.00	$ 55,000.00	20.00	$ 55,000.00	0.00	$ -	20.00	$ 55,000.00	100.0%
23	Sanitary Manholes	6	EA	$6,750.00	$ 40,500.00	7.00	$ 47,250.00	0.00	$ -	7.00	$ 47,250.00	116.7%
24	Storm Manholes	1	EA	$6,250.00	$ 6,250.00	1.00	$ 6,250.00	0.00	$ -	1.00	$ 6,250.00	100.0%
25	Storm Intakes	15	EA	$8,150.00	$ 122,250.00	15.00	$ 122,250.00	0.00	$ -	15.00	$ 122,250.00	100.0%
26	Storm Sewer, 15-inch	15	LF	$125.00	$ 1,875.00	268.00	$ 33,500.00	0.00	$ -	268.00	$ 33,500.00	1786.7%
27	Storm Sewer, 18-inch	204	LF	$65.00	$ 13,260.00	204.00	$ 13,260.00	0.00	$ -	204.00	$ 13,260.00	100.0%
28	Storm Sewer, 24-inch	74	LF	$95.00	$ 7,030.00	74.00	$ 7,030.00	0.00	$ -	74.00	$ 7,030.00	100.0%
29	Temporary Surfacing	300	SY	$20.00	$ 6,000.00	425.00	$ 8,500.00	0.00	$ -	425.00	$ 8,500.00	141.7%
30	PCC Sidewalk	1693	SY	$54.00	$ 91,422.00	1858.00	$ 100,332.00	0.00	$ -	1858.00	$ 100,332.00	109.7%
31	Truncated Domes	300	SF	$45.00	$ 13,500.00	300.00	$ 13,500.00	0.00	$ -	300.00	$ 13,500.00	100.0%
32	Colored Concrete Crosswalks	256	SY	$95.00	$ 24,320.00	209.60	$ 19,912.00	0.00	$ -	209.60	$ 19,912.00	81.9%
33	6" PCC Driveway	909	SY	$71.00	$ 64,539.00	1149.00	$ 81,579.00	0.00	$ -	1149.00	$ 81,579.00	126.4%
34	7" PCC Pavement	6850	SY	$89.00	$ 609,650.00	7257.50	$ 645,917.50	0.00	$ -	7257.50	$ 645,917.50	105.9%
35	Grading From Cross Section	1116	CY	$12.00	$ 13,392.00	1116.00	$ 13,392.00	0.00	$ -	1116.00	$ 13,392.00	100.0%
36	Subgrade Preparation	7845	SY	$3.50	$ 27,457.50	7845.00	$ 27,457.50	0.00	$ -	7845.00	$ 27,457.50	100.0%
37	Unclassified Excavation	1310	CY	$12.00	$ 15,720.00	1310.00	$ 15,720.00	0.00	$ -	1310.00	$ 15,720.00	100.0%
38	Modified Subbase	7845	SY	$10.00	$ 78,450.00	7845.00	$ 78,450.00	0.00	$ -	7845.00	$ 78,450.00	100.0%
39	Geogid	300	SY	$3.85	$ 1,155.00	0.00	$ -	0.00	$ -	0.00	$ -	0.0%
40	Longitudinal Subdrain, 4"	4050	LF	$18.00	$ 72,900.00	4050.00	$ 72,900.00	0.00	$ -	4050.00	$ 72,900.00	100.0%
41	Subdrain Cleanouts	4	EA	$1,200.00	$ 4,800.00	4.00	$ 4,800.00	0.00	$ -	4.00	$ 4,800.00	100.0%
42	Subdrain Outlet	20	EA	$700.00	$ 14,000.00	20.00	$ 14,000.00	0.00	$ -	20.00	$ 14,000.00	100.0%
43	2 Globe Fixture, Pole and Footing	8	EA	$8,562.00	$ 68,496.00	8.00	$ 68,496.00	0.00	$ -	8.00	$ 68,496.00	100.0%
44	4 Globe Fixture, Pole and Footing	6	EA	$18,210.00	$ 109,260.00	6.00	$ 109,260.00	0.00	$ -	6.00	$ 109,260.00	100.0%
45	Electrical System	1	LS	$120,621.00	$ 120,621.00	1.00	$ 120,621.00	0.00	$ -	1.00	$ 120,621.00	100.0%
46	Lighting Cabinet	1	EA	$33,208.00	$ 33,208.00	1.00	$ 33,208.00	0.00	$ -	1.00	$ 33,208.00	100.0%
47	Hydroseed, Mulch and Fertilize	2.8	AC	$7,000.00	$ 19,600.00	2.80	$ 19,600.00	0.00	$ -	2.80	$ 19,600.00	100.0%
					$2,095,322.50		$ 2,168,565.52		$ -		$ 2,168,565.52	
	Approved Changes											
CO1 4"	4" Water Service	1	EA	$ 12,580.00	$ 12,580.00		$ 12,580.00	0.00	$ -		$ 12,580.00	
CO2	Intakes	1	LS	$ 28,410.00	$ 28,410.00		$ -	0.00	$ -		$ 28,410.00	
CO3	Manhole Adjustment and Sanitary Cleanout Addition	1	LS	$ 2,220.00	$ 2,220.00		$ -	0.00	$ -		$ 2,200.00	
CO4	Temp Hydromulching	1	AC	$ 3,000.00	$ 3,000.00		$ -	0.00	$ -		$ 1,920.00	
CO5	Retaining Wall including Sidewalk	15	CY	$ 1,390.00	$ 20,850.00		$ -	0.00	$ -		$ 20,850.00	
CO6	Water Main Relocation	1	LS	$ 7,700.00	$ 7,700.00		$ -	0.00	$ -		$ 7,700.00	
CO7	Handrails	1	LS	$ 10,580.00	$ 10,580.00		$ -	0.00	$ -		$ 10,580.00	
CO8	Lower Hydrant	1	LS	$ 2,000.00	$ 2,000.00		$ -	0.00	$ -		$ 2,000.00	

Original Contract		$2,095,322.50	Total Completed Work	$ 2,254,805.52
Change Orders	8.00	$86,240.00	Less 5% Retainage	$ -
Approved contract Value		$2,181,562.50	Net Total	$ 2,254,805.52
Completed to date		$2,254,805.52	Less Previous Payments	$ 2,222,840.40
Remaining work		$0.00	Current Amount Due	$ 31,965.12

Veenstra & Kimm, Inc — Greg Roth — Date 10/1/25

City of Grinnell — Date

RESOLUTION NO. 2025-196

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.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct Inc. on May 19, 2025, for Broad Street Inlay Project; and

WHEREAS, Pay Estimate No. 2 has been initiated by the City of Grinnell and Con-Struct, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 2; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $271,631.52 to Con-Struct, Inc. for the Broad Street Inlay Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 2

Grinnell - Broad Street Inlay

Date 9/30/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	Mobilization	1	0.75	0.50	LS	$50,000.00	$37,500.00
2	Traffic Control	1	1.00	0.50	LS	$1,650.00	$1,650.00
3	Construction Staking	1	1.00	0.50	LS	$6,325.00	$6,325.00
4	Clearing and Grubbing	9.4			Unit	$200.00	$0.00
5	Sidewalk Removal	37	37.00		SY	$25.00	$925.00
6	Driveway Removal	342	342.00		SY	$20.00	$6,840.00
7	Pavement Removal	1452	1452.00		SY	$15.00	$21,780.00
8	Tree Trimming	1	1.00		LS	$2,000.00	$2,000.00
9	SWPPP Preparation	1	1.00		LS	$1,320.00	$1,320.00
10	SWPPP Management	1	0.75	0.50	LS	$2,200.00	$1,650.00
11	Inlet Protection Device, Under Grate Sediment Bag	2			EA	$165.00	$0.00
12	Inlet Protection Device, Maintenance	2			EA	$27.50	$0.00
13	Water Services	5			EA	$4,000.00	$0.00
14	Curb Stop Box	5			EA	$700.00	$0.00
15	Storm Sewer, Trenched, RCP, 15"	28	28.00		LF	$200.00	$5,600.00
16	Storm Intake, SW-501	1	1.00		EA	$6,500.00	$6,500.00
17	Storm Intake, SW-503, Modified	1	2.00	1.00	EA	$10,000.00	$20,000.00
18	Temporary Surfacing	420			SY	$20.00	$0.00
19	Sidewalk, PCC, 5"	525			SY	$100.00	$0.00
20	Retaining Wall, 2 ft HT	67			LF	$250.00	$0.00
21	Driveway, Paved, PCC, 6"	398	261.60	261.60	SY	$75.00	$19,620.00
22	Driveway, Granular	0			SY	$30.00	$0.00
23	HMA Full Depth Inlay	1452	1452.00	1452.00	SY	$67.25	$97,647.00
24	New Manhole Boxout and Casting	1			EA	$2,500.00	$0.00
25	Curb and Gutter, Remove and Replace	100	230.00	230.00	LF	$75.00	$17,250.00
26	Grading from Cross Sections	350	200.00	200.00	CY	$40.00	$8,000.00
27	Subgrade Preparation	1452	1452.00	802.00	SY	$3.00	$4,356.00
28	Grading for Subbase	250	250.00	250.00	CY	$17.00	$4,250.00
29	Subbse, Modified, 6"	1452	1452.00	1452.00	SY	$13.50	$19,602.00
30	Subgrade Treatment, Type 1 Geogrid Fabric	75	390.00	390.00	SY	$5.00	$1,950.00
31	Subdrain, Type 1 Longitudinal, 4"	1000	1000.00	1000.00	LF	$20.00	$20,000.00
32	Subdrain Cleanout, 4"	6	6.00	6.00	EA	$1,500.00	$9,000.00
33	Subdrain Outlet and Connections, 4"	6	6.00	6.00	EA	$1,000.00	$6,000.00
34	Hydraulic Seeding, Mulching, and Fertilizing, Type 1	0.8			AC	$6,050.00	$0.00
35	Detectable Warnings	80	80.00	80.00	SF	$50.00	$4,000.00
CO #1	Storm Manhole - Raise to Grade	1	1.00	1.00	LS	$9,000.00	$9,000.00
CO #2	Remove and Replace Culvert	1	1.00	1.00	LS	$21,220.00	$21,220.00
CO #3	Water Service Investigation	1	1.00		LS	$1,500.00	$1,500.00

Con-Struct Inc. 10/3/25 Date

Veenstra & Kimm 10/30/25 Date

City of Grinnell Date

Total Completed To Date	$355,485.00
3% Retainage	$10,664.55
Total Earned Less Retainage	$344,820.45
Less Previous Certificates for Payment	$73,188.93
Current Payment Due	**$271,631.52**

RESOLUTION NO. 2025-197

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.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct Inc. on May 19, 2025, for Broad Street Inlay Project; and

WHEREAS, Pay Estimate No. 3 has been initiated by the City of Grinnell and Con-Struct, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 3; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $47,207.48 to Con-Struct, Inc. for the Broad Street Inlay Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 3

Grinnell - Broad Street Inlay

Date 10/24/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	Mobilization	1	1.00	0.25	LS	$50,000.00	$50,000.00
2	Traffic Control	1	1.00		LS	$1,650.00	$1,650.00
3	Construction Staking	1	1.00		LS	$6,325.00	$6,325.00
4	Clearing and Grubbing	9.4			Unit	$200.00	$0.00
5	Sidewalk Removal	37	37.00		SY	$25.00	$925.00
6	Driveway Removal	342	342.00		SY	$20.00	$6,840.00
7	Pavement Removal	1452	1452.00		SY	$15.00	$21,780.00
8	Tree Trimming	1	1.00		LS	$2,000.00	$2,000.00
9	SWPPP Preparation	1	1.00		LS	$1,320.00	$1,320.00
10	SWPPP Management	1	0.75		LS	$2,200.00	$1,650.00
11	Inlet Protection Device, Under Grate Sediment Bag	2			EA	$165.00	$0.00
12	Inlet Protection Device, Maintenance	2			EA	$27.50	$0.00
13	Water Services	5			EA	$4,000.00	$0.00
14	Curb Stop Box	5			EA	$700.00	$0.00
15	Storm Sewer, Trenched, RCP, 15"	28	28.00		LF	$200.00	$5,600.00
16	Storm Intake, SW-501	1	1.00		EA	$6,500.00	$6,500.00
17	Storm Intake, SW-503, Modified	1	2.00		EA	$10,000.00	$20,000.00
18	Temporary Surfacing	420			SY	$20.00	$0.00
19	Sidewalk, PCC, 5"	525			SY	$100.00	$0.00
20	Retaining Wall, 2 ft HT	67	63.00	63.00	LF	$250.00	$15,750.00
21	Driveway, Paved, PCC, 6"	398	387.50	125.90	SY	$75.00	$29,062.50
22	Driveway, Granular	0			SY	$30.00	$0.00
23	HMA Full Depth Inlay	1452	1452.00		SY	$67.25	$97,647.00
24	New Manhole Boxout and Casting	1	1.00	1.00	EA	$2,500.00	$2,500.00
25	Curb and Gutter, Remove and Replace	100	230.00		LF	$75.00	$17,250.00
26	Grading from Cross Sections	350	350.00	150.00	CY	$40.00	$14,000.00
27	Subgrade Preparation	1452	1452.00		SY	$3.00	$4,356.00
28	Grading for Subbase	250	250.00		CY	$17.00	$4,250.00
29	Subbse, Modified, 8"	1452	1452.00		SY	$13.50	$19,602.00
30	Subgrade Treatment, Type 1 Geogrid Fabric	75	390.00		SY	$5.00	$1,950.00
31	Subdrain, Type 1 Longitudinal, 4"	1000	1000.00		LF	$20.00	$20,000.00
32	Subdrain Cleanout, 4"	6	6.00		EA	$1,500.00	$9,000.00
33	Subdrain Outlet and Connections, 4"	6	6.00		EA	$1,000.00	$6,000.00
34	Hydraulic Seeding, Mulching, and Fertilizing, Type 1	0.8			AC	$6,050.00	$0.00
35	Detectable Warnings	80	80.00		SF	$50.00	$4,000.00
CO #1	Storm Manhole - Raise to Grade	1	1.00		LS	$9,000.00	$9,000.00
CO #2	Remove and Replace Culvert	1	1.00		LS	$21,220.00	$21,220.00
CO #3	Water Service Investigation	1	1.00		LS	$1,500.00	$1,500.00
CO #4	Temporary Mulching	0.6	0.60	0.60	AC	$4,125.00	$2,475.00

Con-Struct Inc. 10/24/25 Date

Veenstra & Kimm 10/30/25 Date

City of Grinnell Date

Total Completed To Date	$404,152.50
3% Retainage	$12,124.58
Total Earned Less Retainage	$392,027.93
Less Previous Certificates for Payment	$344,820.45
Current Payment Due	**$47,207.48**

RESOLUTION NO. 2025-198

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.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct, Inc. on May 6, 2024, for the Scout Subdivision Project; and

WHEREAS, Pay Estimate No. 7 has been initiated by the City of Grinnell and Con-Struct, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 7; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $202,091.60 to Con-Struct, Inc. for the Scout Subdivision.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 7

Grinnell - Scout Subdivision

Date 9/30/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	5	5.00	1.00	AC	$4,900.00	$24,500.00
3	EXCAVATION, CLASS 10	11,300	11300.00		CY	$4.00	$45,200.00
4	SUBGRADE PREPARATION, 12" DEPTH	0			SY	$2.00	$0.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	691	691.00		LF	$75.00	$51,825.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	17	17.00		EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	0			LF	$35.00	$0.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	282	282.00		LF	$55.00	$15,510.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	0			LF	$65.00	$0.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	187	187.00		LF	$50.00	$9,350.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	0			LF	$60.00	$0.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	0			LF	$75.00	$0.00
13	PIPE APRON, CMP, 15" DIA.	2	2.00		EA	$500.00	$1,000.00
14	PIPE APRON, CMP, 18" DIA.	0			EA	$600.00	$0.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	0			EA	$1,600.00	$0.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	0			EA	$500.00	$0.00
19	PIPE APRON GUARD	1	1.00		EA	$800.00	$800.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	0			LF	$15.00	$0.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	0			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	0			EA	$1,800.00	$0.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	0			LF	$50.00	$0.00
24	WATER SERVICE STUB, PVC, 1" DIA.	0			EA	$2,500.00	$0.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	0			EA	$7,000.00	$0.00
26	FIRE HYDRANT ASSEMBLY	0			EA	$8,000.00	$0.00
27	MANHOLE TYPE SW-301, 48" DIA.	3	3.00		EA	$6,800.00	$20,400.00
28	MANHOLE TYPE SW-401, 48" DIA.	2	2.00		EA	$5,300.00	$10,600.00
29	INTAKE TYPE SW-501	0			EA	$4,000.00	$0.00
30	INTAKE TYPE SW-503	0			EA	$6,000.00	$0.00
31	INTAKE TYPE SW-505	0			EA	$4,900.00	$0.00
32	INTAKE TYPE SW-506	0			EA	$7,000.00	$0.00
33	INTAKE HDPE BASIN, 24" DIA.	0			EA	$3,500.00	$0.00
34	INTAKE TYPE SW-513, 4' X 4'	1	1.00		EA	$4,900.00	$4,900.00
35	MANHOLE ADJUSTMENT	1	1.00		EA	$2,500.00	$2,500.00
36	PAVEMENT, PCC, 7"	0			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	0			SY	$60.00	$0.00
38	DETECTABLE WARNING	0			SF	$45.00	$0.00
39	FLUME, PCC, 6"	0			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$8,000.00	$6,000.00
41	TRAFFIC CONTROL	1	1.00	1.00	LS	$2,000.00	$2,000.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6	3.25		AC	$1,750.00	$5,687.50
43	EROSION AND SEDIMENT CONTROL	1	1.00		LS	$11,000.00	$11,000.00
44	RIP RAP, CLASS "E"	10	10.13		TON	$75.00	$759.75
	Division 2						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	7	5.00	1.50	AC	$3,800.00	$19,000.00
3	EXCAVATION, CLASS 10	10,000	9000.00		CY	$4.00	$36,000.00
4	SUBGRADE PREPARATION, 12" DEPTH	2,879	2879.00	2879.00	SY	$2.00	$5,758.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	537	537.00		LF	$75.00	$40,275.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	23	16.00		EA	$2,500.00	$40,000.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	300	300.00	300.00	LF	$35.00	$10,500.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	516	516.00	516.00	LF	$55.00	$28,380.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	194	194.00	194.00	LF	$65.00	$12,610.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	25	71.00		LF	$50.00	$3,550.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	349	349.00	151.00	LF	$60.00	$20,940.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	157	157.00		LF	$75.00	$11,775.00
13	PIPE APRON, CMP, 15" DIA.	1	1.00	1.00	EA	$500.00	$500.00
14	PIPE APRON, CMP, 18" DIA.	1	1.00	1.00	EA	$600.00	$600.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	1	1.00		EA	$1,600.00	$1,600.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	1	1.00		EA	$500.00	$500.00
19	PIPE APRON GUARD	2	2.00		EA	$800.00	$1,600.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	1,383	1383.00	1383.00	LF	$15.00	$20,745.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	6			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	21	21.00	21.00	EA	$1,800.00	$37,800.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	639	639.00		LF	$50.00	$31,950.00
24	WATER SERVICE STUB, PVC, 1" DIA.	40	15.00	15.00	EA	$2,500.00	$37,500.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	1	1.00		EA	$7,000.00	$7,000.00
26	FIRE HYDRANT ASSEMBLY	2	2.00		EA	$8,000.00	$16,000.00
27	MANHOLE TYPE SW-301, 48" DIA.	4	4.00		EA	$6,800.00	$27,200.00
28	MANHOLE TYPE SW-401, 48" DIA.	3	3.00	1.00	EA	$5,300.00	$15,900.00
29	INTAKE TYPE SW-501	1	1.00	1.00	EA	$4,000.00	$4,000.00
30	INTAKE TYPE SW-503	2	2.00	1.00	EA	$6,000.00	$12,000.00
31	INTAKE TYPE SW-505	1	1.00		EA	$4,900.00	$4,900.00
32	INTAKE TYPE SW-506	1	1.00		EA	$7,000.00	$7,000.00
33	INTAKE HDPE BASIN, 24" DIA.	4	4.00	4.00	EA	$3,500.00	$14,000.00
34	INTAKE TYPE SW-513, 4' X 4'	0			EA	$4,900.00	$0.00
35	MANHOLE ADJUSTMENT	4	2.00	2.00	EA	$2,500.00	$5,000.00
36	PAVEMENT, PCC, 7"	2,424			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	292			SY	$60.00	$0.00
38	DETECTABLE WARNING	20			SF	$45.00	$0.00
39	FLUME, PCC, 6"	88			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$12,000.00	$9,000.00
41	TRAFFIC CONTROL	1			LS	$2,000.00	$0.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6			AC	$1,750.00	$0.00
43	EROSION AND SEDIMENT CONTROL	1	0.75	0.25	LS	$9,500.00	$7,125.00
44	RIP RAP, CLASS "E"	15			TON	$75.00	$0.00
C.O. #1	Temp Mulching		1.00		LS	$5,390.00	$5,390.00
C.O. #2	Misc., Tree, and Storm Sewer Removals		1.00		LS	$4,400.00	$4,400.00
C.O. #3	6" Modified Subbase under PCC Pavement				LS	$38,380.00	$0.00

Con-Struct Inc. 10/3/25 Date

Veenstra & Kimm 10/30/25 Date

City of Grinnell Date

Total Completed To Date Division 1	$265,132.25
Total Completed To Date Division 2	$511,098.00
5% Retainage	$38,811.51
Total Earned Less Retainage	$737,418.74
Less Previous Certificates for Payment	$535,327.14
Current Payment Due	**$202,091.60**

RESOLUTION NO. 2025-199

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.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct, Inc. on May 6, 2024, for the Scout Subdivision Project; and

WHEREAS, Pay Estimate No. 8 has been initiated by the City of Grinnell and Con-Struct, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 8; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $213,934.30 to Con-Struct, Inc. for the Scout Subdivision.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 8

Grinnell - Scout Subdivision

Date 10/27/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	5	5.00		AC	$4,900.00	$24,500.00
3	EXCAVATION, CLASS 10	11,300	11300.00		CY	$4.00	$45,200.00
4	SUBGRADE PREPARATION, 12" DEPTH	0			SY	$2.00	$0.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	691	691.00		LF	$75.00	$51,825.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	17	17.00		EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	0			LF	$35.00	$0.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	282	282.00		LF	$55.00	$15,510.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	0			LF	$65.00	$0.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	187	187.00		LF	$50.00	$9,350.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	0			LF	$60.00	$0.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	0			LF	$75.00	$0.00
13	PIPE APRON, CMP, 15" DIA.	2	2.00		EA	$500.00	$1,000.00
14	PIPE APRON, CMP, 18" DIA.	0			EA	$600.00	$0.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	0			EA	$1,600.00	$0.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	0			EA	$500.00	$0.00
19	PIPE APRON GUARD	1	1.00		EA	$800.00	$800.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	0			LF	$15.00	$0.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	0			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	0			EA	$1,800.00	$0.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	0			LF	$50.00	$0.00
24	WATER SERVICE STUB, PVC, 1" DIA.	0			EA	$2,500.00	$0.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	0			EA	$7,000.00	$0.00
26	FIRE HYDRANT ASSEMBLY	0			EA	$8,000.00	$0.00
27	MANHOLE TYPE SW-301, 48" DIA.	3	3.00		EA	$6,800.00	$20,400.00
28	MANHOLE TYPE SW-401, 48" DIA.	2	2.00		EA	$5,300.00	$10,600.00
29	INTAKE TYPE SW-501	0			EA	$4,000.00	$0.00
30	INTAKE TYPE SW-503	0			EA	$6,000.00	$0.00
31	INTAKE TYPE SW-505	0			EA	$4,900.00	$0.00
32	INTAKE TYPE SW-506	0			EA	$7,000.00	$0.00
33	INTAKE HDPE BASIN, 24" DIA.	0			EA	$3,500.00	$0.00
34	INTAKE TYPE SW-513, 4' X 4'	1	1.00		EA	$4,900.00	$4,900.00
35	MANHOLE ADJUSTMENT	1	1.00		EA	$2,500.00	$2,500.00
36	PAVEMENT, PCC, 7"	0			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	0			SY	$60.00	$0.00
38	DETECTABLE WARNING	0			SF	$45.00	$0.00
39	FLUME, PCC, 6"	0			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$8,000.00	$6,000.00
41	TRAFFIC CONTROL	1	1.00		LS	$2,000.00	$2,000.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6	3.25		AC	$1,750.00	$5,687.50
43	EROSION AND SEDIMENT CONTROL	1	1.00		LS	$11,000.00	$11,000.00
44	RIP RAP, CLASS "E"	10	10.13		TON	$75.00	$759.75
	Division 2						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	7	5.00		AC	$3,800.00	$19,000.00
3	EXCAVATION, CLASS 10	10,000	9000.00		CY	$4.00	$36,000.00
4	SUBGRADE PREPARATION, 12" DEPTH	2,879	2879.00		SY	$2.00	$5,758.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	537	537.00		LF	$75.00	$40,275.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	23	17.00	1.00	EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	300	300.00		LF	$35.00	$10,500.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	516	516.00		LF	$55.00	$28,380.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	194	194.00		LF	$65.00	$12,610.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	25	71.00		LF	$50.00	$3,550.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	349	349.00		LF	$60.00	$20,940.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	157	157.00		LF	$75.00	$11,775.00
13	PIPE APRON, CMP, 15" DIA.	1	1.00		EA	$500.00	$500.00
14	PIPE APRON, CMP, 18" DIA.	1	1.00		EA	$600.00	$600.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	1	1.00		EA	$1,600.00	$1,600.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	1	1.00		EA	$500.00	$500.00
19	PIPE APRON GUARD	2	2.00		EA	$800.00	$1,600.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	1,383	1383.00		LF	$15.00	$20,745.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	6			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	21	21.00		EA	$1,800.00	$37,800.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	639	639.00		LF	$50.00	$31,950.00
24	WATER SERVICE STUB, PVC, 1" DIA.	40	15.00		EA	$2,500.00	$37,500.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	1	1.00		EA	$7,000.00	$7,000.00
26	FIRE HYDRANT ASSEMBLY	2	2.00		EA	$8,000.00	$16,000.00
27	MANHOLE TYPE SW-301, 48" DIA.	4	4.00		EA	$6,800.00	$27,200.00
28	MANHOLE TYPE SW-401, 48" DIA.	3	3.00		EA	$5,300.00	$15,900.00
29	INTAKE TYPE SW-501	1	1.00		EA	$4,000.00	$4,000.00
30	INTAKE TYPE SW-503	2	2.00		EA	$6,000.00	$12,000.00
31	INTAKE TYPE SW-505	1	1.00		EA	$4,900.00	$4,900.00
32	INTAKE TYPE SW-506	1	1.00		EA	$7,000.00	$7,000.00
33	INTAKE HDPE BASIN, 24" DIA.	4	4.00		EA	$3,500.00	$14,000.00
34	INTAKE TYPE SW-513, 4' X 4'	0			EA	$4,900.00	$0.00
35	MANHOLE ADJUSTMENT	4	2.00		EA	$2,500.00	$5,000.00
36	PAVEMENT, PCC, 7"	2,424	2424.00	2424.00	SY	$66.00	$159,984.00
37	SIDEWALK, PCC, 4"	292	223.00	223.00	SY	$60.00	$13,380.00
38	DETECTABLE WARNING	20	30.00	30.00	SF	$45.00	$1,350.00
39	FLUME, PCC, 6"	88	88.00	88.00	SY	$75.00	$6,600.00
40	DEMOLITION	1	1.00	0.25	LS	$12,000.00	$12,000.00
41	TRAFFIC CONTROL	1			LS	$2,000.00	$0.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6			AC	$1,750.00	$0.00
43	EROSION AND SEDIMENT CONTROL	1	0.75		LS	$9,500.00	$7,125.00
44	RIP RAP, CLASS "E"	15			TON	$75.00	$0.00
C.O. #1	Temp Mulching		1.00		LS	$5,390.00	$5,390.00
C.O. #2	Misc., Tree, and Storm Sewer Removals		1.00		LS	$4,400.00	$4,400.00
C.O. #3	6" Modified Subbase under PCC Pavement		1.00	1.00	LS	$38,380.00	$38,380.00

Con-Struct Inc. — Date 10/27/25

Veenstra & Kimm — Date 10/30/25

City of Grinnell — Date

Total Completed To Date Division 1	$265,132.25
Total Completed To Date Division 2	$736,292.00
5% Retainage	$50,071.21
Total Earned Less Retainage	$951,353.04
Less Previous Certificates for Payment	$737,418.74
Current Payment Due	**$213,934.30**

RESOLUTION NO. 2025-200

A RESOLUTION APPROVING THE SALE OF CERTAIN REAL PROPERTY

WHEREAS, the City Council scheduled a hearing for the 3rd day of November 2025, to make its final determination on the proposal to sell certain real property; and

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

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

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

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

SCOUT SUBDIVISION LOTS 24-28

2. That such property shall be sold to Chuck Griffith for $125,000.00 and the buyer's other obligations under the proposed terms of a real estate purchase agreement.

3. That the proposed real estate purchase agreement is hereby accepted and the Mayor and City Clerk are hereby authorized to execute the purchase agreement and other documents related to completing the conveyance of the real estate.

4. That the City Attorney will be directed to prepare all necessary documents to complete the contemplated sale.

Dated this 3rd day of November 2025.

_____
DAN F. AGNEW, MAYOR

ATTEST:

_____
ALYSSA DEVIG, CITY CLERK

INNOVATIVE
CONSTRUCTION

October 14, 2025

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

Subject: Formal Offer to Purchase Lots at Stella Ridge Subdivision

Dear Mr. Behrens:

On behalf of Innovative Construction, I am pleased to submit this formal offer to purchase five lots within the Stella Ridge development: Lots 27, 26, 25, 24, and 23.

I first arrived in Grinnell in January 2009. From that time until August 2020, I renovated 1812 10th Avenue Place, constructed and resided in homes at 108 and 106 East Street, built nine townhomes known as the *Grinnell Garden Cottages* on East Street, as well as 434 Highway 6. In addition to these projects, I completed several commercial interior buildouts, multiple façade improvements, and upgrades through the Main Street Makeover initiative in partnership with the Grinnell Area Chamber of Commerce. I also served as the carpentry and tile subcontractor for the Hotel Grinnell project. Over the past five years, I have led the renovation of approximately 100,000 square feet at the Highlander Hotel in Iowa City.

The current pricing of the lots at Stella Ridge presents a compelling opportunity to reengage in single-family home construction within the City of Grinnell. My previous experience with City staff was highly positive; I consistently found the administration to be accessible, responsive, and facilitative. During my 11.6 years as a Grinnell resident, I observed a strong unmet demand for high-quality rental homes—properties offering fenced yards, family-friendly amenities, and the flexibility of lease-to-own arrangements. My own family lived in four different rental homes prior to purchasing our residence on 10th Avenue Place, and that experience gave me firsthand insight into this community need.

Accordingly, I will develop five lots on the cul-de-sac at Stella Ridge, with a longer-term goal to develop eight, those along both sides of the interior drive. This approach will help preserve property values, ensure consistent build quality, and promote aesthetic and architectural cohesiveness within the neighborhood. All homes will be available for sale or for rent (with rent-to-own options where feasible). They will be designed and priced to achieve an approximate target rent of $2,500 per month and a starting sale price of $350,000. I intend to make Lot 25 my primary and only residence, allowing me to be personally present to support homeowners and tenants with snow removal, repairs, and optional lawn care services.

I have attached two samples of what I will build at Stella Ridge. If you recall, I previously presented five Craftsman-style plans for the Canfield Addition. For this project, I intend to focus on Mid-Century Modern designs and have attached two sample plans for your review. This style was selected for its enduring appeal, efficient use of materials, and its emphasis on indoor-outdoor connectivity through open floor plans and large windows. Its clean lines, simple geometry, and functional design elements will help maintain cost efficiency while complementing Grinnell's established neighborhoods. Notably, approximately 23.3% of Grinnell's existing housing stock was constructed between 1940 and 1969, aligning well with the Mid-Century Modern era and aesthetic.

Thank you for your time and consideration of this proposal. I welcome the opportunity to discuss this project further and to contribute once again to the continued growth and vitality of the Grinnell community.

Sincerely,

Steve Howard
Owner / President

Innovative Construction

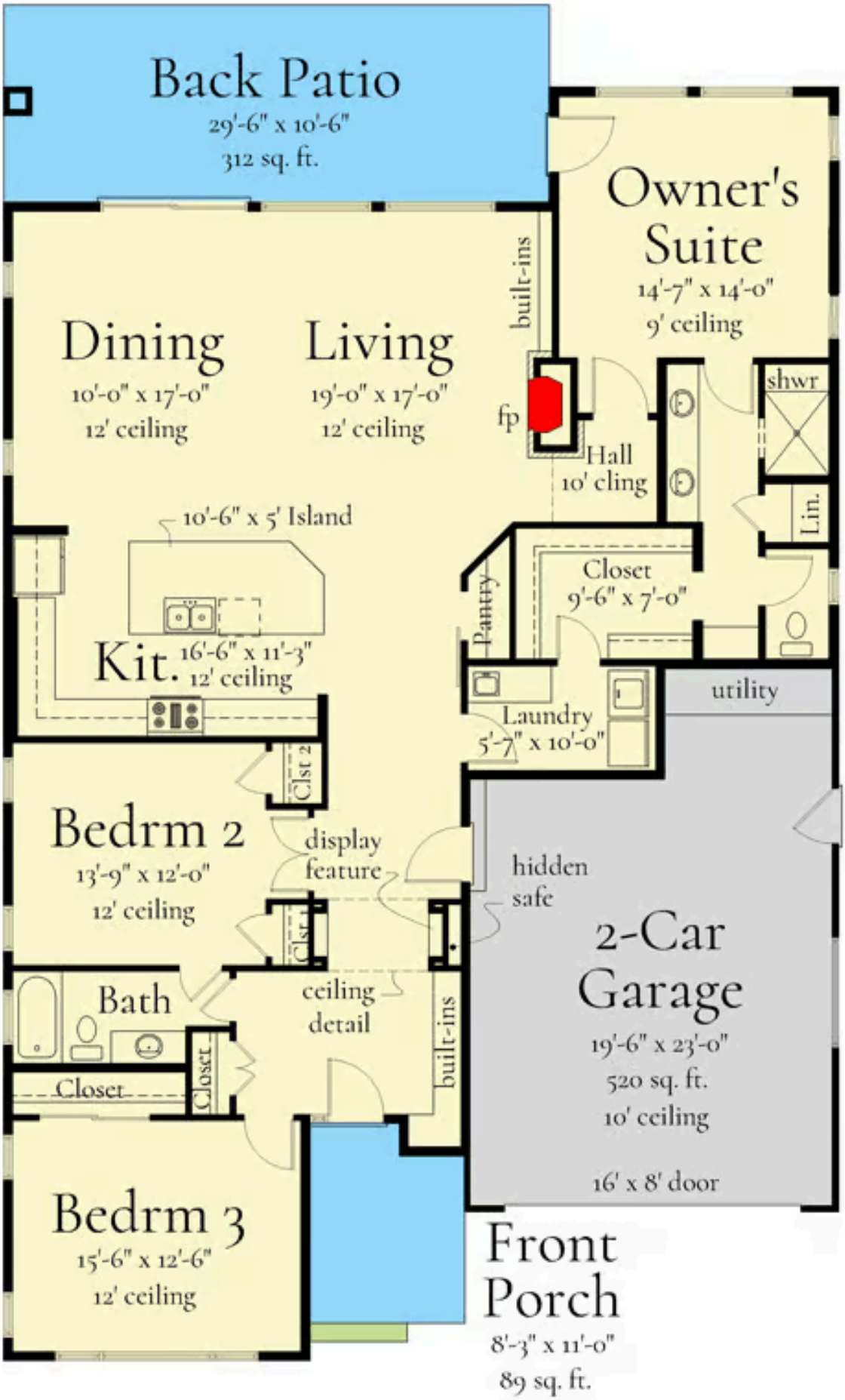
3-Bed 1603 Square Foot Modern Home Plan with Distinctive Shed Roof

1,603	3	2	1	2
Heated S.F.	Beds	Baths	Stories	Cars

OPTIONAL COVERED PATIO
Dining Area
13 0 x 11 0
Family Room
15 0 x 18 4
10'-0" CEILING
Owner's Suite
12 10 x 13 10
10'-0" CEILING
R
Kit.
13 0 x 11 0
P
DN
L
POCKET OFFICE
Br.3
9 10 x 11 0
DROP ZONE
W
D
Garage
20 8 x 22 0
Br.2
9 8 x 11 10
51'-4"
42'-0"

3-Bed Mid-Century Modern House Plan with Hidden Safe Area - 2123 Sq Ft

2,123	3	2	1	2
Heated S.F.	Beds	Baths	Stories	Cars


Back Patio
29'-6" x 10'-6"
312 sq. ft.
Owner's Suite
14'-7" x 14'-0"
9' ceiling
built-ins
Dining
10'-0" x 17'-0"
12' ceiling
Living
19'-0" x 17'-0"
12' ceiling
fp
Hall
10' cling
shwr
Lin.
10'-6" x 5' Island
Kit.
16'-6" x 11'-3"
12' ceiling
Pantry
Closet
9'-6" x 7'-0"
utility
Laundry
5'-7" x 10'-0"
Clst 2
Bedrm 2
13'-9" x 12'-0"
12' ceiling
display feature
hidden safe
Clst 1
2-Car Garage
19'-6" x 23'-0"
520 sq. ft.
10' ceiling
16' x 8' door
Bath
Closet
Closet
ceiling detail
built-ins
Bedrm 3
15'-6" x 12'-6"
12' ceiling
Front Porch
8'-3" x 11'-0"
89 sq. ft.

Index Legend	
City:	Grinnell, Iowa
County:	Poweshiek
Requested By:	City of Grinnell
Description:	PT SE1/4 NW1/4 and SW1/4 NE1/4
Description:	SECTION 8-80-16
Proprietor:	City of Grinnell
Surveyor:	Michael D. Lee
Company:	Veenstra & Kimm, Inc.
Return to:	3000 Westown Parkway West Des Moines, IA 50266 | (515) 225-8000

OWNER / DEVELOPER

CITY OF GRINNELL
540 4TH STREET
GRINNELL, IA 50112

ZONING

EXISTING: C-1

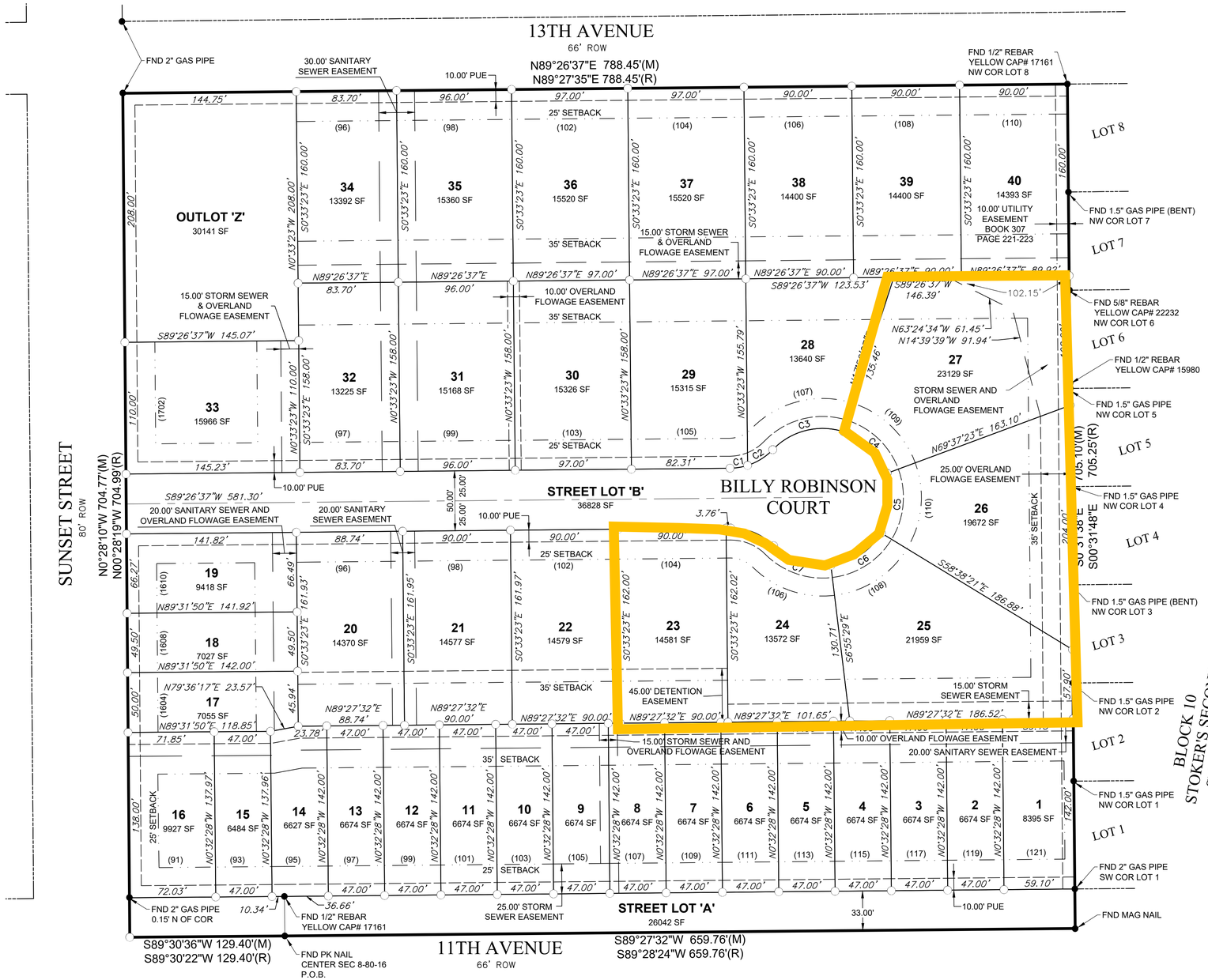
PROPOSED: PUD (PLANNED UNIT DEVELOPMENT)

BULK REGULATIONS

SETBACKS
FRONT: 25 FEET
REAR: 35 FEET
SIDE: 8 FEET (ONE STORY)
10 FEET (TWO STORIES)
12 FEET (THREE STORIES)
12 FEET (ROW DWELLING NON-INTERIOR UNIT)

SCOUT SUBDIVISION

FINAL PLAT
CITY OF GRINNELL, IOWA



LEGAL DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 8, TOWNSHIP 80 NORTH, RANGE 16 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRINNELL, POWESHIEK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 8; THENCE SOUTH 89°30'36" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 129.40 FEET TO THE EAST RIGHT OF WAY LINE OF SUNSET STREET; THENCE NORTH 00°28'10" WEST ALONG SAID EAST RIGHT OF WAY LINE, 704.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF 13TH AVENUE; THENCE NORTH 89°26'37" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 788.45 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 10, STOKER'S SECOND SUBDIVISION, AN OFFICIAL PLAT; THENCE SOUTH 00°31'38" EAST ALONG THE WEST LINE OF SAID BLOCK 10, STOKER'S SECOND SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF, 705.10 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°27'32" WEST ALONG SAID SOUTH LINE, 659.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.77 ACRES (556,095 SQUARE FEET) THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD INCLUDING 0.60 ACRES OF RIGHT OF WAY ALONG THE SOUTH SIDE THEREOF.

DATE OF SURVEY

DECEMBER 06, 2023

EXISTING / PROPOSED USE

EXISTING: VACANT LOT

PROPOSED: SINGLE FAMILY RESIDENTIAL

REFERENCE DOCUEMNTS

SURVEY IN INSTRUMENT #2015-00738
SURVEY IN INSTRUMENT #2016-01980
SURVEY IN INSTRUMENT #2022-02346
SURVEY IN BOOK 'F' PAGE 99
EASEMENTS IN BOOK 307 PAGE 219-223
EASEMENT VACATION IN BOOK 2024-00389

CURVE DATA

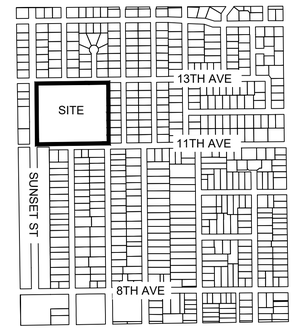
CURVE TABLE					
CURVE	ARC	RADIUS	CHORD BEARING	CHORD	DELTA
C1	14.91'	50.00'	N80°54'11"E	14.85'	17°04'52"
C2	25.03'	50.00'	N58°01'24"E	24.77'	28°40'42"
C3	64.48'	57.50'	N75°48'35"E	61.15'	64°15'04"
C4	51.87'	57.50'	S46°13'15"E	50.13'	51°41'17"
C5	51.92'	57.50'	S5°29'31"W	50.18'	51°44'15"
C6	51.90'	57.50'	S57°13'05"W	50.16'	51°42'53"
C7	52.31'	57.50'	N70°51'39"W	50.53'	52°07'39"
C8	39.93'	50.00'	N67°40'37"W	38.88'	45°45'33"

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
3. STREET LOT 'A' AND STREET LOT 'B' SHALL BE DEDICATED TO THE CITY OF GRINNELL FOR PUBLIC RIGHT OF WAY.

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND PROPERTY MONUMENT
- ● SET 5/8" REBAR W/YELLOW CAP#16747 (UNLESS NOTED)
- (M) MEASURED BEARING OR DIMENSION
- (R) RECORDED BEARING OR DIMENSION
- SECTION LINE
- PROPERTY LINE



VICINITY MAP
GRINNELL, IOWA

0 50 100
1 Inch = 100 ft.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

MICHAEL D. LEE, P.L.S. DATE
License Number: 16747
My license renewal date is DECEMBER 31, 2024
Pages or sheets covered by this seal:

DATE	REVISIONS
2-26-24	ADDED NOTE FOR EASEMENT VACATION

SCALE	AS NOTED
DRAWN	MDL
CHECKED	MDL
APPROVED	MDL
DATE	12-5-23
A.C.	

VEENSTRA & KIMM INC.

SCOUT SUBDIVISION
FINAL PLAT
CITY OF GRINNELL, IOWA

3000 Westown Parkway | West Des Moines, IA 50266 | (515) 225-8000

PT OF W1/2, SW1/4, NE1/4
AND SE1/4, NW1/4 OF
SECTION 8, T80N, R16W

DWG. NO. FP-1

PROJECT 288199

P:\288199\288199-Survey\Plats\288199 Finol Plot.dwg 2/26/2024 8:21 AM

RESOLUTION NO. 2025-201

RESOLUTION APPROVING PRELIMINARY PLAT AND FINAL PLAT FOR GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION

WHEREAS, the Grinnell Athletic & Recreation Center and the Ahrens Park Foundation, on behalf of the Grinnell-Newberg Community School District, located in Grinnell, Iowa is the owner of certain real property and has caused a proposed subdivision plat for said property to be prepared; and

WHEREAS, the proposed preliminary plat and proposed final plat for the Grinnell-Newburg Elementary Campus Subdivision are now before this Council, being a subdivision of the following described real estate situated in Poweshiek County, Iowa, to-wit:

Grinnell-Newburg Elementary Campus Subdivision is a replat of Lots One and Two and part of Lot Three in the West Half of Section 10 as shown on the Final Plat recorded in Book B on Page 14, Poweshiek County Records, AND Lot 8, Lot B of Lot A, Lot C of Lot A and Lot D of Lot A of the Northwest Quarter of the Southwest Quarter and the North 10 acres of the Southwest Quarter of the Southwest Quarter of said Section 10 as shown on the Plat of Survey recorded in Book 5 on Page 16; all of the above lying in Township BO North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa, being more particularly described as follows: Commencing at the Southwest corner of said Section 10; thence North 00·03'15· West 995.00 feet along the West line of the Southwest Quarter of said Section 10 to the Southwest corner of said Lot C of Lot A and the Point of Beginning; thence continuing North 00’03'15' West 1654.58 feet along the West line of said Southwest Quarter to the Northwest corner thereof; thence North 00’l3'10" East 1081.80 feet along the West line of the Northwest Quarter of said Section 10 to the Southwest comer of Parcel C in said Lot 3 according to the Plat of Survey thereof recorded in Book 9 on Page 190; thence South 88"44'25" East 1322.17 feet along the South line of said Parcel C to the Southeast corner thereof, said point lying on the East line of said Lot Three; thence South 00'02'25" West 1056.43 feet along the East line of said Lot Three and said Lot One to the Northeast corner of said Lot B; thence South 00·01'50" East 1324.98 feet along the East line of said Lot B and Lot D of Lot A to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10; thence South 00·01'20" East 330.75 feet along the East line of said Lot D of Lot A and the East line to said Lot C of Lot A to the Southeast corner of said Lot C of Lot A; thence North 89'47'20' West 1321.38 feet along the South line of said Lot C of Lot A to the Point of Beginning, containing 82.67 acres subject to 2.47 acres of right-of-way.

WHEREAS, said subdivision is platted within the boundaries of the City of Grinnell, Iowa; and

WHEREAS, on October 24, 2025, the Planning and Zoning Commission of the City examined and recommended approval of the Preliminary Plat and the Final Plat; and

WHEREAS, the members of the City Council of the City of Grinnell, Iowa, have inspected and examined the Preliminary Plat and the Final Plat, and find that the same should be accepted and approved.

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

Section 1. That the Preliminary Plat and the Final Plat of Grinnell-Newburg Elementary Campus Subdivision are formally accepted and approved.

Section 3. That title to the public streets, which are shown on the Final Plat as "Lot A" and all easements for storm sewer, sanitary sewer, electricity, water and general utility easements as shown on the Preliminary and Final Plats are dedicated to and accepted by the City.

PASSED AND APPROVED this 3rd day of November, 2025.

By: _____
Dan F. Agnew, Mayor

ATTEST:

By: _____
Alyssa Devig, City Clerk

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

MAYOR

DAN F. AGNEW
dagnew@grinnelliowa.gov

CITY COUNCIL

BYRON HUEFTLE-WORLEY
At-Large

JIM WHITE
At-Large

LEE STAROSKA
1st Ward

JO WRAY
2nd Ward

RACHEL BLY
3rd Ward

SHANE HART
4th Ward

ADMINISTRATION

RUSSELL L. BEHRENS
City Manager
Rbehrens@grinnelliowa.gov

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

KRISTINE STONE
City Attorney
kstone@ahlerslaw.com

Visit us at
www.grinnelliowa.gov

October 24, 2025

Grinnell City Council
520 Fourth Avenue
Grinnell, IA 50112

Re: Planning and Zoning Commission Meeting

The Planning and Zoning Commission met on October 24, 2025 to review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St.

The Planning and Zoning Commission unanimously voted to recommend that the Grinnell-Newberg Elementary Campus Subdivision Preliminary and Final Plat be approved to City Council.

Sincerely,

Tyler Avis
Board of Adjustment Secretary
Director of Building and Planning

MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 12:00pm on October 24, 2025.

ROLL CALL: Adelberg __P__, Duke__P___, Landstrom ___P_, Baumann_A__, Briscoe___P___, Motta___P____, Spriggs__A___.

APPROVAL OF MINUTES FROM SEPTEMBER 30, 2025: Duke moved to approve the minutes; Motta seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Duke moved to approve the minutes; Motta seconded the motion. The minutes were approved unanimously.

COMMUNICATIONS: None

OLD BUSINESS: None.

NEW BUSINESS:

25-4: Review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

Avis explained the reasoning for the request, in that it is merely dividing the whole property up into parcels that encompass all of the buildings, the administrative office, and the baseball fields and basketball courts. No public infrastructure improvements are to occur.

Landstrom made a motion for the PZC to recommend that the Grinnell-Newberg Elementary Campus Subdivision Preliminary Plat be approved to City Council. Adelberg seconded the motion. The Roll Call vote was unanimous in approving the motion.

Landstrom made a motion for the PZC to recommend that the Grinnell-Newberg Elementary Campus Subdivision Final Plat be approved to City Council. Motta seconded the motion. The Roll Call vote was unanimous in approving the motion.

ADJOURN: Duke moved that the meeting be adjourned. Adelberg seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:10 p.m.

SECRETARY

Notice is hereby given that the Planning and Zoning Commission for the City of Grinnell will conduct a meeting at 12:00 p.m. on Friday, October 24, 2025.

This meeting will be held in the Council Chambers of City Hall at 520 4th Ave and will also be hosted on zoom and can be accessed by visiting the following link
https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09
Meeting ID: 646 868 5281 Passcode: 12345
One tap mobile
*+13017158592,,6468685281#,,,,*12345# US (Washington D.C)*
*+13126266799,,6468685281#,,,,*12345# US (Chicago)*

AGENDA
PLANNING AND ZONING COMMISSION

12:00 P.M. **October 24, 2025**

ROLL CALL: (Vice-Chair) Adelberg ____, Duke_____, Landstrom____, Baumann___, Briscoe_____, (Chair) Motta_____, Spriggs_____.

APPROVAL OF MINUTES FROM SEPTEMBER 30, 2025

APPROVAL OF AGENDA:

COMMUNICATIONS:

OLD BUSINESS: None.

NEW BUSINESS:

25-4: Review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

ADJOURN:

P.S. If you are not able to attend, please call 641-236-2600 to let us know.
A quorum is required to take action on the items before the Commission.

MINUTES OF THE PLANNING AND ZONING COMMISSION

Vice-Chair Adelberg called the Planning and Zoning Commission to order at 12:00pm on September 30, 2025.

ROLL CALL: Adelberg __P__, Duke__P___, Landstrom ___P_, Baumann_P__, Briscoe___A___, Motta___A____, Spriggs__A___.

APPROVAL OF MINUTES FROM MAY 27, 2025: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

APPROVAL OF AGENDA: Duke moved to approve the minutes; Baumann seconded the motion. The minutes were approved unanimously.

COMMUNICATIONS:

Avis handed out an opposition letter submitted from Key Co-Op and explained what was written.

OLD BUSINESS: None.

NEW BUSINESS:

25-3: Review a rezoning application from Mark and Steffanie Crady to amend the zoning classification of 1125 East St Ln, Parcel #3613600 from M-1: Light Industrial to R-2: Two-Family Residential, and permit a single-family residence to be constructed.

Avis read the staff report to the commission as written.

Stephanie Crady detailed that her family has lived in this location as well as operating their business since 1947, and detailed they are aware of Key Co-Ops position and understand it, but it is their hope to be able to build for a family member with them understanding the potential impact it can have, as they have been for decades.

Dan Dunsbergen form Key Co-Op detailed it is difficult sometimes be a good neighbor to residential property because of the truck traffic and operations that need to occur, and sometimes these issues get submitted to the DNR and that can cause problems.

Duke made a motion for the PZC to recommend that 1125 East St Ln be rezoned M-1: Light Industrial to R-2: Two-Family Residential to City Council, with the hope that the two property owners can have a dialogue about how to resolve any issues that may come up in the future. Baumann seconded the motion. Roll Call votes were as follows:

Adelberg __Yes__, Duke__Yes___, Landstrom ___Yes_, Baumann_Yes __,
Motion passed unanimously.

ADJOURN: Duke moved that the meeting be adjourned. Baumann seconded the motion. Motion passed unanimously. Meeting was adjourned at 12:25 p.m.

SECRETARY

PRELIMINARY PLAT

GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION

GRINNELL, IOWA

OWNER:
GRINNELL ATHLETIC & RECREATION CENTER
PO BOX 679
GRINNELL IOWA, 50112

AHRENS PARK FOUNDATION
PO BOX 679
GRINNELL IOWA, 50112

ENGINEER AND SURVEYOR:
GARDEN & ASSOCIATES, LTD.
1701 3RD AVE EAST
OSKALOOSA, IOWA
641-672-2526

PROPERTY ADDRESS:
1436 PENROSE ST.
GRINNELL IOWA 50112

ZONING:
R1 – SINGLE FAMILY RESIDENTIAL
R2 – ONE/TWO FAMILY RESIDENTIAL

MINIMUM LOT REQUIREMENTS:

MIN. LOT AREA	R1: 9,000 SF	
	R2: 7,000 SF	
MIN. LOT WIDTH	R1: 35 FEET AT STREET 80 FEET AT BUILDING LINE	
	R2: 35 FEET AT STREET 70 FEET AT BUILDING LINE	

BUILDING SETBACK REQUIREMENTS:

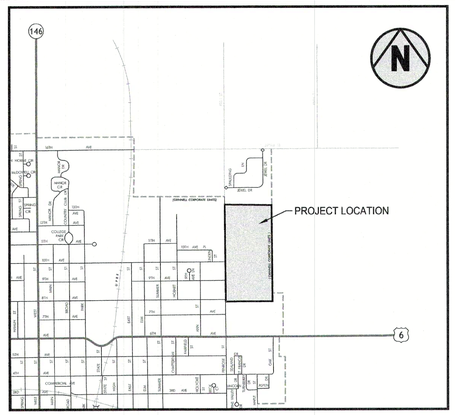
FRONT YARD	R1&R2: 25 FEET
SIDE YARD	R1&R2: 8 FEET (ONE STORY)
REAR YARD	R1&R2: 35 FEET
MAX. HEIGHT	R1&R2: 35 FEET

LOT A TO BE DEDICATED AS PUBLIC RIGHT OF WAY TO THE CITY OF GRINNELL

TOTAL AREA OF DEVELOPMENT = 82.67 ACRES.

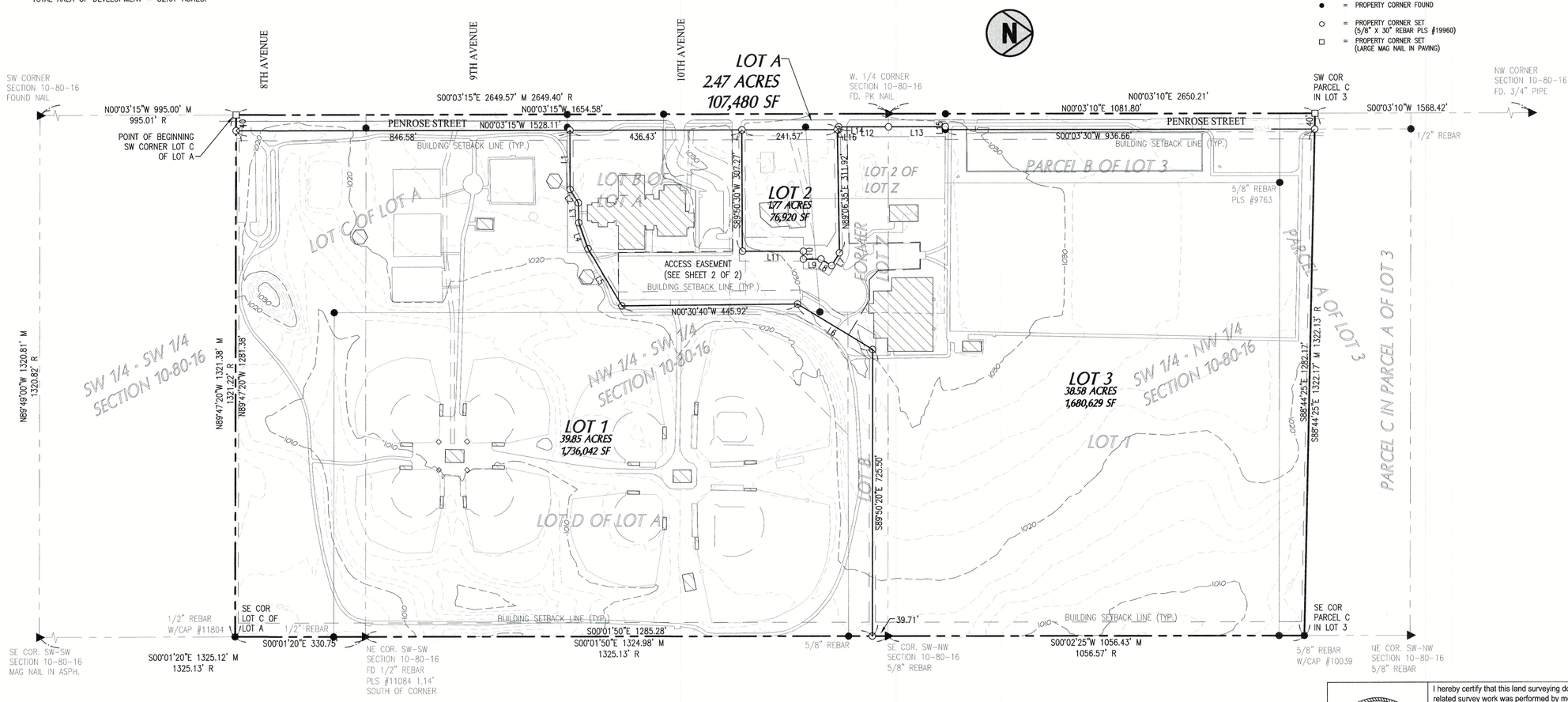
LEGAL DESCRIPTION:
Grinnell–Newburg Elementary Campus Subdivision is a replat of Lots One and Two and part of Lot Three in the West Half of Section 10 as shown on the Final Plat recorded in Book 8 on Page 14, Poweshiek County Records, AND Lot B, Lot B of Lot A, Lot C of Lot A and Lot D of Lot A of the Northwest Quarter of the Southwest Quarter and the North 10 acres of the Southwest Quarter of the Southwest Quarter of said Section 10 as shown on the Plat of Survey recorded in Book 5 on Page 16; all of the above lying in Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa, being more particularly described as follows:

Commencing at the Southwest corner of said Section 10; thence North 00°03'15" West 995.00 feet along the West line of the Southwest Quarter of said Section 10 to the Southwest corner of said Lot C of Lot A and the Point of Beginning; thence continuing North 00°03'15" West 1654.58 feet along the West line of said Southwest Quarter to the Northwest corner thereof; thence North 00°03'10" East 1081.80 feet along the West line of the Northwest Quarter of said Section 10 to the Southwest corner of Parcel C in said Lot 3 according to the Plat of Survey thereof recorded in Book 9 on Page 190; thence South 88°44'25" East 1322.17 feet along the South line of said Parcel C to the Southeast corner thereof, said point lying on the East line of said Lot Three; thence South 00°02'25" West 1056.43 feet along the East line of said Lot Three and said Lot One to the Northeast corner of said Lot B; thence South 00°01'50" East 1324.98 feet along the East line of said Lot B and Lot D of Lot A to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10; thence South 00°01'20" East 330.75 feet along the East line of said Lot D of Lot A and the East line of said Lot C of Lot A to the Southeast corner of said Lot C of Lot A; thence North 89°47'20" West 1321.38 feet along the South line of said Lot C of Lot A to the Point of Beginning, containing 82.67 acres subject to 2.47 acres of right-of-way.



VICINITY MAP
SCALE: NONE

GENERAL SYMBOLS LEGEND
▲ = SECTION CORNER FOUND
● = PROPERTY CORNER FOUND
○ = PROPERTY CORNER SET (5/8" X 30" REBAR PLS #19960)
□ = PROPERTY CORNER SET (LARGE MAG NAIL IN PAVING)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Bobby J. Maddaleno 9-24-25

Bobby J. Maddaleno, P.L.S. Date
License number: 19960
My license renewal date is December 31, 2025
Pages or sheets covered by this seal: 1 OF 2 AND 2 OF 2

PROFESSIONAL LAND SURVEYOR
BOBBY J. MADDALENO
19960
IOWA

GARDEN & ASSOCIATES, LTD.
ENGINEERS & SURVEYORS
1701 3rd Avenue East, Suite 1
P.O. Box 451
Oskaloosa, Iowa 52577
641.672.2526 Phone
641.672.2091 Fax

806 Wyoming Ave.
Creston, Iowa 50801
641.782.4105 Phone
641.782.4418 Fax

800.491.2524 Iowa Toll Free

email@gardenassociates.net

GRINNELL-NEWBERG ELEMENTARY CAMPUS SUBDIVISION
GRINNELL, IOWA

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SHEET TITLE
PRELIMINARY PLAT

SCALE: 0 75 150

DRAWN BY: TRH

APPROVED: BJM

REVISIONS:

DATE: AUG. 21, 2025

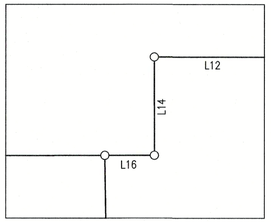
PROJECT NO.: 7025144

SHEET NO.: 1 OF 2

PRELIMINARY PLAT

GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION

GRINNELL, IOWA



DETAIL
NO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°51'30"E	150.00'
L2	N58°29'45"E	40.00'
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L4	N70°34'25"E	70.00'
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L12	S0°03'15"E	126.53'
L13	S0°03'15"E	144.43'
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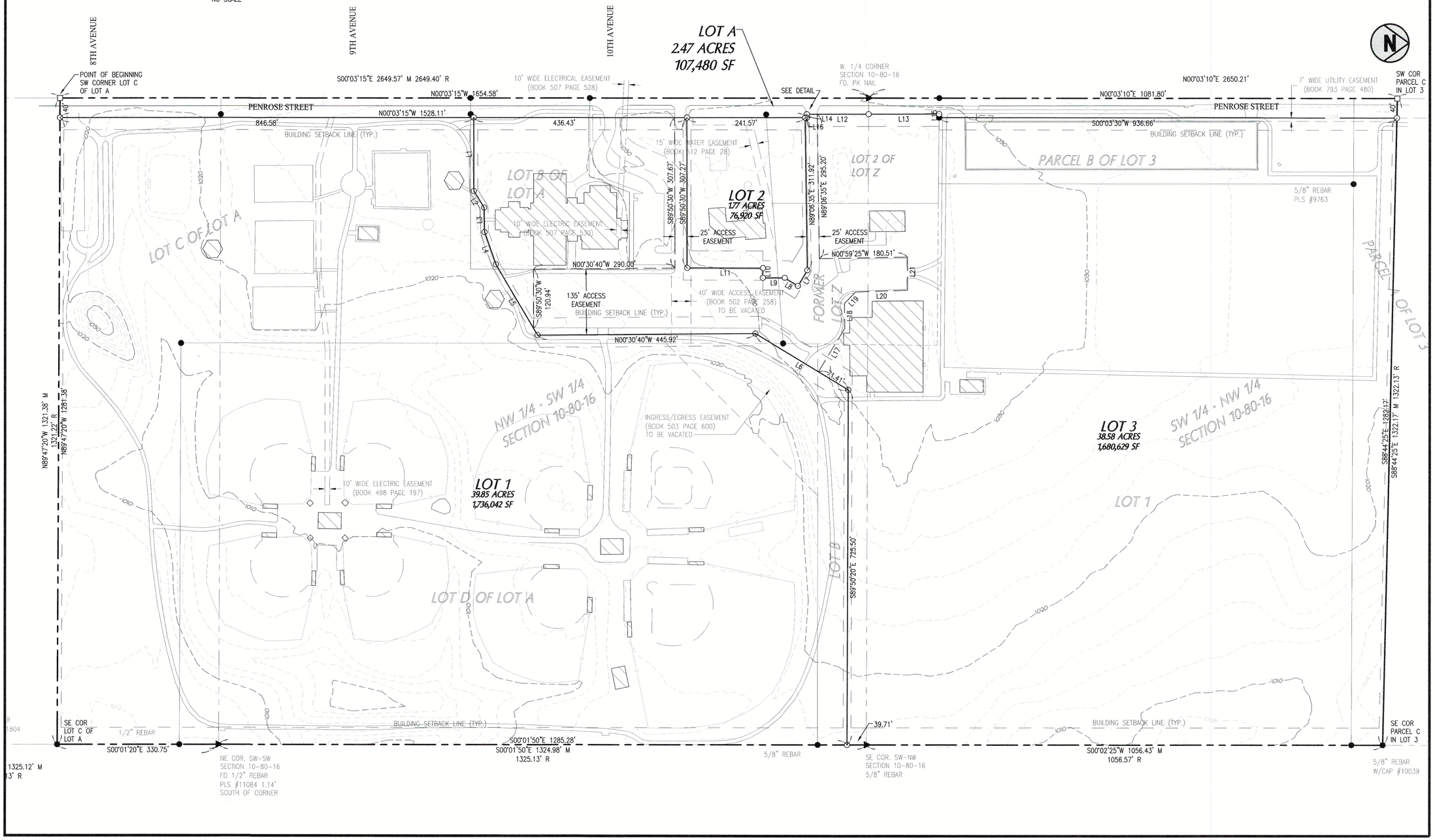

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641.782.4118 Fax

email@gardenassociates.net

800.491.2524 Iowa Toll Free

GRINNELL-NEWBERG
ELEMENTARY CAMPUS SUBDIVISION
GRINNELL, IOWA

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SHEET TITLE
PRELIMINARY PLAT

SCALE:
0 50 100

DRAWN BY:
TRH

APPROVED:
BJM

REVISIONS:

DATE:
AUG. 21, 2025

PROJECT NO.:
7025144

SHEET NO.:
2 OF 2

FINAL PLAT
GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION
GRINNELL, IOWA

OWNER:
GRINNELL ATHLETIC & RECREATION CENTER
PO BOX 679
GRINNELL IOWA, 50112

AHRENS PARK FOUNDATION
PO BOX 679
GRINNELL IOWA, 50112

ENGINEER AND SURVEYOR:
GARDEN & ASSOCIATES, LTD.
1701 3RD AVE EAST
OSKALOOSA, IOWA
641-672-2526

PROPERTY ADDRESS:
1436 PENROSE ST.
GRINNELL IOWA 50112

ZONING:
R1 – SINGLE FAMILY RESIDENTIAL
R2 – ONE/TWO FAMILY RESIDENTIAL

MINIMUM LOT REQUIREMENTS:
MIN. LOT AREA R1: 9,000 SF
R2: 7,000 SF
MIN. LOT WIDTH R1: 35 FEET AT STREET 80 FEET AT BUILDING LINE
R2: 35 FEET AT STREET 70 FEET AT BUILDING LINE

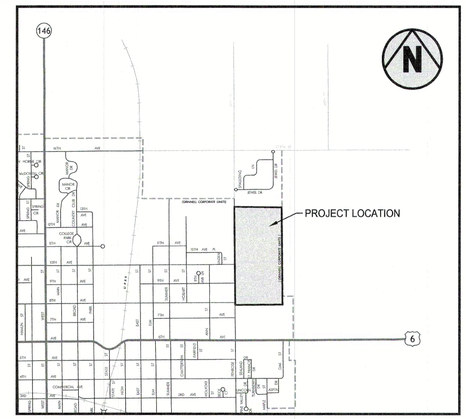
BUILDING SETBACK REQUIREMENTS:
FRONT YARD R1&R2: 25 FEET
SIDE YARD R1&R2: 8 FEET (ONE STORY)
REAR YARD R1&R2: 35 FEET
MAX. HEIGHT R1&R2: 35 FEET

LOT A TO BE DEDICATED AS PUBLIC RIGHT OF WAY TO THE CITY OF GRINNELL

TOTAL AREA OF DEVELOPMENT = 82.67 ACRES.

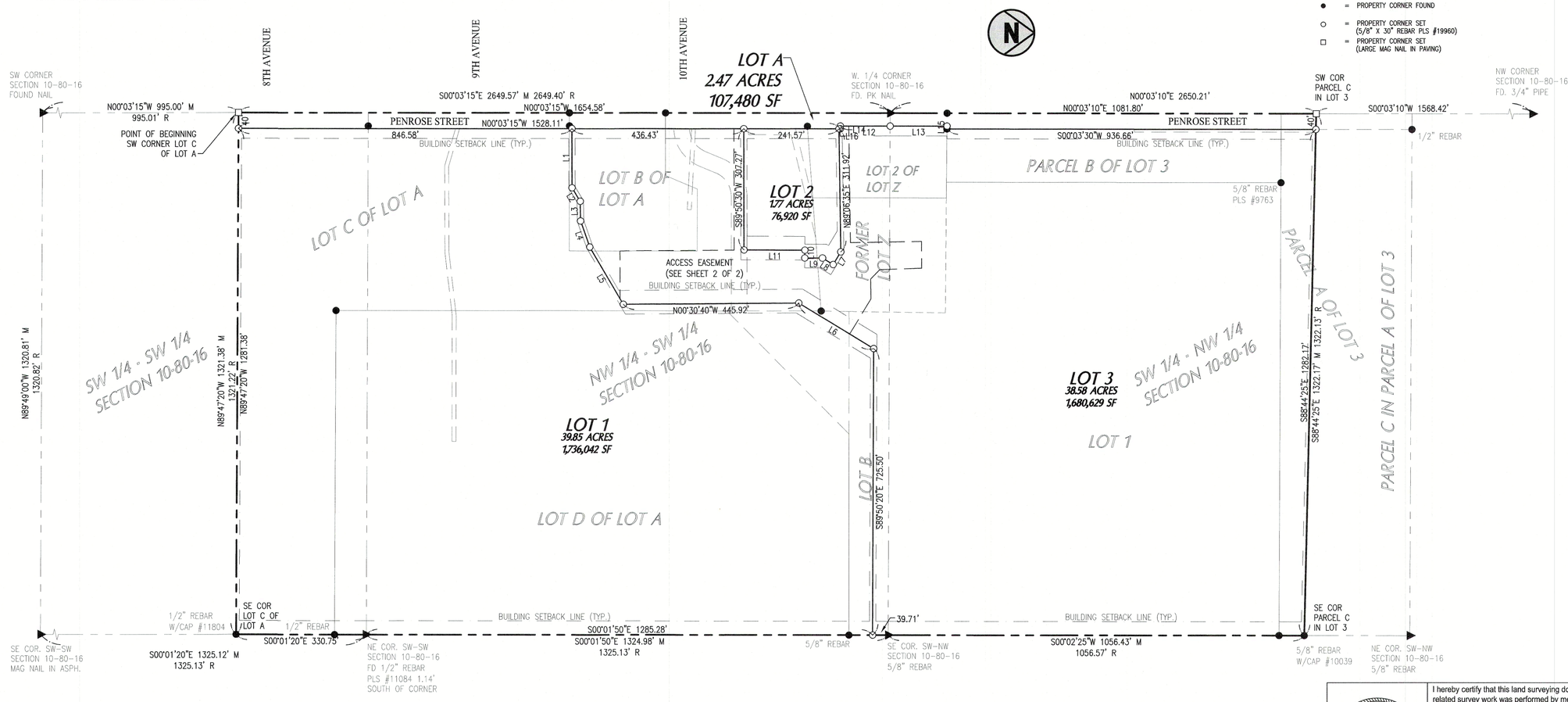
LEGAL DESCRIPTION:
Grinnell–Newburg Elementary Campus Subdivision is a replat of Lots One and Two and part of Lot Three in the West Half of Section 10 as shown on the Final Plat recorded in Book 8 on Page 14, Poweshiek County Records, AND Lot B, Lot B of Lot A, Lot C of Lot A and Lot D of Lot A of the Northwest Quarter of the Southwest Quarter and the North 10 acres of the Southwest Quarter of the Southwest Quarter of said Section 10 as shown on the Plat of Survey recorded in Book 5 on Page 16; all of the above lying in Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa, being more particularly described as follows:

Commencing at the Southwest corner of said Section 10; thence North 00°03'15" West 995.00 feet along the West line of the Southwest Quarter of said Section 10 to the Southwest corner of said Lot C of Lot A and the Point of Beginning; thence continuing North 00°03'15" West 1654.58 feet along the West line of said Southwest Quarter to the Northwest corner thereof; thence North 00°03'10" East 1081.80 feet along the West line of the Northwest Quarter of said Section 10 to the Southwest corner of Parcel C in said Lot 3 according to the Plat of Survey thereof recorded in Book 9 on Page 190; thence South 88°44'25" East 1322.17 feet along the South line of said Parcel C to the Southeast corner thereof, said point lying on the East line of said Lot Three; thence South 00°02'25" West 1056.43 feet along the East line of said Lot Three and said Lot One to the Northeast corner of said Lot B; thence South 00°01'50" East 1324.98 feet along the East line of said Lot B and Lot D of Lot A to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10; thence South 00°01'20" East 330.75 feet along the East line of said Lot D of Lot A and the East line of said Lot C of Lot A to the Southeast corner of said Lot C of Lot A; thence North 89°47'20" West 1321.38 feet along the South line of said Lot C of Lot A to the Point of Beginning, containing 82.67 acres subject to 2.47 acres of right–of–way.



VICINITY MAP
SCALE: NONE

GENERAL SYMBOLS LEGEND
▲ = SECTION CORNER FOUND
● = PROPERTY CORNER FOUND
○ = PROPERTY CORNER SET (5/8" X 30" REBAR PLS #19960)
□ = PROPERTY CORNER SET (LARGE MAG NAIL IN PAVING)



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Bobby J. Maddaleno 10-13-25

Bobby J. Maddaleno, P.L.S. Date
License number: 19960
My license renewal date is December 31, 2025
Pages or sheets covered by this seal:
SH 1 OF 2 AND SH 2 OF 2

PROFESSIONAL LAND SURVEYOR
BOBBY J. MADDALENO
19960
IOWA

GARDEN & ASSOCIATES, LTD.
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GRINNELL, IOWA

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SHEET TITLE
FINAL PLAT

SCALE: 0 75 150

DRAWN BY: TRH

APPROVED: BJM

REVISIONS:

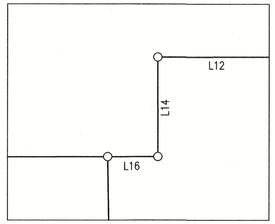
DATE: OCT. 13, 2025

PROJECT NO.: 7025144

SHEET NO.: 1 OF 2

G:\Projects\7025144 - Grinnell Newberg CSD - Subdivision in 10-80-16 - Grinnell\Drafting\Civil 3D Plan Drawings\Final Plat 7025144.dwg

FINAL PLAT
GRINNELL-NEWBURG ELEMENTARY CAMPUS SUBDIVISION
GRINNELL, IOWA



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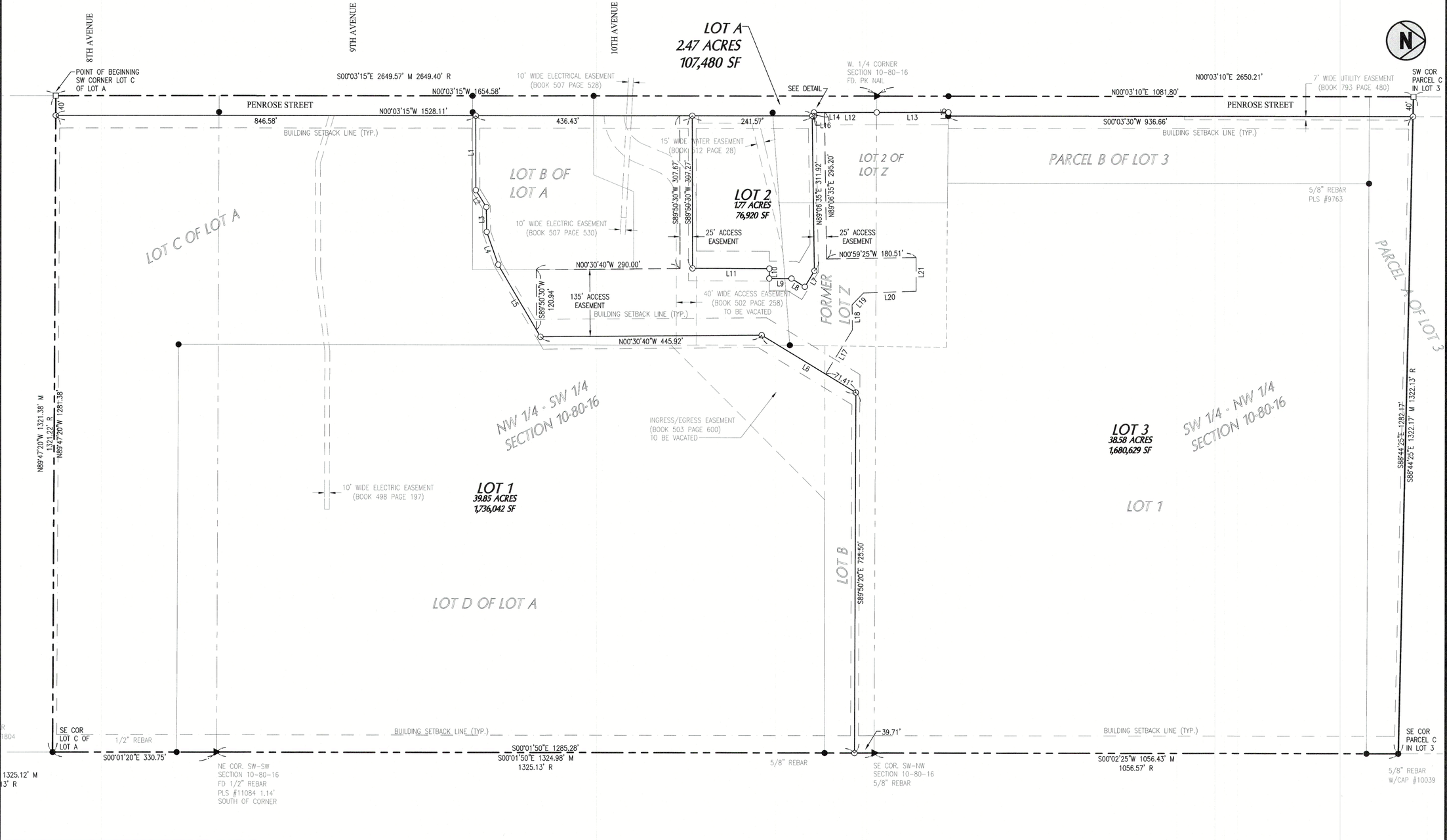

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GRINNELL-NEWBERG ELEMENTARY CAMPUS SUBDIVISION
GRINNELL, IOWA

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SHEET TITLE: FINAL PLAT

SCALE: 0 50 100

DRAWN BY: TRH

APPROVED: BJM

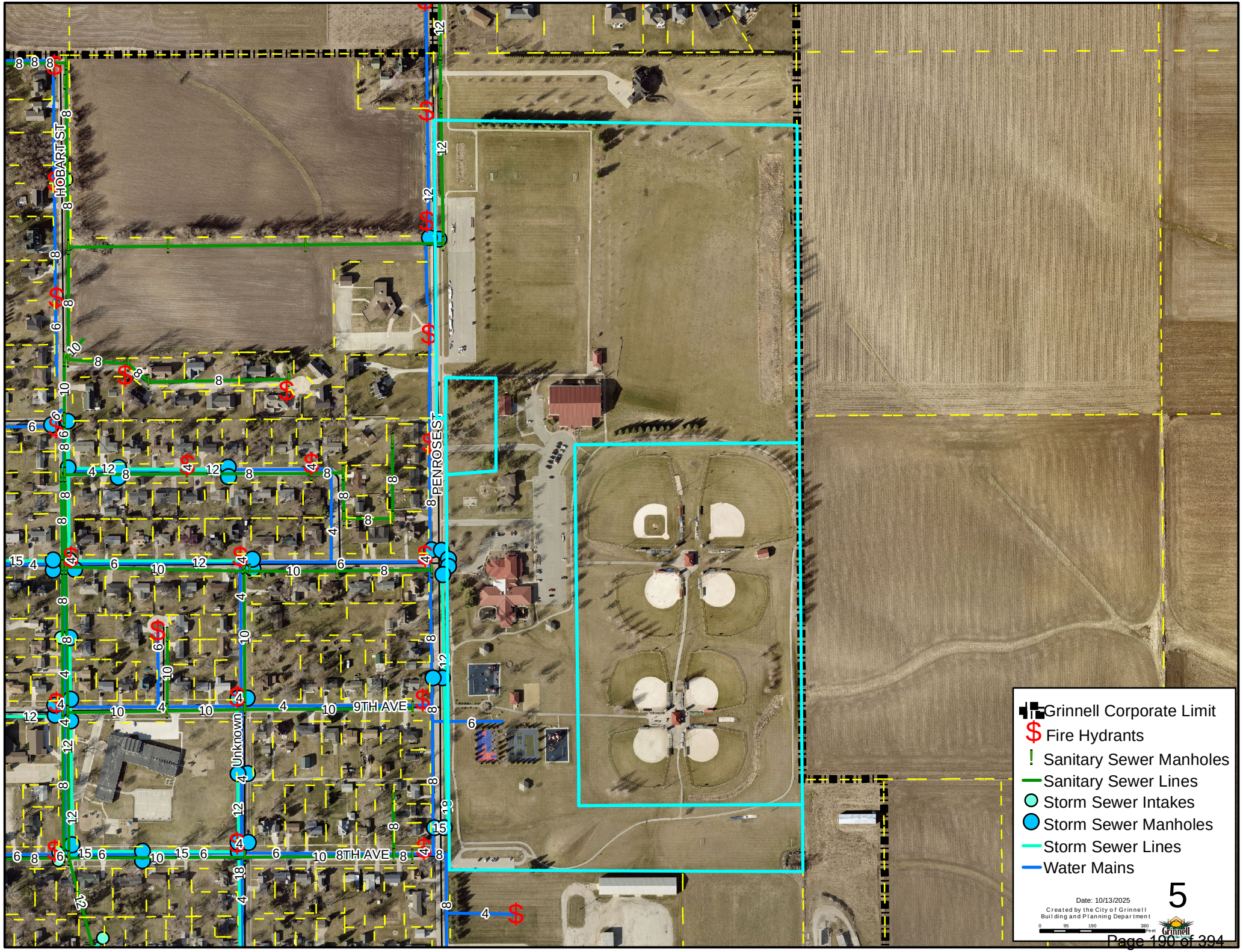
REVISIONS:

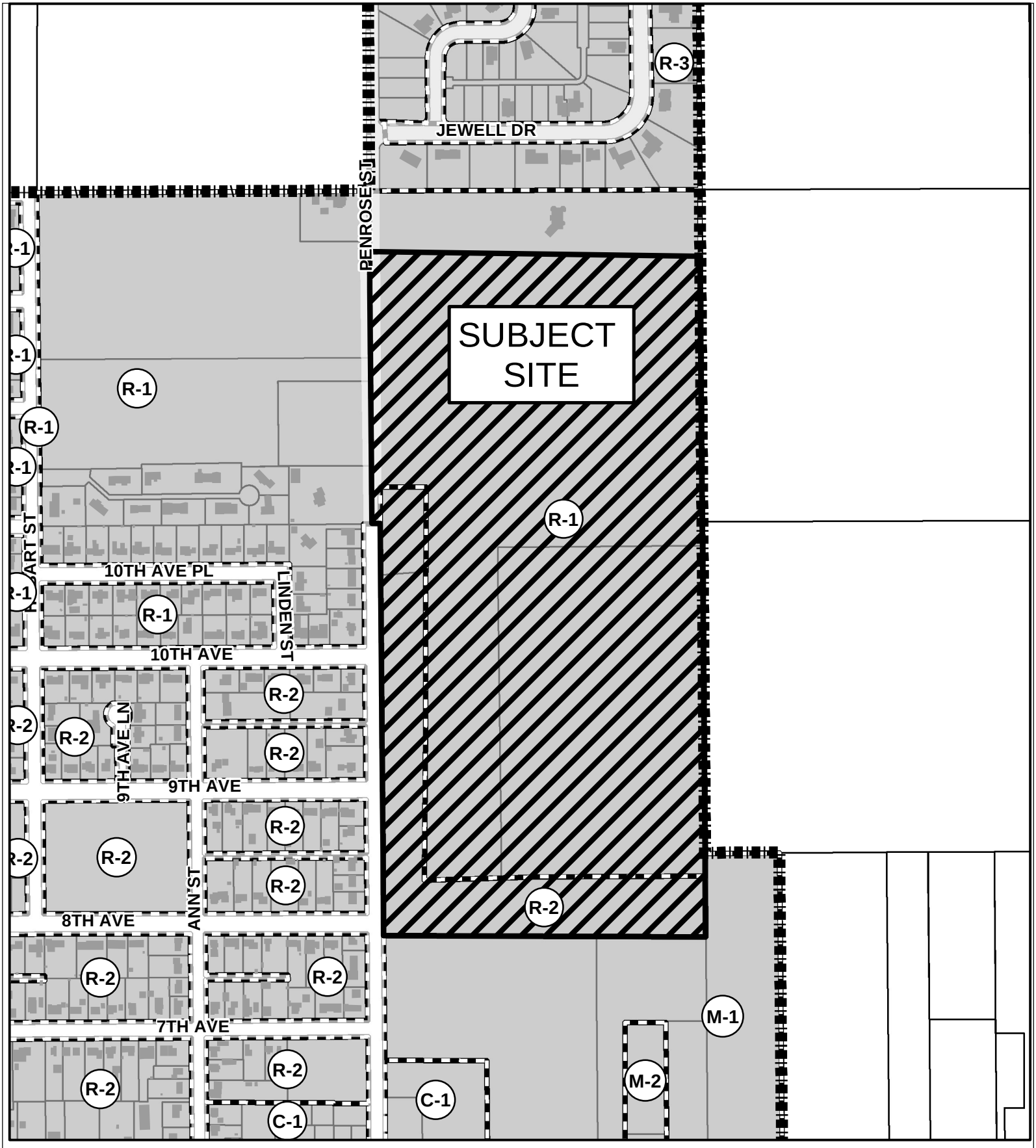
DATE: OCT. 13, 2025

PROJECT NO.: 7025144

SHEET NO.: 2 OF 2

G:\Projects\7025144 - Grinnell Newberg CSD - Subdivision in 10-80-16 - Grinnell\Drafting\Civil 3D Plan Drawings\Final Plat 7025144.dwg


HOBART ST
PENROSE ST
9TH AVE
8TH AVE
Unknown
Grinnell Corporate Limit
Fire Hydrants
Sanitary Sewer Manholes
Sanitary Sewer Lines
Storm Sewer Intakes
Storm Sewer Manholes
Storm Sewer Lines
Water Mains
Date: 10/13/2025
Created by the City of Grinnell
Building and Planning Department
0 95 190 380 Feet
5



25-4: Grinnell-Newberg Elementary Campus Subdivision

E

Grinnell
Jewel of the Prairie

Parcels
Building Footprint
City of Grinnell Zoning
Grinnell Corporate Limit

Parcel Data Source: Poweshiek County Assesor
Created By: The City of Grinnell - Building & Planning Department: TA

Date: 10/13/2025

0 235 470 940 Feet

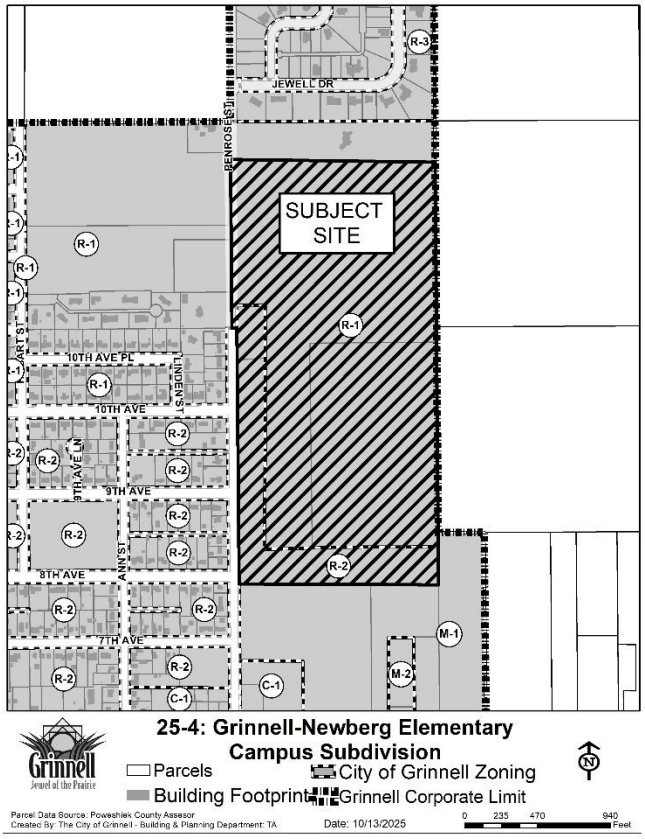
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARING

Notice is hereby given that The Planning and Zoning Commission for the City of Grinnell will meet to review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

You are further notified that the time and place of the public hearing will be Friday, October 24, 2025 at 12:00 p.m. in the Council Chambers at City Hall, 520 4th Ave and also available on zoom:

Meeting ID: 646 868 5281
Passcode: 12345

Tyler Avis
Building and Planning Director



PUBLIC NOTICE

The Planning and Zoning Commission of the City of Grinnell will meet on October 24, 2025 at 12:00pm to meet and review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial. You are further notified that the time and place of the public hearing will be in the City Council Chambers at 520 4th Avenue, Grinnell, Iowa 12:00 p.m. on Friday, October 24, 2025. The meeting can also be accessed by visiting the zoom link below or entering the meeting ID and passcode.
https://zoom.us/j/6468685281?pwd=US9qR0drckNRc2dZM0RJRTVCckxaQT09
Meeting ID: 646 868 5281 Passcode: 12345

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1510 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1507 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1327 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1309 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1625 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1819 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1529 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

472 HWY 6
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 542016
OMAHA NE 68154

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1601 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1820 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

6628 NW 84TH CIRCLE
JOHNSTON IA 50131

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 679
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1415 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

14918 HWY 6 E
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1527 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1305 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

PO BOX 80615
INDIANAPOLIS IN 46280

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2211 6TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

4340 130TH ST
MALCOM IA 50157

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1829 8TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1417 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1521 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

2000 REED
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1217 PENROSE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

4069 160TH ST
BROOKLYN IA 52211

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1832 8TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1844 9TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1515 PENROSE
GRINNELL IA 50112

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1315 PENROSE
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520 4th Ave
Grinnell, IA 50112

1848 9TH AVE
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1830 8TH
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

1425 PENROSE ST
GRINNELL IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

City of Grinnell
520 4th Ave
Grinnell, IA 50112

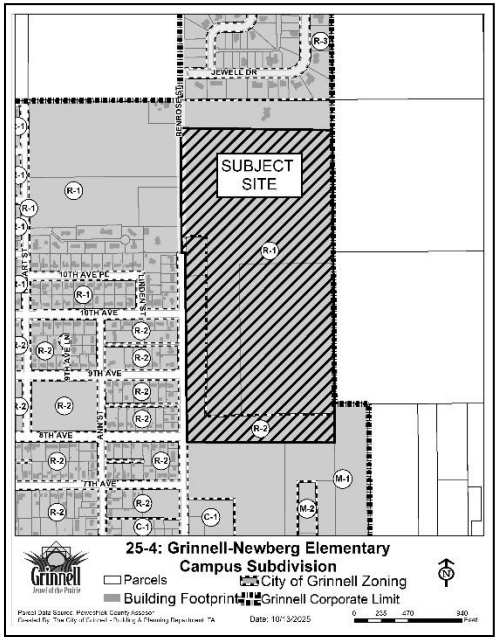
NOTICE OF PUBLIC HEARING

On **October 24, 2025 at 12:00 p.m.** a public hearing will be held before the City of Grinnell's Planning and Zoning Commission in the City Council Chambers (520 4th Ave) to give all citizens and interested parties an opportunity to be heard in relation to the following:

25-4: Review the Preliminary and Final Plats for the Grinnell-Newberg Elementary Campus Subdivision located on Penrose St and make a recommendation to City Council for approval or denial.

The meeting will also be available on Zoom;
Meeting ID: 646 868 5281.
Password: 12345

Tyler Avis
Building and Planning Director
For additional information, call 641-236-2600.



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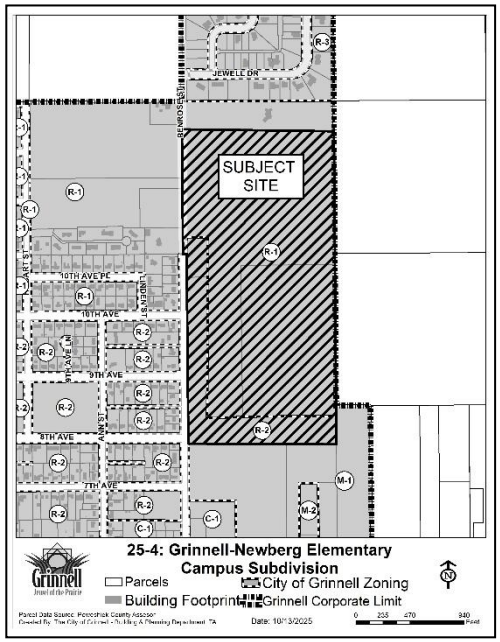

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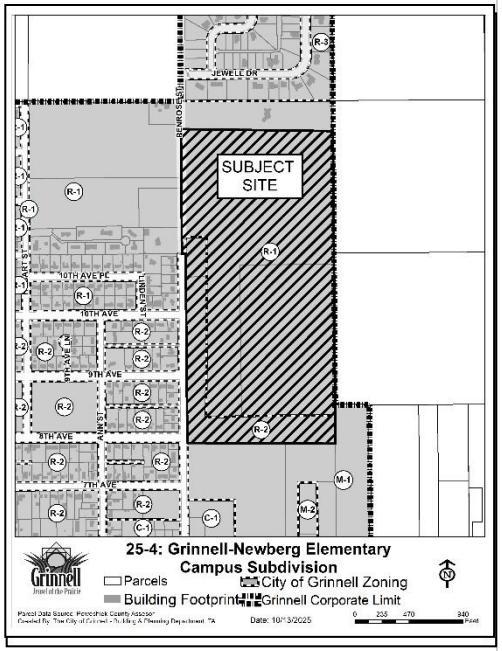

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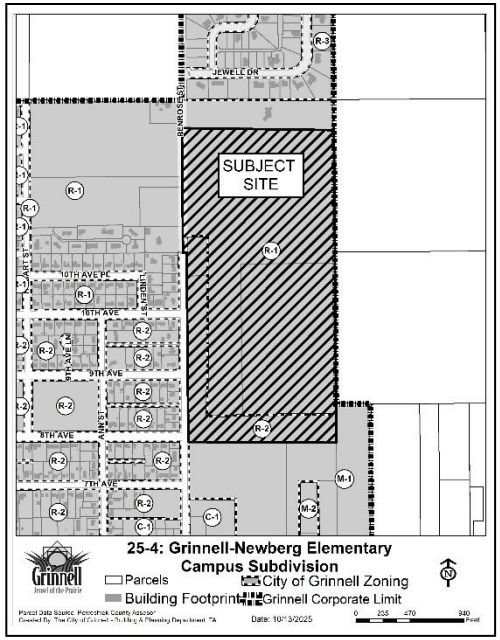

A Comprehensive Housing Needs Analysis for the City of Grinnell, Iowa

(DRAFT Copy – For Discussion)

Prepared for:

City of Grinnell

Grinnell, IA

September 2025

Maxfield Research & Consulting

Breaking Ground since 1983

901 Twelve Oaks Center Drive
Suite 922
Wayzata, MN 55391
612.338.0012
www.maxfieldresearch.com

Maxfield Research & Consulting
Breaking Ground since 1983

September 25, 2025

Mr. Russell L. Behrens
City Manager
520 4th Avenue
Grinnell, IA 50112

Mr. Behrens:

Attached is the analysis titled, "A Comprehensive Housing Needs Analysis for the City of Grinnell, Iowa." The Housing Needs Analysis examines current housing market conditions and determines the market potential for developing different types of owned and rented housing in the community to 2035.

The scope of this study includes an analysis of the demographic and economic characteristics of the City of Grinnell and surrounding area, a review of existing housing stock characteristics, and market analyses covering the for-sale, rental, and senior housing markets. Additionally, the study includes an assessment of housing affordability in the community. Detailed demand calculations and development concept recommendations are provided for Grinnell, and the study concludes with an evaluation of key opportunities and challenges associated with housing development in the community.

Please contact us if you have questions or require additional information.

Sincerely,

MAXFIELD RESEARCH AND CONSULTING

Joe Hollman
Director of Research

Attachment

(main) 612-338-0012 (fax) 612-904-7979
901 Twelve Oaks Center Drive, Suite 922, Wayzata, MN 55391
www.maxfieldresearch.com

TABLE OF CONTENTS

Title	Page
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Purpose and Scope of Study

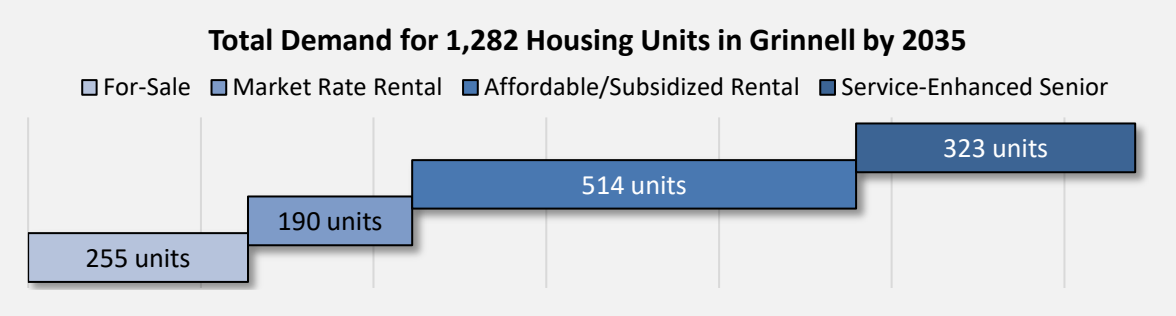
Maxfield Research and Consulting was engaged by the City of Grinnell to prepare a Comprehensive Housing Needs Analysis for the City. The analysis provides recommendations on the amount and types of housing that may be developed to meet the needs of current and future households in the community.

The scope of this study includes an analysis of the demographic and economic characteristics of Grinnell and the surrounding Primary Market Area (PMA), a review of existing housing stock characteristics, and market analyses covering the for-sale, rental, and senior housing markets. Additionally, the study includes an assessment of housing affordability in the area. Detailed housing demand calculations to 2035 and development concept recommendations are provided for the community. The study concludes with an evaluation of challenges and opportunities associated with housing development in Grinnell.

Key Findings

- There are needs across the housing continuum, but feedback from area stakeholders suggests that moderately priced housing, both owner and renter, that would target younger people and provide living options for the area's workforce is the priority need. Single-level housing alternatives that would target independent older adults and move-up detached single-family homes for families were also identified as significant needs.

- Roughly 40% of the projected demand will be for affordable and subsidized rental housing (general occupancy and senior), while 25% will be for service-enhanced housing (independent living, assisted living, memory care). Another 20% will be for owned housing units (all ages) and 15% of the demand will be for market rate rental housing (general occupancy and active adult).



- It's important to note that much of this projected demand may not be satisfied, particularly senior housing as many seniors prefer to age in place instead of moving into alternative housing. Additionally, funding availability for affordable and subsidized housing is limited, which will make it difficult to develop enough new housing to meet the projected demand.

Demographic Analysis

- As of the 2020 Census, Grinnell contained 9,764 people and 3,829 households, while there were 4,320 people and 1,716 households in the Remainder of the PMA. Between 2010 and 2020, Grinnell's population increased 3.8%, adding 346 people, while the household base expanded 4.4% (157 households). We estimate that Grinnell experienced solid growth since the COVID-19 pandemic, adding 200 people (2.1% growth) and 105 households (2.8% growth) between 2020 and 2025.

- Grinnell's population is projected to increase 2.5%, adding 244 people between 2025 and 2030, while the household base expands 3.3% (127). Grinnell is expected to add another 250 people (2.5% growth) and 135 households (3.4% growth) between 2030 and 2035.

- Achieving any population and household growth in Grinnell will be highly dependent on the availability of suitable housing options in the community catering to a variety of household types, age groups, and income levels. Growth will also be impacted by increased, or decreased, hiring by area employers.

- In 2025, the largest adult cohorts by age in Grinnell are 20 to 24 and 75 and older, totaling an estimated 1,397 people (14.3% of the population) and 1,195 people (12.3%), respectively. Age 75 and older is projected to become the largest age group in Grinnell by 2035, representing 15.7% of the total population.

- Notable population shifts projected for Grinnell between 2025 and 2035, include solid growth among the 25 to 34, 45 to 54, and 75 and older age groups and contraction for the age 35 to 44, 55 to 64, and 65 to 74 cohorts.

- In 2025, Grinnell's median household income is estimated to be $64,701, roughly -10% lower than the PMA ($71,641) and -14% lower than Iowa ($75,042). The average annual median household income growth of 1.3% projected in Grinnell between 2025 and 2030 will trail the historic annual inflation rate of 2.9% over the past ten years.

- In Grinnell, 62.7% of all households own in 2025, giving it a homeownership rate that is lower than Iowa (70.5%). The total number of renter households residing in Grinnell grew by an estimated 159 households between 2010 and 2025, an increase of 13%, while the number of owner households expanded 5% (103 households).

- In Grinnell, households living alone are estimated to be the most common household type (44% of all households), followed by married couple without children households (29%).

- Between 2010 and 2025, family households experienced modest contraction in Grinnell, declining by an estimated -64 households (-3.2%). The number of non-family households increased 21%, adding 326 households, including 28% growth among households living alone (371 households).

Employment Analysis

- Poweshiek County has historically maintained annual unemployment rates that have tracked lower than the surrounding Market area and below equilibrium (generally considered to be 5.0% vacancy). The 2024 average annual unemployment rate of 2.7% in Poweshiek County was well-below equilibrium and lower than the Region (3.6%) and Iowa (3.0%).

- The Market Area experienced a solid recovery of jobs post-COVID, and the area is expected to sustain modest employment growth over the next several years. Poweshiek County is projected to add 521 jobs between 2024 and 2035 (5.4% growth), compared to 5.1% growth in the Region. Labor availability will greatly impact the ability of Grinnell to sustain employment levels and achieve the projected job growth. New housing will be needed to support economic development in the area.

- Approximately 4,251 workers commute into Grinnell for employment daily (inflow), while 1,995 resident workers leave the community (outflow). An estimated 1,835 people both live and work in the City (interior flow).

- Overall, Grinnell is an importer of workers as a higher number of nonresidents commute into the City for employment than resident workers commute out. With 4,251 workers commuting into the City for employment daily, many commuting more than 50 miles away, there is an opportunity to provide housing options for a portion of this workforce.

- A household earning the average weekly wage in Poweshiek County ($1,186) would be able to afford an apartment renting for approximately $1,542 per month to not exceed 30% of its monthly income on housing costs, notably higher than the average rent for market rate rental housing units in Grinnell ($827).

- Assuming that a potential home buyer has good credit and makes a 10% down payment, a household would need a minimum annual income of $65,739 to be able to afford a single-family home sold at the 2024 median sale price of $208,000 in Grinnell. The average weekly wage in the County equates to an annual income of roughly $61,672.

- This data indicates that rental housing in Grinnell is relatively affordable proportionate to wages, but much of the for-sale housing would not be affordable for many workers.

Housing Characteristics

- There are an estimated 4,170 housing units in Grinnell, roughly 92% of which are occupied (3,801). By comparison, an estimated 91% of the housing units in Iowa are occupied.

- Compared to Iowa, Grinnell has higher proportions of units in attached, single-unit structures and multifamily structures with fewer than 50 units. The proportion of detached single-unit structures in Grinnell (60%) is substantially lower than Iowa (73%).

- Roughly 27% of the housing units in Grinnell were built prior to 1940, slightly higher than in Iowa (23%). The 1970s and 1980s were the most active decades in Grinnell for housing unit production. An estimated 15% of Grinnell's housing stock was built from 1970 to 1979 (618 units) and 13% of the housing units were constructed from 1980 to 1989 (551 units).

- From 2015 through May 2025, 285 new housing units were permitted in the City of Grinnell for an average of 26.8 new units per year, including 6.3 new detached single-family units, 0.2 attached single-family/duplex units, and 20.3 multifamily units per year.

- The pace of new detached single-family construction decreased from 7.6 units per year from 2015 through 2019 to 5.0 units per year (2020 through 2024). Multifamily unit production increased from 19.4 units per year (2015 through 2019) to 21.2 units per year.

For-Sale Housing Market Analysis

- Increased competition for homes (as indicated by the decreasing supply of available housing and shortened marketing times) caused strong price appreciation in recent years.

- In Grinnell the median price for detached single-family homes increased 49%, climbing from $140,000 in 2018 to $208,500 year-to-date in 2025, averaging 7.0% increases annually. Median multifamily sale prices declined from $228,000 in 2020 (two sales) to $159,000 in 2024 (six sales) before increasing to $180,500 in 2025 (two sales).

- Detached single-family homes comprised 97% of all closed sales in Grinnell since 2019, and the remaining 3% were multifamily (townhome, twin home, condominium) units.

- New construction detached single-family homes have a median price of $425,000 in Grinnell and $403,350 in the surrounding Market Area. New construction multifamily (i.e. townhome, twin home) units have a median price of $389,950 in the Market Area.

- Based on the supply of available for-sale housing in the City as of August 2025, there is a 3.8-month supply of homes available for sale on the market.

  - Equilibrium in the for-sale housing market is generally considered to be a six-month supply, indicating that there is pent-up demand for homes in Grinnell.

- As of August 2025, there were four residential lots available for sale in the PMA on the MLS, including three lots in Grinnell and one lot in the Remainder of the PMA. In addition to these lots that are being marketed for sale, there are also lots available to purchase as part of a new home construction package, but these lots are not available to purchase outright.

- Actively-marketing lots in Grinnell have a median list price of $1.99 psf ($86,667 per acre) based on the median list price of $26,000 and a median lot size of 13,068 square feet (0.30-acre).

Rental Housing Market Analysis

- Nationally, the equilibrium vacancy rate for rental housing is considered to be 5.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters.

  - Based on our survey of general occupancy apartment properties in the community, we found that affordable and subsidized facilities are 5.0% vacant and the market rate rental properties are 4.0% vacant. This data indicates that supply and demand for general occupancy rental units is fairly balanced, although there is some pent-up demand for new general occupancy market rate rental housing in Grinnell.

- Additionally, according to American Community Survey (ACS) estimates, rental housing vacancy rates in Grinnell have tracked below equilibrium, averaging 3.8% vacancy over the past five ACS survey periods.

- We identified 77 rental housing units pending in two projects in Grinnell, including 61 market rate units at The Emera and 16 market rate rental duplex units in the Scout Subdivision. Both projects are under construction.

- The average monthly rental rate across all market rate general occupancy properties is $827 ($0.91 per square foot). There is a notable difference in rents between older and newer properties. The majority of the rental housing units in the City were built in the 1970s and 1980s. Rents for units in properties built during these two decades are -25% to -30% lower than newer units built in 2000 or more recently.

Senior Housing Market Analysis

- Strong growth is occurring among seniors in the PMA. Aging of baby boomers led to 33% growth in the 65 to 74 population between 2010 and 2025 (237 people). As this group ages, the 75 and older age group is expected expand 35% by 2035, adding 414 people.

- Maxfield Research identified a total of 11 senior housing facilities in the PMA, totaling 534 units, including ten in the City of Grinnell (525 units) and one nine-unit facility in Malcom. In total, there are 288 market rate active adult ownership units, 161 affordable and subsidized rental units, and 85 service-enhanced units. Among the service-enhanced facilities, there are 57 assisted living units and 28 memory care units. Additionally, there is a proposal to redevelop the site of Davis Elementary School into 21 rental units targeting residents age 55 and older. The developer is pursuing tax credits to help finance the project

- The affordable and subsidized rental properties were 31.1% vacant at the time of our survey. It's important to note that most of these vacant units are not currently available to be rented because they're in need of repair, and the timing for these repairs will be determined based on funding availability. There were also four market rate active adult units available for sale at the time of our research, resulting in a 1.4% vacancy rate.

- Combined, the stabilized assisted living and memory care properties are 10.4% vacant, slightly above equilibrium (considered to be 7.0% vacancy for assisted living and memory care). Assisted living facilities are 8.8% vacant (five vacancies), while the stabilized memory care units are 15.0% vacant (three vacancies).

Housing Affordability

- As of September 2025, the Grinnell Housing Authority has 135 active Housing Choice Vouchers under lease in Poweshiek County with 165 applicants on a wait list.

- An estimated 30% of all households in Grinnell are considered cost-burdened (paying more than 30% of their income for housing costs), including 20% of owner households and 47% of renter households. By comparison, 17% of owner households and 40% of renter households are cost burdened in Iowa.

- An estimated 16.3% of all households in Grinnell are severely cost-burdened (paying 50% or more of their income toward housing), notably higher than 10.3% in Iowa. In Grinnell, 10.5% of owner households and 25.9% of renter households are severely cost-burdened.

- Based on current home prices, roughly 61% of owner households in the PMA could afford to purchase an entry-level detached single-family home at the 2024 median sale price of $208,000. The proportion drops to 30% that could afford a new construction move-up detached single-family home priced at $400,000.

- Roughly 60% of renter householders could afford to rent a one-bedroom unit at existing market rate rental properties in the community at the average rent of $852 per month. However, the income-qualified percentage drops to 45% that could afford monthly rents for a new construction one-bedroom unit priced at $1,200 per month.

Peer Community Comparisons

- Maxfield Research compared housing related metrics for Grinnell to six other cities in Iowa identified by the Client as peer communities, including Decorah, Newton, Oskaloosa, Pella, Storm Lake, and Waverly.

- Recent housing development activity in Grinnell is in the middle when compared to the peer communities. However, the pace of new single-family development activity in Grinnell was slowest among the peer communities. Nearly 20% of owner households in Grinnell are cost burdened, highest among the peer communities, while 47% of renter households are cost burdened (second highest)

Housing Demand Analysis

- As summarized in the following figure, we find demand for 603 general occupancy (not age-restricted) housing units in Grinnell between 2025 and 2035, including 204 for-sale units and 399 rental housing units.

- We also estimate that there is excess demand for 610 housing units targeting older adults and seniors in Grinnell in 2025, increasing to 694 units in 2035.

- There are a total of 64 existing vacant lots among eight active subdivisions in Grinnell, although just three lots are listed for sale on the MLS in Grinnell as of August 2025. Based on the for-sale housing demand calculations, there is just a 0.1-year supply of actively-marketing lots in Grinnell, increasing to a 3.3-year supply when all vacant lots are included, although several of these lots may or may not be available for future development. Additional lots will need to be platted to meet long-term demand for new ownership housing.

Summary of Housing Demand in Grinnell
2025 to 2035

General Occupancy Housing Demand 2025 to 2035	
For-Sale Units	**204**
Detached Single-Family Units	142
Other/Multifamily Units*	61
General Occupancy Rental Units	**384**
Market Rate	133
Affordable^	114
Subsidized^	137
Total General Occupancy Housing Units	**588**

Excess Senior Housing Demand			
	2025	**2030**	**2035**
Market Rate Active Adult	**101**	**103**	**108**
Ownership Units	34	48	51
Rental Units	67	55	57
Affordable & Subsidized Senior Housing^	**267**	**258**	**263**
Subsidized Units	106	99	101
Affordable Units	161	159	162
Service-Enhanced Senior Housing	**242**	**300**	**323**
Independent Living (IL)	129	146	158
Assisted Living (AL)	63	88	97
Memory Care (MC)	50	66	68
Total Senior Housing Units	**610**	**661**	**694**

*Includes twin homes, townhomes, condominiums
^Subsidized = affordable to households at 30% AMI or less
^Affordable = affordable to households at 30% to 60% AMI

Recommendations

- Based on findings from this analysis, we recommend for-sale and rental housing development concepts in Grinnell. These proposed concepts are intended to act as a development guide to meet the housing needs of existing and future households in the community. The following figures summarize recommended development concepts and price points for various housing product types in Grinnell. Detailed findings are described in the *Conclusions & Recommendations* section of this report.

- The following table summarizes a potential pricing breakdown for new construction for-sale housing units in Grinnell, including "entry-level", "move-up", and "executive" housing.

New Construction For-Sale Housing Pricing Recommendations

	Purchase Price*	Pct.	Units
Detached Single-Family			
Entry-level	Less than $275,000	30%	43
Move-up	$400,000 to $500,000	60%	85
Executive/Luxury	$600,000+	10%	14
Detached Single-Family Total:		**100%**	**142**
Other (townhomes, twin homes)			
Entry-level	Less than $250,000	35%	21
Move-up	$325,000+	65%	40
Multifamily Total:		**100%**	**61**

*Pricing is in 2025 dollars and can be adjusted to account for inflation.

- Based on anecdotal feedback, we consider homes priced below $275,000 to be entry-level, while move-up new construction detached single-family homes would likely be priced in the $400,000 to $500,000 range. Pricing for a new construction move-up multifamily units (i.e. townhome, twin home, condominium) would likely begin at $325,000.

- We anticipate that 60% of the new detached single-family units (85 units) will target move-up buyers and recommend that 30% (43) be priced for less than $275,000 to target moderate income buyers (entry-level). A limited number (10%) are expected to be priced for the executive/luxury market.

  - A household would need to have a minimum income of $86,914 to afford a home purchased at $275,000, which falls within the range considered to be "moderate-income" (i.e. $63,360 for a two-person household at 80% AMI to $98,900 at 100% AMI for a four-person household).

- We anticipate that 65% of the new construction multifamily units (40) will target move-up buyers and/or empty nesters and recommend that 35% (21 units) should be priced at $250,000 or lower to target moderate income buyers.

- The development of any new for-sale housing products in the community priced to target moderate income buyers will likely require a public-private partnership or alternative development concept (i.e. community land trust, affordable housing cooperative).

- Entry-level home demand will primarily be satisfied through turnover of the existing supply of older single-family homes in Grinnell by increasing the supply of move-up housing or with the increased development of townhome and twin home products.

- In addition to demand for owned housing products, we find demand for additional general occupancy rental housing options in Grinnell.

- Vacancy data suggests that supply and demand for general occupancy rental units is fairly balanced, although there is some pent-up demand for new general occupancy market rate rental housing in Grinnell.

- The following figure provides a summary of the recommended rental housing by product type, including monthly rent ranges, development timing, and target markets.

General Occupancy Rental Housing Recommendations

	Monthly Rent Range[1]	No. of Units	Development Timing
Market Rate & Workforce Rental			
Apartments	Studio $1,050 - $1,400 2BR	28 - 32	2025+
Townhomes	2BR $1,450 - $1,550 3BR	10 - 14	2025+
Target Markets:	An apartment building would likely attract younger workforce renters, lifestyle renters, older adults, and seniors. Rental townhomes would target young family households, empty-nesters, and seniors.		
Affordable Rental[2]			
Apartments	Studio $693 - $1,113 2BR	20 - 24	2028+
Townhomes	2BR $891 - $1,286 3BR	8 - 12	2028+
Target Markets:	We recommend projects targeting households at 40% to 60% AMI which would likely be comprised of singles, single-parent households, older adults and seniors.		

[1] Pricing in 2025 dollars and can be adjusted to account for inflation.

[2] Affordablity subject to income guidelines; recommended rent ranges based on max rents at 40% and 50% AMI

Note - Recommended development concepts do not equate to total demand.

- We recommend modestly sized projects (i.e. 28- to 32-unit market rate apartment building, 20- to 24-unit affordable building, 8- to 14-unit rental townhome projects). We also recommend a phased approach to rental housing development in the City, beginning with a new market rate project priced to target the community's workforce.

- Feeback from area employers and other stakeholders indicates that many workers that need moderately priced housing (i.e. young teachers, manufacturing workers, etc.) earn roughly $18 to $25 per hour, equating to approximately $37,000 to $52,000 per year. We recommend a market rate rental housing project with rent limits set to target households earning between 60% and 120% AMI ($41,580 to $83,160 for a one-person household).

- The growing older adult and senior population will support long-term demand for senior housing units in Grinnell through 2035. Demand exists for a variety of senior housing products, and we recommend the development of additional senior housing units to provide housing options for these residents as they age.

- The development of new senior housing will satisfy housing needs in Grinnell by increasing the number of options for older adult and senior residents that want to relocate into new age-restricted housing. Additionally, the development of housing alternatives for seniors will stimulate the turnover of existing homes and rental units occupied by seniors, creating more opportunities for general occupancy buyers and renters.

- The following table summarizes a recommended mix of senior housing units by service level including product type, pricing, project size, and development timing.

Recommended Senior Housing Development Concepts

	Pricing Range[1]	No. of Units	Development Timing
Age Restriced Senior Housing			
Active Adult Rental Housing			
Market Rate[2]	$1,200/1BR - $1,600/2BR	18 - 22	2025+
Affordable[2,3]	$928/1BR - $1,113/2BR	24 - 28	2028+
Active Adult For-Sale Housing			
Detached Villas/Townhomes/Condos	$275,000 - $450,000+	Ongoing	2025+
Market Rate Service-Enhanced Senior Housing			
Independent Living	$1,900/1BR - $2,900/2BR	28 - 32	2025+
Assisted Living	$3,400/Studio - $5,200/2BR	16 - 20	2028+
Memory Care[4]	$5,000/Studio - $6,500/1BR	10 - 14	2025+

[1] Pricing in 2025 dollars. Pricing can be adjusted to account for inflation.

[2] Alternative concept is to combine affordable and market rate active adult into mixed-income building.

[3] Affordablity subject to income guidelines; rates based on max rents at 50% AMI

[4] Memory care housing could be a component of an assisted-living or service-intensive building.

Note - Unit amounts reflect recommended size of property that for a single project, but do not equal total calculated long-term demand

Purpose and Scope of Study

Maxfield Research and Consulting was engaged by the City of Grinnell to prepare a Comprehensive Housing Needs Analysis for the community. The analysis provides recommendations on the amount and types of housing that may be developed to meet the needs of current and future households in the community.

The scope of this study includes an analysis of the demographic and economic characteristics of Grinnell and the surrounding area, a review of existing housing stock characteristics, and market analyses covering the for-sale, rental, and senior housing markets. Additionally, the study includes an assessment of housing affordability in the area.

Detailed housing demand calculations to 2035 and development concept recommendations are provided for the community. The study concludes with an evaluation of challenges and opportunities associated with housing development in Grinnell.

Methodology

This report includes both primary and secondary research. Primary research includes personal interviews, data on existing rental properties, and information on pending developments. Secondary research, which is credited to the source when used, is always used as a basis for analysis and is carefully considered along with other factors that may impact projections. Secondary data resources include:

- City of Grinnell and Poweshiek County
- Bureau of Labor Statistics
- Central Iowa Board of Realtors
- Columbia University CIESIN
- Craftsman Construction Cost Manual
- ESRI
- Iowa Department of Inspections & Appeals Health Facility Database
- Iowa Workforce Development
- Iowa State Data Center
- Jasper County
- Realtor.com
- United States Census Bureau Decennial Census, American Community Survey, and Local Employment Dynamics
- United States Department of Housing and Urban Development (HUD)

Demographic Review

Introduction

Demographic characteristics and trends are important factors when evaluating housing needs in any given market. This section of the report reviews the demographic and economic characteristics of Grinnell and the surrounding area to provide insight into demand for various housing product types. The following topics are evaluated.

- Population and household growth trends and projections
- Age distribution of the population
- Household income distribution by age group
- Household tenure by income and age group
- Average household sizes
- Household types
- Race and ethnicity
- Household mobility

Data sources utilized for this analysis include ESRI, a nationally recognized demographic services firm, the Iowa State Data Center, the U.S Census Bureau Decennial Census, and the U.S. Census Bureau American Community Survey ("ACS"). Additionally, population projections from the Columbia University Center for International Earth Science Information Network (CIESIN) and the NASA Socioeconomic Data and Applications Center are referenced.

The ACS is an ongoing statistical survey that gathers data previously contained only in the long form of the Decennial Census to provide an ongoing portrait of demographic, economic, social, and household characteristics every year, not just every ten years. Maxfield Research and Consulting utilizes five-year data estimates, which provide a larger sample size and have a longer data collection period than the one-year data estimates. At the time this analysis was prepared, the 2019-2023 ACS was the most recent five-year data available.

For reference, a household is an occupied housing unit, while a householder refers to the person in whose name the housing unit is owned or rented. Housing unit is defined as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters.

Market Area Definition

Maxfield Research determined the draw area for housing in Grinnell, Iowa based on geographic and man-made barriers, commuting patterns, community orientation, places of employment, proximity to other communities, and our general knowledge of housing draw areas. Grinnell-Newburg Community School District boundaries were also taken into consideration.

Based on these factors, we delineated a Primary Market Area (PMA) consisting of the City of Grinnell along with ten townships surrounding Grinnell, including seven in Poweshiek County and three in Jasper County as summarized below.

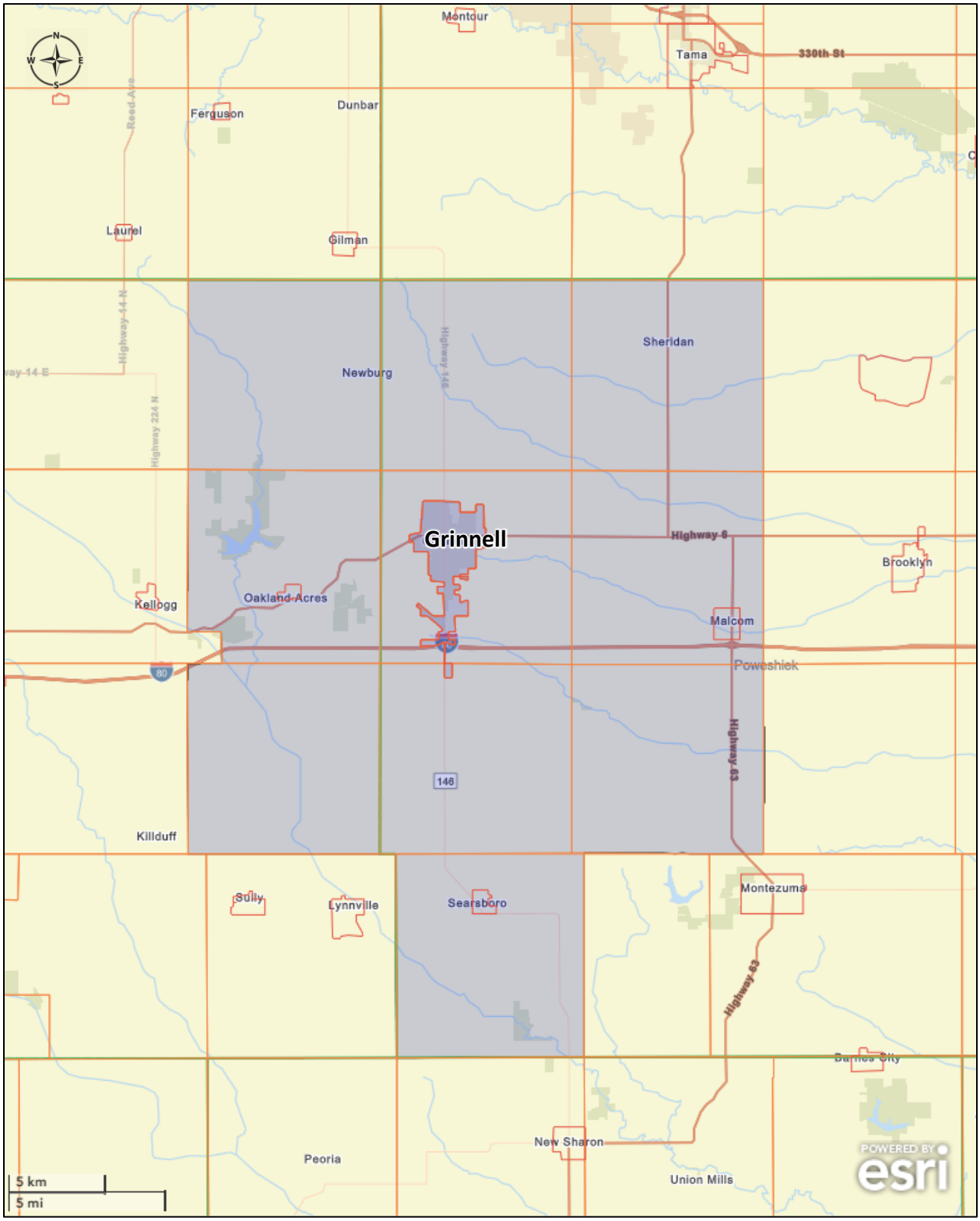
Primary Market Area	
Poweshiek County	**Jasper County**
City of Grinnell	Hickory Grove township
Chester township	Richland township
Grant township	Rock Creek township
Malcom township	
Pleasant township	
Sheridan township	
Sugar Creek township	
Washington township	

Housing demand in Grinnell will be driven primarily by household growth and turnover of existing households in the PMA. A portion of the demand, however, will be generated from outside the area, so select demographic and economic comparisons are made to Poweshiek County, the 14-County South Central Iowa Local Workforce Development Area as defined by the Iowa State Workforce Development Board, and the State of Iowa throughout this report.

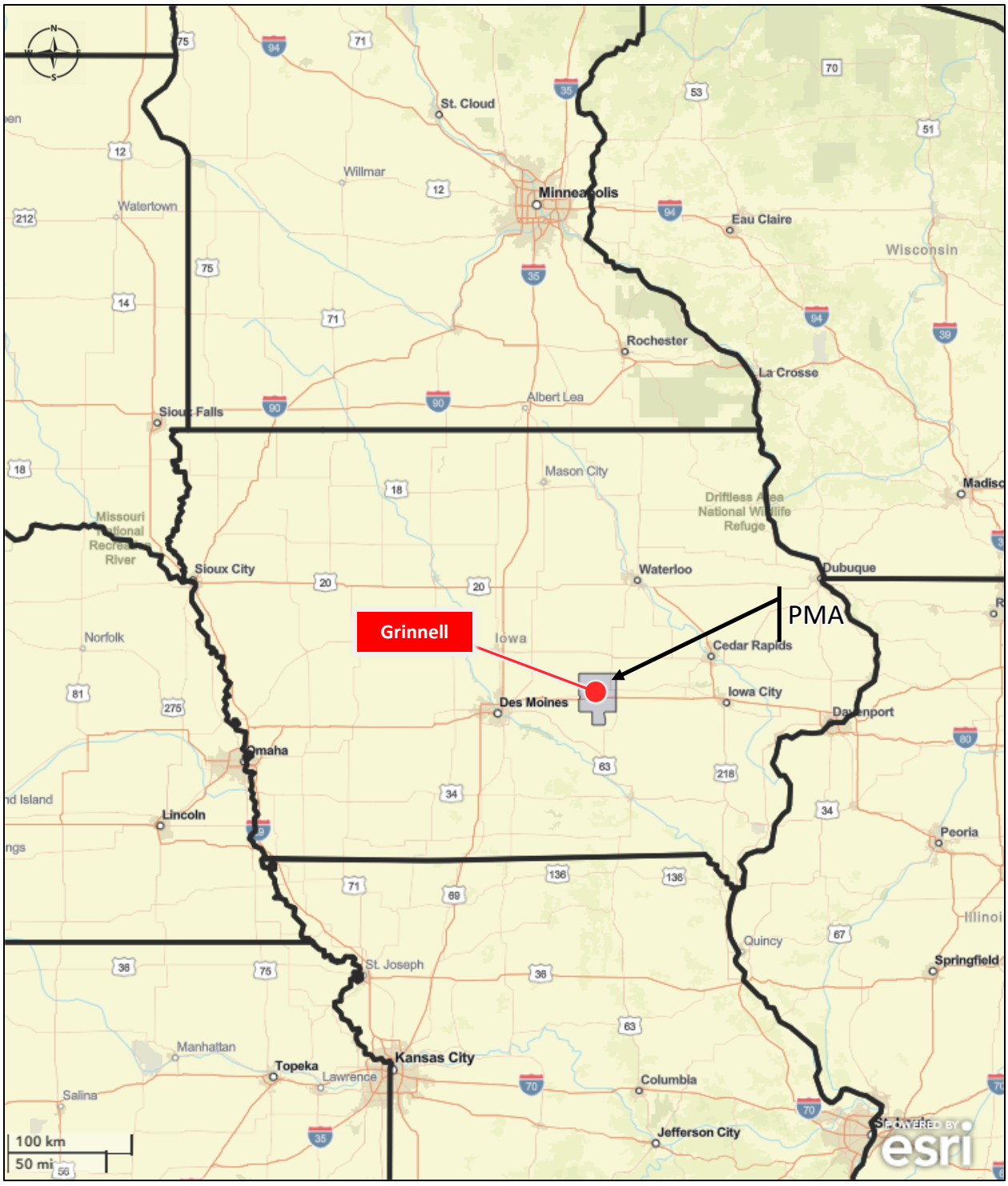
We estimate that 70% to 75% of the demand for housing units in Grinnell will be generated from the PMA, depending on product type. The remaining portion of demand (25% to 30%) will come from outside the defined PMA.

The following maps illustrate the location of Grinnell within the PMA along with its regional location in Iowa.

Primary Market Area



Regional Location

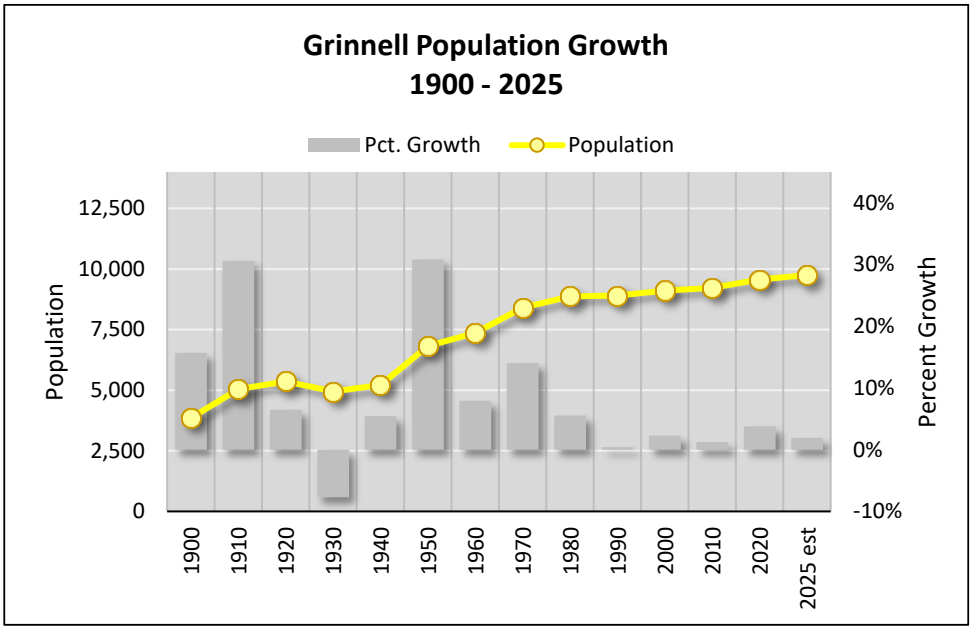


Population and Household Growth Trends

The table on the following page presents population and household growth trends in the Market Area from 2010 to 2035. The 2010 and 2020 figures are from the United States Census. Estimates for 2025 are based on a review of population and household estimates provided by the Iowa State Data Center and ESRI, with adjustments made by Maxfield Research based on recent building permit trends (new housing unit construction) to reflect current year data.

The 2030 and 2035 population projections for Grinnell are based on forecasts published in the October 2024 "Plan Grinnell" comprehensive plan. Maxfield Research utilized the 0.5% annual growth rate scenario to arrive at the projections for the City. We then made projections for the PMA based on a review of changes to the proportion of the PMA's population that reside in Grinnell and the Remainder of the PMA since 2010. Population projections for Iowa are based on growth rate projections provided by the Columbia University Center for International Earth Science Information Network (CIESIN). Household projections for 2030 and 2035 are based on average household size trends and forecasts from ESRI. Housing projects in the development pipeline were also taken into consideration.

- The following graph depicts historical population growth trends in Grinnell from 1900 to 2025. As shown, Grinnell's population declined in the 1930s but has experienced continual growth since 1940, although the rate of growth was minimal during the 1990s.



- Historically, Grinnell averaged 0.9% population growth on an annual basis, although the rate of growth has decelerated to 0.2% growth annually since 1990. The pace of growth accelerated slightly to 0.4% average annual growth since 2010.

TABLE 1

POPULATION AND HOUSEHOLD GROWTH TRENDS AND PROJECTIONS
GRINNELL MARKET AREA
2010 to 2035

Population

	Grinnell		PMA		Remainder of PMA		Iowa	
2010 Census	9,218		13,657		4,439		3,046,355	
2020 Census	9,564		13,808		4,244		3,190,369	
2025 Estimate	9,745		14,057		4,312		3,254,358	
2030 Forecast	9,988		14,331		4,342		3,343,706	
2035 Forecast	10,238		14,605		4,367		3,429,869	
Change	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2010 - 2020	346	3.8%	151	1.1%	-195	-4.4%	144,014	4.7%
2020 - 2025	181	1.9%	249	1.8%	68	1.6%	63,989	2.0%
2025 - 2030	244	2.5%	274	1.9%	30	0.7%	89,348	2.7%
2030 - 2035	250	2.5%	274	1.9%	25	0.6%	86,162	2.6%

Households

	Grinnell		PMA		Remainder of PMA		Iowa	
2010 Census	3,567		5,340		1,773		1,221,576	
2020 Census	3,724		5,410		1,686		1,288,560	
2025 Estimate	3,829		5,545		1,716		1,320,762	
2030 Forecast	3,956		5,698		1,742		1,360,890	
2035 Forecast	4,090		5,853		1,762		1,398,805	
Change	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
2010 - 2020	157	4.4%	70	1.3%	-87	-4.9%	66,984	5.5%
2020 - 2025	105	2.8%	135	2.5%	30	1.8%	32,202	2.5%
2025 - 2030	127	3.3%	153	2.8%	26	1.5%	40,128	3.0%
2030 - 2035	135	3.4%	155	2.7%	20	1.1%	37,915	2.8%

Sources: US Census; ESRI; Iowa State Data Center; City of Grinnell; CIESIN; Maxfield Research & Consulting

- As of 2020, Grinnell contained 9,764 people and 3,829 households, while there were 4,320 people and 1,716 households in the Remainder of the PMA.

- Between 2010 and 2020, Grinnell's population increased 3.8%, adding 346 people, while the household base expanded 4.4% (157 households).

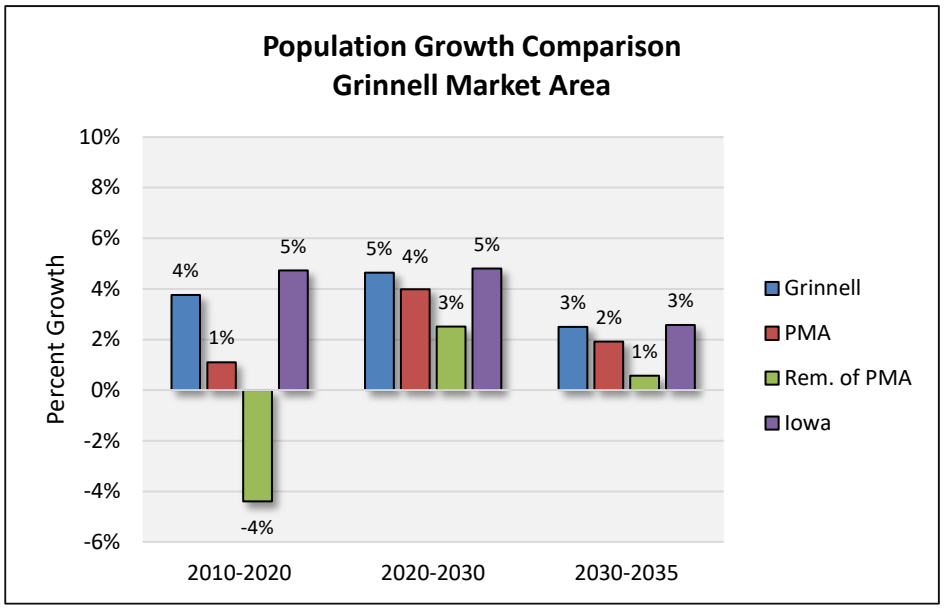
  - The population in the Remainder of the PMA contracted -4.4% (-195 people) during the decade against -4.9% decrease in households (-87 households).

- We estimate that the Market Area experienced solid growth since the COVID-19 pandemic, with Grinnell adding 200 people (2.1% growth) and 105 households (2.8% growth) between 2020 and 2025, while the Remainder of the PMA gained 76 people (1.8%) and 30 households (1.8%).

- By comparison, Iowa experienced 4.7% population growth and 5.5% household growth from 2010 to 2020. Between 2020 and 2025, the State's population expanded an estimated 2.0% while the household base increased 2.5%.

- Between 2025 and 2030, Iowa's population is expected to increase 2.7% against household growth of 3.0%. The State's population is projected to expand another 2.6% between 2030 and 2035 while the household base increases 2.8%.

- The PMA is expected to add 249 people (1.8% growth) and 153 households (2.8%) between 2025 and 2030, including 2.5% population growth (244 people) and 3.3% household growth (127 households) in Grinnell.



- Between 2030 and 2035, the PMA is projected to experience 1.9% population growth (274) against 2.7% household growth (155). Grinnell is expected to add 250 people (2.5% growth) and 135 households (3.4% growth) between 2030 and 2035.

  - The pace of growth in Grinnell is projected to exceed growth in the Remainder of the PMA, which is expected to increase by 55 people (1.3%) and 46 households (2.8%) between 2025 and 2035.

- Achieving any population and household growth in Grinnell will be highly dependent on the availability of suitable housing options in the community catering to a variety of household types, age groups, and income levels.

  - Increased, or decreased, hiring at area employers will also impact growth.

Population Age Distribution

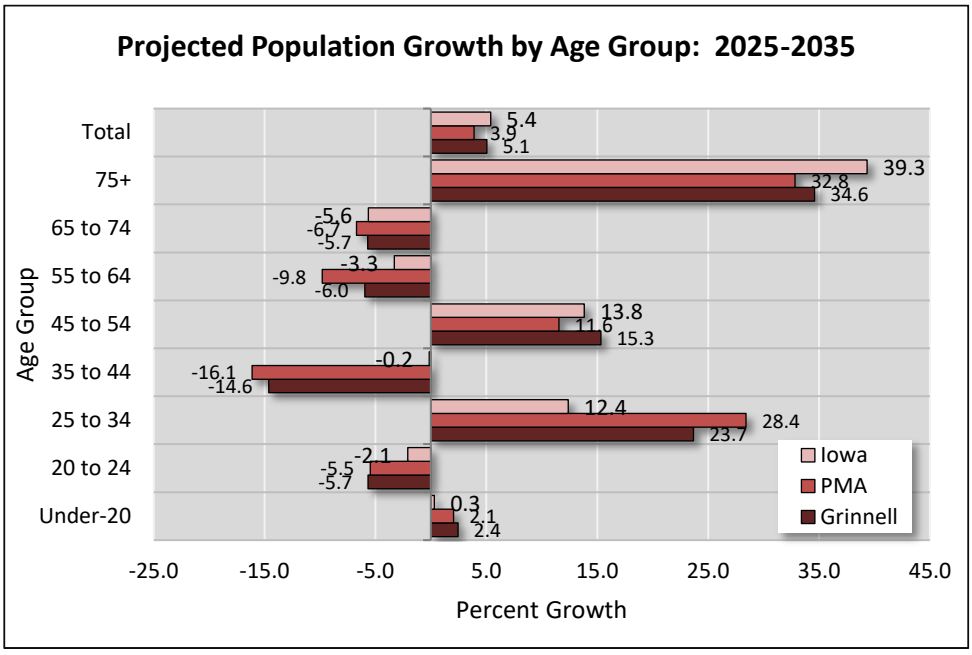
The age distribution of a community's population helps evaluate the type(s) of housing needed. For example, younger and older people are more attracted to higher-density housing located near services and entertainment while middle-aged people (particularly those with children) traditionally prefer lower-density single-family homes.

The table on the following page presents the age distribution of the Market Area population from 2010 to 2035. Information from 2010 and 2020 is sourced from the U.S. Census. The 2025 estimates and projections for 2030 were provided by ESRI, with adjustments made by Maxfield Research to reflect current information. The 2035 projections are based on county-level data provided by the CIESIN, adjusted by Maxfield Research to reflect the local 2035 population forecasts.

- Generation Z (under the age of 22) represents the largest share of the population in Grinnell (31%), followed by Millennials (age 23 to 40) at 23%. Baby Boomers (age 57 to 74) and Generation X (age 41 to 56) represent 18% and 15% of the population, respectively. The Silent Generation (age 75+) represents 12% of Grinnell's population in 2025.

- In 2025, the largest adult cohorts by age in Grinnell are 20 to 24 and 75 and older, totaling an estimated 1,397 people (14.3% of the population) and 1,195 people (12.3%), respectively.

- Age 55 to 64 is the largest cohort in the PMA with 1,674 people (11.9% of the population), followed closely by the 75 and older age cohort with 1,636 people (11.6%). In Iowa, age 35 to 44 is the largest cohort with 12.6% of the total population.



- Age 75 and older is projected to become the largest age group in Grinnell and the PMA by 2035, representing 15.7% and 14.9% of the total population, respectively. Age 25 to 34 is expected to become the largest age cohort in Iowa (13.2% of the population) by 2035.

TABLE 2

POPULATION AGE DISTRIBUTION
GRINNELL MARKET AREA
2010 - 2035

	Census		Estimate	Projection		Change 2010-2025		Change 2025-2035	
Age	2010	2020	2025	2030	2035	No.	Pct.	No.	Pct.
Grinnell									
Under-20	2,402	2,398	2,308	2,210	2,364	-95	-3.9	56	2.4
20 to 24	1,326	1,399	1,397	1,411	1,318	71	5.4	-79	-5.7
25 to 34	826	930	975	967	1,206	149	18.0	231	23.7
35 to 44	874	918	1,008	1,022	861	134	15.4	-147	-14.6
45 to 54	1,083	872	880	931	1,015	-203	-18.8	135	15.3
55 to 64	946	1,079	1,030	986	969	84	8.9	-61	-6.0
65 to 74	717	884	952	1,014	898	235	32.8	-54	-5.7
75+	1,044	1,084	1,195	1,448	1,608	151	14.5	413	34.6
Total	**9,218**	**9,564**	**9,745**	**9,988**	**10,238**	**527**	**5.7**	**493**	**5.1**
Primary Market Area									
Under-20	3,484	3,439	3,333	3,196	3,401	-151	-4.3	68	2.1
20 to 24	1,495	1,572	1,591	1,619	1,504	96	6.4	-87	-5.5
25 to 34	1,201	1,304	1,353	1,400	1,737	152	12.6	385	28.4
35 to 44	1,481	1,339	1,494	1,496	1,253	13	0.9	-241	-16.1
45 to 54	1,921	1,452	1,363	1,402	1,520	-558	-29.1	158	11.6
55 to 64	1,622	1,862	1,674	1,545	1,510	52	3.2	-164	-9.8
65 to 74	1,135	1,415	1,613	1,707	1,505	478	42.1	-108	-6.7
75+	1,318	1,425	1,636	1,967	2,173	318	24.1	537	32.8
Total	**13,657**	**13,808**	**14,057**	**14,331**	**14,605**	**400**	**2.9**	**548**	**3.9**
Iowa									
Under-20	820,510	833,116	817,901	800,654	820,508	-2,609	-0.3	2,607	0.3
20 to 24	213,350	216,654	230,602	240,399	225,780	17,252	8.1	-4,822	-2.1
25 to 34	382,583	397,833	401,729	411,587	451,520	19,146	5.0	49,791	12.4
35 to 44	364,548	388,763	411,537	420,675	410,918	46,989	12.9	-618	-0.2
45 to 54	439,726	359,346	367,782	399,823	418,685	-71,944	-16.4	50,904	13.8
55 to 64	372,750	420,204	381,320	357,669	368,777	8,570	2.3	-12,543	-3.3
65 to 74	224,656	330,155	362,266	371,737	341,863	137,610	61.3	-20,403	-5.6
75+	228,232	244,298	281,223	341,162	391,818	52,991	23.2	110,595	39.3
Total	**3,046,355**	**3,190,369**	**3,254,358**	**3,343,706**	**3,429,869**	**208,003**	**6.8**	**175,511**	**5.4**

Sources: US Census; ESRI; CIESIN; Maxfield Research & Consulting

- The fastest population growth in the Market Area is projected to occur among the 75 and older age group, as aging of baby boomers led to a substantial increase in the 65 to 74 age group between 2010 and 2025, increasing 33% in Grinnell, 42% in the PMA, and 61% in Iowa.

  - As this group ages, the 75 and older age group is expected to increase 35% in Grinnell, 33% in the PMA, and 39% in the State between 2025 and 2035.

  - The 55 to 64 and 65 to 74 age groups are projected to contract -6.0% and -5.7%, respectively, in Grinnell between 2025 and 2035. By comparison, the 55 to 64 and 65 to 74 age groups are expected to decline -3.3% and -5.6%, respectively, in Iowa.

- The 45 to 54 age group is expected to expand 15% in Grinnell, adding 135 people, between 2025 and 2035, as the "echo boom" (Millennial) generation moves into this age cohort. The age 45 to 54 cohort is projected to increase 12% in the PMA and 14% in Iowa during that time period.

- Grinnell is also expected to experience solid growth among people age 25 to 34, adding 231 people between 2025 and 2035 (24% growth).

  - The 25 to 34 age cohort is projected to increase 28% in the PMA (385 people) and 12% in Iowa during that time period.

- Typical housing products sought by households in various age groups include:

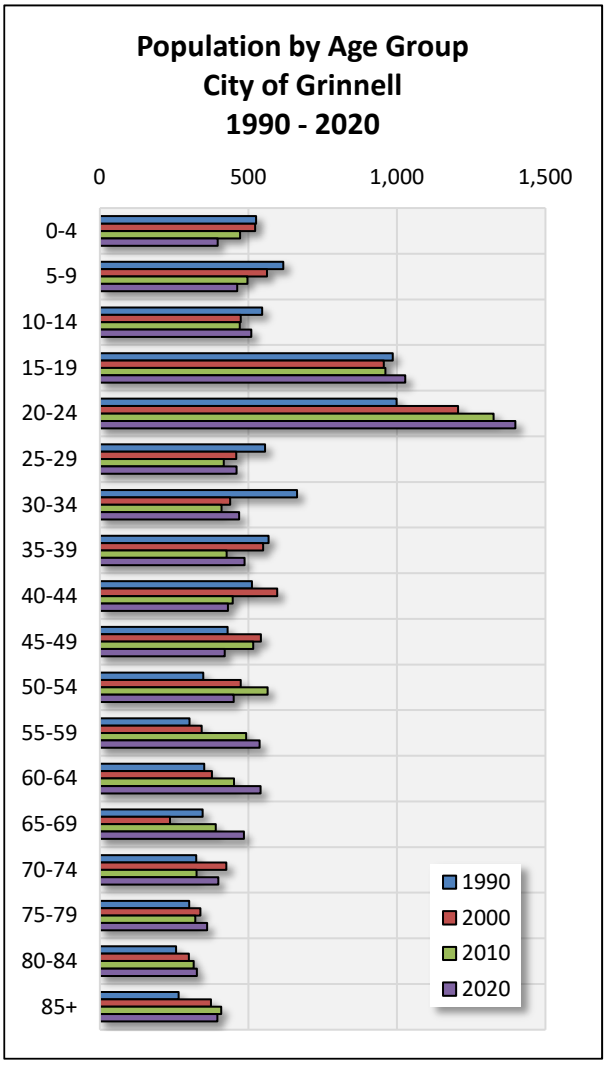
  - Rental housing targeting the young adult (20 to 24 and 25 to 34) age groups
  - Maintenance-free, single-level housing (ownership or rental) targeting the empty nester population (55 to 74 age group)
  - Entry-level ownership housing for first-time home buyers (age 25 to 34)
  - Move-up ownership housing for family households (age 35 to 54), and,
  - Age-restricted active adult or service-enhanced (i.e. assisted living) senior housing for people age 65 and older.

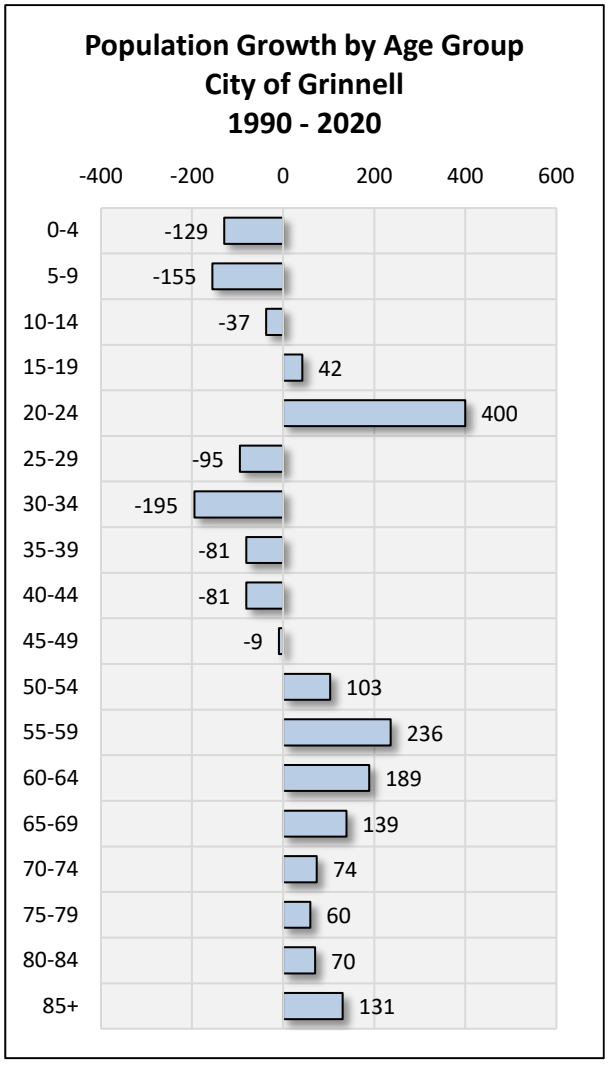
- Based on age distribution projections for Grinnell and the PMA, housing demand growth is expected to be strongest for units catering to the senior population, move-up ownership housing, as well as entry-level housing and rental housing for the younger age groups.

- The graphs on the following page illustrate shifts in Grinnell's population by age group from 1990 to 2020. Data is sourced from the Decennial Census.

- Due, in large part, to the presence of Grinnell College, the 20 to 24 and 15 to 19 age groups have been the largest age cohorts in the City since the 1990 Census.

- Aside from the college-age cohorts, Grinnell's age group concentrations have trended older.
  - In 1990, the two largest age groups (excluding 15 to 19 and 20 to 24), were 30 to 34 and 35 to 39, representing 7.5% and 6.4% of the total population, respectively. The largest population concentrations shifted to age 35 to 39 (6.0%) and age 40 to 44 (6.5%) in 2000, then age 45 to 49 (5.6%) and age 50 to 54 (6.1%) in 2010.
  - As of the 2020 Census, the two largest age groups, aside from 15 to 19 and 20 to 24, in Grinnell were 60 to 64 (5.7%) and 55 to 59 (5.6%).
- From 1990 to 2020, the largest population growth in Grinnell occurred in the 20 to 24 age group, adding 400 people (40% growth), followed by the 55 to 59 age group (236 people, 78% growth) and the 60 to 64 age group (189 people, 54% growth).
- All cohorts age 50 and older experienced population growth between 1990 and 2020, while contraction occurred in all age cohorts between 25 and 49.



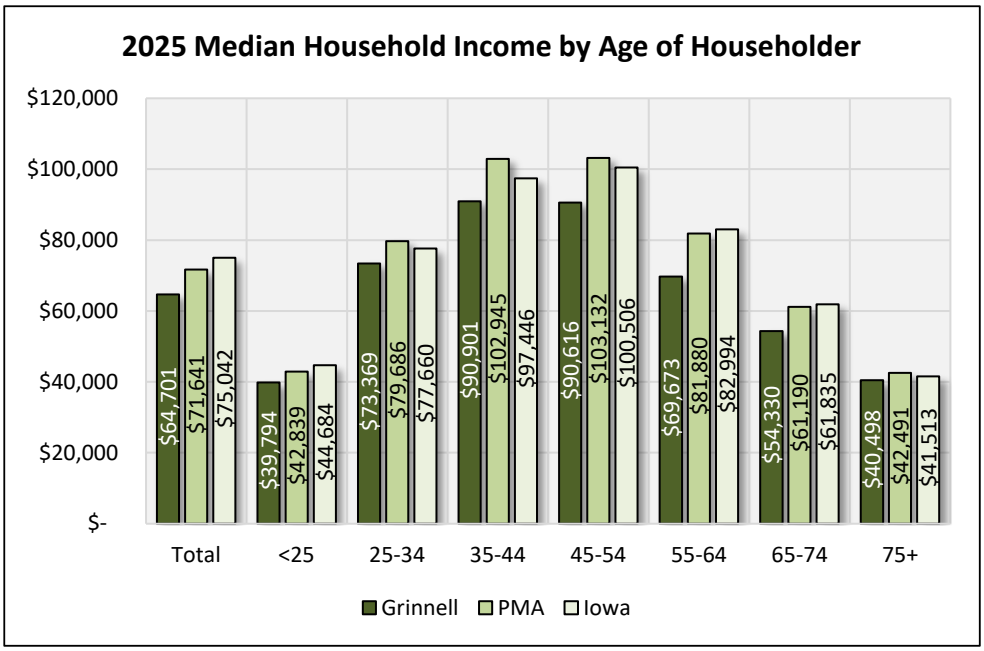


Household Income

Household income data helps ascertain the demand for different types of housing based on the size of the market at specific cost levels. In general, housing costs of up to 30% of income are considered affordable by the U.S. Department of Housing and Urban Development (HUD). The tables on the following pages present data on household income by age of householder for Grinnell and the PMA in 2025 and 2030. The data is estimated by ESRI with adjustments made by Maxfield Research to reflect current household estimates and projections.

- In 2025, Grinnell's median household income is estimated to be $64,701, roughly -10% lower than the PMA ($71,641) and -14% lower than Iowa ($75,042).

- As households age through the lifecycle, incomes tend to peak in their 40s to early 50s. As illustrated in the following chart, this trend is evident in the Market Area, as the 35 to 44 age group has the highest estimated incomes at $90,901 in Grinnell, the age 45 to 54 has the highest incomes in the PMA ($103,132) and Iowa ($100,506).



- By 2030, the median household income is expected to increase 6.5% to $68,899 in Grinnell. The average annual increase (1.3%) will trail the historic average annual inflation rate of 2.9% over the past ten years.

  - By comparison, the median household income is projected to increase 1.8% annually between 2025 and 2030 in the PMA and 2.0% annually in Iowa.

- Household growth is projected to be strongest among the highest income brackets, as the total number of households with incomes of $100,000 or higher increases 13% (164 households) in Grinnell and 14% in the PMA (285 households).

TABLE 3

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
CITY OF GRINNELL
2025 & 2030

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2025								
Less than $15,000	386	30	39	26	36	59	68	128
$15,000 to $24,999	347	29	26	21	22	46	78	124
$25,000 to $34,999	363	25	55	43	34	59	62	86
$35,000 to $49,999	459	39	57	52	49	71	81	110
$50,000 to $74,999	611	36	87	77	74	98	102	137
$75,000 to $99,999	444	19	76	70	78	68	60	71
$100,000 to $149,999	569	16	96	123	110	89	76	59
$150,000 to $199,999	286	4	43	53	53	65	41	27
$200,000 or more	363	1	41	71	81	79	59	31
Total	**3,829**	**199**	**519**	**538**	**538**	**634**	**628**	**774**
Median Income	**$64,701**	**$39,794**	**$73,369**	**$90,901**	**$90,616**	**$69,673**	**$54,330**	**$40,498**
2030								
Less than $15,000	362	28	31	22	32	46	61	141
$15,000 to $24,999	333	26	24	19	19	40	68	139
$25,000 to $34,999	354	25	47	40	36	49	64	94
$35,000 to $49,999	447	35	48	48	46	61	81	127
$50,000 to $74,999	628	33	82	75	71	95	108	164
$75,000 to $99,999	449	19	67	72	80	66	60	85
$100,000 to $149,999	622	18	100	130	121	89	84	80
$150,000 to $199,999	353	3	51	63	59	78	54	45
$200,000 or more	407	1	45	69	94	82	74	43
Total	**3,956**	**189**	**495**	**537**	**558**	**605**	**655**	**917**
Median Income	**$68,899**	**$40,078**	**$79,494**	**$97,017**	**$97,912**	**$78,667**	**$60,097**	**$44,006**
Change 2025 - 2030								
Less than $15,000	-24	-1	-7	-5	-3	-13	-7	12
$15,000 to $24,999	-14	-2	-3	-3	-4	-6	-11	14
$25,000 to $34,999	-9	-0	-8	-3	3	-10	1	8
$35,000 to $49,999	-12	-3	-9	-4	-3	-10	-0	17
$50,000 to $74,999	17	-2	-4	-2	-3	-3	7	26
$75,000 to $99,999	5	-1	-10	2	2	-3	0	14
$100,000 to $149,999	53	1	4	7	11	-0	8	21
$150,000 to $199,999	67	-1	8	10	6	13	13	17
$200,000 or more	44	0	4	-3	12	3	15	12
Total	**127**	**-10**	**-24**	**-1**	**21**	**-29**	**27**	**143**
Median Income	**$4,198**	**$284**	**$6,125**	**$6,116**	**$7,296**	**$8,994**	**$5,767**	**$3,508**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting

TABLE 4

HOUSEHOLD INCOME BY AGE OF HOUSEHOLDER
PRIMARY MARKET AREA
2025 & 2030

		Age of Householder						
	Total	<25	25-34	35-44	45-54	55-64	65 -74	75+
2025								
Less than $15,000	435	30	41	31	39	72	80	143
$15,000 to $24,999	436	32	32	29	25	61	104	154
$25,000 to $34,999	479	29	63	49	42	75	96	125
$35,000 to $49,999	609	49	75	74	59	99	119	133
$50,000 to $74,999	923	45	110	112	107	151	198	202
$75,000 to $99,999	645	27	97	103	102	111	116	89
$100,000 to $149,999	970	22	150	209	185	177	147	80
$150,000 to $199,999	507	4	58	109	107	126	69	34
$200,000 or more	542	2	62	119	118	117	86	38
Total	**5,545**	**239**	**687**	**834**	**784**	**990**	**1,014**	**997**
Median Income	**$71,641**	**$42,839**	**$79,686**	**$102,945**	**$103,132**	**$81,880**	**$61,190**	**$42,491**
2030								
Less than $15,000	404	29	34	28	34	50	72	157
$15,000 to $24,999	410	29	29	20	23	51	90	168
$25,000 to $34,999	457	26	56	45	42	61	87	140
$35,000 to $49,999	560	45	62	57	54	78	115	149
$50,000 to $74,999	922	44	110	99	91	137	197	244
$75,000 to $99,999	640	26	93	103	103	98	116	101
$100,000 to $149,999	1,050	26	164	205	207	168	165	115
$150,000 to $199,999	632	4	74	135	125	136	101	57
$200,000 or more	622	1	70	128	131	125	110	58
Total	**5,698**	**230**	**693**	**819**	**809**	**904**	**1,054**	**1,189**
Median Income	**$77,946**	**$44,052**	**$87,875**	**$109,809**	**$109,540**	**$92,978**	**$69,085**	**$47,513**
Change 2025 - 2030								
Less than $15,000	-31	-0	-6	-2	-4	-22	-9	14
$15,000 to $24,999	-25	-2	-2	-9	-3	-10	-13	15
$25,000 to $34,999	-21	-3	-7	-4	-0	-14	-8	15
$35,000 to $49,999	-49	-4	-13	-17	-5	-21	-4	15
$50,000 to $74,999	-1	-1	0	-13	-15	-14	-0	43
$75,000 to $99,999	-5	-2	-3	0	1	-13	0	12
$100,000 to $149,999	80	4	14	-4	21	-9	19	35
$150,000 to $199,999	125	0	16	26	18	10	32	24
$200,000 or more	81	-1	7	9	13	8	25	21
Total	**153**	**-10**	**6**	**-15**	**25**	**-86**	**40**	**193**
Median Income	**$6,305**	**$1,213**	**$8,189**	**$6,864**	**$6,408**	**$11,098**	**$7,895**	**$5,022**

Sources: ESRI; US Census Bureau; Maxfield Research & Consulting

- The United States Department of Housing and Urban Development (HUD) defines affordable housing cost as less than 30% of a household's adjusted gross income. Generally, housing that is income-restricted to households earning at or below 80% of Area Median Income (AMI) is considered affordable.

- Based on the 2025 median household income in the PMA ($71,641), a household could afford an apartment unit renting for $1,791 per month. The following figure illustrates affordable monthly rents by age group (based on 30% of median household income).

Rent Affordability by Age Group in PMA
Based on Median Household Income

Age Group	Household Income	Affordable Rent
Total	$71,641	$1,791
<25	$42,839	$1,071
25-34	$79,686	$1,992
35-44	$102,945	$2,574
45-54	$103,132	$2,578
55-64	$81,880	$2,047
65-74	$61,190	$1,530
75+	$42,491	$1,062

- As presented in the Rental Housing Market section of this study, the average monthly rent for market rate rental housing units in Grinnell is $827. Based on this rent, a household would need to have an annual income of $33,080 or greater to not exceed 30% of its monthly income on rental housing costs.

  - In 2025, an estimated 4,287 households in the PMA (77% of the total) are estimated to have incomes of at least $33,080.

  - Rental housing affordability varies by age group, ranging from 65% of all households under the age of 25 to 88% of households age 35 to 44.

- As presented in the For-Sale Market section of this study, the 2024 median resale price for detached single-family homes in Grinnell was $208,000. A household would need a minimum annual income of $65,739 to be income-qualified (based on 30% of income) for a single-family home purchased at the median price. This assumes a 30-year interest rate of 6.56% (August 2025), a buyer makes a 10% down payment and has good credit.

  - An estimated 3,005 households in the PMA (54% of the total) have incomes of $65,739 or higher.

  - For-sale housing affordability in Grinnell (based on the 2024 median resale price for detached single-family homes) ranges from 30% of households under the age of 25 to 70% of households in the 45 to 54 age group.

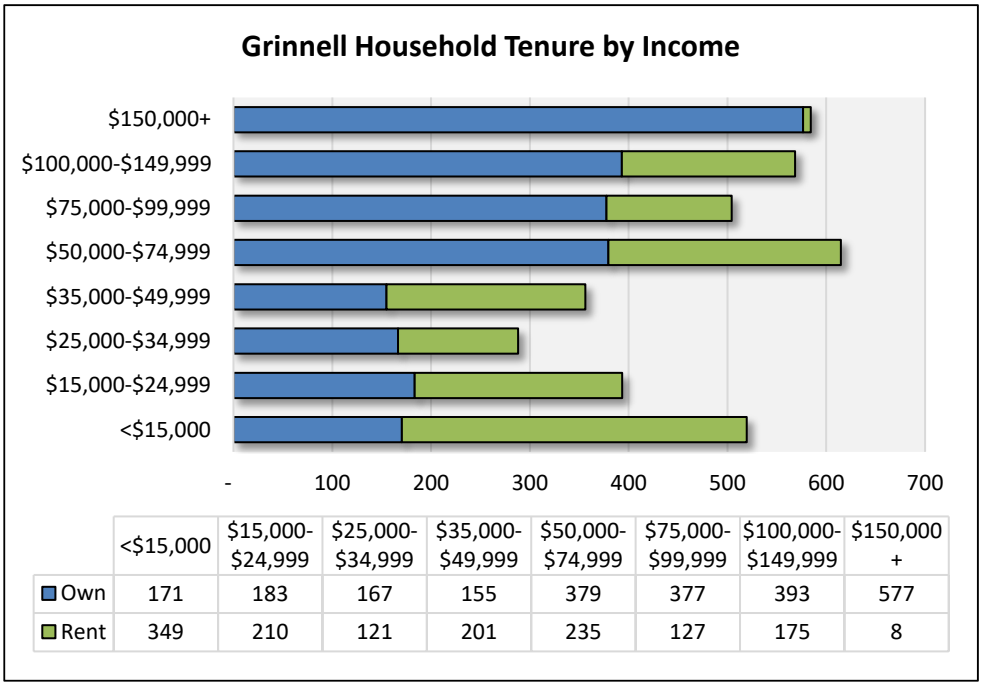
- This data indicates that the existing rental housing stock is relatively affordable proportionate to household incomes in the PMA, while for-sale housing in Grinnell may be unattainable for many PMA households.

Household Tenure by Income

The following table shows estimated household tenure by income in the Market Area in 2025. Data is based on an estimate from the 2019-2023 American Community Survey and adjusted by Maxfield Research to reflect 2025 data. Generally, the higher the income, the lower the percentage a household typically allocates to housing. Many lower income households, as well as many young and senior households, spend more than 30% of their income on housing, while middle-aged households in their prime earning years generally allocate 20% to 25% of their income to housing.

- In Grinnell, roughly 33% of households with incomes below $15,000 are owner households while 47% of households with incomes in the $15,000 to $24,999 range own.

- The homeownership rate increases to 69% of all households with incomes in the $100,000 to $149,999 range and 99% of households with incomes of $150,000 or higher.



	<$15,000	$15,000-$24,999	$25,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000-$149,999	$150,000+
Own	171	183	167	155	379	377	393	577
Rent	349	210	121	201	235	127	175	8

- Among owner households in Grinnell, the highest proportion have incomes of $150,000 or higher (24% of all owner households), followed by households with incomes in the $100,000 to $149,999 (16%). Nearly 16% of owner households in Grinnell have incomes between $75,000 and $99,999 while another 16% have incomes between $50,000 and $74,999.

- In the PMA, 22% of all owner households have incomes above $149,999, while 20% have incomes in the $50,000 to $74,999 range. In Iowa, 22% of owner households have incomes between $100,000 and $149,999 and another 22% have incomes of $150,000 or higher.

- The highest proportion of renter households in Grinnell have incomes less than $15,000 (25% of renter households), followed by the $50,000 to $74,999 range (17% of renter households). In the PMA, 20% of renter households have incomes below $25,000 and 18% have incomes in the $50,000 to $74,999 range.

- In Iowa, households with incomes in the $50,000 to $74,999 range represent the largest proportion of renter households (20% of all renter households), followed by households with incomes under $15,000 (16%).

- Median household incomes are substantially higher among owner households than renter households in the Market Area. In Grinnell, owner households have an estimated median household income of $89,522 compared to $38,077 among renter households.

- In Iowa, owner households have a median household income of $94,184 while the median renter household income is at $44,410.

TABLE 5

TENURE BY HOUSEHOLD INCOME
GRINNELL MARKET AREA
2025

	Grinnell		PMA		Iowa	
	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households						
Less than $15,000	171	32.8	199	37.7	36,206	36.2
$15,000 to $24,999	183	46.6	283	55.0	43,059	46.2
$25,000 to $34,999	167	57.8	227	58.6	50,027	51.3
$35,000 to $49,999	155	43.5	334	61.2	91,577	59.0
$50,000 to $74,999	379	61.7	765	72.1	159,154	67.6
$75,000 to $99,999	377	74.8	543	82.3	144,514	78.0
$100,000 to $149,999	393	69.2	692	73.4	206,436	85.6
$150,000+	577	98.7	845	93.4	200,022	93.8
Subtotal:	*2,402*	*62.7*	*3,889*	*70.1*	*930,995*	*70.5*
2025 Median HH Income	***$89,522***		***$89,905***		***$94,184***	
Renter Households						
Less than $15,000	349	67.2	329	62.3	63,690	63.8
$15,000 to $24,999	210	53.4	232	45.0	50,113	53.8
$25,000 to $34,999	121	42.2	160	41.4	47,450	48.7
$35,000 to $49,999	201	56.5	212	38.8	63,633	41.0
$50,000 to $74,999	235	38.3	297	27.9	76,115	32.4
$75,000 to $99,999	127	25.2	117	17.7	40,668	22.0
$100,000 to $149,999	175	30.8	250	26.6	34,764	14.4
$150,000+	8	1.3	60	6.6	13,333	6.2
Subtotal:	*1,427*	*37.3*	*1,656*	*29.9*	*389,766*	*29.5*
2025 Median HH Income	***$38,077***		***$39,312***		***$44,410***	
Total Households	**3,829**	**100**	**5,545**	**100**	**1,320,761**	**100**

Sources: 2019-2023 American Community Survey; Maxfield Research & Consulting

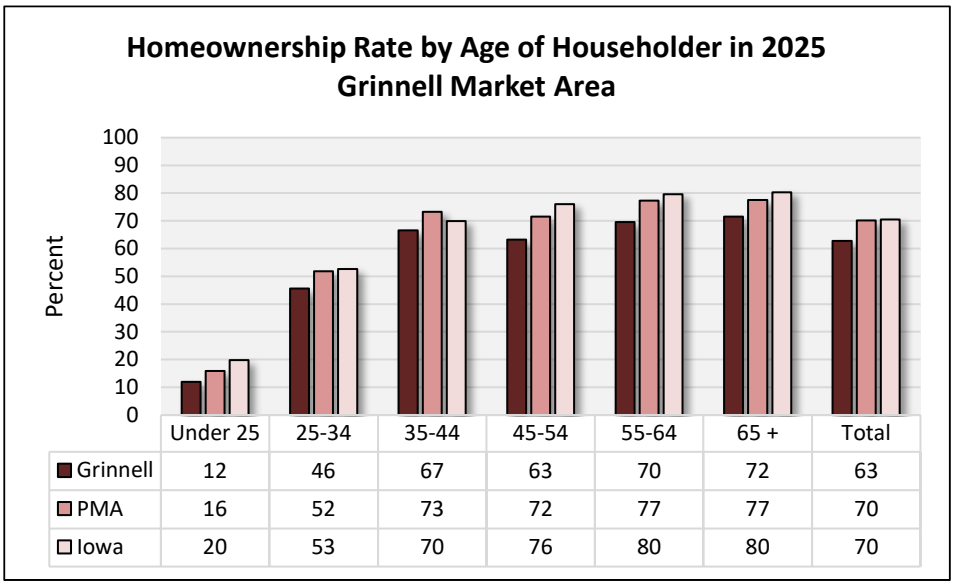
Household Tenure by Age

The table on the following page summarizes household tenure by age of householder for the Market Area in 2010 and 2025. Data for 2010 is obtained from the Decennial Census, while the 2025 information is based on the 2020 Decennial Census and adjusted by Maxfield Research to reflect 2025 household estimates. The table shows the number and percent of renter- and owner-occupied housing units in the Market Area. All data excludes unoccupied units and group quarters such as dormitories and nursing homes.

Household tenure information is important in understanding households' preferences to rent or own their housing. In addition to preferences, factors that contribute to these proportions include mortgage interest rates, household age, and lifestyle considerations, among others.

- In Grinnell, an estimated 63% of all households own in 2025, giving it a homeownership rate that is lower than the PMA (70%) and Iowa (71%).

- Within the prime ownership years (35 to 64), 67% of households in Grinnell own in 2025, compared to 74% in the PMA and 75% in Iowa.



	Under 25	25-34	35-44	45-54	55-64	65 +	Total
Grinnell	12	46	67	63	70	72	63
PMA	16	52	73	72	77	77	70
Iowa	20	53	70	76	80	80	70

- Typically, the youngest and oldest households rent their housing in greater proportions than middle-age households. This pattern is apparent among younger households in Grinnell as 64% of households under the age of 35 rent in the City, including 88% under age 25.

- In the PMA, an estimated 57% of households under the age of 35 rent (84% under the age of 25) while 56% of households under age 35 (80% under age 25) in Iowa rent.

TABLE 6

TENURE BY AGE OF HOUSEHOLDER
GRINNELL MARKET AREA
2010 & 2025

		City of Grinnell				Primary Market Area				Iowa			
		2010		2025		2010		2025		2010		2025	
Age		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Under 25	Own	26	10.9	24	12.0	31	11.6	38	15.9	14,484	20.1	13,244	19.8
	Rent	213	89.1	175	88.0	237	88.4	201	84.1	57,638	79.9	53,803	80.2
	Total	**239**	**100.0**	**199**	**100.0**	**268**	**100.0**	**239**	**100.0**	**72,122**	**100.0**	**67,047**	**100.0**
25-34	Own	210	45.9	237	45.6	321	50.4	356	51.8	107,397	56.3	104,599	52.6
	Rent	248	54.1	282	54.4	316	49.6	331	48.2	83,407	43.7	94,332	47.4
	Total	**458**	**100.0**	**519**	**100.0**	**637**	**100.0**	**687**	**100.0**	**190,804**	**100.0**	**198,931**	**100.0**
35-44	Own	324	63.5	358	66.6	569	70.1	611	73.2	144,288	73.2	156,266	69.9
	Rent	186	36.5	180	33.4	243	29.9	223	26.8	52,747	26.8	67,294	30.1
	Total	**510**	**100.0**	**538**	**100.0**	**812**	**100.0**	**834**	**100.0**	**197,035**	**100.0**	**223,560**	**100.0**
45-54	Own	471	71.1	340	63.2	850	76.6	561	71.5	194,528	78.9	157,128	76.0
	Rent	191	28.9	198	36.8	259	23.4	223	28.5	52,041	21.1	49,614	24.0
	Total	**662**	**100.0**	**538**	**100.0**	**1,109**	**100.0**	**784**	**100.0**	**246,569**	**100.0**	**206,742**	**100.0**
55-64	Own	434	74.2	441	69.5	771	80.0	765	77.3	184,322	83.7	176,700	79.6
	Rent	151	25.8	193	30.5	193	20.0	225	22.7	35,774	16.3	45,398	20.4
	Total	**585**	**100.0**	**634**	**100.0**	**964**	**100.0**	**990**	**100.0**	**220,096**	**100.0**	**222,098**	**100.0**
65 +	Own	834	74.9	1,002	71.5	1,220	78.7	1,558	77.5	235,616	79.9	323,057	80.3
	Rent	279	25.1	399	28.5	330	21.3	453	22.5	59,334	20.1	79,326	19.7
	Total	**1,113**	**100.0**	**1,402**	**100.0**	**1,550**	**100.0**	**2,011**	**100.0**	**294,950**	**100.0**	**402,383**	**100.0**
TOTAL	Own	2,299	64.5	2,402	62.7	3,762	70.4	3,889	70.1	880,635	72.1	930,995	70.5
	Rent	1,268	35.5	1,427	37.3	1,578	29.6	1,656	29.9	340,941	27.9	389,766	29.5
	Total	**3,567**	**100.0**	**3,829**	**100.0**	**5,340**	**100.0**	**5,545**	**100.0**	**1,221,576**	**100.0**	**1,320,761**	**100.0**

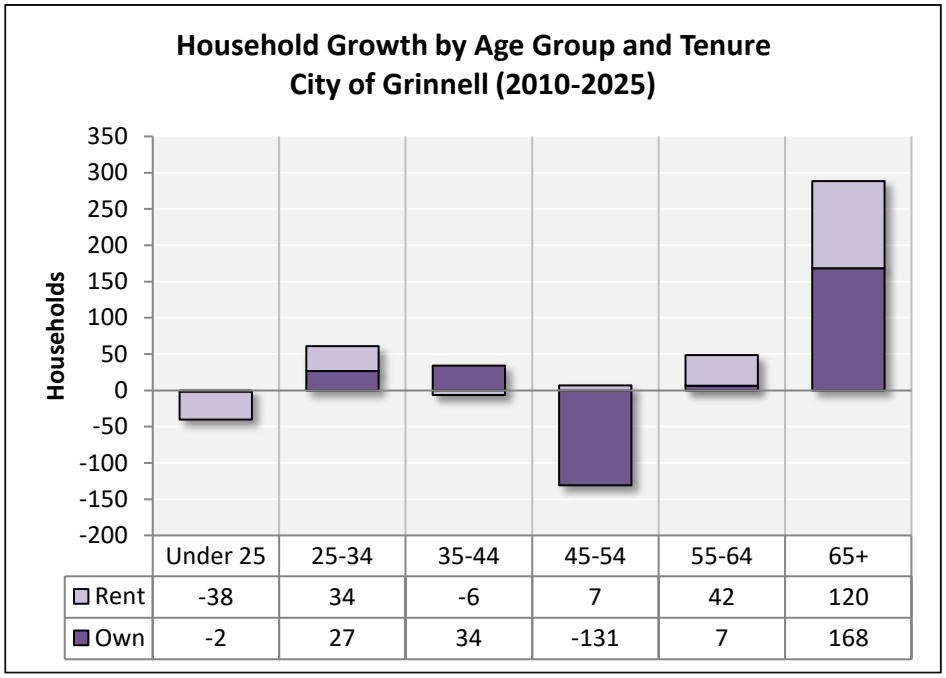
Sources: U.S. Census; Maxfield Research & Consulting

- The total number of renter households residing in Grinnell grew by an estimated 159 households between 2010 and 2025, an increase of 13%, while the number of owner households expanded 5% (103 households).

- Renter household growth occurred in the 25 to 34, 45 to 54, 55 to 64, and 65 and older age groups between 2010 and 2025, while contraction occurred among the under age 25 and 35 to 44 age cohorts.

- Owner household growth occurred in the 25 to 34, 35 to 44, 55 to 64, and 65 and older age groups but contracted in the under 25 and 45 to 54 age cohorts between 2010 and 2025.

- As depicted in the following chart, the largest overall increase occurred in the 65 and older age group in Grinnell, with the addition of 168 owner households (20% growth) and 120 renter households (43% growth).



	Under 25	25-34	35-44	45-54	55-64	65+
Rent	-38	34	-6	7	42	120
Own	-2	27	34	-131	7	168

- The 25 to 34 age group added 27 owner households (13% growth) and 34 renter households (14%), while the 55 to 64 age group added seven owner households (2%) and 42 renter households (28%). Growth also occurred in the 35 to 64 age group with the addition of 34 owner households (11%) against a -3% decline in renter households (-6 households).

- The 45 to 54 and under 25 age groups contracted between 2010 and 2025, decreasing by an estimated -124 households (-19%) and -40 households (-17%), respectively.

Tenure by Household Size

The following table summarizes household tenure by size of household in the Market Area during 2010 and 2025 from the U.S. Census and American Community Survey, with adjustments made by Maxfield Research to reflect 2025 household estimates. Note that some totals may not add due to rounding. The tables show the number and percent of renter- and owner-occupied housing units by household size. All data excludes unoccupied units and group quarters.

TABLE 7

TENURE BY HOUSEHOLD SIZE
GRINNELL MARKET AREA
2010 & 2025

		Grinnell				Primary Market Area				Iowa			
		2010		2025		2010		2025		2010		2025	
HH Size		No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
1-Person	Own	674	51.4	720	42.8	931	55.6	988	48.8	197,923	57.0	226,592	56.2
	Rent	637	48.6	962	57.2	742	44.4	1,038	51.2	149,556	43.0	176,897	43.8
	Total	**1,311**	**100**	**1,682**	**100**	**1,673**	**100**	**2,026**	**100**	**347,479**	**100**	**403,489**	**100**
2-Person	Own	916	74.5	906	76.6	1,579	79.5	1,632	78.4	355,975	79.8	379,829	79.1
	Rent	314	25.5	277	23.4	406	20.5	450	21.6	89,901	20.2	100,305	20.9
	Total	**1,230**	**100**	**1,183**	**100**	**1,985**	**100**	**2,081**	**100**	**445,876**	**100**	**480,134**	**100**
3-Person	Own	300	64.5	312	98.4	526	71.9	452	96.8	127,879	73.7	128,680	74.3
	Rent	165	35.5	5	1.6	206	28.1	15	3.2	45,533	26.3	44,547	25.7
	Total	**465**	**100**	**317**	**100**	**732**	**100**	**467**	**100**	**173,412**	**100**	**173,227**	**100**
4-Person	Own	269	74.1	301	81.0	476	78.4	449	83.2	115,932	78.7	119,157	80.0
	Rent	94	25.9	71	19.0	131	21.6	90	16.8	31,353	21.3	29,804	20.0
	Total	**363**	**100**	**372**	**100**	**607**	**100**	**539**	**100**	**147,285**	**100**	**148,960**	**100**
5-Person	Own	92	68.7	158	100	173	74.2	216	85.7	54,480	78.4	60,225	79.8
	Rent	42	31.3	0	0.0	60	25.8	36	14.3	15,050	21.6	15,253	20.2
	Total	**134**	**100**	**158**	**100**	**233**	**100**	**252**	**100**	**69,530**	**100**	**75,478**	**100**
6-Person	Own	36	76.6	98	83.5	57	71.3	136	88	18,720	76.2	20,098	77.9
	Rent	11	23.4	19	16.5	23	28.8	19	12.3	5,859	23.8	5,709	22.1
	Total	**47**	**100**	**118**	**100**	**80**	**100**	**156**	**100**	**24,579**	**100**	**25,807**	**100**
7+Person	Own	12	71	0	--	20	66.7	25	100	9,726	72.5	10,196	74.6
	Rent	5	29.4	0	--	10	33.3	0	0	3,689	27.5	3,469	25.4
	Total	**17**	**100**	**0**	**--**	**30**	**100**	**25**	**100**	**13,415**	**100**	**13,665**	**100**
TOTAL	Own	2,299	64.5	2,402	62.7	3,762	70.4	3,889	70.1	880,635	72.1	930,995	70.5
	Rent	1,268	35.5	1,427	37.3	1,578	29.6	1,656	29.9	340,941	27.9	389,766	29.5
	Total	**3,567**	**100**	**3,829**	**100**	**5,340**	**100**	**5,545**	**100**	**1,221,576**	**100**	**1,320,761**	**100**
Avg. HH Size	Own	2.28		2.52		2.37		2.44		2.51		2.52	
	Rent	1.93		1.35		2.03		1.59		2.13		1.96	

Sources: U.S. Census; 2019-2023 American Community Survey; Maxfield Research & Consulting

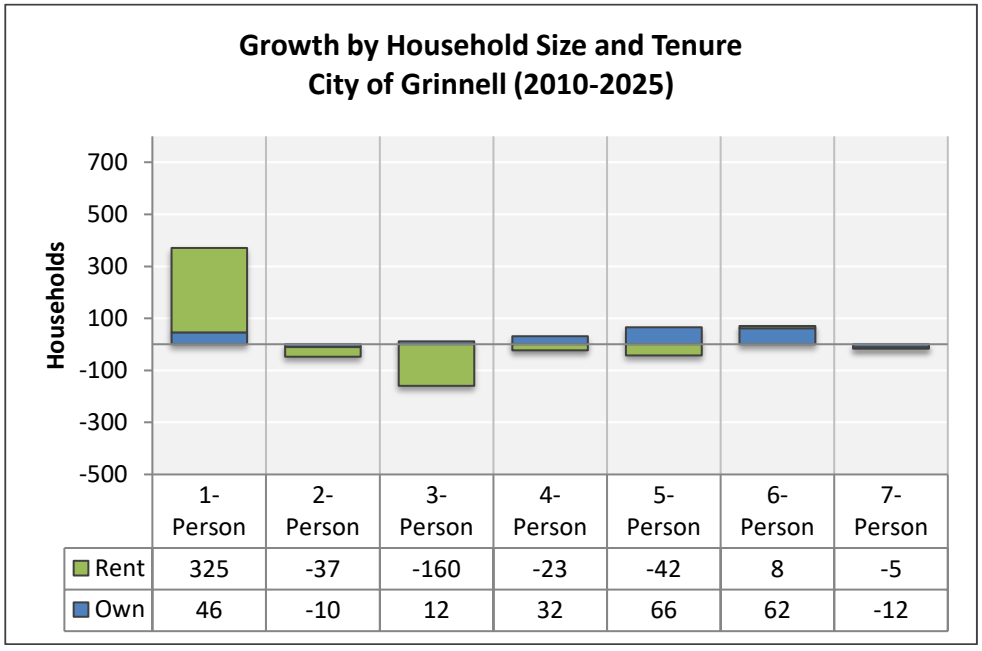
- In 2010, the average renter household in Grinnell contained 1.93 persons, while the average owner household included 2.28 persons. By 2025, average household sizes declined to 1.35 for renter households but increased to 2.52 for owner households.

  - By comparison, average owner household sizes are 2.44 persons per household in the PMA and 2.52 persons per household in Iowa. Average renter household sizes are at 1.59 in the PMA and 1.96 in the State.

- In 2025, one- and two-person households are, by far, the most common household size in Grinnell, representing 75% of all households (44% one-person and 31% two-person).

  - The PMA has a slightly larger proportion of two-person households (38%) but a lower proportion of one-person households (37%). In Iowa, 31% of all households are one-person while 36% are two-person households.

- Grinnell experienced strong growth in the number of one-person households between 2010 and 2025, adding 371 households (28%). Modest growth occurred among the number of four-, five-, and six-person households. These gains were partially offset by decreases in the number of two-, three-, and seven-person households.



	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person
Rent	325	-37	-160	-23	-42	8	-5
Own	46	-10	12	32	66	62	-12

- One-person households comprise the majority of renter households in Grinnell in 2025, at 67% of all renter households, followed by two-person (19%) households.

- The largest proportion of owner households in Grinnell are two-person households (38%), followed by one-person households (30%) and three-person households (13%).

Household Type

The following table summarizes household type trends in Grinnell and the PMA compared to Iowa in 2010 and 2025. Data for 2010 is obtained from the Decennial Census, while the 2025 data is based on the 2019-2023 American Community Survey and adjusted by Maxfield Research to reflect 2025 household estimates. Shifting household types can stimulate demand for a variety of housing products.

- Married couple family households with children typically generate demand for single-family detached ownership housing.
- Married couples without children, which are generally younger couples that have not had children (and may not have children) and older couples with adult children that have moved out of the home, often desire multifamily housing for convenience reasons.
- Other family households, defined as a male or female householder with no spouse present (typically single-parent households), often require affordable housing.
- Changes in non-family households (households living alone and households composed of unrelated roommates) drive demand for rental housing.

- In Grinnell, households living alone are estimated to be the most common household type (44% of all households), followed by married couple without children households (29%).

- Similarly, households living alone are the most common household type in the PMA (37%) and Iowa (31%), followed by married couple without children households at 33% in the PMA and 29% in Iowa.

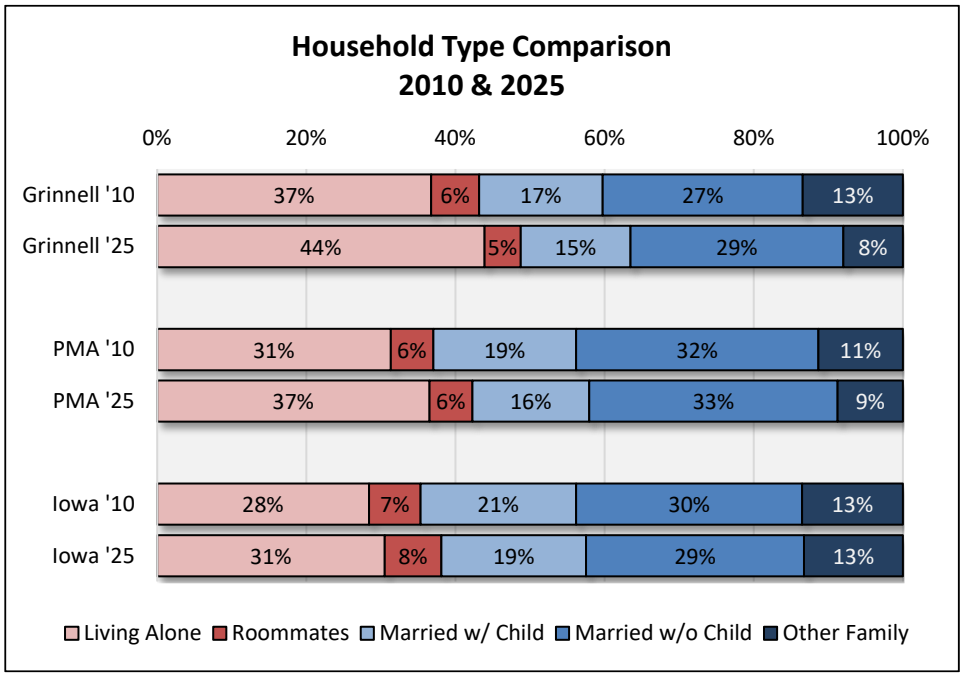


TABLE 8

HOUSEHOLD TYPE
GRINNELL MARKET AREA
2010 & 2025

	Grinnell		Primary Market Area		Iowa	
	2010	2025	2010	2025	2010	2025
Total Households	**3,567**	**3,829**	**5,340**	**5,545**	**1,221,576**	**1,320,761**
Non-Family Households	**1,541**	**1,867**	**1,978**	**2,345**	**431,542**	**503,515**
Living Alone	1,311	1,682	1,673	2,026	347,479	403,489
Other (Roommates)	230	185	305	319	84,063	100,026
Family Households	**2,026**	**1,962**	**3,362**	**3,200**	**790,034**	**817,246**
Married w/ Children	591	564	1,023	868	255,151	256,433
Married w/o Children	957	1,093	1,734	1,848	370,022	385,863
Other Family	478	305	605	484	164,861	174,950
Change (2010 - 2025)	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Total Households	**262**	**7.3%**	**205**	**3.8%**	**99,185**	**8.1%**
Non-Family Households	**326**	**21.1%**	**367**	**18.6%**	**71,973**	**16.7%**
Living Alone	371	28.3%	353	21.1%	56,010	16.1%
Other (Roommates)	-45	-19.5%	14	4.6%	15,963	19.0%
Family Households	**-64**	**-3.2%**	**-162**	**-4.8%**	**27,212**	**3.4%**
Married w/ Children	-27	-4.6%	-155	-15.2%	1,282	0.5%
Married w/o Children	136	14.2%	114	6.6%	15,841	4.3%
Other Family	-173	-36.2%	-121	-20.1%	10,089	6.1%

Sources: U.S. Census; 2019-2023 American Community Survey; Maxfield Research & Consulting

- In 2025, family households comprise an estimated 51% of all households in Grinnell compared to 58% in the PMA and 62% in Iowa.

- Family households experienced modest contraction between 2010 and 2025 in Grinnell, declining by an estimated -64 households (-3.2%). The number of family households decreased -4.8% in the PMA while increasing 3.4% in Iowa between 2010 and 2025.

  - Grinnell experienced a -4.6% decline in married couple with children households (-27 households) between 2010 and 2025, while the number of married couples without children expanded 14.2% (136 households). The number of other family households declined -36% (-173 households).

- Between 2010 and 2025, non-family households increased 21%, adding 326 households, in Grinnell, compared to a 19% increase in the PMA (367) and 17% growth in Iowa.

  - Households living alone expanded 28.3% in Grinnell between 2010 and 2025, adding 371 households, while the number of roommate households contracted -19.5% (-45 households) since 2010.

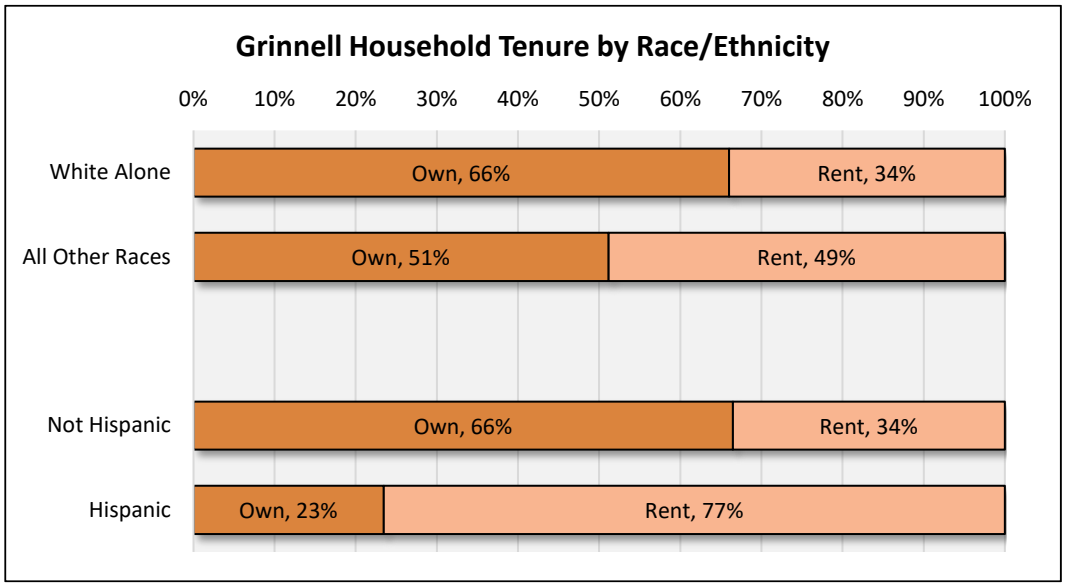
Race and Ethnicity

The table on the following page displays the breakdown of the Market Area population by race and ethnicity. This data is useful in that it illustrates shifts in the demographic characteristics of the Market Area population from 2010 to 2025. Data for 2010 is obtained from the Decennial Census, while current estimates are sourced from ESRI and adjusted by Maxfield Research to reflect 2025 population estimates.

Federal standards mandate that race and ethnicity are separate and distinct identities and Census results are based on self-identification. A person may be categorized as one of two ethnic categories; "Hispanic or Latino" origin or "Not Hispanic or Latino." In addition, a person can self-identify as having one or more racial identity, including "White," "Black or African American," "American Indian or Alaska Native," "Asian," and "Native Hawaiian or Other Pacific Islander." Respondents could also identify as being "Some Other Race."

- In 2025, "White Alone" comprises the largest proportion of Grinnell's population, at an estimated 88% compared to 90% in the PMA and 83% in Iowa. People identified as Two or More Races was the second most populous group in Grinnell (5% of the population), the PMA (5%), and Iowa (6%).

- Based on 2019-2023 American Community Survey estimates, approximately 66% of White Alone households in Grinnell own their housing while the remaining 34% rent. The home ownership rate declines to 51% among all other races in the City. An estimated 23% of Hispanic households own compared to 66% of non-Hispanic households in Grinnell.



- Most races experienced population growth between 2010 and 2025 in Grinnell. Largest growth occurred among people identifying as being Two or More Races (302 people, 155% growth) and Black Alone (128 people, 70% growth).

- Similarly, largest population gains in Iowa occurred among people identifying as being Two or More Races (146,048) and Black Alone (57,343).

- The number of people self-identifying as being of Hispanic or Latino origin expanded in Grinnell between 2010 and 2025, adding 180 people (62% growth), compared to 62% growth in the PMA and 62% growth in Iowa.

TABLE 9

POPULATION DISTRIBUTION BY RACE & ETHNICITY
GRINNELL MARKET AREA
2010 - 2025

Race/Ethnicity	2010 No.	2010 Pct.	2025 No.	2025 Pct.	Change 2010-2025 No.	Change 2010-2025 Pct.
Grinnell						
White Alone	8,468	91.9%	8,541	87.6%	73	0.9%
Black Alone	183	2.0%	311	3.2%	128	70.1%
American Indian Alone	30	0.3%	38	0.4%	8	27.9%
Asian Alone	246	2.7%	193	2.0%	-53	-21.6%
Pacific Islander Alone	21	0.2%	19	0.2%	-2	--
Some Other Race Alone	75	0.8%	146	1.5%	71	95.0%
Two or More Races	196	2.1%	497	5.1%	302	154.1%
Total	**9,218**	**100%**	**9,745**	**100%**	**527**	**5.7%**
Hispanic (ethnicity)	292	3.2%	471	4.8%	180	61.6%
Primary Market Area						
White Alone	12,820	93.9%	12,602	89.6%	-218	-1.7%
Black Alone	208	1.5%	328	2.3%	120	57.6%
American Indian Alone	36	0.3%	50	0.4%	14	37.9%
Asian Alone	257	1.9%	209	1.5%	-48	-18.7%
Pacific Islander Alone	21	0.2%	21	0.1%	0	-1.5%
Some Other Race Alone	88	0.6%	178	1.3%	90	102.1%
Two or More Races	227	1.7%	670	4.8%	443	195.2%
Total	**13,657**	**100%**	**14,057**	**100%**	**400**	**2.9%**
Hispanic (ethnicity)	344	2.5%	557	4.0%	213	62.0%
Iowa						
White Alone	2,781,561	91.3%	2,702,231	83.0%	-79,330	-2.9%
Black Alone	89,148	2.9%	146,491	4.5%	57,343	64.3%
American Indian Alone	11,084	0.4%	16,405	0.5%	5,321	48.0%
Asian Alone	53,094	1.7%	80,324	2.5%	27,230	51.3%
Pacific Islander Alone	2,003	0.1%	9,339	0.3%	7,336	366.3%
Some Other Race Alone	56,132	1.8%	100,186	3.1%	44,054	78.5%
Two or More Races	53,333	1.8%	199,381	6.1%	146,048	273.8%
Total	**3,046,355**	**100%**	**3,254,358**	**100%**	**208,003**	**6.8%**
Hispanic (ethnicity)	151,544	5.0%	245,774	7.6%	94,230	62.2%

Sources: U.S. Census; ESRI; Maxfield Research & Consulting

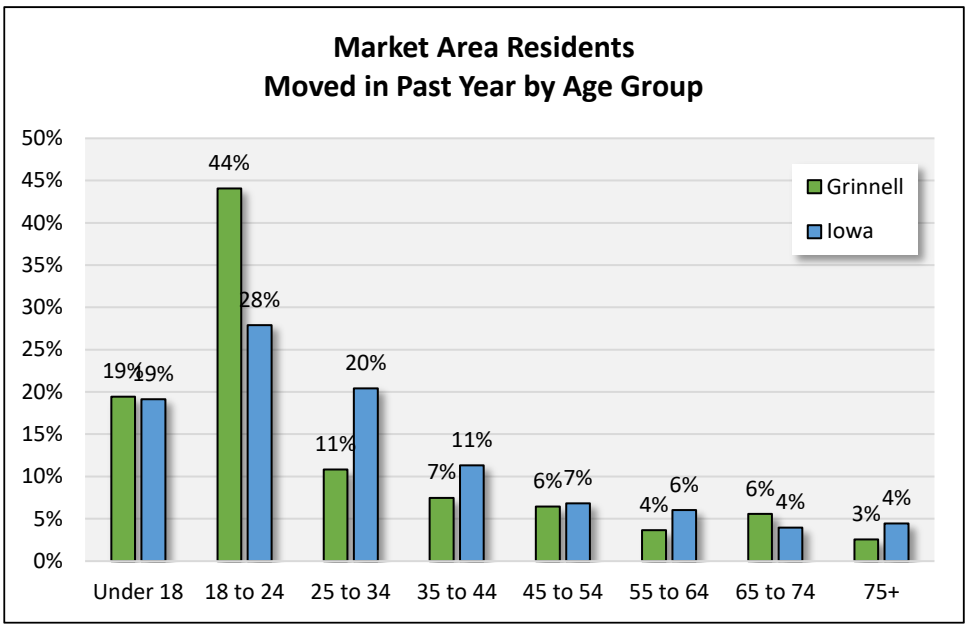
Resident Mobility

The table on the following page summarizes mobility patterns of Market Area residents within a one-year timeframe. Data for 2025 is based on the 2019-2023 American Community Survey and adjusted by Maxfield Research to reflect current year population estimates. People move for various reasons, but housing is a primary motivator, followed by family-related reasons, and job-related reasons. Local moves are generally housing-related, while longer-distance moves are often job-related.

- The majority of residents in the Market Area did not change residences within a one-year time period of the ACS Survey, including 76% of residents in Grinnell, 82% in the PMA, and 87% of residents in Iowa.

- Among the 24% of residents that moved in Grinnell, most moved from within Poweshiek County (9.7% of all residents). Another 8.8% of residents relocated to Grinnell from another State and 4.8% moved from a different County in Iowa.

- The following graph illustrates the number of residents that moved to Grinnell in the past year by age group compared to resident mobility by age group in Iowa.



- Renter households and younger households tend to be more highly mobile than owner households and older households. This trend is evident in the Market Area, as 74% of the residents that moved within the one-year time period were under age 34 in Grinnell compared to 67% in Iowa.

TABLE 10

RESIDENT MOBILITY IN PAST YEAR BY AGE GROUP
GRINNELL MARKET AREA
2025

Age	Not Moved		---------- Moved from ---------- Within Same County		Different Co, Same State		Different State		Abroad	
Grinnell	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	1,325	13.6%	268	2.8%	139	1.4%	9	0.1%	43	0.4%
18 to 24	974	10.0%	239	2.5%	117	1.2%	645	6.6%	39	0.4%
25 to 34	577	5.9%	135	1.4%	54	0.6%	67	0.7%	0	0.0%
35 to 44	871	8.9%	80	0.8%	71	0.7%	26	0.3%	0	0.0%
45 to 54	839	8.6%	46	0.5%	64	0.7%	42	0.4%	0	0.0%
55 to 64	882	9.1%	52	0.5%	8	0.1%	26	0.3%	0	0.0%
65 to 74	878	9.0%	84	0.9%	0	0.0%	47	0.5%	0	0.0%
75+	1,034	10.6%	44	0.5%	16	0.2%	0	0.0%	0	0.0%
Total	**7,382**	**75.8%**	**949**	**9.7%**	**469**	**4.8%**	**862**	**8.8%**	**82**	**0.8%**
PMA	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	2,207	15.7%	298	2.1%	140	1.0%	9	0.1%	43	0.3%
18 to 24	1,310	9.3%	267	1.9%	144	1.0%	640	4.6%	39	0.3%
25 to 34	933	6.6%	163	1.2%	88	0.6%	68	0.5%	0	0.0%
35 to 44	1,383	9.8%	98	0.7%	77	0.6%	25	0.2%	0	0.0%
45 to 54	1,302	9.3%	51	0.4%	65	0.5%	44	0.3%	0	0.0%
55 to 64	1,711	12.2%	62	0.4%	10	0.1%	25	0.2%	0	0.0%
65 to 74	1,339	9.5%	86	0.6%	0	0.0%	47	0.3%	0	0.0%
75+	1,323	9.4%	44	0.3%	16	0.1%	0	0.0%	0	0.0%
Total	**11,507**	**81.9%**	**1,068**	**7.6%**	**540**	**3.8%**	**859**	**6.1%**	**82**	**0.6%**
Iowa	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**	**No.**	**Pct.**
Under 18	639,948	19.7%	49,395	1.5%	18,811	0.6%	12,325	0.4%	1,952	0.1%
18 to 24	208,102	6.4%	54,942	1.7%	40,025	1.2%	22,984	0.7%	2,239	0.1%
25 to 34	319,508	9.8%	44,464	1.4%	25,903	0.8%	14,964	0.5%	2,713	0.1%
35 to 44	365,928	11.2%	26,580	0.8%	12,134	0.4%	8,301	0.3%	1,795	0.1%
45 to 54	343,916	10.6%	16,179	0.5%	6,947	0.2%	5,436	0.2%	847	0.0%
55 to 64	396,220	12.2%	13,548	0.4%	6,595	0.2%	4,986	0.2%	798	0.0%
65 to 74	324,672	10.0%	8,658	0.3%	4,308	0.1%	3,417	0.1%	600	0.0%
75+	225,115	6.9%	11,804	0.4%	4,152	0.1%	2,556	0.1%	590	0.0%
Total	**2,823,408**	**86.8%**	**225,570**	**6.9%**	**118,876**	**3.7%**	**74,969**	**2.3%**	**11,535**	**0.4%**

Sources: 2019-2023 American Community Survey; Maxfield Research & Consulting

Employment Trends

Introduction

Employment characteristics are relevant when evaluating housing needs in any given market area as employment growth often fuels household growth. Typically, households prefer to live near work for convenience, which is a primary factor in choosing a housing location. Many households, however, choose to commute greater distances to work provided their housing is affordable enough to offset the additional transportation costs. In many areas, particularly less densely populated areas, people will choose to live further from their place of work because they prefer a rural lifestyle (i.e. they want to live on a wooded lot or be near a body of water) or suitable housing may not be available in their employer's community.

This section of the report evaluates employment trends and characteristics in Grinnell and Poweshiek County as they relate to housing demand in the community, with comparisons made to the surrounding region. The following topics are reviewed.

- Labor force, resident employment, and unemployment trends
- Commuting patterns
- Job growth trends and projections
- Employment and average wages by industry sector
- Major employers

Iowa Workforce Development is the primary data resource for this section of the market study. Other information sources include the United Stated Bureau of Labor Statistics, and the United States Census Bureau Longitudinal Employer-Household Dynamics (LEHD) program.

Resident Employment

The following table shows information on labor force, resident employment, and unemployment trends over the past ten years in Poweshiek County compared to the 14-County South Central Iowa Local Workforce Development Area (LWDA) and Iowa. Data is sourced from Iowa Workforce Development. City-level resident employment data is only available for large cities in Iowa, so information specific to Grinnell is not provided. Resident employment data reveals the workforce and number of employed people living in the area. It is important to note that not all of these individuals necessarily work in the area.

TABLE 11
LABOR FORCE AND RESIDENT EMPLOYMENT TRENDS
GRINNELL MARKET AREA
2015 - 2024

	Poweshiek County			South Central LWDA			Iowa		
Year	Labor Force	Employed Residents	UE Rate	Labor Force	Employed Residents	UE Rate	Labor Force	Employed Residents	UE Rate
2024	9,886	9,618	2.7%	113,444	109,374	3.6%	1,713,051	1,660,854	3.0%
2023	9,830	9,542	2.9%	113,190	109,186	3.5%	1,712,045	1,661,883	2.9%
2022	9,920	9,635	2.9%	112,953	109,239	3.3%	1,702,042	1,653,643	2.8%
2021	9,707	9,308	4.1%	111,754	107,059	4.2%	1,675,922	1,611,000	3.9%
2020	9,467	9,008	4.8%	111,733	105,783	5.3%	1,664,714	1,578,414	5.2%
2019	10,193	9,927	2.6%	116,142	112,491	3.1%	1,735,436	1,689,018	2.7%
2018	10,233	9,987	2.4%	115,243	111,647	3.1%	1,706,085	1,662,044	2.6%
2017	10,148	9,827	3.2%	114,983	110,748	3.7%	1,691,506	1,639,273	3.1%
2016	10,133	9,782	3.5%	117,737	112,596	4.4%	1,708,344	1,646,841	3.6%
2015	10,536	10,157	3.6%	118,656	113,471	4.4%	1,704,563	1,641,119	3.7%

Sources: Iowa Workforce Development; Maxfield Research & Consulting

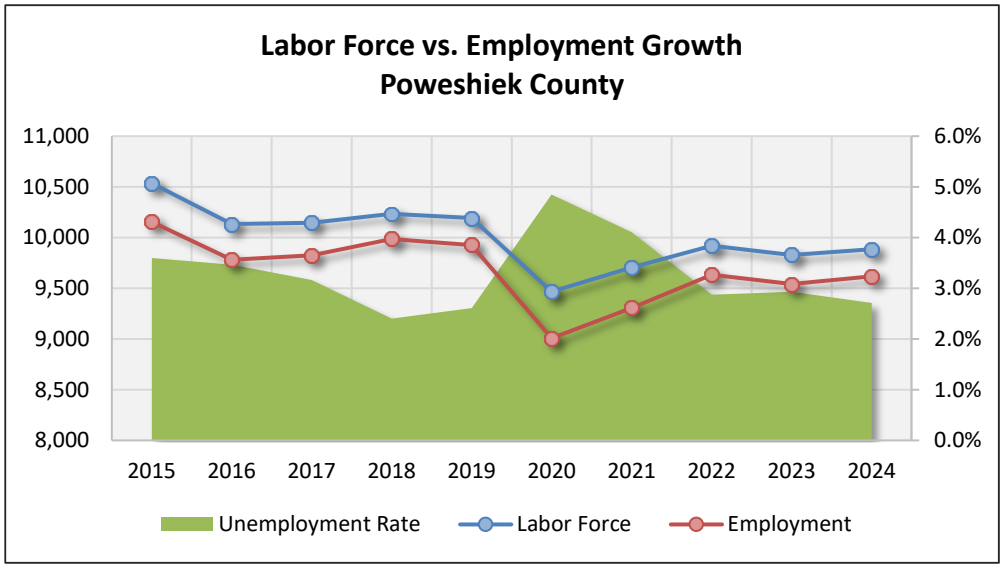
- In 2024, Poweshiek County had an annual labor force of 9,886 with 9,618 employed residents (2.7% unemployment). By comparison, the unemployment rate was at 3.6% in the LWDA and 3.0% in Iowa.

- Poweshiek County's labor force contracted by -650 people (-6.2%) over the past ten years (2015 to 2024), while resident employment contracted -5.3% (-539).

  - By comparison, the LWDA experienced -4.4% labor force contraction against a -3.6% decline in resident employment between 2015 and 2024, while Iowa's labor force expanded 0.5% against a 1.2% increase in resident employment.

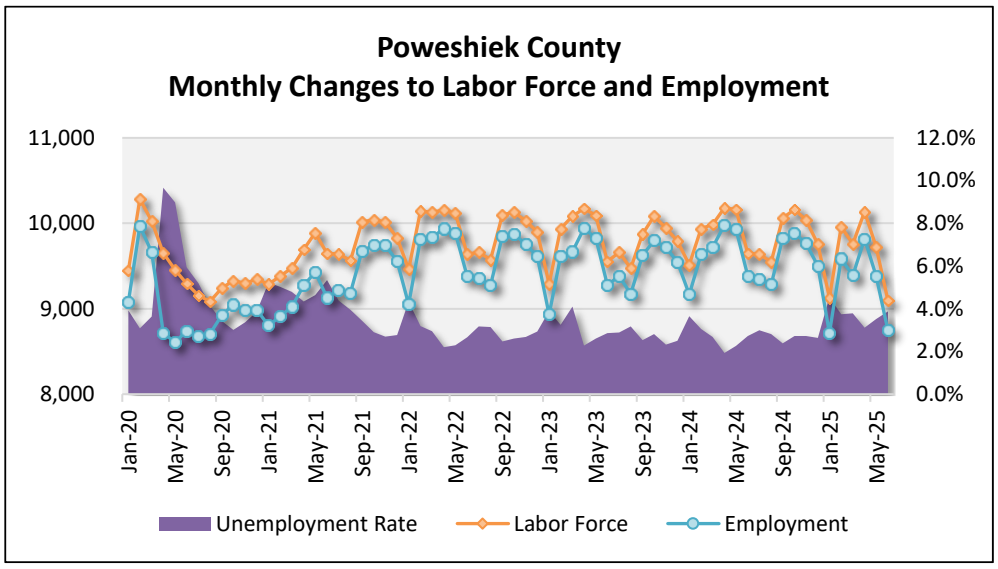
- Because labor force contraction was larger than the decline in resident employment in Poweshiek County, unemployment rates declined from 3.6% in 2015 to 2.7% in 2024, while LWDA unemployment decreased from 4.4% in 3.6%. Iowa's unemployment rate declined from 3.7% to 3.0% as resident employment growth outpaced labor force growth.

- Resident employment dropped sharply in the Market Area in 2020 due to job losses related to the COVID-19 pandemic and subsequent economic recession, declining -9.3% (-919) in the County compared to declines of -6.0% in the LWDA and -6.5% in Iowa.



- Unemployment rates spiked in the first half of 2020, peaking at 9.7% in the County, compared to peaks of 9.8% in the LWDA, 10.7% in Iowa, and 14.4% in the United States. The following chart illustrates how unemployment rates have declined in Poweshiek County since April 2020. but it also reveals the seasonal nature of employment in the County.

  - The County typically experiences its lowest unemployment rates of the year during the summer and early fall months and its highest rates in January and February. This trend results from high concentrations of businesses in industries requiring seasonal/temporary workers, such as construction and agricultural sectors.



Commuting Patterns

Proximity to employment is often a primary consideration when choosing where to live, particularly for younger and lower income households since transportation costs often account for a greater proportion of their budgets. For this analysis, we reviewed commuting pattern data for the City of Grinnell from the U.S. Census Bureau Local Employment Dynamics data for 2022, the most recent data available.

The following table provides a summary of the inflow and outflow characteristics of the workers in Grinnell. Outflow reflects the number of workers living in the area but employed outside the City, while inflow measures the number of workers that are employed in the City but live outside the area. Interior flow reflects the number of workers that live and work in Grinnell.

- Approximately 4,251 workers commute into Grinnell for employment daily (inflow), while 1,995 resident workers leave the community (outflow). An estimated 1,835 people both live and work in the City (interior flow).

- Roughly 70% of the jobs in Grinnell are filled by workers commuting into the City. The highest proportion of workers coming into the area are aged 30 to 54 and earn more than $3,333 per month ($40,000 per year). The "All Other Services" industries bring the largest percentage of employees (54%).

TABLE 12
COMMUTING INFLOW/OUTFLOW CHARACTERISTICS
CITY OF GRINNELL
2022

	Outflow		Inflow		Interior Flow	
Primary Jobs	**1,995**	**100%**	**4,251**	**100%**	**1,835**	**100%**
By Age						
Workers Aged 29 or younger	559	28.0%	1,010	23.8%	356	19.4%
Workers Aged 30 to 54	959	48.1%	2,133	50.2%	947	51.6%
Workers Aged 55 or older	477	23.9%	1,108	26.1%	532	29.0%
By Monthly Wage						
Workers Earning $1,250/month or less	394	19.7%	608	14.3%	313	17.1%
Workers Earning $1,251 to $3,333/month	588	29.5%	996	23.4%	402	21.9%
Workers Earning More than $3,333/month	1,013	50.8%	2,647	62.3%	1,120	61.0%
By Industry						
"Goods Producing"	429	21.5%	1,111	26.1%	393	21.4%
"Trade, Transportation, and Utilities"	576	28.9%	832	19.6%	120	6.5%
"All Other Services"*	990	49.6%	2,308	54.3%	1,322	72.0%

*includes the following sectors: Information, Financial Activities, Professional & Business Services, Education & Health Services, Leisure & Hospitality, Other Services, and Public Administration

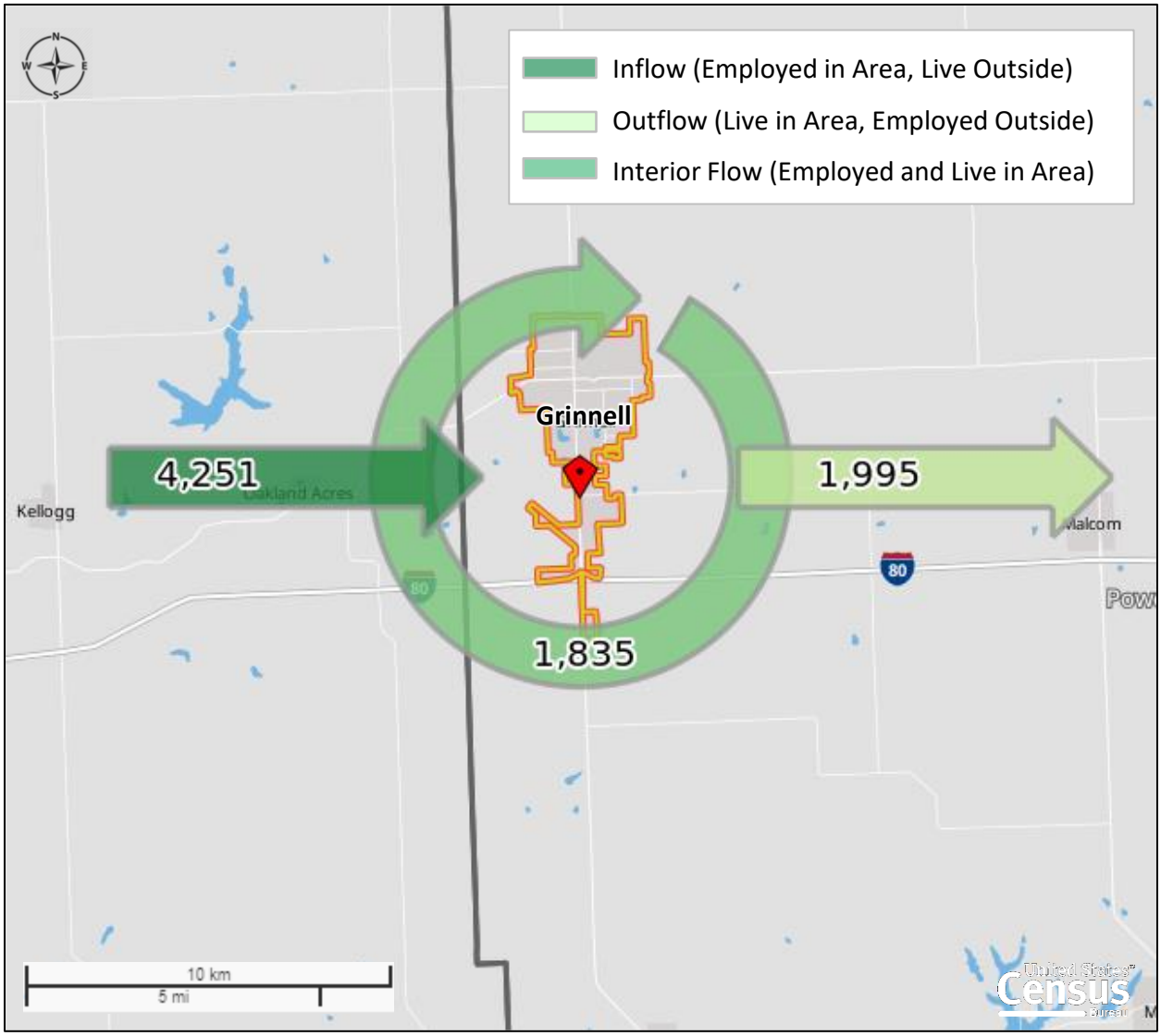
Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting

- Overall, Grinnell is an importer of workers as a higher number of nonresidents commute into the City for employment than residents commute out of the City.

- With 4,251 workers commuting into Grinnell for employment daily, many coming from over 50 miles, there appears to be an opportunity to provide housing options for a portion of these workers.

- While data does not yet fully reflect impacts on commuting patterns post-pandemic, we anticipate that with potential shifts in work locations long-term for some worker segments (i.e. increased telecommuting), more people are likely to remain within the City boundaries.

2022 Commuting Pattern
City of Grinnell



The following table highlights the commuting patterns, including distance and destination, of workers with primary jobs in Grinnell based on Local Employment Dynamics data for 2022. Home Destination summarizes where workers live who are employed in the City, while Work Destination represents where workers are employed who live in Grinnell.

- Roughly 70% of the workers employed in Grinnell reside outside the City, while 30% (1,835) reside in the City. The largest proportion of workers commuting into Grinnell come from Newton (6.4%), Marshalltown (3.4%), Montezuma (1.0%), and Brooklyn (1.7%).

- Approximately 38% of the workers in Grinnell reside within ten miles of their place of employment while 32% travel from 10 to 24 miles. Roughly 11% of the workers commute from a distance of 25 to 50 miles and another 19% come from more than 50 miles away.

TABLE 13
COMMUTING PATTERNS
CITY OF GRINNELL
2022

Home Destination by Place		
Place of Residence	**Count**	**Share**
Grinnell city, IA	1,835	30.2%
Newton city, IA	388	6.4%
Marshalltown city, IA	208	3.4%
Montezuma city, IA	117	1.9%
Brooklyn city, IA	105	1.7%
Des Moines city, IA	98	1.6%
Tama city, IA	87	1.4%
Oskaloosa city, IA	55	0.9%
Ankeny city, IA	53	0.9%
Toledo city, IA	49	0.8%
All Other Locations	3,091	50.8%

Work Destination by Place		
Place of Employment	**Count**	**Share**
Grinnell city, IA	1,835	47.9%
Des Moines city, IA	153	4.0%
Newton city, IA	105	2.7%
Cedar Rapids city, IA	97	2.5%
Marshalltown city, IA	86	2.2%
West Des Moines city, IA	75	2.0%
Ankeny city, IA	69	1.8%
Waterloo city, IA	56	1.5%
Montezuma city, IA	52	1.4%
Iowa City city, IA	41	1.1%
All Other Locations	1,261	32.9%

Home Destination		
Distance Traveled	**Count**	**Share**
Primary Jobs	6,086	100.0%
Less than 10 miles	2,324	38.2%
10 to 24 miles	1,939	31.9%
25 to 50 miles	661	10.9%
Greater than 50 miles	1,162	19.1%

Work Destination		
Distance Traveled	**Count**	**Share**
Primary Jobs	3,830	100.0%
Less than 10 miles	1,961	51.2%
10 to 24 miles	441	11.5%
25 to 50 miles	454	11.9%
Greater than 50 miles	974	25.4%

Home Destination = Where workers live who are employed in the selection area
Work Destination = Where workers are employed who live in the selection area

Sources: US Census Bureau Local Employment Dynamics; Maxfield Research & Consulting

- Roughly 52% of the workers living in Grinnell commute outside of the City, most notably to Des Moines (4.0%), Newton (2.7%), and Cedar Rapids (2.5%). Roughly 51% of resident workers in Grinnell travel less than ten miles for their jobs, while 12% have a commute distance from 10 to 24 miles. Approximately 12% commute between 25 and 50 miles while 25% commute more than 50 miles for employment.

Employment Growth Trends

The table on the following page shows employment growth trends and projections from 2010 to 2035 for Poweshiek County, the South Central LWDA, and Iowa. Data is sourced from the Bureau of Labor Statistics (BLS) Quarterly Census of Employment and Wages (QCEW) and represents annual average employment. City-level QCEW data is not available from the BLS or Iowa Workforce Development, so information specific to Grinnell is not provided.

All establishments covered under the Unemployment Insurance Program are required to report wage and employment data quarterly. Federal government establishments are also covered by the QCEW program. Workers and jobs excluded from these statistics include the self-employed, family farm workers, and those who work only on a commission basis.

Projections for 2035 are based on 2022-2032 industry projections for Iowa and the South Central LWDA, the most recent forecast available from Iowa Workforce Development. Maxfield Research applied the projected annual rate of growth to 2024 employment data to arrive at the forecast for the Region. We then projected employment for the County based on a review of changes to the proportion of the Region's growth that occurred in the County since 2010.

- As of 2023, there were 9,571 jobs in Poweshiek County, representing roughly 10.9% of all jobs in the South Central LWDA.

- Data from the Quarterly Census of Employment and Wages indicates that employment in Poweshiek County expanded 3.3% (305 jobs) between 2010 and 2024, while employment in the Remainder of the LWDA region contracted -0.8% (-602 jobs). Iowa experienced a 9% increase in jobs during that time period.

  - The LWDA added 2,204 jobs (2.3% increase) between 2010 and 2019, including 5.8% growth (541 jobs) in Poweshiek County and 1.9% growth (1,483 jobs) in the Remainder of the Region.

  - Due, in part, to the COVID-19 pandemic and subsequent recession, employment in the LWDA contracted by -3,862 jobs (-4.3%) between 2019 and 2020, including a -3.9% decrease in Poweshiek County (-378 jobs) and a -4.3% decline (-3,484 jobs) in the Remainder of the Region.

  - Employment is recovering, as the number of jobs in the LWDA increased 1.8% (1,541 jobs) between 2020 and 2024, including 1.5% job growth in Poweshiek County (142 jobs) and 1.8% growth (1,399 jobs) in the Remainder of the Region.

  - After contracting -5.0% from 2019 to 2020, employment in Iowa expanded 5.8% between 2020 and 2024, adding 85,908 jobs.

- Modest job growth is anticipated in the Market Area over the next several years. Based on annual growth rate projections from Iowa Workforce Development, the South Central LWDA is expected to experience 5.1% job growth (4,529 jobs) between 2024 and 2035.

  - By comparison, Iowa is projected to experience 7.6% job growth between 2024 and 2035.

- We anticipate that Poweshiek County will add 521 jobs (5.4% growth) between 2024 and 2035, while the Remainder of the Region experiences 5.1% growth (4,008 jobs).

TABLE 14

EMPLOYMENT GROWTH TRENDS AND PROJECTIONS
GRINNELL MARKET AREA
2010 to 2035

Annual Employment	Poweshiek County		*Remainder of Region*		South Central Iowa LWDA*		Iowa	
2010	9,266		*79,004*		88,270		1,436,340	
2019	9,807		*80,487*		90,294		1,553,350	
2020	9,429		*77,003*		86,432		1,475,704	
2024 (p)	9,571		*78,402*		87,973		1,561,612	
2035 Forecast	**10,092**		***82,410***		**92,502**		**1,681,011**	
Change	**No.**	**Pct.**	***No.***	***Pct.***	**No.**	**Pct.**	**No.**	**Pct.**
2010 - 2019	541	5.8%	*1,483*	*1.9%*	2,024	2.3%	117,010	8.1%
2019 - 2020	-378	-3.9%	*-3,484*	*-4.3%*	-3,862	-4.3%	-77,646	-5.0%
2020 - 2024	142	1.5%	*1,399*	*1.8%*	1,541	1.8%	85,908	5.8%
2024 - 2035	**521**	**5.4%**	***4,008***	***5.1%***	**4,529**	**5.1%**	**119,399**	**7.6%**

*14-County South Central Iowa Local Workforce Development Area (LWDA)
(p) preliminary data

Sources: BLS; Iowa Workforce Development; Maxfield Research & Consulting

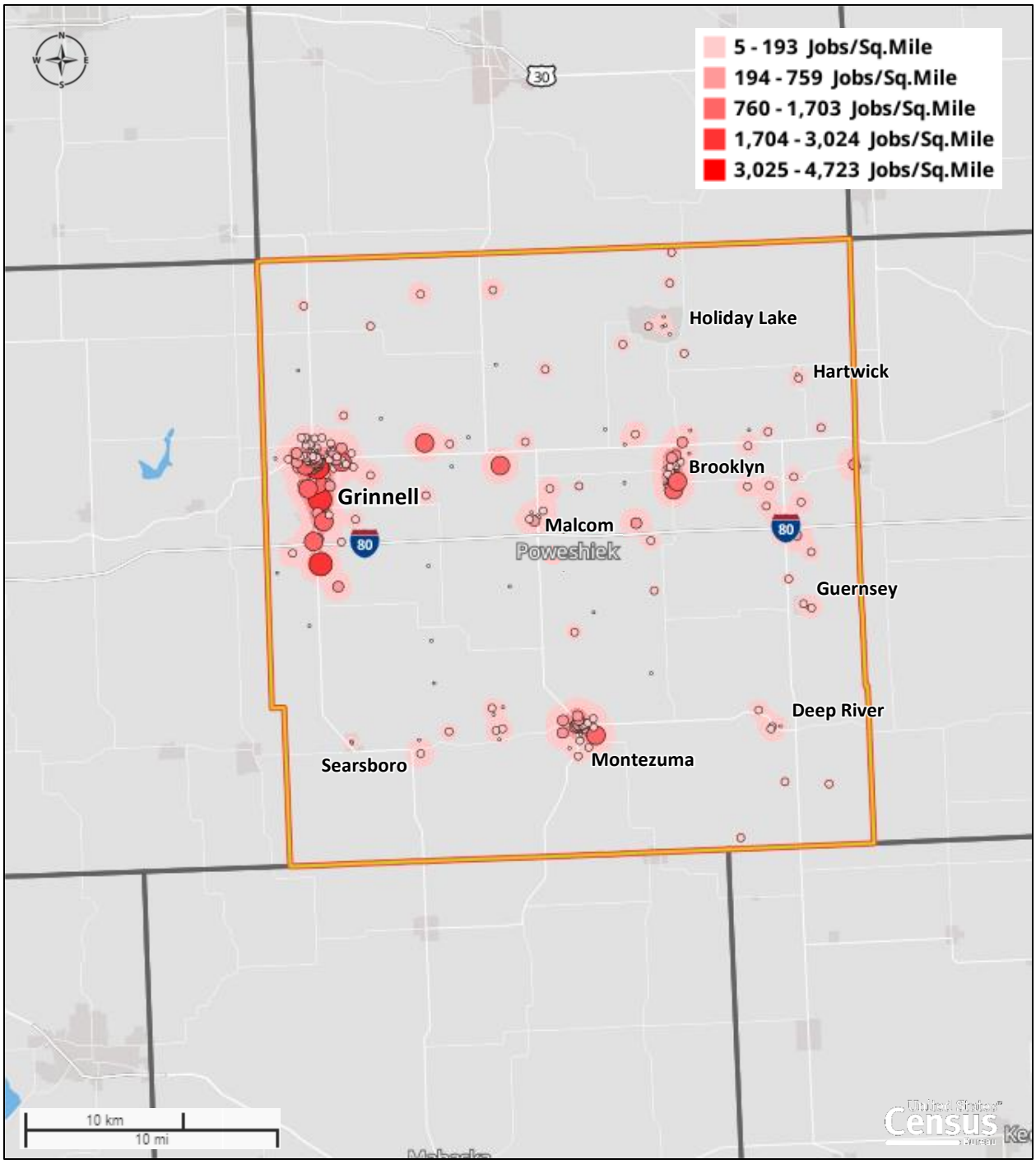
- While projections indicate employment growth in the County, actual job growth will be based on increased, or decreased, hiring at area employers.

  - **Labor availability will be a key factor impacting the ability of Grinnell and Poweshiek County to sustain employment levels and achieve the projected job growth. New housing will be needed to support potential labor force growth in the area.**

- Additionally, job growth in nearby Metro Areas (i.e. Des Moines, Cedar Rapids) may also stimulate some housing demand in Grinnell.

- Within Poweshiek County, job growth will likely be focused near concentrations of existing businesses in the larger communities (i.e. Grinnell) located along the major transportation corridors where there is convenient highway access.

Poweshiek County Job Concentrations



Industry Employment and Wage Data

The tables on the following pages display information on the employment and wage situation in Poweshiek County compared to Iowa. The Quarterly Census of Employment and Wages (QCEW) data is sourced from Iowa Workforce Development and represents fourth quarter data for 2024, 2023, and 2022.

Certain industries may not display any information which means that there is either no reported economic activity for that industry or the data has been suppressed to protect the confidentiality of cooperating employers. This generally occurs when there are too few employers or one employer comprises too much of the employment in that geography.

- Manufacturing is the largest employment sector in Poweshiek County with 1,818 reported jobs (19.4% of the total), followed by Educational Services with 1,481 jobs (15.8%) and Health Care and Social Assistance with 1,007 jobs (10.7%).

- Health Care and Social Assistance is the largest employment sector in Iowa (14.8% of total jobs), followed by Manufacturing (13.9%) and Retail Trade (11.2%).

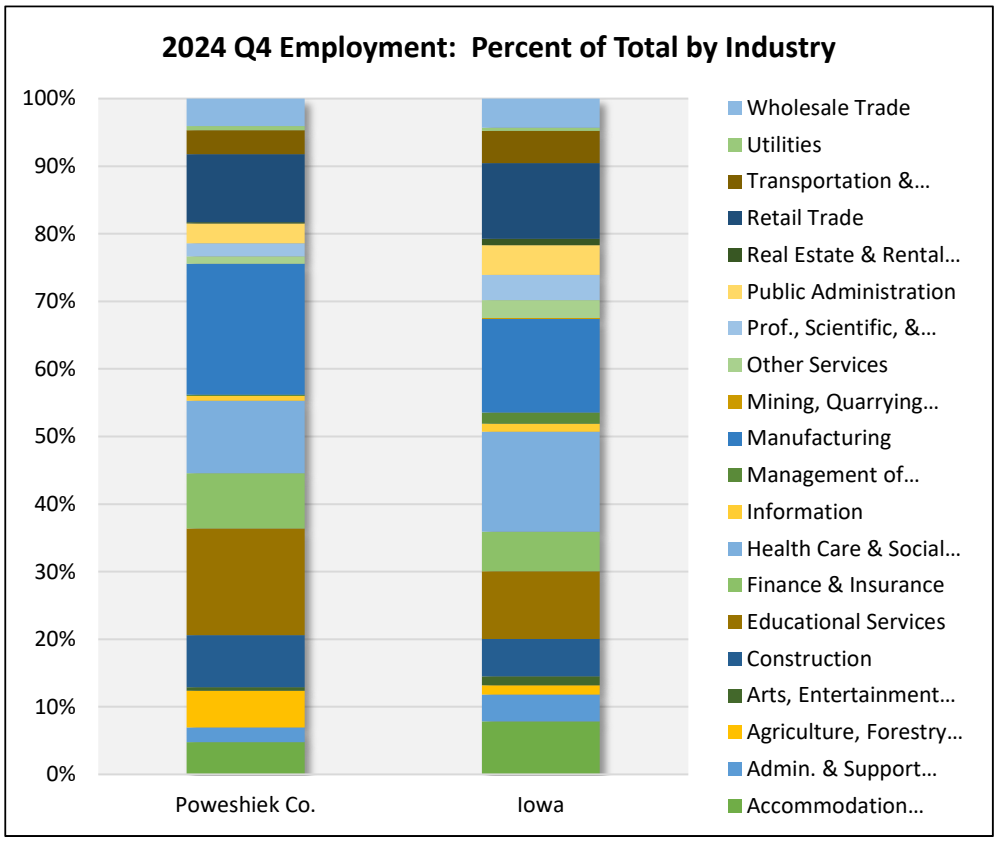


TABLE 15

INDUSTRY EMPLOYMENT TRENDS
GRINNELL MARKET AREA
2022 - 2024

Industry	2022 Q4	2023 Q4	2024 Q4	Change 2022-2023 No.	Change 2022-2023 Pct.	Change 2023-2024 No.	Change 2023-2024 Pct.
Poweshiek County							
Total, All Industries	**9,613**	**9,458**	**9,392**	**-155**	**-1.6%**	**-66**	**-0.7%**
Accommodation & Food Services	473	453	449	-20	-4.2%	-4	-0.9%
Admin. & Support, Waste Mgmt…	256	246	201	-10	-3.9%	-45	-18.3%
Agriculture, Forestry, Fishing…	477	494	510	17	3.6%	16	3.2%
Arts, Entertainment, & Recreation	49	54	50	5	10.2%	-4	-7.4%
Construction	742	719	724	-23	-3.1%	5	0.7%
Educational Services	1,488	1,511	1,481	23	1.5%	-30	-2.0%
Finance and Insurance	899	820	772	-79	-8.8%	-48	-5.9%
Health Care & Social Assistance	959	979	1,007	20	2.1%	28	2.9%
Information	76	72	66	-4	-5.3%	-6	-8.3%
Management of Companies	17	18	18	1	5.9%	0	0.0%
Manufacturing	1,902	1,828	1,818	-74	-3.9%	-10	-0.5%
Mining, Quarrying…	--	--	--	--	--	--	--
Other Services	105	108	104	3	2.9%	-4	-3.7%
Prof., Scientific, & Technical Svcs	169	181	184	12	7.1%	3	1.7%
Public Administration	259	265	271	6	2.3%	6	2.3%
Real Estate & Rental & Leasing	28	16	19	-12	-42.9%	3	18.8%
Retail Trade	949	938	946	-11	-1.2%	8	0.9%
Transportation & Warehousing	397	339	333	-58	-14.6%	-6	-1.8%
Utilities	60	59	58	-1	-1.7%	-1	-1.7%
Wholesale Trade	305	356	381	51	16.7%	25	7.0%
Iowa							
Total, All Industries	**1,552,749**	**1,570,605**	**1,567,942**	**17,856**	**1.1%**	**-2,663**	**-0.2%**
Accommodation & Food Services	117,687	121,551	122,664	3,864	3.3%	1,113	0.9%
Admin. & Support, Waste Mgmt…	67,829	65,793	62,240	-2,036	-3.0%	-3,553	-5.4%
Agriculture, Forestry, Fishing…	20,517	21,408	21,650	891	4.3%	242	1.1%
Arts, Entertainment, & Recreation	18,934	19,785	20,660	851	4.5%	875	4.4%
Construction	84,526	87,838	86,482	3,312	3.9%	-1,356	-1.5%
Educational Services	154,119	156,548	157,726	2,429	1.6%	1,178	0.8%
Finance and Insurance	93,732	93,503	91,778	-229	-0.2%	-1,725	-1.8%
Health Care & Social Assistance	219,740	225,727	231,745	5,987	2.7%	6,018	2.7%
Information	19,476	18,590	18,513	-886	-4.5%	-77	-0.4%
Management of Companies	24,888	24,359	25,796	-529	-2.1%	1,437	5.9%
Manufacturing	225,499	225,526	217,784	27	0.0%	-7,742	-3.4%
Mining, Quarrying…	2,299	2,273	2,239	-26	-1.1%	-34	-1.5%
Other Services	39,774	40,976	41,390	1,202	3.0%	414	1.0%
Prof., Scientific, & Technical Svcs	56,417	58,194	58,336	1,777	3.1%	142	0.2%
Public Administration	66,013	67,360	68,766	1,347	2.0%	1,406	2.1%
Real Estate & Rental & Leasing	15,081	14,689	14,702	-392	-2.6%	13	0.1%
Retail Trade	176,107	176,872	176,128	765	0.4%	-744	-0.4%
Transportation & Warehousing	75,382	73,657	74,299	-1,725	-2.3%	642	0.9%
Utilities	7,271	7,495	7,487	224	3.1%	-8	-0.1%
Wholesale Trade	67,458	68,461	67,556	1,003	1.5%	-905	-1.3%

Sources: Iowa Workforce Development; Maxfield Research & Consulting

TABLE 16

AVERAGE WEEKLY WAGES
GRINNELL MARKET AREA
2022 - 2024

Industry	2022 Q4	2023 Q4	2024 Q4	Change 2022-2023 No.	Change 2022-2023 Pct.	Change 2023-2024 No.	Change 2023-2024 Pct.
Poweshiek County							
Total, All Industries	**$1,120**	**$1,152**	**$1,186**	**$32**	**2.9%**	**$34**	**3.0%**
Accommodation & Food Services	$332	$344	$375	$12	3.6%	$31	9.0%
Admin. & Support, Waste Mgmt…	$872	$832	$941	-$40	-4.6%	$109	13.1%
Agriculture, Forestry, Fishing…	$1,473	$1,477	$1,349	$4	0.3%	-$128	-8.7%
Arts, Entertainment, & Recreation	$262	$257	$313	-$5	-1.9%	$56	21.8%
Construction	$1,500	$1,674	$1,824	$174	11.6%	$150	9.0%
Educational Services	$1,200	$1,188	$1,229	-$12	-1.0%	$41	3.5%
Finance and Insurance	$1,800	$1,858	$1,988	$58	3.2%	$130	7.0%
Health Care & Social Assistance	$974	$1,009	$991	$35	3.6%	-$18	-1.8%
Information	$962	$1,138	$992	$176	18.3%	-$146	-12.8%
Management of Companies	$1,263	$1,630	$1,358	$367	29.1%	-$272	-16.7%
Manufacturing	$991	$1,048	$1,078	$57	5.8%	$30	2.9%
Mining, Quarrying…	--	--	--	--	--	--	--
Other Services	$835	$803	$868	-$32	-3.8%	$65	8.1%
Prof., Scientific, & Technical Svcs	$1,662	$1,417	$1,448	-$245	-14.7%	$31	2%
Public Administration	$877	$937	$1,013	$60	6.8%	$76	8.1%
Real Estate & Rental & Leasing	$676	$644	$606	-$32	-4.7%	-$38	-5.9%
Retail Trade	$523	$535	$562	$12	2.3%	$27	5.0%
Transportation & Warehousing	$1,083	$1,214	$1,067	$131	12.1%	-$147	-12.1%
Utilities	1,614	1,650	$1,997	$36	2.2%	$347	21.0%
Wholesale Trade	$1,975	$1,800	$1,851	-$175	-8.9%	$51	2.8%
Iowa							
Total, All Industries	**$1,153**	**$1,199**	**$1,236**	**$46**	**4.0%**	**$37**	**3.1%**
Accommodation & Food Services	$413	$426	$438	$13	3.1%	$12	2.8%
Admin. & Support, Waste Mgmt…	$942	$967	$1,028	$25	2.7%	$61	6.3%
Agriculture, Forestry, Fishing…	$1,064	$1,107	$1,156	$43	4.0%	$49	4.4%
Arts, Entertainment, & Recreation	$465	$470	$502	$5	1.1%	$32	6.8%
Construction	$1,415	$1,519	$1,609	$104	7.3%	$90	5.9%
Educational Services	$982	$1,004	$1,043	$22	2.2%	$39	3.9%
Finance and Insurance	$1,754	$1,847	$1,936	$93	5.3%	$89	4.8%
Health Care & Social Assistance	$1,103	$1,118	$1,147	$15	1.4%	$29	2.6%
Information	$1,412	$1,528	$1,615	$116	8.2%	$87	5.7%
Management of Companies	$2,239	$2,388	$2,331	$149	6.7%	-$57	-2.4%
Manufacturing	$1,445	$1,533	$1,578	$88	6.1%	$45	2.9%
Mining, Quarrying…	$1,403	$1,434	$1,443	$31	2.2%	$9	0.6%
Other Services	$890	$927	$965	$37	4.2%	$38	4.1%
Prof., Scientific, & Technical Svcs	$1,819	$1,902	$1,988	$83	4.6%	$86	4.5%
Public Administration	$1,169	$1,235	$1,272	$66	5.6%	$37	3.0%
Real Estate & Rental & Leasing	$1,172	$1,176	$1,259	$4	0.3%	$83	7.1%
Retail Trade	$658	$669	$682	$11	1.7%	$13	1.9%
Transportation & Warehousing	$1,086	$1,132	$1,148	$46	4.2%	$16	1.4%
Utilities	$1,885	$1,900	$2,149	$15	0.8%	$249	13.1%
Wholesale Trade	$1,673	$1,724	$1,751	$51	3.0%	$27	1.6%

Sources: Iowa Workforce Development; Maxfield Research & Consulting

- Employment in Poweshiek County contracted -0.7% (-66 jobs) in 2024, after declining -1.6% (-155 jobs) in 2023. Wholesale Trade experienced the largest increase, adding 76 jobs (25% growth) since the fourth quarter of 2022, followed by Health Care and Social Assistance with the addition of 48 jobs (5.0%)

- Iowa experienced 1.0% job growth between 2022 and 2024, with Health Care and Social Assistance experiencing the largest growth.

- Average weekly wages in Poweshiek County ($1,186) are -4% lower than in the State of Iowa ($1,236).

- Since the fourth quarter of 2022, average weekly wages increased 5.9% in Poweshiek County compared to a 7.2% increase in Iowa.

- Highest average wages in Poweshiek County are found in the Utilities ($1,997), Finance and Insurance ($1,988), and Wholesale Trade ($1,851) industry sectors.

- The Management of Companies sector also has the highest average weekly wage in Iowa ($2,331), followed by Utilities ($2,149), and the Professional, Scientific, and Technical Services ($1,988) sector.

- A household earning the average weekly wage in Poweshiek County ($1,186) would be able to afford an apartment renting for approximately $1,542 per month to not exceed 30% of its monthly income on housing costs, notably higher than the average rent for market rate rental housing units in Grinnell ($827).

- Assuming that a potential home buyer has good credit and makes a 10% down payment, a household would need a minimum annual income of $65,739 to be able to afford a single-family home sold at the 2024 median sale price of $208,000 in Grinnell. The average weekly wage equates to an annual income of roughly $61,672.

- This data indicates that rental housing in Grinnell is relatively affordable proportionate to wages, but much of the for-sale housing would not be affordable for many workers.

Major Employers

The following list provides a summary of the major employers in Grinnell. Data was sourced from the City of Grinnell via the Municipal Securities Rulemaking Board (MSRB) Electronic Municipal Market Access (EMMA) General Obligation Capital Loan Notes Official Statement for the City, which was posted in 2022, the most recent data available.

- Grinnell Mutual Reinsurance Company, Grinnell College, and Jeld-Wen Doors & Windows are the three largest employers in Grinnell, totaling an estimated 2,800 jobs (30% of total employment in the County).

TABLE 17

MAJOR EMPLOYERS
CITY OF GRINNELL
2025

Employer	Industry	Employees*
Grinnell Mutual Reinsurance Co.	Insurance	1,000
Grinnell College	Higher education	1,000
Jeld-Wen Doors & Windows	Doors & Windows	800
Grinnell Regional Medical Ctr.	Healthcare	400
Brownells Co., Inc.	Firearms Accessories & Gunsmithing Tools	370
Grinnell Community School District	Public education	292
St. Francis Manor/Seeland Park	Retirement Living	162
Mayflower Homes	Retirement Living	156
Engineered Plastic Components, Inc.	Manufacturing	68
City of Grinnell	Government	65

*estimated number of employees in 2022

Sources: City of Grinnell; EMMA MSRB; Maxfield Research & Consulting

- Based on the industry sector composition of these employers, it appears that Grinnell's economy is fairly diverse as six different industry sectors are represented by these ten major employers, although weighted toward the Health Care and Social Assistance sector.

  - Three of the ten largest employers in the City are in Health Care and Social Assistance (30%). There are also two each in the Manufacturing and Educational Services sectors. Other industry sectors include Wholesale Trade, Finance and Insurance, and Public Administration.

- Combined, these ten major employers employ an estimated 4,313 workers, representing approximately 46% of all the jobs in Poweshiek County based on four quarter 2024 QCEW data.

Housing Characteristics

Introduction

This section of the report examines characteristics of the existing housing stock in Grinnell and the surrounding area compared to Iowa. Housing demand is influenced, in large part, by factors related to the supply of housing in a market area such as the age and condition of the housing stock, as well as financial considerations (i.e. home values, rental rates). The following topics are covered in this analysis.

- Housing units by structure type and tenure
- Age of the existing housing stock
- Residential building permit trends, and
- Geographic Information System (GIS) maps illustrating key characteristics of Grinnell's existing housing stock

The U.S. Census Bureau American Community Survey ("ACS") is the primary data resource for the Housing Characteristics section of this report. Maxfield Research and Consulting utilizes five-year data estimates which provide a larger sample size and has a longer period of data collection than the one-year data estimates. At the time this analysis was prepared, the 2019-2023 ACS was the most recent five-year data available, although data is adjusted by Maxfield Research to reflect the 2020 Census and recent residential building permit data. Residential construction data for the PMA was provided by the City of Grinnell, Poweshiek County, and Jasper County, while permit data for Iowa was sourced from the HUD State of the Cities Data Systems (SOCDS).

Housing unit is defined as a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters, while a household is an occupied housing unit. A householder refers to the person in whose name the housing unit is owned or rented.

Housing Stock by Structure Type and Tenure

Information presented in the following table summarizes the number of housing units by structure type and tenure in Grinnell compared to the Remainder of the PMA and Iowa. Data is sourced from the 2019-2023 ACS, adjusted by Maxfield Research to reflect 2025 housing unit estimates based on 2020 Census data and building permit trends.

- There are an estimated 4,170 housing units in Grinnell, roughly 92% of which are occupied (3,802), and there are an estimated 1,905 housing units in the Remainder of the PMA (90% occupied). In Iowa, 91% of the housing units are occupied.
  - Within the Remainder of the PMA, housing unit concentrations are highest in Rock Creek Township (Jasper County) and Malcom Township (Poweshiek County).

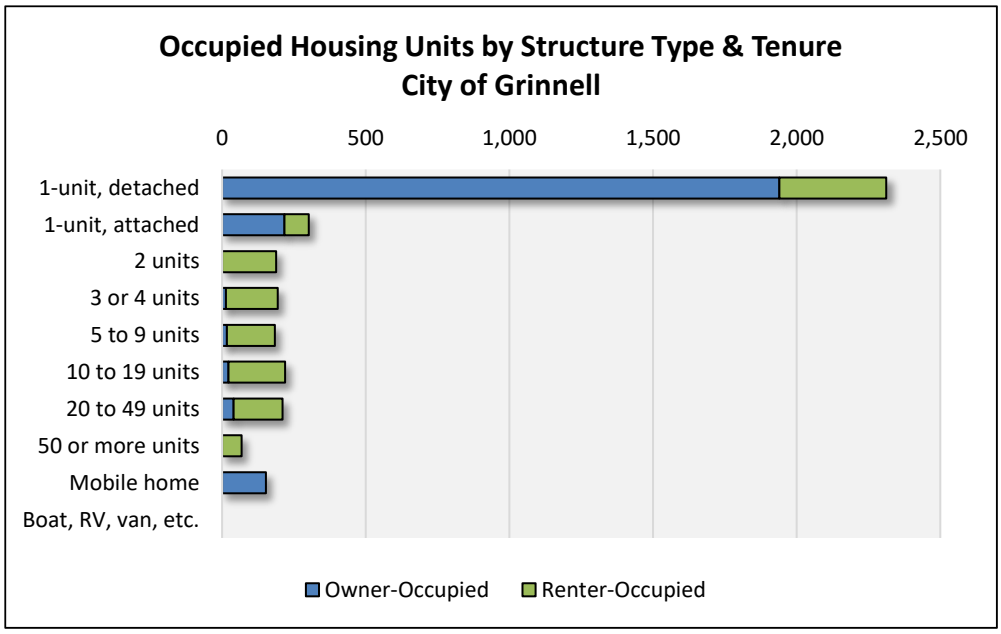
TABLE 18

HOUSING UNIT STRUCTURE TYPE BY TENURE
GRINNELL MARKET AREA
2025

	Grinnell		*Remainder of PMA*		PMA		Iowa	
	No.	Pct.	*No.*	*Pct.*	No.	Pct.	No.	Pct.
Total Housing Units	**4,170**		***1,905***		**6,075**		**1,475,579**	
Occupied Housing Units	**3,829**	**91.8%**	***1,716***	***90.1%***	**5,545**	**91.3%**	**1,338,792**	**90.7%**
Owner-Occupied	**2,402**	**62.7%**	***1,486***	***86.6%***	**3,889**	**70.1%**	**943,705**	**70.5%**
1-unit, detached	1,940	50.7%	*1,439*	*83.9%*	3,379	60.9%	850,382	63.5%
1-unit, attached	217	5.7%	*8*	*0.5%*	225	4.1%	39,641	3.0%
2 units	0	0.0%	*0*	*0.0%*	0	0.0%	3,476	0.3%
3 or 4 units	14	0.4%	*0*	*0.0%*	14	0.2%	5,184	0.4%
5 to 9 units	17	0.4%	*0*	*0.0%*	17	0.3%	3,086	0.2%
10 to 19 units	22	0.6%	*0*	*0.0%*	22	0.4%	4,093	0.3%
20 to 49 units	40	1.1%	*0*	*0.0%*	40	0.7%	3,540	0.3%
50 or more units	0	0.0%	*0*	*0.0%*	0	0.0%	2,225	0.2%
Mobile home	153	4.0%	*39*	*2.3%*	192	3.5%	31,791	2.4%
Boat, RV, van, etc.	0	0.0%	*0*	*0.0%*	0	0.0%	287	0.0%
Renter-Occupied	**1,427**	**37.3%**	***230***	***13.4%***	**1,656**	**29.9%**	**395,087**	**29.5%**
1-unit, detached	371	9.7%	*182*	*10.6%*	553	10.0%	127,036	9.5%
1-unit, attached	85	2.2%	*7*	*0.4%*	92	1.7%	21,341	1.6%
2 units	188	4.9%	*3*	*0.2%*	192	3.5%	23,211	1.7%
3 or 4 units	179	4.7%	*1*	*0.1%*	181	3.3%	38,760	2.9%
5 to 9 units	167	4.4%	*27*	*1.6%*	195	3.5%	44,093	3.3%
10 to 19 units	198	5.2%	*1*	*0.0%*	199	3.6%	49,034	3.7%
20 to 49 units	170	4.4%	*0*	*0.0%*	170	3.1%	49,392	3.7%
50 or more units	68	1.8%	*0*	*0.0%*	68	1.2%	33,682	2.5%
Mobile home	0	0.0%	*8*	*0.5%*	8	0.1%	7,831	0.6%
Boat, RV, van, etc.	0	0.0%	*0*	*0.0%*	0	0.0%	707	0.1%

Sources: 2019-2023 American Community Survey; US Census; Maxfield Research & Consulting

- Among all occupied units, detached single-unit (one-unit) structures are the most common housing type in the Market Area, comprising 71% of units in the PMA, including 60% of the units in Grinnell and 95% of units in the Remainder of the PMA. By comparison, roughly 73% of occupied housing units in Iowa are single unit detached structures.



- Of the owner-occupied units in Grinnell, an estimated 81% are single-unit, detached structures (1,940 owner-occupied units), lower than 97% in the Remainder of the PMA and 90% in Iowa. Another 6% of the owner-occupied units in Grinnell are attached single-unit structures and 4% are in mobile homes and 7% compared to 3% and 2% in Iowa, respectively.

- An estimated 26% of the renter-occupied units in Grinnell (371) are in detached, single-unit structures, while 5% (198) are in multifamily structures with 10 to 19 units. By comparison, the highest proportions of renter-occupied units in Iowa are detached single-unit structures (32%) and structures with 20 to 49 units (13%).

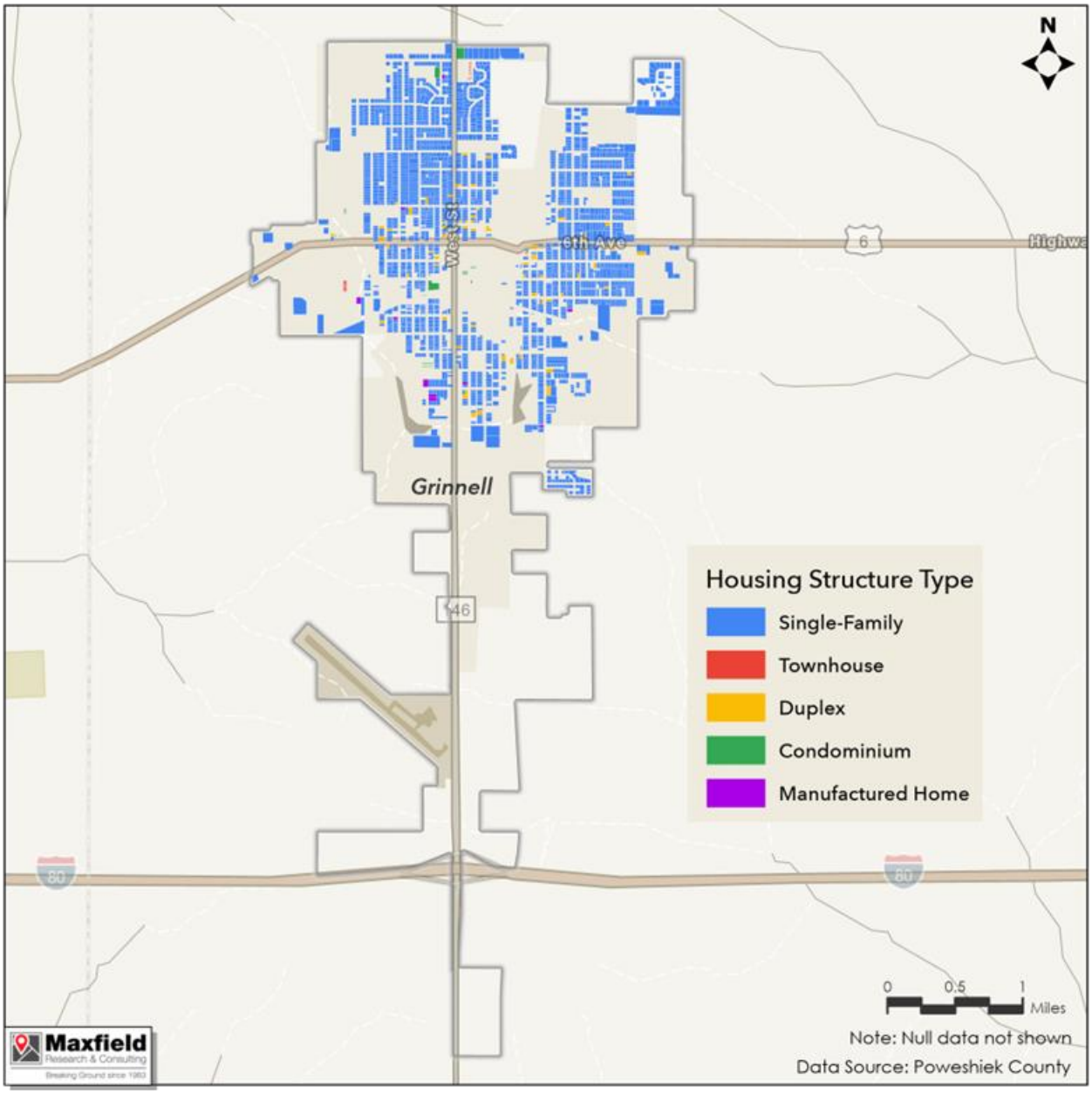
- Attached single-unit structures (e.g. twin homes and townhomes) represent an estimated 7.9% of Grinnell's occupied housing stock, higher than 0.9% in the Remainder of the PMA and 4.6% in Iowa. An estimated 72% of Grinnell's supply of attached single-unit structures are owner-occupied, higher than 65% in Iowa.

- Compared to Iowa, Grinnell has higher proportions of units in attached, single-unit structures and multifamily structures with fewer than 50 units. The proportion of detached single-unit structures in Grinnell (60% of all occupied units) is substantially lower than Iowa (73%).

The series of maps on the following pages illustrate key characteristics of Grinnell's existing housing stock, including residential structure type, housing units by homestead status, and the market value for residential properties. Data is sourced from Poweshiek County's parcel dataset.

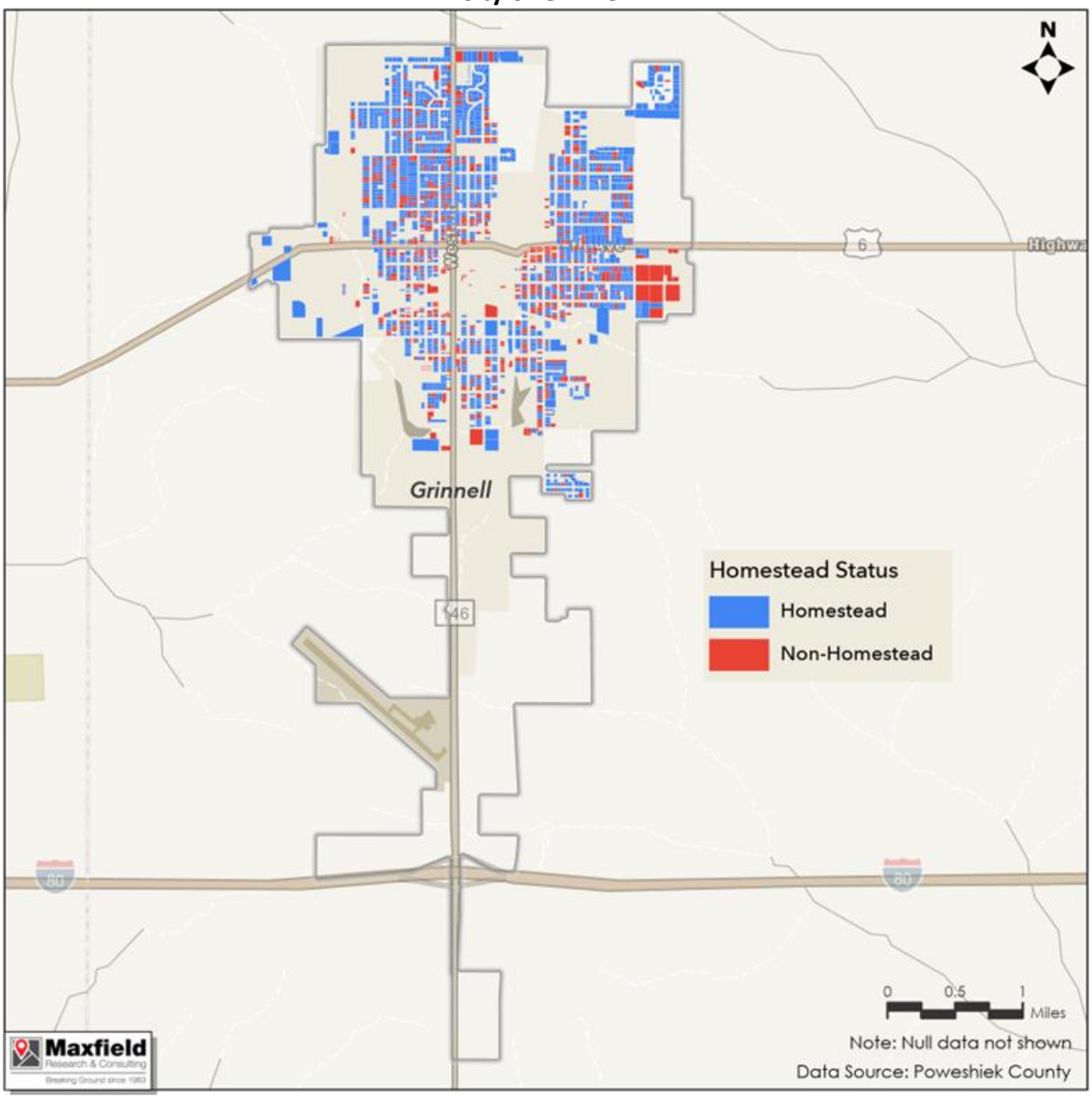
- The following map illustrates residential parcels in Grinnell by property tax code description. As shown, the vast majority of homes in the City are classified as "single-family" properties.

2025 Residential Structure Type
City of Grinnell



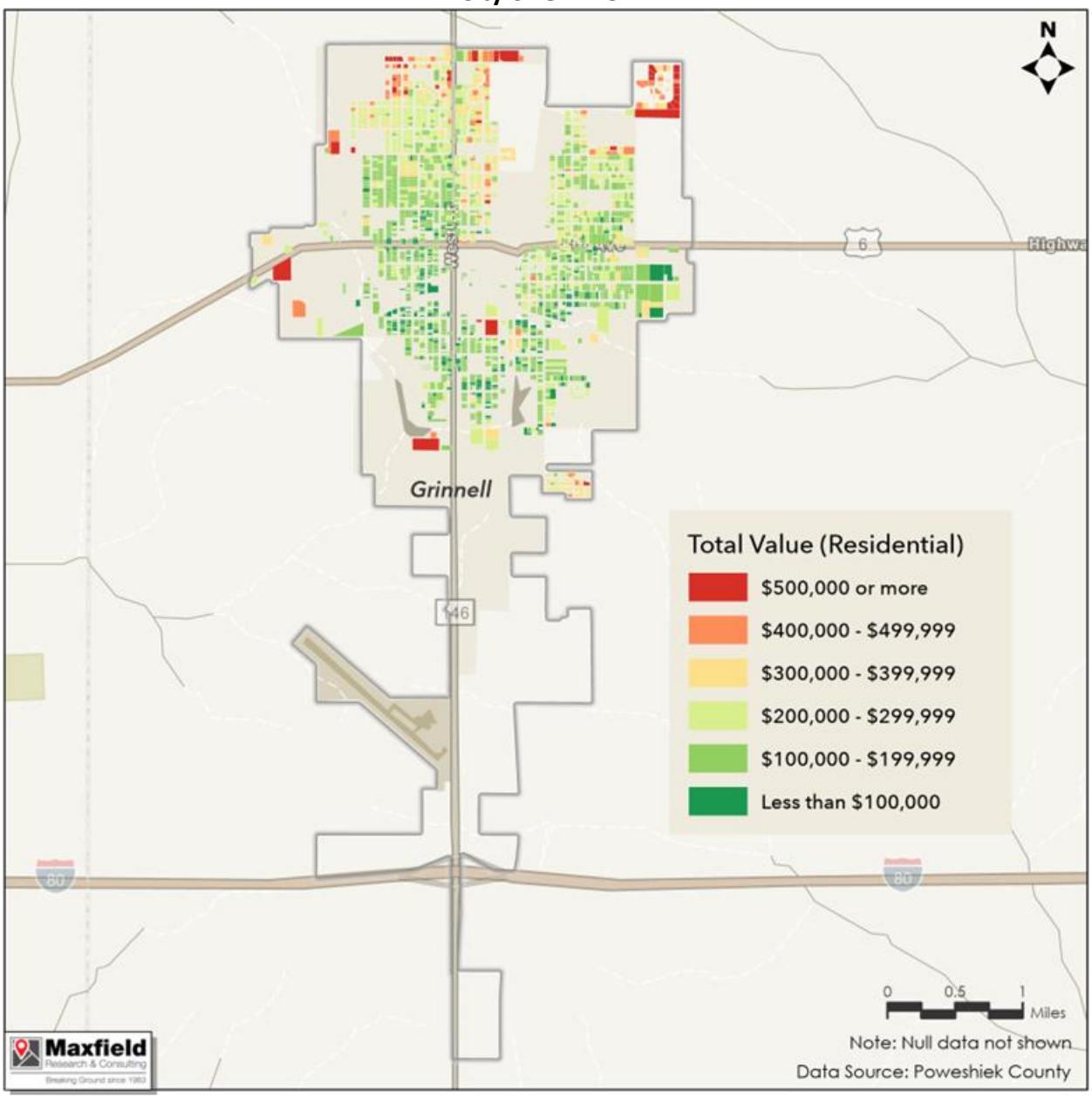
- The following map illustrates the location of residential parcels in Grinnell by homestead status. A property is designated as a homestead if it is the owner's principal residence. Examples of non-homestead residential property include rental units and second homes.

Homestead vs. Non-Homestead Property Map
City of Grinnell



- The following map illustrates the value of residential properties in Grinnell by market value. As shown, the highest value properties are situated in the northern third of the City, while properties with the lowest values are concentrated in the central portion of the community.

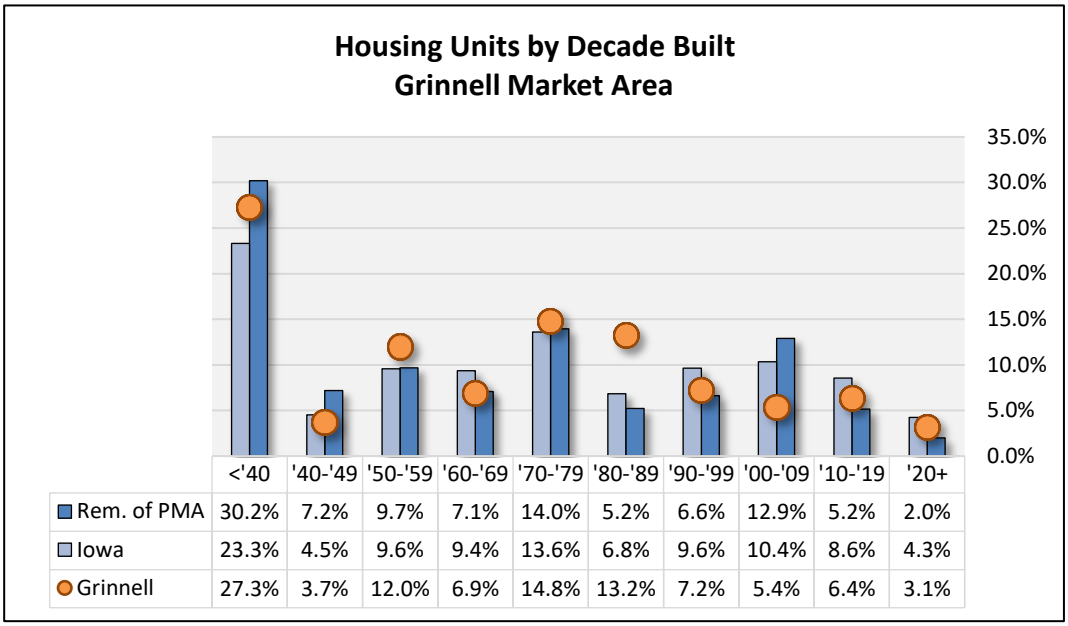
2025 Residential Property Values
City of Grinnell



Age of Housing Stock

Information in the table on the following page is sourced from the 2019-2023 American Community Survey (ACS) with adjustments made by Maxfield Research to reflect 2025 housing unit estimates based on 2020 Census data and residential building permit data. The table includes the number of housing units built prior to 1940 and during each subsequent decade in Grinnell and the Remainder of the PMA compared to Iowa. The Census Bureau began collecting year-built data in 1940.

- As depicted in the following chart, roughly 27% of the housing units in Grinnell (1,140 units) were built prior to 1940. By comparison, 30% of all housing units in the Remainder of the PMA and 23% of all housing units in Iowa were built prior to 1940.
  - While many homes built before 1940 may be in good condition, housing units this age are at risk of becoming substandard or functionally obsolete, and maintenance costs are generally higher than newer housing units.
- The 1970s and 1980s were the most active decades in Grinnell for housing unit production. An estimated 15% of Grinnell's housing stock was built from 1970 to 1979 (618 units) and 13% of the housing units were constructed from 1980 to 1989 (551 units).



	<'40	'40-'49	'50-'59	'60-'69	'70-'79	'80-'89	'90-'99	'00-'09	'10-'19	'20+
Rem. of PMA	30.2%	7.2%	9.7%	7.1%	14.0%	5.2%	6.6%	12.9%	5.2%	2.0%
Iowa	23.3%	4.5%	9.6%	9.4%	13.6%	6.8%	9.6%	10.4%	8.6%	4.3%
Grinnell	27.3%	3.7%	12.0%	6.9%	14.8%	13.2%	7.2%	5.4%	6.4%	3.1%

- The 1970s and 2000s were the most active decade in the Remainder of the PMA (14.0% and 12.9% of all units, respectively) while the 1970s was the most active decade in Iowa (14% of all units).
- Aside from the 1970s and 1980s, the most active decades in Grinnell were the 1950s (12% of the units) and the 1990s (7%).

TABLE 19

HOUSING UNITS BY YEAR STRUCTURE BUILT
GRINNELL MARKET AREA
2025

	Grinnell		*Remainder of PMA*		PMA		Iowa	
	No.	Pct.	*No.*	*Pct.*	No.	Pct.	No.	Pct.
Total	**4,170**	**100%**	***1,905***	***100%***	**6,075**	**100%**	**1,475,579**	**100%**
2020 or later	131	3.1%	*38*	*2.0%*	169	2.8%	62,790	4.3%
2010 to 2019	265	6.4%	*98*	*5.2%*	363	6.0%	126,191	8.6%
2000 to 2009	223	5.4%	*246*	*12.9%*	469	7.7%	152,841	10.4%
1990 to 1999	299	7.2%	*126*	*6.6%*	426	7.0%	142,198	9.6%
1980 to 1989	551	13.2%	*99*	*5.2%*	650	10.7%	101,071	6.8%
1970 to 1979	618	14.8%	*266*	*14.0%*	884	14.5%	200,551	13.6%
1960 to 1969	289	6.9%	*135*	*7.1%*	424	7.0%	138,217	9.4%
1950 to 1959	500	12.0%	*184*	*9.7%*	684	11.3%	141,102	9.6%
1940 to 1949	154	3.7%	*137*	*7.2%*	291	4.8%	66,716	4.5%
1939 or earlier	1,140	27.3%	*575*	*30.2%*	1,715	28.2%	343,903	23.3%

Sources: 2019-2023 American Community Survey; US Census; Maxfield Research & Consulting

Residential Construction Trends

The table on the following page displays the number of new housing units permitted for detached single-family, attached single-family/duplex, and multifamily structures in Grinnell from 2015 through May 1, 2025. Data was provided by the City of Grinnell.

- From 2015 to May 2025, 285 housing units were permitted in the City of Grinnell. Approximately 22% of all residential units permitted in Grinnell since 2015 were detached single-family units (64) and 6% were attached single-family/duplex units (18), while 71% were units in multifamily structures (203).
  - Annually, Grinnell averages 26.8 new units per year, including 6.3 new detached single-family units, 0.2 attached single-family/duplex units, and 20.3 multifamily units per year.
- From 2015 through 2019, 137 new housing units were permitted in Grinnell, for an average of 27.4 new units per year. The pace of development activity slowed modestly from 2020 through 2024, averaging 26.2 units per year (131 total units) over the past five years.
- The pace of new detached single-family construction decreased from 7.6 units per year from 2015 through 2019 to 5.0 units per year (2020 through 2024). Multifamily unit production increased from 19.4 units per year (2015 through 2019) to 21.2 units per year.
  - There were 16 duplex units permitted in 2025 year-to-date, after just two duplex units were permitted during the previous ten years.

TABLE 20

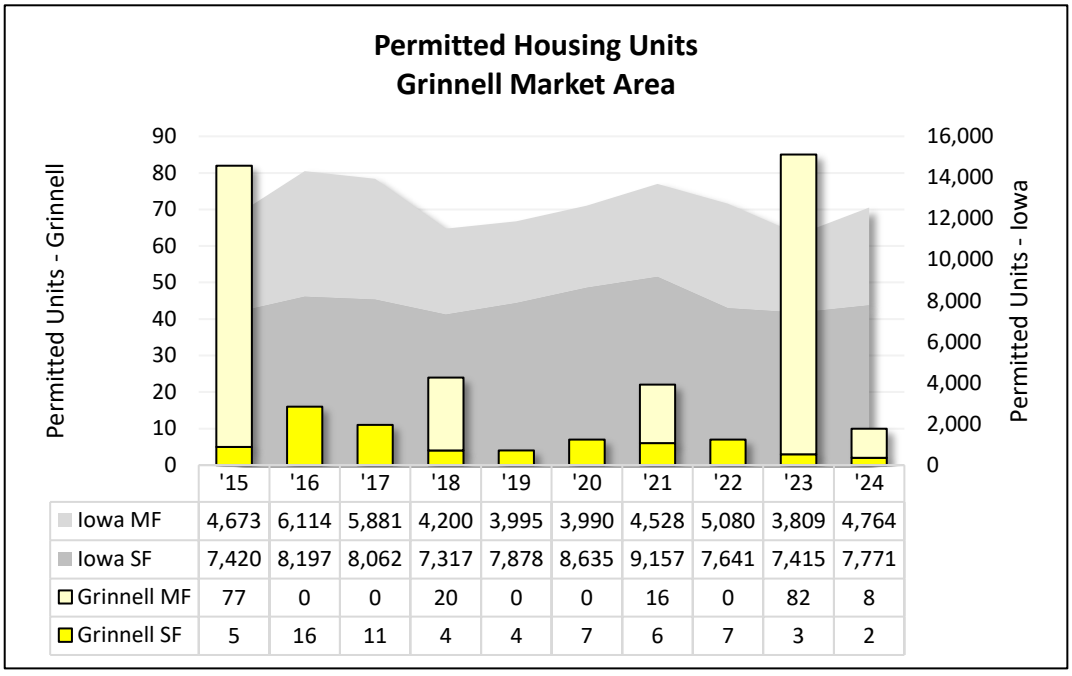
RESIDENTIAL CONSTRUCTION TRENDS
CITY OF GRINNELL
2015 - 2024

Year	Detached Single-family	Attached Single-family/Duplex	Multifamily Units	Total Units
2015	5	0	77	82
2016	14	2	0	16
2017	11	0	0	11
2018	4	0	20	24
2019	4	0	0	4
2020	7	0	0	7
2021	6	0	16	22
2022	7	0	0	7
2023	3	0	82	85
2024	2	0	8	10
2025 ytd*	1	16	0	17
Units Permitted	**64**	**18**	**203**	**285**

*2025 year-to-date data through May 1
Excludes 109-unit Renfrow Hall (Grinnell College Dorm) which opened in 2024. Dormitories are classifed as Group Quarters, not Housing Units

Sources: City of Grinnell; Maxfield Research & Consulting

The following graph illustrates residential building permit trends in Grinnell compared to Iowa from 2015 through 2024. Permit data for Iowa was obtained from the HUD State of the Cities Data Systems (SOCDS).



	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24
Iowa MF	4,673	6,114	5,881	4,200	3,995	3,990	4,528	5,080	3,809	4,764
Iowa SF	7,420	8,197	8,062	7,317	7,878	8,635	9,157	7,641	7,415	7,771
Grinnell MF	77	0	0	20	0	0	16	0	82	8
Grinnell SF	5	16	11	4	4	7	6	7	3	2

The HUD SOCDS takes data from the U.S. Census Building Permit Survey (BPS) which is based on reports submitted by local permit officials and includes any subsequent Census revisions to achieve higher quality data. For this comparison, single-family is defined as fully detached, semi-detached (semi-attached, side-by-side), row houses, and townhouses, so single-family data includes detached units and attached single-family/duplex units.

- Based on data from HUD SOCDS, Iowa averaged 12,653 permitted housing units per year from 2015 through 2024.

- Across Iowa, 63% of all permitted units were single-family over the past ten years while 37% of the units were in multifamily structures

  - Roughly 61% of all permitted units from 2015 through 2019 were single-family, increasing to 65% from 2020 through 2024.

  - The proportion of permitted multifamily units in the Region declined slightly from 39% of all permitted units from 2015 through 2019 to 35% since 2020.

- In Iowa, housing production peaked in 2016 (14,311 units permitted) and 2017 (13,943 units permitted) before slowing to 11,517 units in 2018 and 11,873 units in 2019.

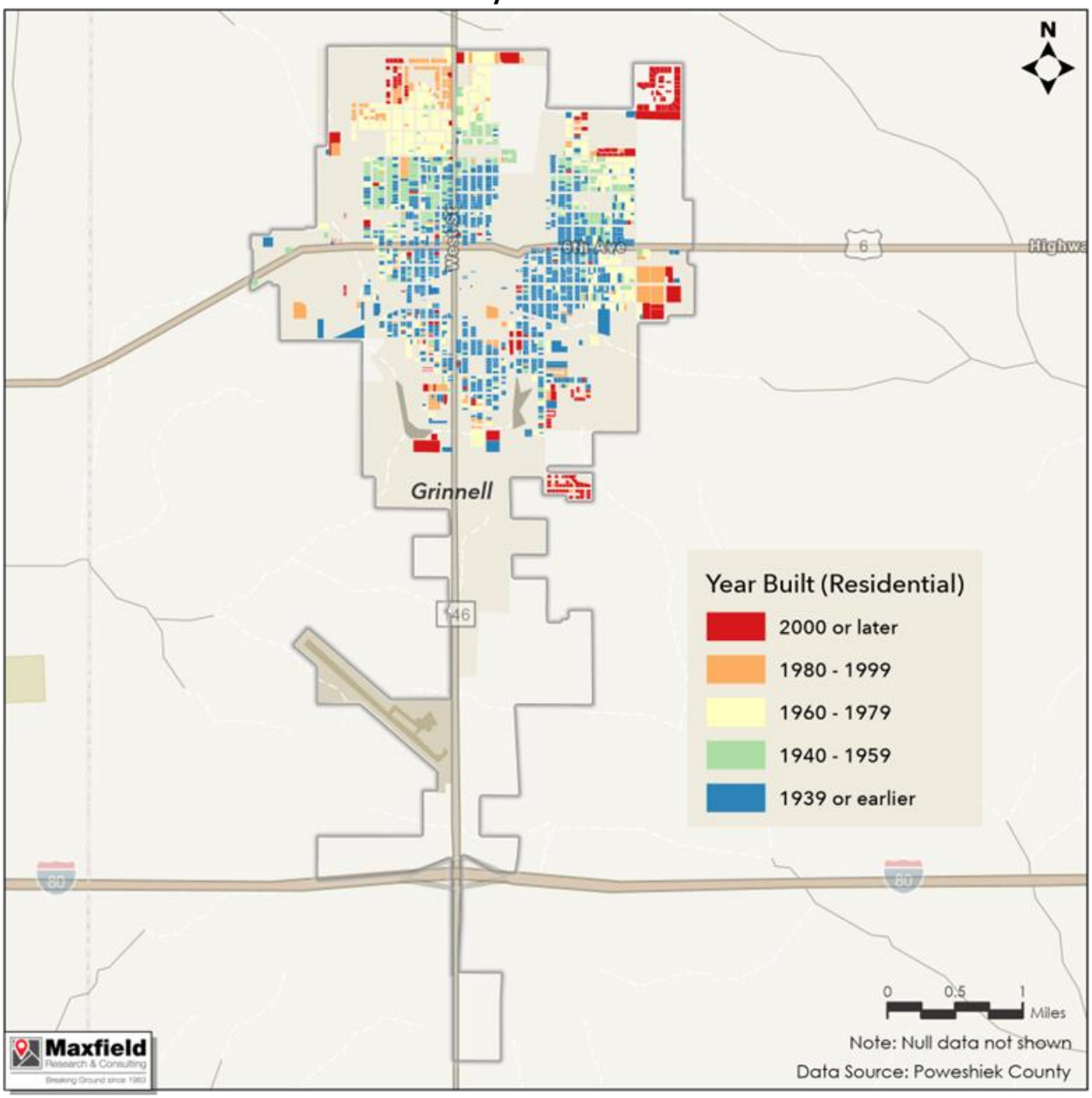
- Residential development activity in the State accelerated post-COVID, climbing to 13,685 permitted units in 2021.

- Due, in part, to rising interest rates, new housing construction slowed to 11,224 units permitted in 2023. Activity appears to be accelerating, as 12,535 units were permitted in 2024, a 12% increase from 2023.

- The map on the following page illustrates the age of housing units in Grinnell by year built. Data is sourced from the Poweshiek County parcel dataset. For the purpose of this mapping illustration, year-built data was divided into five groups.

- As shown, a majority of the newest housing units (built in 2000 or later) are located along the outer edges of the community, particularly in the northern portion of the community, while the oldest housing units (built prior to 1940) are concentrated is the central portion of the City.

Residential Properties by Year Built
City of Grinnell



The following photographs represent a sample of Grinnell's housing inventory.

New construction detached single-family neighborhood

New construction multifamily rental building

Pre-1940's detached single-family homes

1970's era detached single-family homes

Attached single-family townhomes

1980's era owned multifamily (condominium) building

For-Sale Market

Introduction

Maxfield Research analyzed the for-sale housing market in Grinnell and the surrounding area by collecting data on home sales, home listings, and the supply of residential lots in the area. This section of the report reviews recent home sale trends against the supply of available for-sale housing, including detached single-family and multifamily housing. For the purposes of this analysis, housing sales data for townhomes and twin home/duplex units (i.e. attached single-family) are combined with sales information for condominium units under the "multifamily" description. This section evaluates for-sale housing market conditions in Grinnell by examining the following data.

- Home sale trends
- The supply of homes currently listed as available for sale
- A review and analysis of the residential lot supply
- Information on new construction sales activity

Data was collected in August 2025. Information on home sale trends was obtained from Central Iowa Realtors and includes all transactions sold through a Realtor via the Multiple Listing Service (MLS) which generally accounts for 90% to 95% of all home sales. Private sales (not sold on the MLS by a Realtor) are not included. Information on the price distribution of homes sold in Grinnell was sourced from Poweshiek County. Information on active listings was obtained from various Multiple Listing Services via Realtor.com.

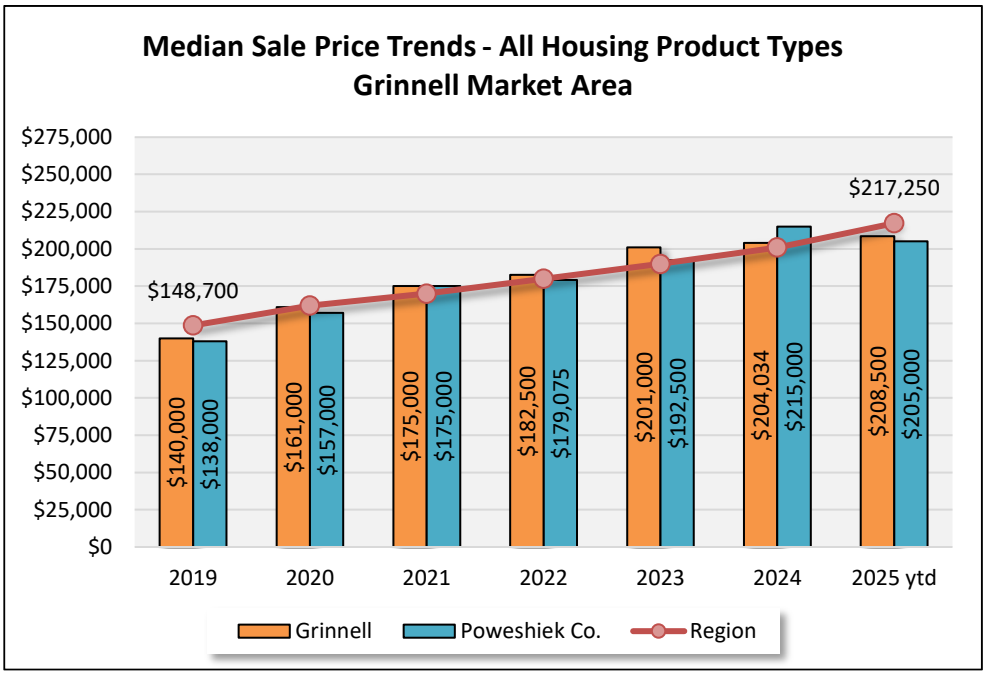
Residential lot supply data was sourced from the City of Grinnell and Poweshiek County property records, while information on actively-marketing residential lots was sourced from Realtor.com via the MLS.

Home Sale Trends

The following graph summarizes median home sale price trends from 2019 through July 2025 for Grinnell and Poweshiek County compared to the 13-County Central Iowa Board of Realtors Region. Data is source from the Central Iowa Board of Area Realtors. Data represents pricing for all housing product types (i.e. detached single-family, townhomes, condominiums, etc.)

- In Grinnell, the median sale price jumped 49%, climbing from $140,000 in 2019 to $208,500 in 2025 (through July), averaging 7.9% increases annually.

- By comparison, median sale prices increased 49% in Poweshiek County (9.3% annual growth) and 46% in the Region (6.2% annual growth) between 2019 and July 2025.



- Median sale price trends in Grinnell have tracked consistently with Poweshiek County and Central Iowa, although prices are slightly lower in Grinnell than the Region. In 2025, the median sale price for all product types in Grinnell ($208,500) was 1.7% higher than Poweshiek County ($205,000) but -4.0% lower than the Region ($217,250).

The table on the following page presents home sale data from 2019 through July 2025 for Grinnell and Poweshiek County compared to the Central Iowa Region. The table displays the median sale price, number of closed transactions, and marketing times (median days on market) for all detached single-family and multifamily (i.e townhomes, twin homes, condominiums) resales. Note that data is based on the location of the sale as entered by a Realtor into the MLS, so it's possible that some sales listed under Grinnell may have occurred in a nearby township.

TABLE 21

RESIDENTIAL SALE TRENDS
GRINNELL MARKET AREA
2019 - 2025

	Detached Single-family					Multifamily				
	Median Price	Pct. Change	Closed Sales	Pct. Change	Med. DOM^	Median Price	Pct. Change	Closed Sales	Pct. Change	Med. DOM^
Grinnell										
2025 ytd	$208,500	0.2%	56	-56.6%	11	$180,500	13.5%	2	-66.7%	24
2024	$208,000	-0.5%	129	40.2%	32	$159,000	-11.7%	6	0.0%	12
2023	$209,000	13.0%	92	-29.8%	19	$180,000	0.8%	6	100.0%	5
2022	$185,000	4.2%	131	-16.6%	21	$178,650	2.1%	3	-66.7%	65
2021	$177,500	13.1%	157	11.3%	31	$175,000	-23.2%	9	350.0%	14
2020	$157,000	12.1%	141	2.2%	60	$228,000	--	2	--	103
2019	$140,000	--	138	--	60	--	--	--	--	--
Poweshiek County										
2025 ytd	$205,000	-6.8%	117	-53.8%	10	$180,500	13.5%	2	-66.7%	24
2024	$220,000	10.8%	253	19.3%	26	$159,000	-11.7%	6	0.0%	12
2023	$198,500	10.6%	212	-10.5%	27	$180,000	0.8%	6	100.0%	5
2022	$179,500	2.6%	237	-16.8%	21	$178,650	2.1%	3	-72.7%	65
2021	$175,000	12.9%	285	-2.7%	25	$175,000	-23.2%	11	450.0%	14
2020	$155,000	12.3%	293	6.9%	51	$228,000	--	2	--	103
2019	$138,000	--	274	--	63	--	--	--	--	--
Central Iowa Region										
2025 ytd	$215,000	7.5%	1,793	-41.5%	13	$240,750	14.1%	142	-34.3%	26
2024	$200,000	6.4%	3,065	1.1%	16	$211,000	-1.9%	216	13.1%	14
2023	$188,000	4.5%	3,032	-13.2%	12	$215,000	16.2%	191	-15.1%	8
2022	$179,900	7.1%	3,493	-10.7%	10	$185,000	-2.0%	225	-12.1%	14
2021	$168,000	5.0%	3,910	3.3%	10	$188,750	-0.6%	256	5.3%	8
2020	$160,000	9.2%	3,786	5.2%	26	$189,968	8.6%	243	25.9%	38
2019	$146,500	--	3,598	--	30	$175,000	--	193	--	41

Multifamily includes attached single-family (townhomes, twin homes) and condominiums
^DOM = Days on Market
2025 year-to-date (ytd) data through July

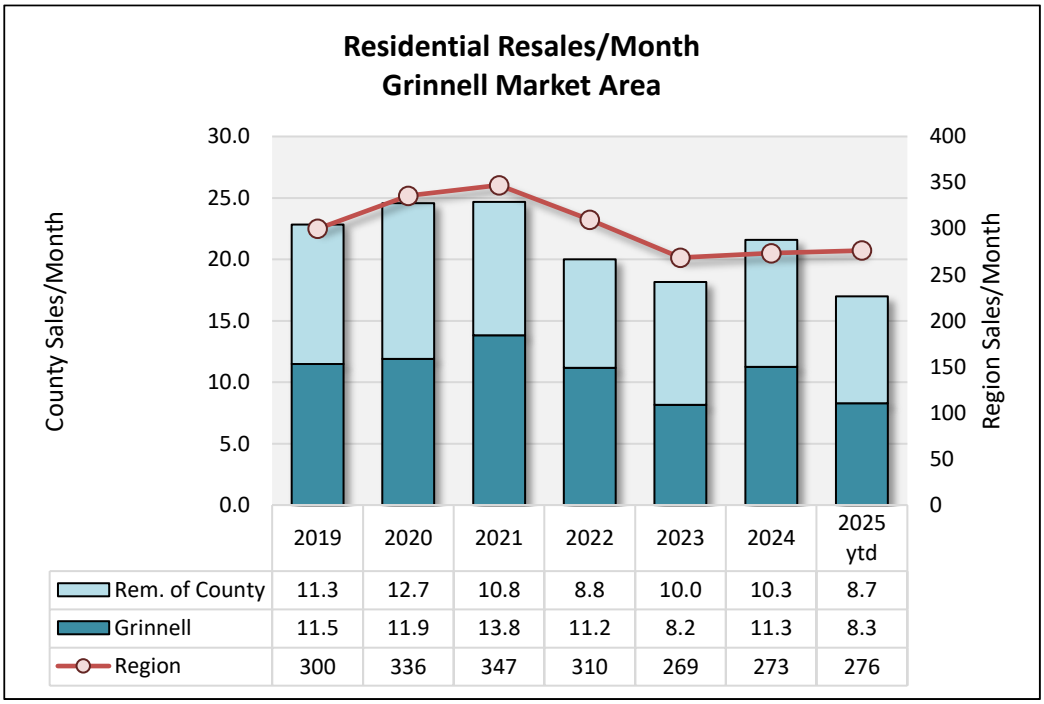
Sources: Central Iowa Board of Realtors; Maxfield Research & Consulting

- From 2019 through July 2025, there were 1,701 residential sales in Poweshiek County.
  - Within the County, 51% of all sales (872) were in Grinnell and the remaining 49% (829 sales) were in the Remainder of the County.
- Of all sales in Poweshiek County since 2019, 98% have been detached single-family homes (1,671) while just 2% (30) were sales of multifamily units. In Grinnell, 97% of all sales were detached single-family (844) while 3% were multifamily (28). By comparison, 94% of all residential sales in the Region were detached single-family and 6% were multifamily units.

- Sales activity in the County increased from 22.8 sales per month in 2019 to 24.6 sales per month in 2020 and 24.7 sales per month in 2021. Sales volume declined to 18.2 sales per month in 2023 before increasing to 21.6 sales per month in 2024.

  - In Grinnell, sales activity peaked at 13.8 sales per month in 2021, before declining to 8.2 and 18.4 sales per month in 2023. Sales volume in Grinnell increased to 11.3 sales per month in 2024 but has since declined to 8.3 sales per month in 2025 (through July).

- Sales volume decelerated due, in large part, to rising mortgage rates, which caused sales activity to slow across much of Iowa. In Central Iowa, sales volume declined roughly -11% in 2022 and -13% in 2023, but increased 2% in 2024, after peaking in 2020 and 2021.



	2019	2020	2021	2022	2023	2024	2025 ytd
Rem. of County	11.3	12.7	10.8	8.8	10.0	10.3	8.7
Grinnell	11.5	11.9	13.8	11.2	8.2	11.3	8.3
Region	300	336	347	310	269	273	276

- In 2024, Poweshiek County averaged 21.1 detached single-family sales per month, including 10.8 sales per month in Grinnell and 10.3 sales per month in the Remainder of the County.

- With six sales, Poweshiek County averaged 0.5 multifamily sales per month in 2024, all of which occurred in Grinnell. Since 2019, 93% of all multifamily sales in the County occurred in Grinnell.

- Multifamily sales activity in Grinnell peaked in 2021 with nine sales, followed by 2023 and 2024 with six sales each year.

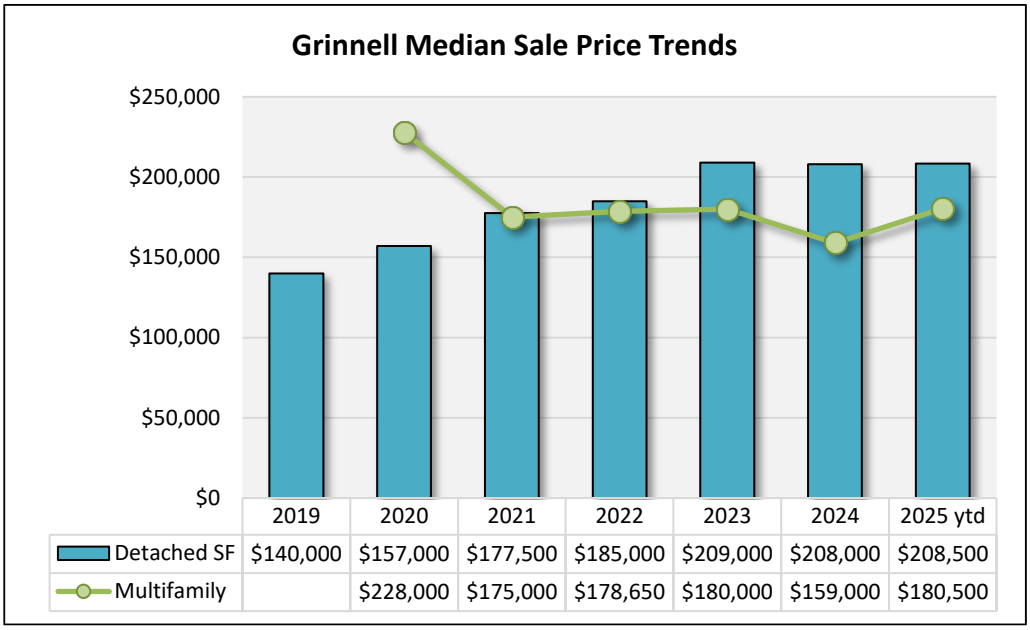
- Marketing times declined in Grinnell between 2019 and 2025, as the median number of days on market for detached single-family homes dropped from 60 days in 2019 to 19 days in 2023, before increasing to 32 days in 2024. Through the first seven months of 2025, marketing times for detached single-family homes declined to 11 days on market.

- Due to limited sales volume, marketing times for multifamily units in Grinnell experienced large fluctuations, ranging from 103 days on market in 2020 to five days on market in 2023. The median marketing time for multifamily units was 12 days in 2024 and 24 days in 2025.

- Increased competition for homes (as indicated by the decreasing supply of available housing and shortened marketing times) helped stimulate strong price appreciation in recent years.

- In Grinnell the median price for detached single-family homes increased 49%, climbing from $140,000 in 2018 to $208,500 year-to-date in 2025, averaging 7.0% increases annually.

- Median multifamily sale prices declined from $228,000 in 2020 (two sales) to $159,000 in 2024 (six sales) before increasing to $180,500 in 2025 (two sales).

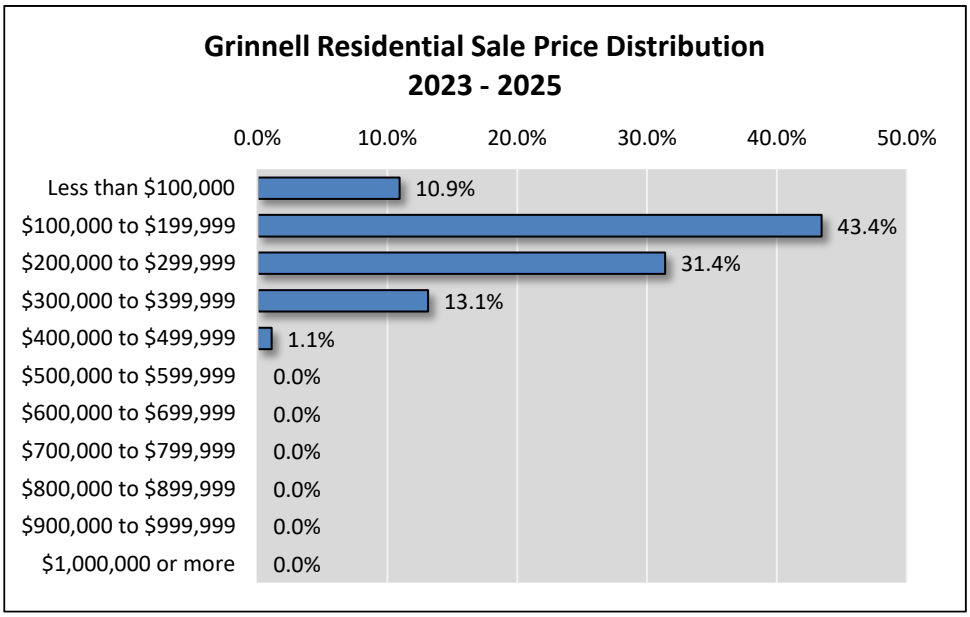


	2019	2020	2021	2022	2023	2024	2025 ytd
Detached SF	$140,000	$157,000	$177,500	$185,000	$209,000	$208,000	$208,500
Multifamily		$228,000	$175,000	$178,650	$180,000	$159,000	$180,500

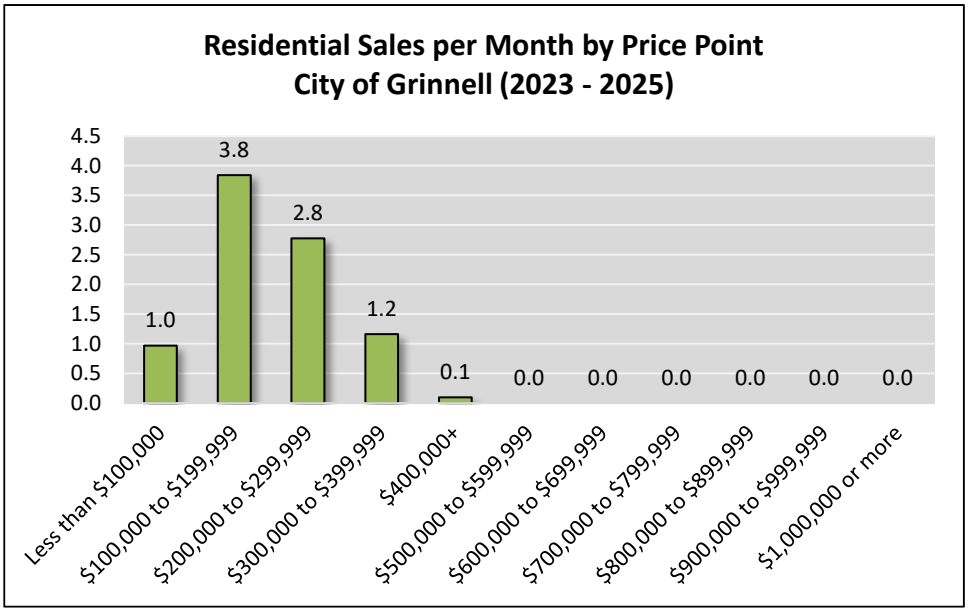
- The 2024 median price for detached single-family homes of $208,000 in Grinnell was lower than Poweshiek County ($220,000), but higher than $200,000 in Central Iowa. In Grinnell, the 2024 median sale price for multifamily units was $159,000, notably lower than $211,000 in Central Iowa.

The following figures summarize residential resales in Grinnell from 2023 through July 2025 by price range, including the price distribution for detached single-family and multifamily sales combined. Data for this table was sourced from Poweshiek County via Beacon and includes all "Qualified" residential sales in Grinnell.

- Homes priced between $100,000 and $199,999 were the most commonly purchased product in Grinnell since 2023, representing 43.4% of all sales, followed by homes priced in the $200,000 to $299,999 (31.4%) and $300,000 to $399,999 (13.1%) ranges. Another 10.9% of sales were priced below $100,000 while 1.1% were priced between $400,000 and $499,999.



- The following chart illustrates the average number of sales per month in Grinnell by price point since 2023. As shown, homes priced in the $100,000 to $199,999 average 3.8 sales per month in the City, while homes priced in the $200,000 to $299,999 range average 2.8 sales per month.



Active Listings

The following table presents a summary of housing units listed for sale by a Realtor on the MLS in Grinnell as of August 7, 2025. Data is presented by price range, including information on the number of active listings, median year built, median size (based on total finished square feet), median price, and median price per square foot.

- There were 36 homes listed for sale in Grinnell as of August 7, 2025, 92% of which (33) were detached single-family homes while 8% were multifamily units (three).

TABLE 22

ACTIVE LISTINGS
CITY OF GRINNELL
August 2025

	Listings	% of Total	Median Year Built	Median Size	Median Price	Price per Sq. Ft.
Detached Single-family						
Less than $100,000	3	8.3%	1900	1,227	$53,000	$43
$100,000 to $199,999	14	38.9%	1900	1,358	$154,950	$114
$200,000 to $299,999	11	30.6%	1913	1,728	$239,500	$139
$300,000 to $399,999	2	5.6%	1959	2,382	$316,250	$133
$400,000 to $499,999	2	5.6%	1963	2,284	$425,000	$186
$500,000 to $599,999	1	2.8%	2022	2,156	$519,900	$241
$600,000 to $699,999	0	0.0%	--	--	--	--
$700,000 to $799,999	0	0.0%	--	--	--	--
$800,000 to $899,999	0	0.0%	--	--	--	--
$900,000 to $999,999	0	0.0%	--	--	--	--
$1,000,000 or more	0	0.0%	--	--	--	--
Total:	**33**	**92%**	**1900**	**1,630**	**$194,500**	**$119**
Multifamily (Townhome, Twin Home, Condo, etc.)						
Less than $100,000	0	--	--	--	--	--
$100,000 to $199,999	1	2.8%	1982	1,290	$159,000	$123
$200,000 to $299,999	2	5.6%	2005	1,594	$214,450	$135
$300,000 to $399,999	0	--	--	--	--	--
$400,000 to $499,999	0	--	--	--	--	--
$500,000 to $599,999	0	--	--	--	--	--
$600,000 to $699,999	0	--	--	--	--	--
$700,000 to $799,999	0	--	--	--	--	--
$800,000 to $899,999	0	--	--	--	--	--
$900,000 to $999,999	0	--	--	--	--	--
$1,000,000 or more	0	--	--	--	--	--
Total:	**3**	**8%**	**2004**	**1,407**	**$208,900**	**$148**
Total	**36**	**100%**	**1900**	**1,615**	**$201,700**	**$125**

Sources: Realtor.com; Maxfield Research & Consulting

- The median asking price for detached single-family homes was $194,500, -7% lower than the 2025 median sale price of $208,500. The median list price for multifamily units ($208,900) is 16% higher than the 2025 median sale price of $180,500.

- The median size of the detached single-family homes listed for sale was 1,630 square feet which equates to a median price per square foot (psf) of $119, while the median list price for multifamily units is $148 psf based on the median size of 1,407 square feet.

- Detached single-family homes priced in the $100,000 to $199,999 range are the most common listings in Grinnell, with 14 homes listed for sale (39% of all listings), followed by detached single-family homes in the $200,000 to $299,999 range with 11 listings (31%).

  - There are also three detached single-family homes priced less than $100,000, two priced in the $300,000 to $399,999 range, two priced in the $400,000 to $499,999 range, and one priced over $500,000.

- Among the three multifamily units listed for sale, two are priced in the $200,000 to $299,999 range (6% of all listings) and one is priced in the $100,000 to $199,999 range.

- The median year built of the detached single-family homes listed for sale is 1900, while the multifamily units have a median year built of 2004.

- Since 2023, Grinnell has averaged 9.4 sales per month, including 3.7 detached single-family home sales per month and 0.5 multifamily sales per month.

  - Based on the supply of available for-sale housing in the City as of August 2025, there is a 3.8-month supply of homes available for sale on the market, including a 3.7-month supply of detached single-family homes and a 6.0-month supply of multifamily units.

- Equilibrium in the for-sale housing market is generally considered to be a six-month supply, indicating that there is pent-up demand for homes in Grinnell.

Actively Marketing Residential Lots

The table on the following page summarizes residential lots listed for sale by a Realtor on the MLS in the City of Grinnell and the Remainder of the PMA as of August 2025. Data is sourced from Realtor.com.

- As of August 2025, there were four residential lots available for sale in the PMA on the MLS, including three lots in Grinnell and one lot in Oakland Acres. This information excludes larger acreages and commercial land that may also be listed for sale in the PMA.

- The median size of lots currently available for sale in the PMA is 14,810 square feet (0.34-acre), ranging from 0.21-acre (8,999 square feet) for an unplatted lot in Grinnell to 0.69-acre (30,056 square feet) for a lot in Grinnell's Prairie Pointe Estates.

- Lot prices vary depending on location and features, ranging from $24,000 for a 13,068 square-foot lot in Prairie Pointe Estates to $60,000 for a 20,473 square-foot lot in Oakland Acres. The median list price for lots in the PMA is $48,000, which equates to $3.24 psf ($141,176 per acre) based on the median size of 14,810 square feet (0.34-acre).

- Actively-marketing lots in Grinnell have a median price of $1.99 psf ($86,667 per acre) based on the median price of $26,000 and a median size of 13,068 square feet (0.30-acre).

TABLE 23
ACTIVELY-MARKETING RESIDENTIAL LOT SUPPLY
PRIMARY MARKET AREA
August 2025

		---------- Lots Listed For Sale ----------				
		Lot Size Range		Lot Price Range		
Subdivision City/Township	Lots for Sale	Min Ac Max	Median Ac Median SF	Min Max	Median Price	Price/Ac Price/SF
Prairie Pointe Estate	2	0.30	0.50	$24,000	$28,950	$57,900
Grinnell		0.69	20,473	$33,900		$1.41
Unplatted Parcel	1	0.21	0.21	$26,000	$26,000	$123,810
Grinnell		0.21	8,999	$26,000		$2.89
Oakland Acres 8th Addn	1	0.47	0.47	$60,000	$60,000	$127,660
Oakland Acres		0.47	20,473	$60,000		$2.93
Summary	**4**	**0.21**	**0.34**	**$24,000**	**$48,000**	**$141,176**
		0.69	**14,810**	**$60,000**		**$3.24**

Sources: Realtor.com; Maxfield Research & Consulting

- In addition to these lots that are being marketed for sale, there are also lots available to purchase as part of a new home construction package, but these lots are not available to purchase outright.

Residential Lot Supply

The following table identifies the supply of vacant residential lots in the City of Grinnell, as of August 2025. Data is provided by the City of Grinnell along with property records from Poweshiek County.

- Overall, we identified a total of 64 vacant residential parcels in Grinnell. It's important to note that many of these vacant lots are not currently being marketed for sale. Also, several of these lots are owned privately (i.e. not by a builder/developer) and may or may not be available for future development.

- We identified 64 existing vacant lots among eight subdivisions in Grinnell, although the majority are not currently listed for sale on the MLS. As noted previously, there are four lots listed for sale on the MLS in Grinnell.

  - It's important to note that several of these lots are owned privately or by adjacent landowners and may or may not be available for future development.

- With 24 vacant lots, the recently platted Scout Subdivision contains the largest number of vacant lots, followed by Prairie Pointe Estates with 16 and Becks Second Addition with ten.

TABLE 24

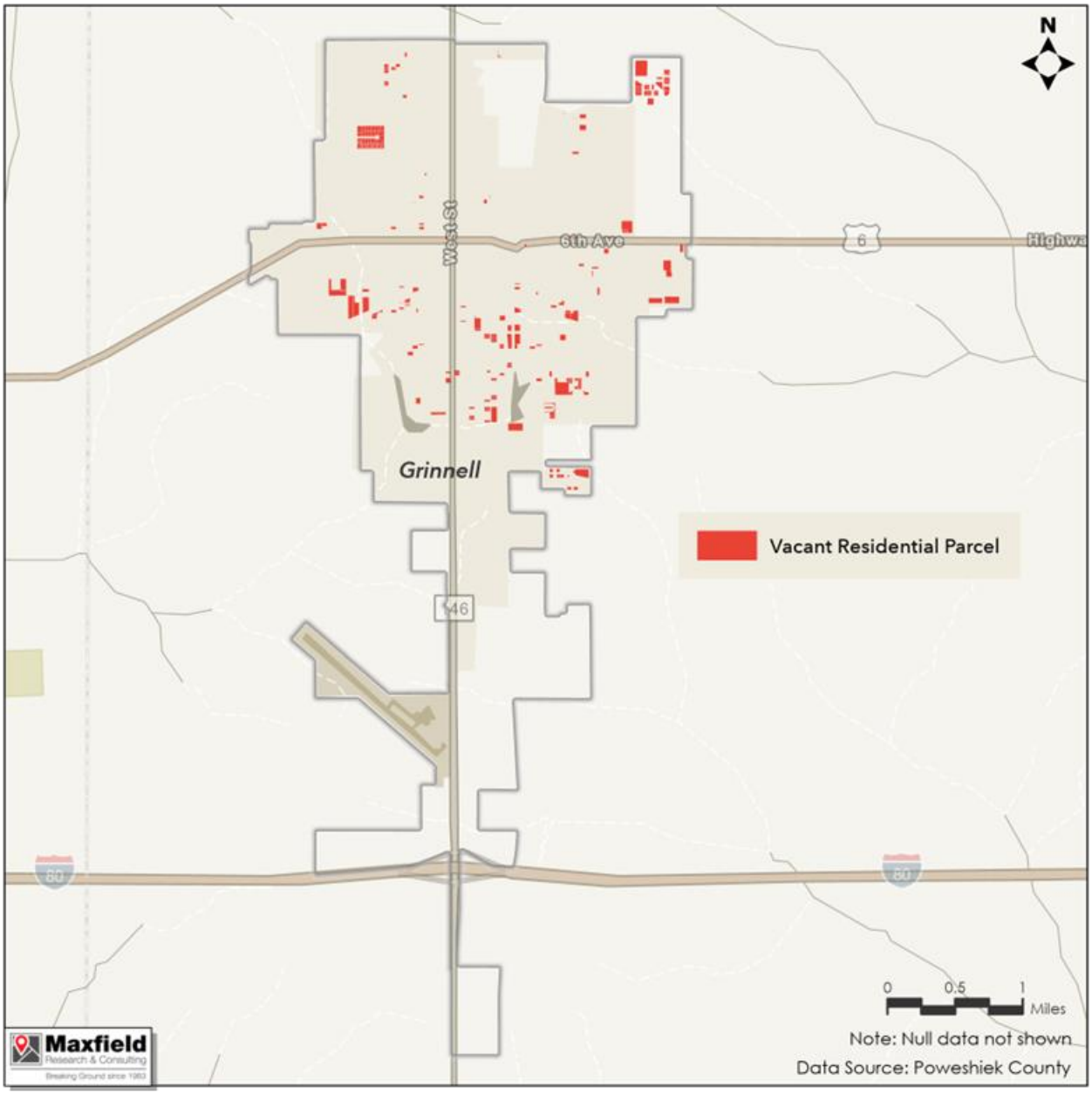
RESIDENTIAL LOT SUPPLY BY SUBDIVISION
CITY OF GRINNELL
August 2025

Subdivision Name	Total Lots	Developed Lots	Vacant Lots
Detached Single-Family			
Becks Second Addition	24	14	10
Becks 3rd Subdivision - Plat 2	19	13	6
East Gate Estates Phase II	11	6	5
East Gate Estates Phase III	18	17	1
Prairie Pointe Estates	55	39	16
Renaud Subdivision	3	2	1
Scout Subdivision	41	17	24
Grinnell Central (not in a subdivision)	NA	NA	1
Vacant Residential Lots in Grinnell:			**64**

Sources: City of Grinnell; Poweshiek County; Maxfield Research & Consulting

- The following map depicts the location of parcels designated by the County as vacant and underdeveloped residential lots in the City of Grinnell. This information is sourced from the Poweshiek County parcel dataset.

City of Grinnell Vacant Residential Lot Supply



New Construction Home Pricing

The following table and related points summarize new construction home sales over the past three years in the Market Area along with new construction homes listed for sale by a Realtor on the MLS as of August 2025. Information is presented by community and includes the number of sales or listings, property type, total finished square feet, price ranges, and median price per square foot.

Because there is limited new construction home sale data in the City of Grinnell and the PMA, information is provided for all of Poweshiek County as well as Jasper County. Data is sourced from Poweshiek County and Jasper County via Beacon.

- Information is provided on 69 new construction home sales and active listings in the Market Area. Among these new construction units, 91% are detached single-family (63) and 9% are townhome/twin home units (six).

- Roughly 81% of the new construction units in the Market Area are in Jasper County (56) and 19% are in Poweshiek County (13), including three in the City of Grinnell (4%).

  - With 26 new construction units, Newton contains the highest percentage of new construction sales activity in the Market Area (38% of the total).

- Overall, new construction units in the Market Area have a median price of $400,000 which equates to $258 psf based on the median size of 1,550 square feet.

- New construction detached single-family homes in the Market Area have a median size of 1,590 square feet, ranging from 632 square feet for a unit in Union Township (Poweshiek County to 3,508 square feet for a unit in Newton (Jasper County).

- The median price for new construction detached single-family units in the Market Area is $403,350 ($254 psf), ranging from a low of $238,700 for a unit in Newton to $731,183 for the 3,508 square-foot home in Newton.

  - New construction detached single-family homes in Grinnell have a median size of 1,844 square feet. These units have a median sale price of $425,000 ($230 psf) compared to a median price of $320,000 ($199 psf) in Poweshiek County.

  - Detached single-family new construction in Jasper County have a median price of $418,000 ($264 psf based on the median size of 1,582 square feet).

- New construction townhome/twin home units have a median size of 1,476 square feet, ranging from 1,080 square feet for a unit in Colfax to 1,528 square feet for a unit in Newton.

- Pricing for new construction townhome/twin home units ranges from a low of $214,900 for a unit in Colfax to $413,450 for a unit in Newton. The median new construction price for townhome/twin homes units is $389,950 ($264 psf).

TABLE 25

NEW CONSTRUCTION HOME PRICING SUMMARY
GRINNELL MARKET AREA
August 2025

Community	Sales/ Listings	Finished Square Feet Low	Finished Square Feet High	Finished Square Feet Median	Price Range Low	Price Range High	Price Range Median	Price/SF
Detached Single-Family - Poweshiek County								
Grinnell	3	1,728 - 2,080		1,844	$400,000 - $573,783		$425,000	$230
Montezuma	3	1,520 - 1,710		1,704	$246,000 - $320,000		$250,000	$147
Union Twp	5	632 - 1,672		1,344	$295,000 - $510,000		$300,000	$223
Victor	1	1,550 - 1,550		1,550	$395,907 - $395,907		$395,907	$255
Madison Twp	1	1,344 - 1,344		1,344	$349,000 - $349,000		$349,000	$260
Summary:	**13**	**632 - 2,080**		**1,608**	**$246,000 - $573,783**		**$320,000**	**$199**
Detached Single-Family - Jasper County								
Clear Creek	1	1,714 - 1,714		1,714	$515,000 - $515,000		$515,000	$300
Colfax	1	1,545 - 1,545		1,545	$530,714 - $530,714		$530,714	$344
Elk Creek	1	1,644 - 1,644		1,644	$479,000 - $479,000		$479,000	$291
Independence	1	1,623 - 1,623		1,623	$445,500 - $445,500		$445,500	$274
Mingo	2	1,366 - 1,500		1,433	$364,500 - $650,000		$507,250	$354
Monroe	10	1,297 - 2,527		1,528	$309,000 - $488,000		$445,730	$292
Newton	22	1,200 - 3,508		1,558	$238,700 - $731,183		$389,233	$250
Palo Alto	1	1,748 - 1,748		1,748	$480,000 - $480,000		$480,000	$275
Prairie City	10	1,425 - 1,826		1,625	$350,100 - $558,566		$450,904	$277
Sully	1	1,500 - 1,500		1,500	$455,000 - $455,000		$455,000	$303
Summary:	**50**	**1,200 - 3,508**		**1,582**	**$238,700 - $731,183**		**$418,000**	**$264**
Twin Home/Townhome*								
Colfax	2	1,080 - 1,082		1,081	$214,900 - $219,900		$217,400	$201
Newton	4	1,452 - 1,528		1,514	$389,900 - $413,450		$397,440	$263
Summary:	**6**	**1,080 - 1,528**		**1,476**	**$214,900 - $413,450**		**$389,950**	**$264**
Total New Construction	**69**	**632 - 3,508**		**1,550**	**$214,900 - $731,183**		**$400,000**	**$258**

*All twin home/townhome new construction sales/listings are in Jasper County

Sources: Poweshiek County; Jasper County; Maxfield Research & Consulting

Rental Housing Market

Introduction

Maxfield Research analyzed the general occupancy (i.e. not age restricted) rental housing market in Grinnell and the surrounding area by collecting data on key rental housing industry metrics such as vacancy rates, rental rates, and development activity. Data was collected in August and September 2025. Topics covered in this section of the analysis include.

- An overview of rental housing market conditions
- Summary information from a survey of select general occupancy market rate, affordable, and subsidized rental properties in the area
- An inventory of any new rental housing projects in the development pipeline in Grinnell

Maxfield Research and Consulting identified and surveyed a select group of general occupancy rental properties in Grinnell. Rental housing is typically categorized into one of three sectors:

- Market rate properties (those without income restrictions)
- Affordable properties (those with income restrictions and rents affordable to households with incomes at 80% of Area Median Income or lower), and
- Subsidized properties (restricted to households with incomes at 50% of Area Median Income or lower).

Secondary data resources utilized for this section of the analysis include the American Community Survey and online apartment listing services such as apartment websites, Zillow, and RentCafe', among others.

Overview of Rental Market Conditions

Maxfield Research utilized ACS data to evaluate rental housing trends in the Market Area. The following table shows estimated vacancy rates and median contract rental rates from the 2023 ACS (the most recent data available) compared to estimates from the previous four ACS periods. This vacancy estimate is often higher than what is found in apartment buildings as other types of rentals are included (i.e. vacant single-family rental properties).

The Census' definition of a vacant housing unit includes units that were listed for sale or for rent at the time of the Census survey, units that have been rented or sold but were not yet occupied, seasonal housing (vacation or second homes), and "other" vacant housing. Other vacant housing units include housing for migratory workers, housing units held for occupancy of a caretaker, and units in the foreclosure process. Contract rent is the monthly rent agreed to regardless of any utilities, furnishings, fees, or services that may be included.

TABLE 26

RENTAL HOUSING VACANCY & CONTRACT RENT ESTIMATES
GRINNELL MARKET AREA
2019 - 2023

	2019	2020	2021	2022	2023
Vacancy					
Grinnell	5.3%	3.5%	2.1%	5.1%	3.0%
Poweshiek County	4.4%	3.4%	2.2%	3.7%	2.1%
Iowa	6.5%	6.5%	6.4%	6.0%	5.7%
Monthly Rent					
Grinnell	$573	$570	$591	$647	$706
Poweshiek County	$540	$540	$575	$616	$628
Iowa	$639	$651	$689	$745	$775

Note: Rent equals median contract rent

Sources: ACS 5-year Estimates; Maxfield Research & Consulting

- Reported vacancies from the ACS in 2023 were estimated at 3.0% in Grinnell compared to 2.1% in Poweshiek County, and 5.7% in Iowa. Over the past five years (2019 to 2023), Grinnell has averaged 3.8% vacancy.

- The equilibrium vacancy rate for rental housing is considered to be 5.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters.

  - Rental housing vacancy rates in Grinnell have tracked below equilibrium and lower than Iowa in recent years.

- Median contract rents experienced strong growth in the Market Area between the 2019 ACS and the 2023 ACS periods, including a 23% increase in the City of Grinnell from $573 in 2019 to $706 in 2023.

- Rents in Poweshiek County increased 16% to $628 during that five-year time period, while average contract rents in Iowa increased 21% from $639 in 2019 to $775 in 2023.

- On an average annual basis, median contract rental rate growth in Grinnell (5.4% growth per year) and Poweshiek County (3.9%), have exceeded the average annual rate of inflation of 2.6% over the past ten years. In Iowa, median contract rents increased at a 5.0% average annual rate from 2019 to 2023.

Licensed Rental Properties

- The City of Grinnell is committed to ensuring that every rental housing tenant has a safe and sanitary place to live. Starting in May 2019, all owners of rental homes, hotels, and motels are required to register each rental unit for the rental inspection program. As of August 2025, there were 1,197 licensed rental units in the City.

General Occupancy Rental Housing Properties

Maxfield Research and Consulting compiled detailed information for general occupancy (not age restricted) rental housing properties with eight or more units in the City of Grinnell. Data was collected through a telephone and email survey of rental property managers and owners in August and September 2025. Information sourced from online resources, such as apartment websites, Zillow, and RentCafe', among others, was also utilized.

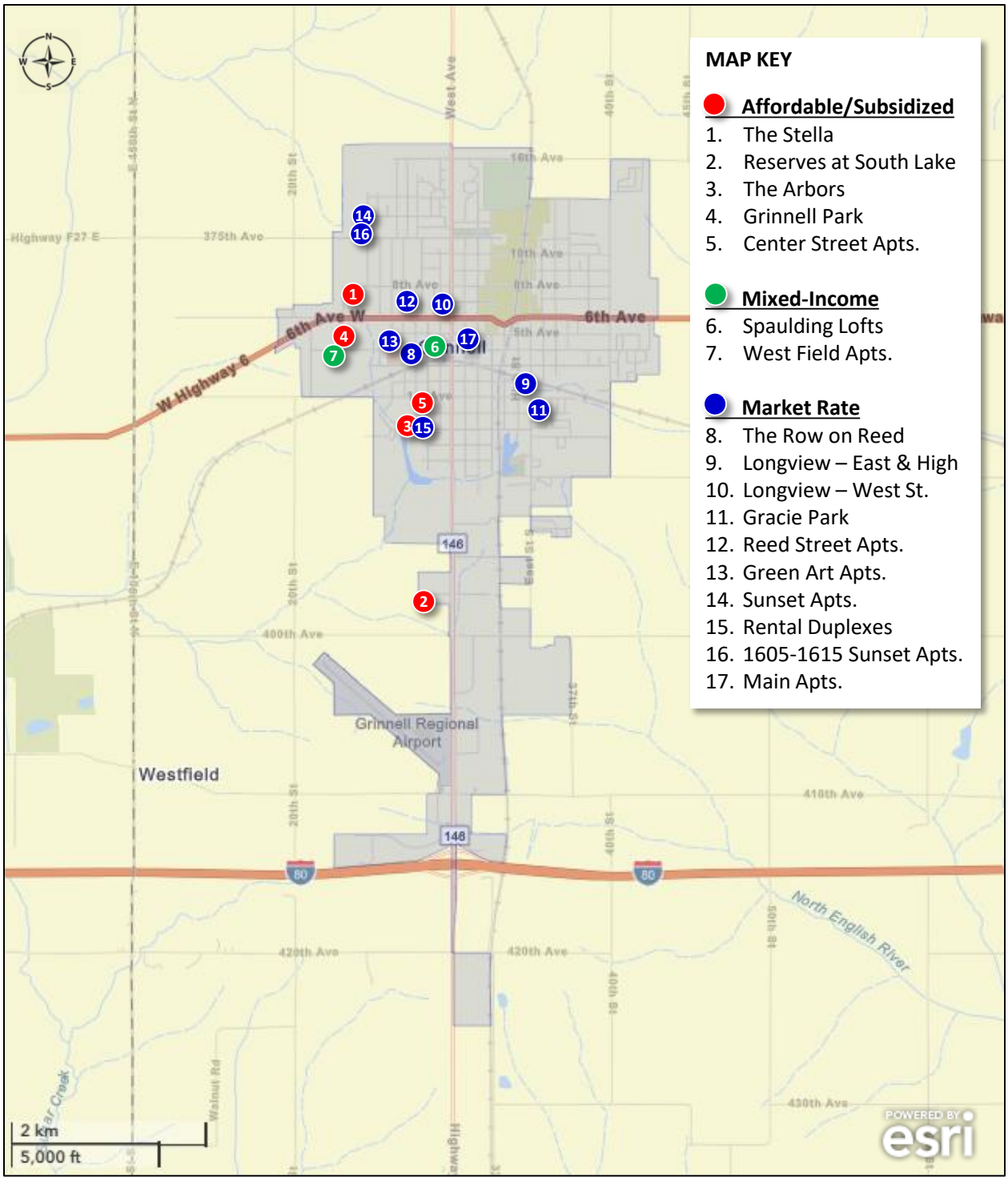
This information is categorized into two groups; market rate housing (properties that do not have any income restrictions) and affordable or subsidized properties which are restricted to residents with incomes at, or below, certain limits depending on funding source. The following tables and subsequent points summarize the unit mix, average unit sizes, and average rental rate ranges among the participating properties. The rents shown represent quoted rents and have not been adjusted to reflect the inclusion or exclusion of utilities.

- We surveyed five general occupancy affordable and subsidized properties, ten market rate properties, and two mixed-income (contain both market rate and affordable units) rental properties in the City of Grinnell.

  - In total, the general occupancy rental housing inventory includes 241 affordable or subsidized units and 299 market rate units.

- Locations of the surveyed properties are illustrated on the following map.

General Occupancy Rental Housing Location Map



Affordable/Subsidized Property Summary

The following table presents a detailed summary of the general occupancy affordable and subsidized rental properties in the City, including unit mix, vacancies, unit sizes, and pricing. The inventory includes Low Income Housing Tax Credit (LIHTC) units and United States Department of Agriculture (USDA) Rural Development Section 515 units.

Properties financed through the USDA Rural Development Section 515 program target "very low" (50% AMI), "low" (80% AMI), and "moderate-income" ($5,500 more than 80% AMI) households. Tenants in Rural Development housing pay basic rent or 30% of their adjusted income, whichever is greater, while residents in LIHTC housing pay basic monthly rents.

TABLE 27

SELECT AFFORDABLE/SUBSIDIZED RENTAL PROPERTIES
UNIT TYPE SUMMARY
CITY OF GRINNELL
September 2025

Unit Type	Total Units	% of Total	Vacant Units	% Vacant	Avg. Size	Market/Basic Monthly Rents: Range Low - High	Market/Basic Monthly Rents: Avg. Rent	Market/Basic Monthly Rents: Avg. Rent/ Sq. Ft.
1BR	64	27%	4	6.3%	699	$395 - $1,002	$721	$1.03
2BR	131	54%	6	4.6%	922	$470 - $1,196	$853	$0.93
3BR	39	16%	2	5.1%	1,146	$536 - $999	$843	$0.74
4BR	7	3%	0	0.0%	1,436	$699 - $1,007	$853	$0.59
Total:	**241**	**97%**	**12**	**5.0%**	**914**	**$395 - $1,196**	**$817**	**$0.89**

Source: Maxfield Research & Consulting

- We surveyed seven affordable and subsidized general occupancy apartment properties in Grinnell, totaling 241 units. At the time of the survey, there were 12 vacant units resulting in a 5.0% vacancy rate.

- The equilibrium vacancy rate for rental housing is considered to be 5.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters.

  - A vacancy rate at equilibrium generally suggests that supply and demand for rental units are balanced.

- Anecdotal feedback from some property managers is mixed. Some indicate that LIHTC income limits are too low, making it difficult for residents to qualify for units while still being able to afford the monthly rents. However, the newest property (The Stella) which opened in 2025 leased quickly and has 43 applicants on a wait list for units.

- Among these affordable and subsidized units, 54% have two bedrooms, while 27% have one bedroom, 16% are three-bedroom units, and 3% have four bedrooms.

- On average, units have 914 square feet, ranging from an average size of 699 square feet for one-bedroom units to 1,436 square feet for the four-bedroom units. Two- and three-bedroom units average 922 square feet and 1,146 square feet, respectively.

- Rental rates represent a weighted average based on the number of units at each property, so buildings with a larger number of units of any one type contribute more toward the average than those with fewer units.

- Monthly rents range from a minimum of $395 for a one-bedroom unit targeting households at 30% AMI to $1,196 for two-bedroom units targeting households at 60% AMI.

- Average monthly rents range from $721 for one-bedroom units to $853 for two- and four-bedroom units. Three-bedroom unit rents average $843 per month.

  - The weighted average rent across all unit types is $817 per month ($0.89 per square foot, on average).

- One-bedroom units target one- to two-person households, while two-bedroom units target two- to four-person households. Three- and four-bedroom units have six-person and eight-person maximum household sizes, respectively.

- The following figure summarizes maximum household incomes by household size in Poweshiek County at 30%, 40%, 50%, 60%, and 80% Area Median Income (AMI), which represents the target market for the affordable and subsidized facilities in Grinnell.

----- Income Limits by Household Size -----						
HH Size	**Unit Type**	**30% AMI**	**40% AMI**	**50% AMI**	**60% AMI**	**80% AMI**
1-Person	Studio or 1BR	$20,790	$27,720	$34,650	$41,580	$55,440
2-Person	1BR or 2BR	$23,760	$31,680	$39,600	$47,520	$63,360
3-Person	2BR or 3BR	$26,730	$35,640	$44,550	$53,460	$71,280
4-Person	2BR or 3BR	$29,670	$39,560	$49,450	$59,340	$79,120
5-Person	3BR or 4BR	$32,070	$42,760	$53,450	$64,140	$85,520
6-Person	3BR or 4BR	$34,440	$45,920	$57,400	$68,880	$91,840
7-Person	4BR	$36,810	$49,080	$61,350	$73,620	$98,160
8-Person	4BR	$39,180	$52,240	$65,300	$78,360	$104,480

Market Rate Summary

The following table summarizes the unit mix, vacancies, average unit sizes, and average rental rate ranges among the surveyed market rate rental properties in Grinnell. Rental rates represent a weighted average based on the number of units at each property, so buildings with a larger number of units of any one type contribute more toward the average than those with fewer units.

- We surveyed 12 existing general occupancy market rate rental properties in Grinnell, totaling 299 units.

- At the time of the survey, there were 12 vacant units, resulting in a 4.0% vacancy rate among the general occupancy market rate rental properties in Grinnell.

  - Three-bedroom units have the highest vacancy rate at 8.5%, followed by two-bedroom units at 3.7%. Studio and one-bedroom units were fully occupied.

- As mentioned previously, the equilibrium vacancy rate for market rate rental housing is considered to be 5.0%. At 4.0% vacant, the supply of market rate rental housing in Grinnell is slightly below equilibrium, suggesting pent-up demand.

TABLE 28

SELECT MARKET RATE RENTAL PROPERTIES
UNIT TYPE SUMMARY
CITY OF GRINNELL
September 2025

Unit Type	Total Units	Unit Mix	Vacant Units*	Pct. Vacant	Avg. Size	Monthly Rents Range Low - High	Monthly Rents Avg. Rent	Monthly Rents Avg. Rent/ Sq. Ft.
Studio	4	1%	0	0.0%	532	$910 - $910	$910	$1.71
1BR	30	10%	0	0.0%	778	$450 - $995	$852	$1.09
2BR	218	73%	8	3.7%	909	$650 - $1,340	$793	$0.87
3BR	47	16%	4	8.5%	1,007	$800 - $1,050	$964	$0.96
Total:	**299**	**100%**	**12**	**4.0%**	**907**	**$450 - $1,340**	**$827**	**$0.91**

Source: Maxfield Research & Consulting

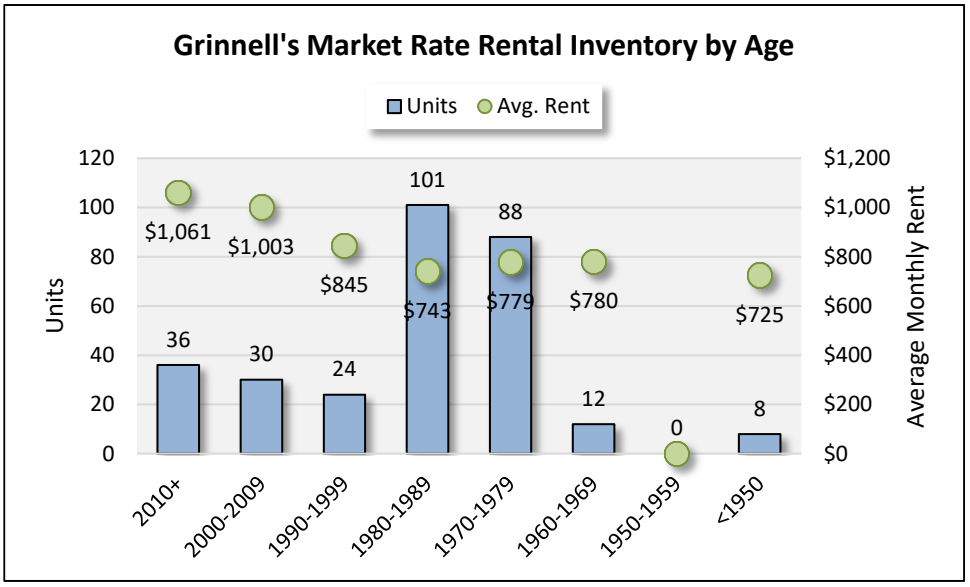
- The unit mix is weighted heavily toward two-bedroom units (73% of the total inventory). Three-bedroom units represent 16% of the inventory, while studio and one-bedroom units represent 1% and 10% of the inventory, respectively.

- On average, units have 907 square feet, ranging from an average size of 532 square feet for studio units to 1,007 square feet for three-bedroom units. One- and two-bedroom units are 778 and 909 square feet, on average, respectively.

- The average monthly rental rate across all market rate general occupancy properties is $827, which equates to $0.91 per square foot (psf).

- Two-bedroom units have the lowest average monthly rent at $793, followed by one-bedroom units at $852 per month. Studio units have an average rent of $910 per month, while the average three-bedroom rent is $964 per month.

- There is a notable difference in rents between older and newer properties in Grinnell. The following graph illustrates Grinnell's market rate rental housing by age (time period in which the property opened) along with average rents.



- The majority of the rental housing units in the City were built in the 1980s and 1970s. Average rents for units in properties built during these two decades are -25% to -30% lower than newer units built in 2000 or more recently.

- Nearly 85% of Grinnell's two-bedroom units were constructed from 1970 to 1989, which drives down the market rate average two-bedroom unit rent across the community. The average two-bedroom unit rent for buildings constructed in the 1970s and 1980s is -39% lower than the average rent in newer properties.

- Maxfield Research also obtained information from the City of Grinnell regarding any new general occupancy rental housing projects that are in the development pipeline (i.e. under construction, approved, or proposed).

  - We identified 77 rental housing units pending in two projects in Grinnell, including 61 market rate units at The Emera and 16 market rate rental duplex units in the Scout Subdivision. Both projects are under construction.

The following are photographs of select affordable/subsidized rental properties in Grinnell.

The Stella

Reserves at South Lake

Spaulding Lofts

The Arbors

Grinnell Park

Center Street Apartments

The following are photographs of select market rate rental properties in Grinnell.

The Row on Reed

West Field Apartments

Gracie Park

Reed Street Apartments

Rental Duplexes

1605-1615 Sunset Apartments

Senior Housing Market

Introduction

This section provides an assessment of the market support for senior housing, including a review of demographic and economic characteristics of the Market Area's senior population along with detailed information on existing and pending senior housing facilities in the PMA. Data on the senior housing facilities was collected in August 2025. Topics covered in this section of the analysis include.

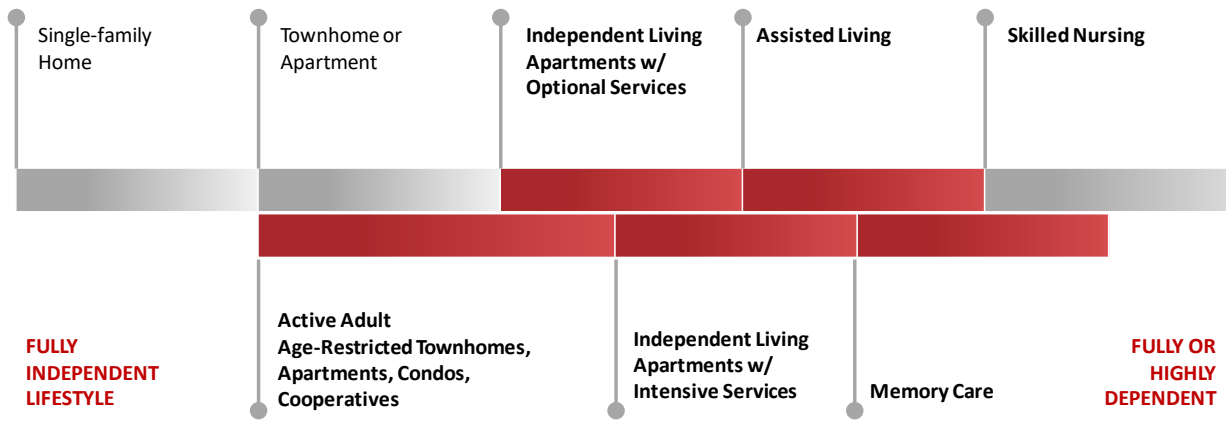
- A definition of senior housing product types
- An overview of older adult and senior demographic characteristics in the area
- Market information on existing and pending senior housing facilities in the PMA

Secondary data resources utilized for this analysis include the U.S Census Bureau Decennial Census and American Community Survey ("ACS"), along with ESRI, the Iowa State Data Center, and Columbia University CIESIN. Information from the Health Facility Database from the Iowa Department of Inspections & Appeals was also referenced.

Senior Housing Defined

Senior housing is a concept that generally refers to the integrated delivery of housing and services to seniors. However, as Figure 1 illustrates, senior housing embodies a wide variety of product types across the service-delivery spectrum.

FIGURE 1
CONTINUUM OF HOUSING AND SERVICES FOR SENIORS



Products range from independent apartments and/or townhomes with virtually no services on one end, to highly specialized, service-intensive assisted living units or housing geared for people with dementia-related illnesses (termed "memory care") on the other end of the spectrum.

In general, independent senior housing attracts people age 65 and over while assisted living typically attracts people age 80 and older who need assistance with activities of daily living (ADLs).

For analytical purposes, Maxfield Research and Consulting classifies senior housing into five primary categories based on the level and type of services offered as described in the figure on the following page.

Facilities referred to as “catered living” offer a flexible living arrangement where residents can live independently and purchase assisted living services as needed without relocating to a unit specifically designated for independent living or assisted living.

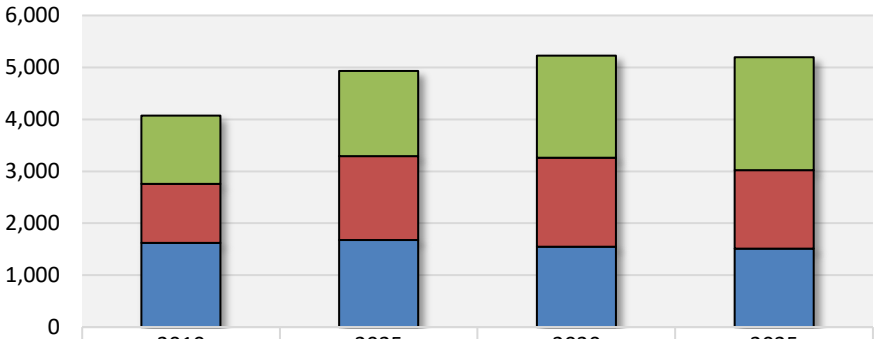
Active Adult
Active Adult properties (or independent living without services available) are similar to a general-occupancy building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Residents are generally age 70 or older if in an apartment-style building. Organized entertainment, activities and occasionally a transportation program represent the extent of services typically available at these properties. Because of the lack of services, active adult properties generally do not command the rent premiums of more service-enriched senior housing. Active adult properties can have a rental or owner-occupied (condominium or cooperative) format.
Independent Living
Independent Living properties offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties often dedicate a larger share of the building to common areas, because units are smaller than in active adult housing and to encourage socialization. Independent living properties attract a slightly older target market than adult housing (i.e. seniors age 75 or older). Rents are also above those of active adult buildings. Sponsorship by a nursing home, hospital or health care organization is common.
Assisted Living
Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their health situation), who need extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility. At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have staff on duty 24 hours per day or at least 24-hour emergency response.
Memory Care
Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which addresses housing needs almost exclusively for widows or widowers, a higher proportion of persons afflicted with Alzheimer's disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver's concern of incurring the costs of health care at a special facility while continuing to maintain their home.
Skilled Nursing Care
Skilled Nursing Care, or long-term care, provides a living arrangement that integrates shelter and food with medical, nursing, psychosocial and rehabilitation services for persons who require 24-hour nursing supervision. Residents in skilled nursing homes can be funded under Medicare, Medicaid, Veterans, HMOs, insurance as well as use of private funds.

Older Adult (Age 55+) Population and Household Trends

The Demographic Review section of this study presented general demographic characteristics of the population and household base in Grinnell and the PMA. The following points summarize key findings from that section as they pertain to the older adult and senior population in the Market Area.

- Strong growth is occurring among seniors in the PMA. Aging of baby boomers led to 33% growth in the 65 to 74 population between 2010 and 2025, adding 237 people.
  - As this group ages, the 75 and older age group is expected to experience rapid growth between 2025 and 2035, adding 414 people (35% growth).
  - The 65 to 74 age group is projected to contract -5.7%, decreasing by -54 people while the 55 to 64 age group declines -6.0% (-62 people) between 2025 and 2035.

Population Growth By Older Adult/Senior Age Group
Primary Market Area



	2010	2025	2030	2035
75+	1,318	1,639	1,971	2,177
65 to 74	1,135	1,616	1,711	1,508
55 to 64	1,622	1,677	1,548	1,513

- The primary market for service-enhanced housing (i.e. assisted living) is senior households age 75 and older. The key market for active adult housing is comprised of senior households age 65 and older, although active adult properties are often restricted to residents age 55 and older.

- While individuals in their 50s and 60s typically do not comprise the market base for service-enhanced senior housing, they often have elderly parents to whom they provide support when they decide to relocate to senior housing. Elderly parents often prefer to be near their adult caregivers, so the older adult age cohort (age 55 to 64) also generates some additional demand for service-enhanced senior housing products.

- The frailer the senior, the greater the proportion of their income they will typically spend on housing and services. Studies have shown that seniors are willing to pay increasing proportions of their incomes on housing with services, with income allocations as follows: 40% to 50% for market rate active adult housing, 65% for independent living, and 80% to 90% or more for assisted living housing.

  - The proceeds from a home sale, as well as financial assistance from their adult children, are often used as supplemental income to afford senior housing alternatives.

- The target market for affordable and subsidized active adult housing is households age 65 and older with incomes at or below 60% Area Median Income (AMI), although some affordable properties may be restricted to households at 80% AMI or lower. At 60% AMI, household income limits are $41,580 for a one-person household and $47,520 for a two-person household in Poweshiek County.

  - Using $47,520 as the income limit for affordable housing in 2025, there are an estimated 911 income-qualified households age 65 and older in the PMA (45% of all age 65 and older households). The number of age-, and income-qualified households in the PMA at 60% AMI is projected to increase 15% by 2030 (138 households), after accounting for inflation.

- The target for market rate active adult housing is comprised of senior households (age 65 and older) with incomes of $40,000 or more. Older adult and senior households with incomes of $40,000 allocating 40% of their income toward housing costs could afford monthly rents of $1,333.

  - In 2025, we estimate there are an estimated 1,226 age- (65 and older) and income-qualified households in the PMA that comprise the key market for active adult housing. The number of age- and income-qualified households is expected to grow 10% to 1,353 households by 2030, after accounting for inflation.

- Independent living and assisted living housing demand is driven by senior households age 75 and older with incomes of $40,000 or more (plus senior homeowners with lower incomes).

  - We estimate the number of age- and income-qualified households in the PMA to be 531 in 2025, increasing 18% to 625 in 2030.

- Memory care housing has a target market of senior households age 65 and older with a memory impairment and incomes of at least $60,000. Approximately 15% of the senior population is estimated to have a memory impairment.

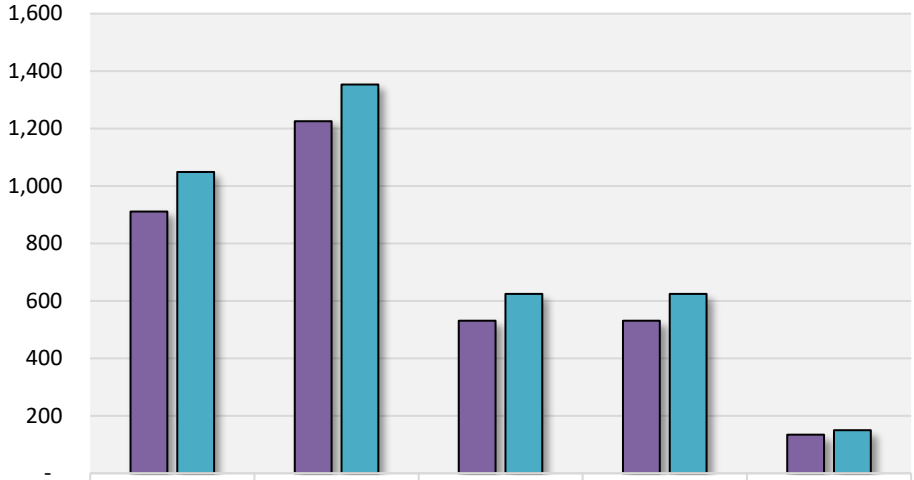
- In 2025, we estimate that there are 897 age 65 and older households in the PMA with incomes of at least $60,000, accounting for 45% of all senior households. Based on the estimated 15% incidence rate of Alzheimer's/dementia, approximately 135 households in the PMA are candidates for memory care housing in 2025.

  - The number of income-qualified ($65,000 adjusted for inflation) households is projected to increase 12% to 1,000 by 2030 (150 households eligible for memory care housing based on the 15% incidence rate).

- Between 2025 and 2030, growth among households age- and income-qualified for senior housing in the PMA is projected to be largest for affordable and subsidized housing, increasing by 138 households (15% growth).

- The number of households age- and income-qualified for market rate active adult housing is expected to increase 10% (127 households), while the number of households qualified for independent and assisted living is projected to increase 18% (94 households). We anticipate that there will be a 12% increase in households qualified for memory care between 2025 and 2030 (15 households).

PMA Households Age- and Income-Qualified for Senior Housing in 2025 & 2030



	Affordable Active Adult	Market Rate Active Adult	Independent Living	Assisted Living	Memory Care
2025	911	1,226	531	531	135
2030	1,049	1,353	625	625	150

- The estimated homeownership rate is 77% for age 55 to 64 households in the PMA, slightly lower than 80% in Iowa. The PMA's homeownership rate increases slightly to 80% for age 65 to 74 households compared to 83% in the State.

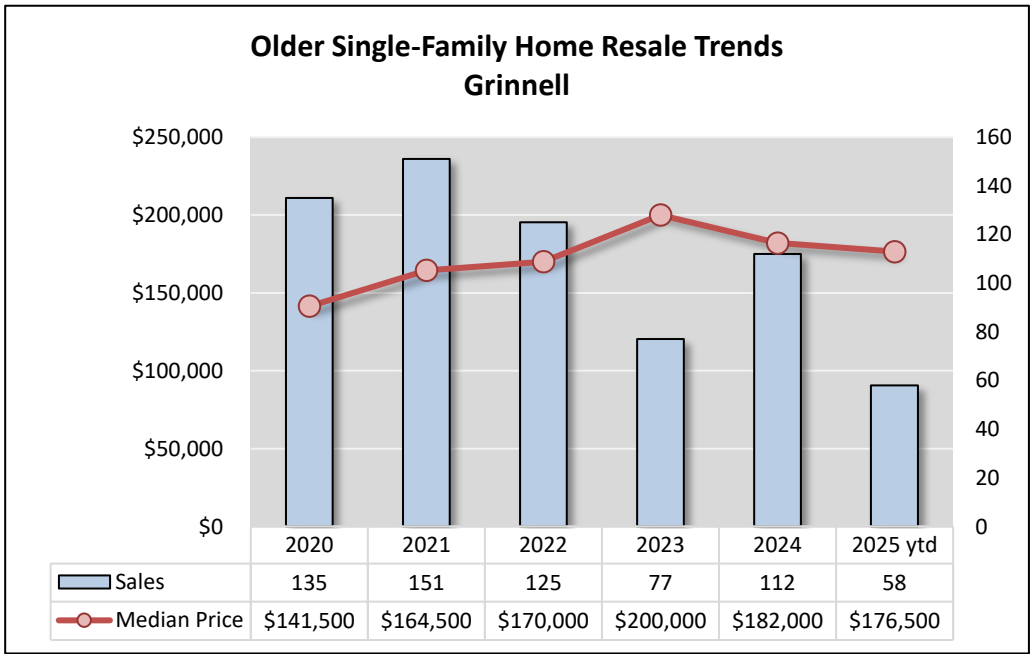
- Seniors typically begin to consider moving into senior housing alternatives in their early to mid-70s. This movement pattern is demonstrated in the PMA as the homeownership rate declines from 80% (age 65 to 74) to 75% for age 75 and older households.

  - By comparison, the homeownership rate in Iowa drops from 83% (age 65 to 74) to 77% (age 75 and older).

- With a homeownership rate of 77% for all households age 65 and older in the PMA, many residents would be able to use proceeds from the sales of their homes toward senior housing alternatives.

Home sale data is useful in that it represents the amount of equity seniors may be able to derive from the sales of their homes that could be used to cover the cost of senior housing alternatives. The following information summarizes resale data for homes that were built in 2009 or earlier in the City from 2020 through the first half of 2025. Sales of newer homes are excluded because older adults and seniors often reside in older homes and are typically not a market for new single-family home construction, so we evaluate sales data for homes that are at least 15 years old. The data was obtained from Poweshiek County.

- Resale values of older homes experienced solid growth in Grinnell in recent years, climbing 29% from $141,500 in 2020 to $182,000 in 2024. The median resale value for older single-family homes was at $176,500 through the first half of 2025.



	2020	2021	2022	2023	2024	2025 ytd
Sales	135	151	125	77	112	58
Median Price	$141,500	$164,500	$170,000	$200,000	$182,000	$176,500

- Resale activity has trended slower, as the number of closed transactions declined -17% from 135 transactions in 2020 to 112 resales in 2024. Resales of older single-family homes peaked in 2021, with 151 transactions.

  - The decline in sales volume is due, in part, to increased mortgage rates which reduced the affordability of homes, causing many potential buyers to defer a decision to purchase until rates decline.

- Based on the 2024 median resale price for older (built in 2009 or earlier) homes in Grinnell ($182,000), a senior household could generate an estimated $3,422 of additional income annually ($285 per month) if they invested in an income-producing account (2.0% interest rate) after accounting for marketing costs and/or real estate commissions (6.0% of home sale price).

- Due to the rising home resale prices, many older adults and seniors – particularly those in the market for independent housing products – may be inclined to sell their home and consider housing alternatives.

- Should a senior utilize the home sale proceeds dollar for dollar to support living in senior housing with services, the proceeds would last roughly six years in independent living housing (monthly rent approximated at $2,500), nearly four years in assisted living (monthly rent approximated at $4,000), or just under three years in memory care housing (monthly rent approximated at $5,500).

- Seniors in service-intensive housing typically have lengths of stays between two and three years indicating that a large portion of seniors in Grinnell will be financially prepared to privately pay for their housing and services.

Supply of Senior Housing

The information on the following pages summarizes existing senior housing facilities in the PMA, including supply (number of units) and service level.

- Maxfield Research identified a total of 11 senior housing facilities in the PMA, totaling 534 units, including ten in the City of Grinnell (525 units) and one nine-unit facility in Malcom.

- In total, there are 288 market rate active adult ownership units, 161 affordable and subsidized rental units, and 85 service-enhanced units.

  - Among the service-enhanced facilities, there are 57 assisted living units and 28 memory care units.

TABLE 29

SENIOR HOUSING SUPPLY SUMMARY
PRIMARY MARKET AREA
August 2025

Project Name	Address	City	Yr. Open	Units	Type/Notes
Grinnell Estates	2020 West St	Grinnell	1992	24	USDA RD Section 515
MonroPark	802 Park St	Grinnell	1975	16	USDA RD Section 515
Brookside East	902 Prince St	Grinnell	1977	21	USDA RD Section 515
Brookside West	131 4th Ave	Grinnell	1978	23	USDA RD Section 515
Malcom Manor	608 Clay St	Malcom	1979	9	USDA RD Section 515
Brookside South	214 4th Ave W	Grinnell	1982	51	Project-Based Section 8
Pearl Street Apts	729 Pearl St	Grinnell	1990	9	Project-Based Section 8
Poynter Apts	412 3rd Ave	Grinnell	1999	8	Project-Based Section 8
Mayflower Patio Homes	616 Broad St	Grinnell	1986+	48	Market Rate Active Adult - Owned
Mayflower Apartments	616 Broad St	Grinnell	1953+	94	Market Rate Active Adult - Owned
Mayflower AL	616 Broad St	Grinnell	1997	17	Assisted Living
Mayflower South Village	600 Park St	Grinnell	2025	8	Memory Care
St. Francis Patio Homes	2021 4th Ave	Grinnell	'89-'00	123	Market Rate Active Adult - Owned
St. Francis Apartments	2021 4th Ave	Grinnell	'96-'00	23	Market Rate Active Adult - Owned
St. Francis - Hammond Center	2021 4th Ave	Grinnell	2019	20	Assisted Living
Windsor Manor	229 Pearl St	Grinnell	2005	20	Assisted Living
Windsor Manor	229 Pearl St	Grinnell	2005	20	Memory Care
			Senior Housing Total:	**534**	

Source: Maxfield Research & Consulting

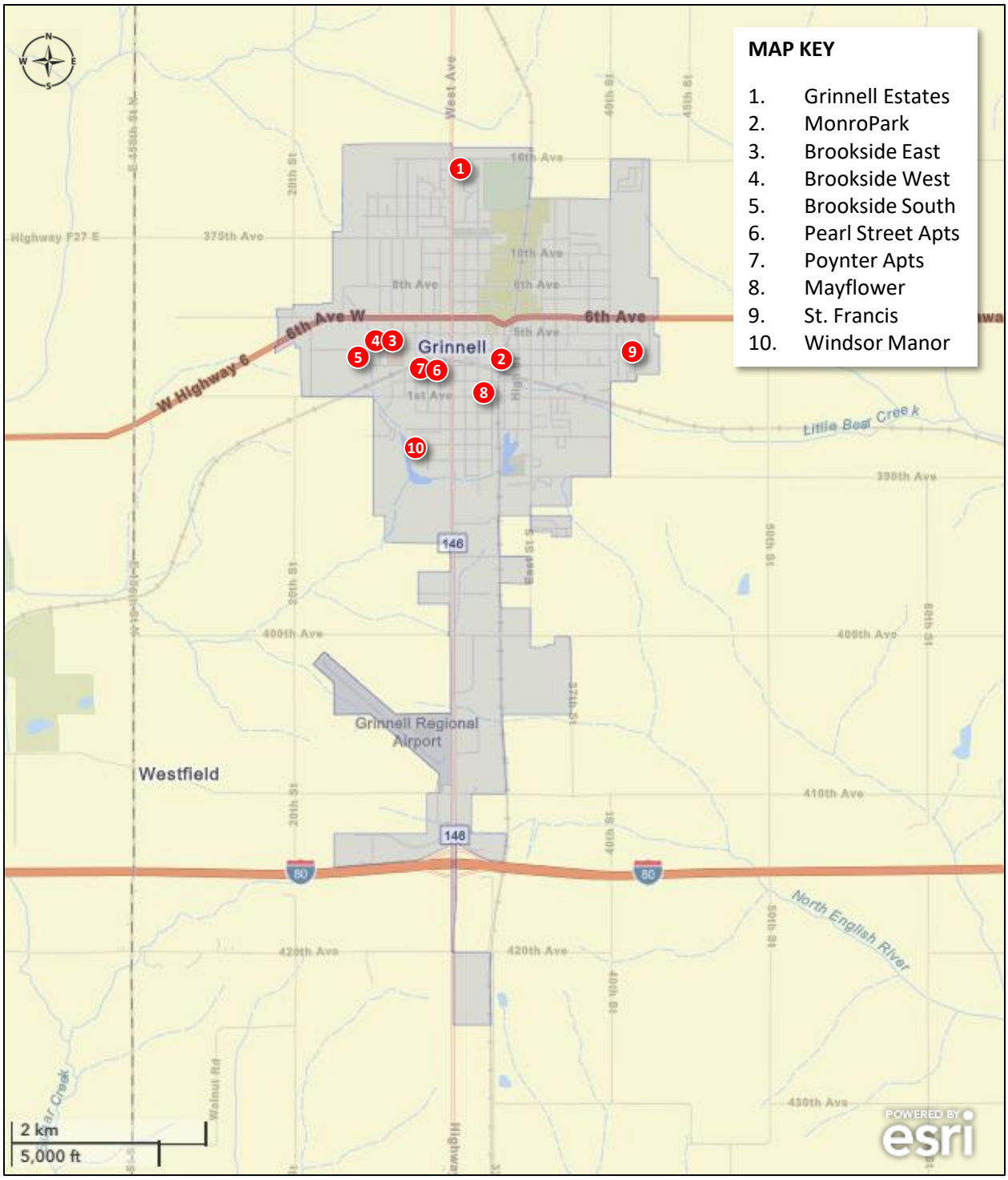
- We incorporate these senior housing units into the demand calculations presented later in this report, but we adjust the number of competitive units based on location and format.

  - Because both Mayflower and St. Francis are life plan communities with active adult units that require entrance fees, their draw areas extend well beyond the boundaries of the PMA. Life plan communities offer a full continuum of care on a single campus, ranging from fully independent active adult to assisted living, memory care, and skilled nursing. As such, we include 50% of these units in our demand calculations.

  - Facilities located outside of Grinnell near the edge of the PMA boundary have different draw areas that overlap with the PMA for Grinnell, so we adjust the number of competitive units outside of Grinnell due to their location. We include 50% of the units in Malcom in our demand calculations.

- The following map illustrates the location of these senior housing facilities in Grinnell.

Senior Housing Location Map – City of Grinnell



The following are photographs of select senior housing facilities in Grinnell.

Grinnell Estates

Brookside South

Mayflower Apartments
Watertower Square

St. Francis – Seeland Park
Patio Homes

St. Francis –
Hammond Center

Windsor Manor

Affordable/Subsidized Senior Rental Summary

The following points summarize key findings from our survey of affordable and subsidized senior housing properties in the PMA, including unit mix, vacancies, and quoted basic and contract rents. Rental rates presented in the table are a weighted average based on the number of units at each property, so buildings with a larger number of units of any one type contribute more toward the average than those with only a few units of a specific type.

- We surveyed eight affordable and subsidized facilities, totaling 161 units.
  - Grinnell Estates, MonroPark, Brookside East, and Brookside West in Grinnell along with Malcom Manor in Malcom are USDA Rural Development Section 515 properties, totaling 93 units.
  - Brookside South, Pearl Street Apartments, and Poynter Apartments are project-based Section 8 facilities, totaling 68 subsidized units.
- Among these affordable/subsidized properties, 97% of the units have one bedroom, while 3% are two-bedroom units.
- On average, units have 604 square feet, ranging from an average size of 600 square feet for one-bedroom units to 732 square feet for two-bedroom units.

TABLE 30

UNIT TYPE SUMMARY
AFFORDABLE/SUBSIDIZED SENIOR HOUSING PROPERTIES
September 2025

Unit Type	Total Units	% of Total	Avg. Size	Monthly Rents: Range Low - High	Monthly Rents: Avg. Rent	Monthly Rents: Avg. Rent/ Sq. Ft.
1BR	156	97%	600	$445 - $943	$768	$1.27
2BR	5	3%	732	$710 - $710	$813	$1.12
Total:	**161**	**100%**	**604**	**$445 - $943**	**$769**	**$1.27**

Source: Maxfield Research & Consulting

- Tenants in Rural Development housing pay basic rent or 30% of their adjusted income, whichever is greater, while residents in project-based Section 8 housing pay 30% of their adjusted income on rent, with the remaining costs covered by the federal government.
- The average quoted monthly rental rate across these three properties is $769, ranging from an average of $768 for one-bedroom units to an average of $813 for two-bedroom units.
- On a per square-foot basis (psf), these properties have an average rent of $1.27 psf, including $1.27 psf for one-bedroom units and $1.12 psf for two-bedroom units.

- At the time of the survey, there were 50 vacant units, resulting in a 31.1% vacancy rate among the affordable and subsidized senior rental properties in the PMA, which is well above equilibrium.

- **It's important to note that most of these vacant units are not currently available to be rented because they're in need of repair, and the timing for these repairs will be determined based on funding availability. Anecdotal feedback indicates that there is enough interest/demand to fill these units.**

Market Rate Active Adult Summary

Maxfield Research identified two active adult ownership facilities in the PMA, totaling 288 existing units. No market rate active adult rental properties were identified in the PMA.

- There were four units available for sale at the time of our research, resulting in a 1.4% vacancy rate.

- Mayflower is a life plan community offering 94 active adult owned multifamily (i.e. apartment) units along with 48 owned patio homes. These units are available to purchase using one of two plan options. The traditional plan requires a one-time non-refundable fee, while the refundable plan offers a prorated portion of the Entrance Fee to be returned to the resident when the resident moves out and the unit is sold during the first 96 months of occupancy.

- St. Francis Manor is also a life plan community, 23 active adult owned multifamily (apartment) units along with 123 owned patio homes at Seeland Park. Upon the resale of a unit, the owner receives a scheduled percentage of the net resale amount based on the number of years the resident occupied that unit.

Service-Enhanced Facility Summary

- We identified three service-enhanced facilities in Grinnell, totaling 85 units.

- In addition to the owned active adult units, the Mayflower Community also offers 17 assisted living units and eight memory care units while St. Francis Manor offers 20 assisted living units in their Hammond Center building.

- Additionally, Windsor Manor provides 20 assisted living units and 20 memory care units.

- Market equilibrium for assisted living and memory care senior housing is generally considered to be 7.0% vacancy, which allows for an adequate supply of alternatives for prospective residents.

- The eight memory care units at Mayflower just opened in 2025 and is still in initial lease-up, so this facility is excluded from our vacancy analysis. Combined, the stabilized assisted living and memory care properties are 10.4% vacant, slightly above equilibrium.

  - Assisted living facilities are 8.8% vacant (five vacancies), while the stabilized memory care units are 15.0% vacant (three vacancies).

Pending Senior Housing Developments

- Maxfield Research contacted staff from the City of Grinnell to identify any new senior housing projects that are in the development pipeline (i.e. under construction, approved, or proposed). These projects are factored into our demand calculations presented later in this report.

  - There is a proposal to redevelop the site of Davis Elementary School at 818 Hamilton Avenue in Grinnell into 21 apartment units targeting residents age 55 and older. The developer is pursuing tax credits to help finance the project.

  - As noted previously, there are 49 affordable/subsidized vacant rental units that are not currently available to be rented because they're pending rehabilitation.

Housing Affordability

Introduction

Affordable housing is a term that has various definitions according to different people and is often a product of supply and demand. According to the United States Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). Families who pay more than 30% of their income for housing (either rent or mortgage) are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation, and medical care.

The following topics are covered in this analysis.

- Naturally Occurring Affordable Housing (NOAH) units
- Household income and rent limits for affordable housing
- Housing Choice Voucher program
- Cost burdened households in the area, and
- Housing costs in Grinnell relative to household income

Iowa Finance Authority, HUD, the United States Census Bureau American Community Survey (ACS), and the Grinnell Low Rent Housing Authority are the primary data resources for the Housing Affordability section of this report. Additionally, Maxfield Research and Consulting utilizes findings from the For-Sale Market and Rental Housing Market sections of this study to evaluate housing cost affordability in the community.

Generally, housing that is income-restricted to households earning at or below 80% of Area Median Income (AMI) is considered affordable. However, individual properties may have income restrictions set anywhere from 30% to 80% of AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. Moderate-income housing, often referred to as "workforce housing," can refer to both rental and ownership housing. The definition is broadly defined as housing that targets households earning between 50% and 120% AMI. The following figure summarizes generally recognized AMI Definitions:

AREA MEDIAN INCOME (AMI) DEFINITIONS

Definition	AMI Range
Extremely Low Income	0% to 30%
Very Low Income	31% to 50%
Low Income	51% to 80%
Moderate Income (Workforce Housing)	50% to 120%

Naturally Occurring Affordable Housing (NOAH)

Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income restrictions yet are more affordable than other units in a community are considered "naturally occurring affordable housing (NOAH)" or "unsubsidized affordable" units.

The NOAH housing supply is available through the private market, as opposed to assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure, location, condition, size, school district, etc. Because of these factors, housing costs tend to be lower. According to the *Joint Center for Housing Studies of Harvard University,* the privately unsubsidized housing stock supplies three times as many low-cost affordable units than assisted projects nationwide.

Unlike assisted rental developments, most unsubsidized affordable units are scattered across older, sometimes smaller, rental buildings. These older properties are often vulnerable to redevelopment due to their age, modest rents, and deferred maintenance. Because many of these housing units have affordable rents, project-based and private housing markets cannot be easily separated. Some households (typically those with household incomes of 50% to 60% AMI) income-qualify for both market rate and project-based affordable housing.

- As highlighted in the Rental Housing section of this study, much of the general occupancy market rate rental housing supply in Grinnell has rents that fall into the NOAH category (below the maximum gross rent at 60% AMI).

Rent and Income Limits

The following table displays the maximum allowable incomes by household size to qualify for affordable housing and maximum gross rents that can be charged by bedroom size in Poweshiek County. These incomes are published and revised annually by HUD and also published separately by Iowa Finance Authority based on the date a project is placed into service. Fair Market Rent reflects the amount needed to pay gross monthly rent at modest rental housing in a given area.

TABLE 31

2025 INCOME/RENT LIMITS
POWESHIEK COUNTY
Effective Date: 04/01/2025

	-----Income Limits by Household Size-----							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
20% AMI	$13,860	$15,840	$17,820	$19,780	$21,380	$22,960	$24,540	$26,120
30% AMI	$20,790	$23,760	$26,730	$29,670	$32,070	$34,440	$36,810	$39,180
40% AMI	$27,720	$31,680	$35,640	$39,560	$42,760	$45,920	$49,080	$52,240
50% AMI	$34,650	$39,600	$44,550	$49,450	$53,450	$57,400	$61,350	$65,300
60% AMI	$41,580	$47,520	$53,460	$59,340	$64,140	$68,880	$73,620	$78,360
70% AMI	$48,510	$55,440	$62,370	$69,230	$74,830	$80,360	$85,890	$91,420
80% AMI	$55,440	$63,360	$71,280	$79,120	$85,520	$91,840	$98,160	$104,480
100% AMI	$69,300	$79,200	$89,100	$98,900	$106,900	$114,800	$122,700	$130,600
120% AMI	$83,160	$95,040	$106,920	$118,680	$128,280	$137,760	$147,240	$138,500

	-----Maximum Gross Rents by Bedroom Size-----					
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	$346	$371	$445	$514	$574	$633
30% AMI	$519	$556	$668	$771	$861	$949
40% AMI	$693	$742	$891	$1,029	$1,148	$1,266
50% AMI	$866	$928	$1,113	$1,286	$1,435	$1,583
60% AMI	$1,039	$1,113	$1,336	$1,543	$1,722	$1,899
70% AMI	$1,212	$1,299	$1,559	$1,800	$2,009	$2,216
80% AMI	$1,386	$1,485	$1,782	$2,058	$2,296	$2,533
100% AMI	$1,732	$1,856	$2,227	$2,572	$2,870	$3,166
120% AMI	$2,079	$2,227	$2,673	$3,087	$3,444	$3,799
Fair Market Rent	$688	$840	$934	$1,234	$1,238	

Sources: Iowa Finance Authority; HUD; Novogradac; Maxfield Research & Consulting

The following table summarizes maximum rents by household size and AMI based on income limits illustrated in the preceding table. The rents in the following table are based on HUD's allocation that monthly rents should not exceed 30% of income. In addition, the table reflects maximum household size based on HUD guidelines of number of persons per unit. For each additional bedroom, the maximum household size increases by two persons.

TABLE 32

MAXIMUM RENT BASED ON HOUSEHOLD SIZE AND AREA MEDIAN INCOME
POWESHIEK COUNTY - 2025

		----- Maximum Rent Based on Household Size (@ 30% of Income) -----				
Unit Type	HHD Size Min - Max	30% AMI Min - Max	50% AMI Min - Max	60% AMI Min - Max	80% AMI Min - Max	120% AMI Min - Max
Studio	1 - 1	$520 - $520	$866 - $866	$1,040 - $1,040	$1,386 - $1,386	$2,079 - $2,079
1BR	1 - 2	$520 - $594	$866 - $990	$1,040 - $1,188	$1,386 - $1,584	$2,079 - $2,376
2BR	2 - 4	$594 - $742	$990 - $1,236	$1,188 - $1,484	$1,584 - $1,978	$2,376 - $2,967
3BR	3 - 6	$668 - $861	$1,114 - $1,435	$1,337 - $1,722	$1,782 - $2,296	$2,673 - $3,444
4BR	4 - 8	$742 - $980	$1,236 - $1,633	$1,484 - $1,959	$1,978 - $2,612	$2,967 - $3,463

Sources: Iowa Finance Authority; HUD; Novogradac; Maxfield Research & Consulting

Housing Choice Vouchers

In addition to subsidized apartments, "tenant-based" subsidies such as *Housing Choice Vouchers (HCV),* assist low income households secure housing through the private market. The tenant-based subsidy is funded by HUD. Under the HCV program, also referred to as Section 8, qualified households are issued a voucher that can be taken to an apartment that has rent levels at or less than the payment standards by bedroom type for their area. The household then pays approximately 30% of their Adjusted Gross Income for rent and utilities, and the Federal Government pays the remainder of the rent to the landlord. The maximum income limit to be eligible for a Voucher is 50% of AMI based on household size.

- In Grinnell, HCV application is made through the Grinnell Housing Authority. The HRA has 135 vouchers under lease with 165 households on their waiting list in Poweshiek County, as of September 2025.

  - The vast majority (estimated at 85%) of households with vouchers in the County reside in Grinnell.

- The Housing Choice Voucher program uses a payment standard which matches the cost of housing and utilities. Households may use the Voucher for units with rent that is either below or above the payment standard. Payment standards are based on Fair Market Rent (FMR), although the housing authority can set the payment standard up to 110% of FMR.

2025 Monthly Payment Standards – Poweshiek County

	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Fair Market Rent	$688	$840	$934	$1,234	$1,238
Payment Standard	$757	$924	$1,027	$1,357	$1,362

Housing Cost Burden

The following table summarizes the number and percentage of owner and renter households in Grinnell and the PMA compared to Iowa that pay 30% or more of their gross income for housing. This information was compiled from the American Community Survey 2023 five-year estimates and adjusted by Maxfield Research to reflect 2025 household estimates.

The Federal standard for affordability is 30% of income for housing costs. Moderately cost-burdened is defined as households paying between 30% and 50% of their income to housing; while severely cost-burdened is defined as households paying more than 50% of their income for housing. Higher-income households that are cost-burdened may have the option of moving to lower priced housing, but lower-income households often do not.

TABLE 33

HOUSING COST BURDEN
GRINNELL MARKET AREA

	Grinnell		PMA		Rem. of PMA		Iowa	
	No.	Pct.	No.	Pct.	No.	Pct.	No.	Pct.
Owner Households								
All Owner HHs	**2,402**		**3,889**		**1,487**		**930,995**	
Cost Burden 30.0% or greater	**477**	**19.9%**	**828**	**21.3%**	**352**	**23.7%**	**155,452**	**16.7%**
Cost Burden 30.0% to 34.9%	52	2.2%	177	4.6%	127	8.6%	40,748	4.4%
Cost Burden 35.0% to 49.9%	172	7.1%	268	6.9%	97	6.5%	56,945	6.1%
Cost Burden 50.0% or more	253	10.5%	382	9.8%	128	8.6%	57,759	6.2%
Owner HHs w/ incomes <$50,000	**638**		**1,002**		**364**		**215,540**	
Cost Burden 30.0% or greater	400	62.8%	648	64.6%	248	68.1%	108,613	50.4%
Renter Households								
All Renter HHs	**1,427**		**1,656**		**229**		**389,766**	
Cost Burden 30.0% or greater	**672**	**47.1%**	**678**	**40.9%**	**39**	**17.2%**	**156,695**	**40.2%**
Cost Burden 30.0% to 34.9%	144	10.1%	155	9.4%	15	6.5%	30,964	7.9%
Cost Burden 35.0% to 49.9%	158	11.0%	178	10.7%	22	9.5%	47,919	12.3%
Cost Burden 50.0% or more	370	25.9%	345	20.8%	3	1.2%	77,811	20.0%
Renter HHs w/ incomes <$35,000	**671**		**689**		**47**		**145,427**	
Cost Burden 30.0% or greater	576	85.8%	561	81.4%	20	43%	119,920	82.5%

Sources: American Community Survey, 2019-2023 estimates; Maxfield Research & Consulting

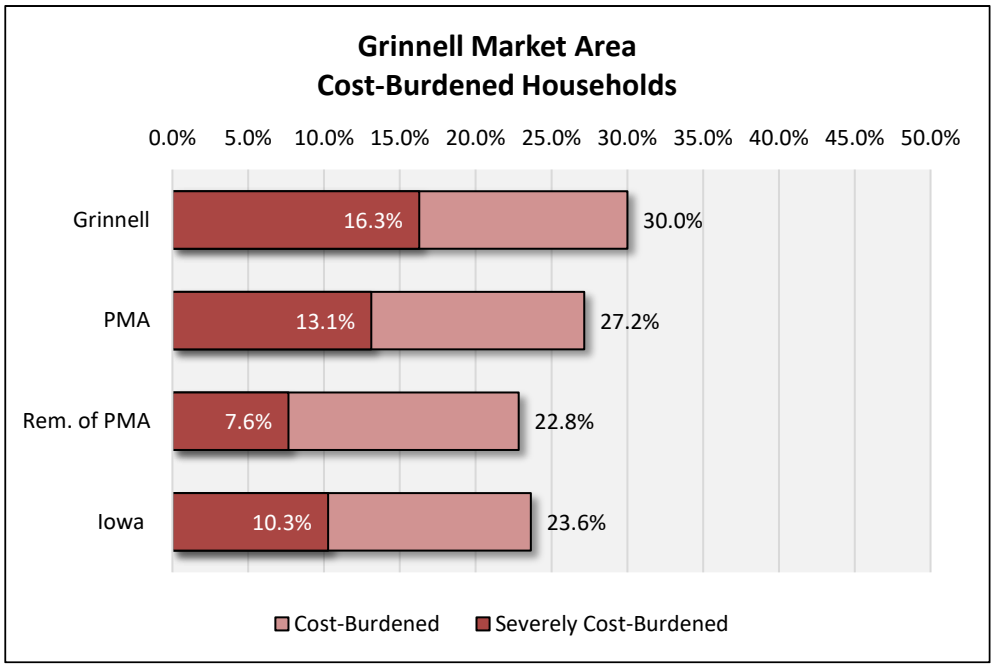
- In total, an estimated 1,149 households in Grinnell are considered cost-burdened, representing 30% of all households.
  - By comparison, 23% of households in the Remainder of the PMA (392 households) and 24% of households in Iowa are cost burdened.

- An estimated 19.9% of owner households (477 households) are estimated to be paying more than 30% of their income toward housing costs in Grinnell, lower than 23.7% in the Remainder of the PMA but higher than 16.7% in Iowa.

- Nearly half (47.1%) of all renter households (672) in Grinnell pay more than 30% of their income toward housing, notably higher than 17.2% in the Remainder of the PMA and 40.2% in the State.

- The number of cost burdened households increases proportionally based on lower incomes. Roughly 86% of renters with incomes below $35,000 are cost burdened and 63% of owners with incomes below $50,000 are cost burdened in Grinnell.

- An estimated 16.3% of all households in Grinnell (623 households) are severely cost-burdened (paying 50% or more of their income toward housing costs), higher than both the Remainder of the PMA (7.6%) and Iowa (10.3%).



- An estimated 10.5% of owner households in Grinnell are severely cost-burdened, compared to 8.6% in the Remainder of the PMA and 6.2% in the State.

- In Grinnell, 25.9% of renter households are estimated to be severely cost-burdened, higher than 1.2% in the Remainder of the PMA and 20.0% in Iowa.

Housing Costs as Percentage of Household Income

Housing costs are generally considered affordable at 30% of a households adjusted gross income. The table on the following page illustrates key housing metrics based on housing costs and household incomes in the PMA. The table estimates the percentage of householders that can afford rental and for-sale housing based on a 30% allocation of income to housing.

The housing affordability calculations assume the following:

For-Sale Housing
- 10% down payment with good credit score
- Closing costs rolled into mortgage
- 30-year mortgage at 6.56% interest rate (rate as of August 28, 2025)
- Private mortgage insurance (equity of less than 20%)
- Homeowners insurance for single-family homes and association dues for townhomes
- Owner household income estimates per 2023 ACS

Rental Housing
- Background check on tenant to ensure credit history
- 30% allocation of income
- Renter household income estimates per 2023 ACS

Because of the down payment requirement and strict underwriting criteria for a mortgage, not all households will meet the income qualifications as outlined above.

- An estimated 61% of existing owner households in the PMA could afford to buy an entry-level detached single-family home at the 2024 median sale price of $208,000 in Grinnell.

- The proportion of income-qualified households declines as the sale price increases, and roughly 30% of existing owner households could afford to purchase a move-up new construction detached single-family home priced at $400,000.

- Roughly 68% of owner households could afford an entry-level multifamily unit (i.e. townhome, twin home, condominium) at the 2024 median price of $159,000, while 37% could afford a move-up new construction unit priced at $325,000.

- An estimated 60% of renter households in the PMA can afford to rent an existing one-bedroom unit at existing market rate properties in Grinnell (average rent of $852 per month), while 62% can afford a two-bedroom unit at the average market rate rent of $793 at the existing properties.

- New construction market rate rents will be higher than existing, older product. The estimated new construction rents shown in the table are based on our knowledge of rental rates at recently built market rate apartments properties in the surrounding Market Area.

- An estimated 45% of existing renters in the PMA could afford to rent a one-bedroom apartment within a new development renting for $1,200 per month, while 38% could afford a new two-bedroom unit priced at $1,450.

TABLE 34

HOUSING AFFORDABILITY BASED ON HOUSEHOLD INCOME
PRIMARY MARKET AREA
September 2025

For-Sale (Assumes 10% down payment and good credit)

	Detached Single-Family		Townhome/Twinhome	
	Entry-level	Move-up	Entry-level	Move-up
Price of House	$208,000	$400,000	$159,000	$325,000
Pct. Down Payment	10.0%	10.0%	10.0%	10.0%
Total Down Payment Amt.	$20,800	$40,000	$15,900	$32,500
Estimated Closing Costs*	$6,240	$12,000	$4,770	$9,750
Cost of Loan	$193,440	$372,000	$147,870	$302,250
Interest Rate	6.56%	6.56%	6.56%	6.56%
Number of Pmts.	360	360	360	360
Housing Costs as % of Income	30%	30%	30%	30%
Minimum Income Required	$65,739	$126,421	$56,132	$106,384
Pct. of Owner HHs - PMA	**60.8%**	**30.1%**	**68.3%**	**37.2%**

*Estimated closing costs rolled into mortgage

Rental (Market Rate)

	Existing Rental		New Construction Rental	
	1-Bedroom	2-Bedroom	1-Bedroom	2-Bedroom
Monthly Rent	$852	$793	$1,200	$1,450
Annual Rent	$10,224	$9,516	$14,400	$17,400
Housing Costs as % of Income	30%	30%	30%	30%
Minimum Income Required	$34,080	$31,720	$48,000	$58,000
Pct. of Renter HHs - PMA	**60.3%**	**61.8%**	**45.4%**	**37.9%**

Source: Maxfield Research & Consulting

Peer Community Comparisons

Introduction

This section of the report compares key housing related metrics for Grinnell to six other cities in Iowa identified by the Client as peer communities, including Decorah, Newton, Oskaloosa, Pella, Storm Lake, and Waverly.

The following comparisons are provided.

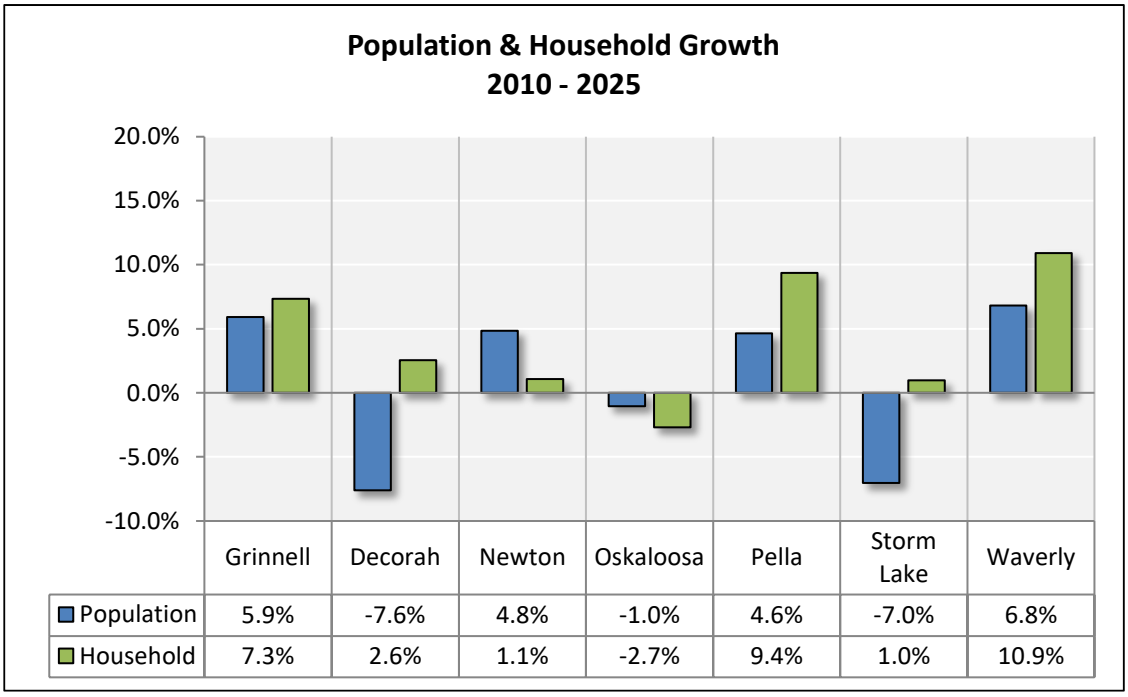
- Demographic trends
- Employment
- Housing characteristics, and
- Housing affordability

Demographic data was provided by the Decennial Census, ESRI, and the 2023 ACS. Employment trend data was sourced from the Bureau of Labor Statistics and U.S. Census Longitudinal Employer-Household Dynamics (LEHD) program. Housing characteristics and housing affordability data is sourced from the 2023 ACS, Iowa Realtors, the Iowa State Data Center, and the U.S. Census Bureau.

Demographic Trends

The following table and subsequent points compare key demographic variables for Grinnell to the peer communities, including population and household growth, population age factors, household type and tenure, household incomes, and mobility rates.

- Grinnell experienced faster household growth between 2010 and 2025 (7.3%) than Decorah (2.6%), Newton (1.1%), Oskaloosa (-2.7%), and Storm Lake (1.0%), but slower growth than Pella (9.4%) and Waverly (10.9%).



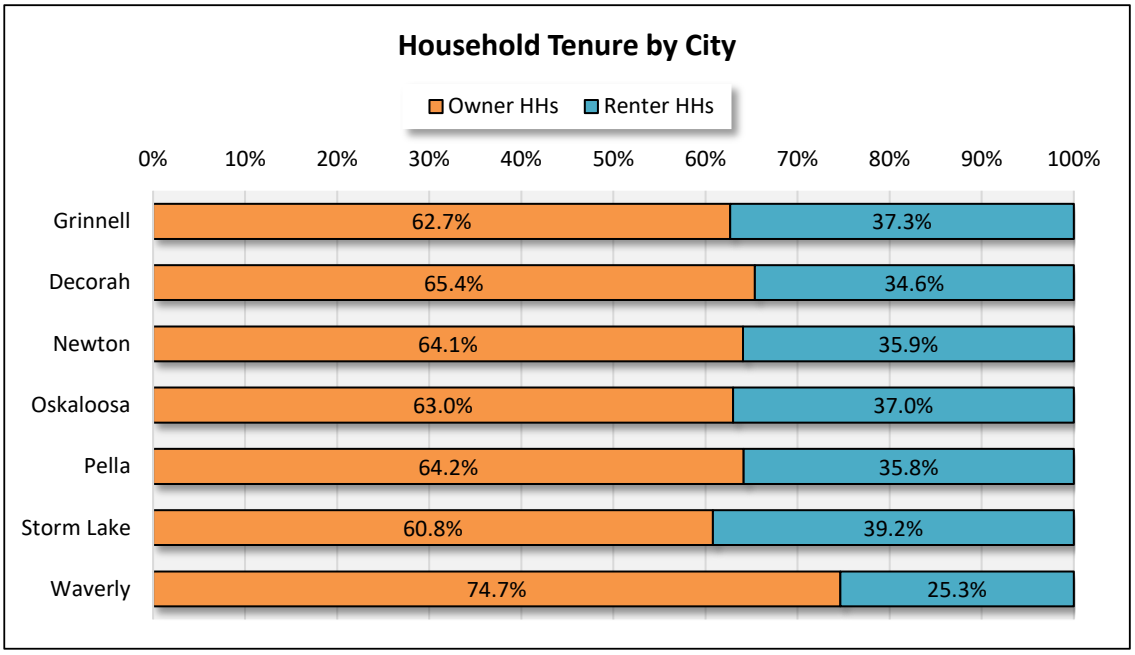
	Grinnell	Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
Population	5.9%	-7.6%	4.8%	-1.0%	4.6%	-7.0%	6.8%
Household	7.3%	2.6%	1.1%	-2.7%	9.4%	1.0%	10.9%

- The pace of household growth was high relative to population growth in Grinnell, Decorah, Pella, Storm Lake, and Waverly. This trend often indicates an aging household base and reflects a general shift in demographic factors that favor smaller households, such as growth in the number of single-person households and a decline in the proportion of households with children.

- With a median age of 37.0, Grinnell's population is younger than Newton (42.3), Decorah (38.8), Pella (38.1), and Oskaloosa (37.6), but older than Storm Lake (33.0) and Waverly (36.8).

  - In Grinnell, an estimated 22.0% of the population is age 65 or older, lower than 24.8% in Decorah and 23.5% in Newton, but higher than Oskaloosa (20.2%), Pella (21.4%), Storm Lake (14.5%), and Waverly (21.0%).

- An estimated 51.2% of households in Grinnell are family households, lowest among all peer communities.
  - In Grinnell, 20.3% of all households are family households with children under the age of 18, higher than 18.8% in Decorah but lower than all other peer communities.
- Grinnell has the highest proportion of households living alone, at 43.9%, compared to 38.0% in Decorah, 36.4% in Newton, 29.7% in Oskaloosa, 34.7% in Pella, 33.5% in Storm Lake, and 27.3% in Waverly.
- With an ownership rate of 62.7% of all households, Grinnell's homeownership rate is second lowest among the peer communities, higher than Storm Lake at 60.8%.



- The estimated median household income in Grinnell ($64,701) is 4% higher than Decorah ($63,899), 18% higher than Newton ($54,647), 3% higher than Oskaloosa ($62,604), and 8% higher than Storm Lake ($60,132). Grinnell's median household income is -23% lower than Pella ($83,696) and-17% lower than Waverly ($78,414).
- Based on the percent of households that have moved since 2018, Grinnell has a mobility rate of 38.2%, second highest among the peer communities, trailing only Pella at 40.0%.

TABLE 35

PEER COMMUNITY COMPARISON
DEMOGRAPHIC CHARACTERISTICS
August 2025

		Peer Communities					
	Grinnell	Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
2025 Population Estimate	**9,764**	**7,513**	**15,996**	**11,399**	**10,834**	**11,389**	**10,548**
% Change from 2010	5.9%	-7.6%	4.8%	-1.0%	4.6%	7.0%	6.8%
Median Age	**37.0**	**38.8**	**42.3**	**37.6**	**38.1**	**33.0**	**36.8**
% Age 65+	22.0%	24.8%	23.5%	20.2%	21.4%	14.5%	21.0%
2025 Households	**3,829**	**2,928**	**6,741**	**4,606**	**4,087**	**3,590**	**3,934**
% Change from 2010	7.3%	2.6%	1.1%	-2.7%	9.4%	1.0%	10.9%
% Family HHs	51.2%	54.4%	56.5%	62.3%	62.5%	55.9%	63.6%
% Family HHs w/ Children	20.3%	18.8%	24.7%	28.0%	25.4%	31.8%	29.7%
% HHs Living Alone	43.9%	38.0%	36.4%	29.7%	34.7%	33.5%	27.3%
% Owner	62.7%	65.4%	64.1%	63.0%	64.2%	60.8%	74.7%
% Renter	37.3%	34.6%	35.9%	37.0%	35.8%	39.2%	25.3%
2025 Estimated Median HH Income	**$64,701**	**$63,899**	**$54,647**	**$62,604**	**$83,696**	**$60,132**	**$78,414**
Mobility Rate (% moved in since '18)	**38.2%**	**32.6%**	**32.0%**	**33.7%**	**40.0%**	**37.5%**	**37.1%**

Sources: US Census Bureau; ESRI; Maxfield Research & Consulting

Employment

The following information compares key employment data for Grinnell to the peer communities, including County-level unemployment, industry employment, and average weekly wage data. Data on commuting patterns and shifts in commuting patterns since 2010 for each community is also provided.

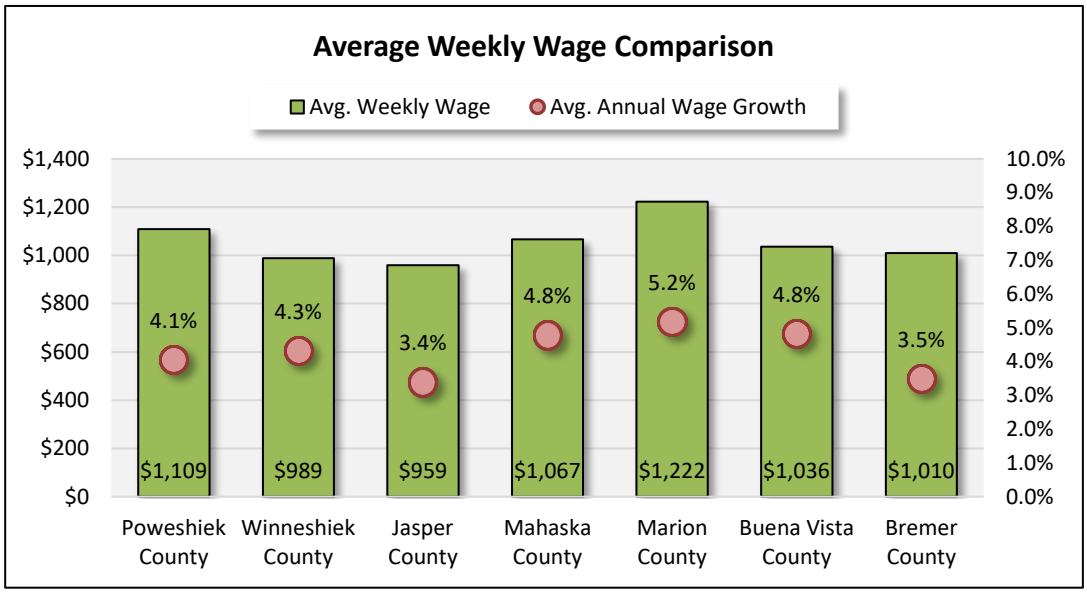
- The 2024 average annual unemployment rate in Poweshiek County (Grinnell) of 2.7% was lower than 2.9% in Winneshiek County (Decorah), 3.0% in Jasper County (Newton), and 2.9% in Bremer County (Waverly), but higher than 2.6% in Buena Vista County (Storm Lake), 2.4% in Marion County (Pella) and 2.4% in Mahaska County (Oskaloosa).

- With 9,571 jobs in 2021, industry employment in Poweshiek County is higher than Mahaska County and Bremer County, but lower than Winneshiek, Jasper, Marion, and Buena Vista Counties.

- Employment growth in Poweshiek County (3.3% increase between 2010 and 2024) exceeded growth in both Jasper (-1.1%) and Buena Vista (1.3%) Counties, but trailed growth in Winneshiek (5.6%), Mahaska (5.0%), Marion (21.6%), and Bremer (4.6%) Counties.

- Average weekly wages in Poweshiek County ($1,109) are lower than Marion County ($1,222), but higher than Winneshiek ($989), Jasper ($959), Mahaska ($1,067), Buena Vista ($1,036), and Bremer ($1,010) Counties.

- At an average annual increase of 4.1% between 2010 and 2024, wage growth in Poweshiek County was higher than Jasper (3.4%) and Bremer (3.5%) Counties, but lower than Winneshiek (4.3%), Mahaska (4.8%), Marion (5.2%), and Buena Vista (4.8%) Counties.

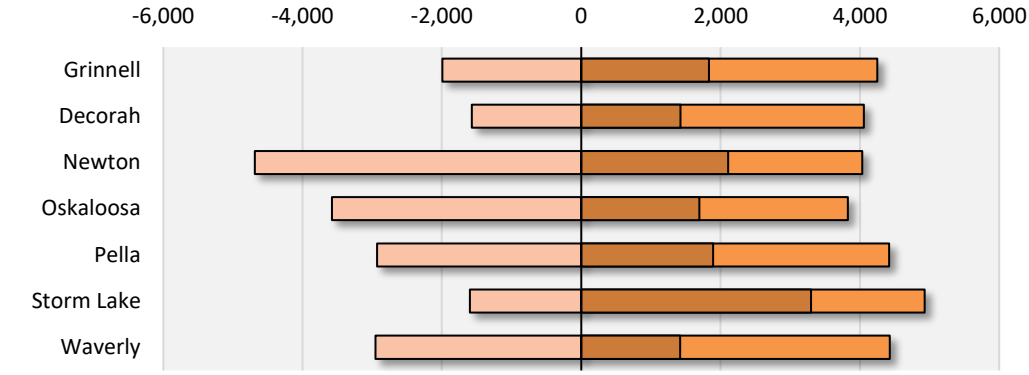


- With a net inflow of 2,256 workers in 2022, Grinnell is an importer of workers, as are Decorah (net inflow of 2,488 workers), Oskaloosa (247), Pella (1,490), Storm Lake (3,299), and Waverly (1,420), while Newton is an exporter of workers with a net outflow of 651 workers.

- An estimated 4,251 workers commute into Grinnell for jobs daily, with 19% (1,162 workers) commuting from a distance of more than 50 miles away, second highest among the peer communities, trailing Storm Lake (2,064 workers commute from more than 50 miles).

- Roughly 1,835 workers both live and work (interior flow) in Grinnell, higher than 1,427 in Decorah, 1,694 in Oskaloosa, and 1,420 in Waverly, but lower than 2,108 in Newton, 1,894 in Pella, and 3,299 in Storm Lake.

2022 Commuting Inflow/Outflow Comparison



	Waverly	Storm Lake	Pella	Oskaloosa	Newton	Decorah	Grinnell
Outflow	-2,954	-1,598	-2,929	-3,578	-4,684	-1,570	-1,995
Inflow	4,428	4,932	4,419	3,825	4,033	4,058	4,251
Interior Flow	1,420	3,299	1,894	1,694	2,108	1,427	1,835

- Compared to commuting patterns in 2010, Grinnell experienced the largest shift in inflow/outflow, as inflow increased 29% (highest among the peer communities) while outflow declined -60% (largest change among peer communities) and interior flow declined -5%.

- Due, in part, to labor constraints, Grinnell's commute shed has expanded, as the number of workers commuting from more than 50 miles increased 33% between 2010 and 2022.

- Most of the peer communities experienced similar trends, as the number of workers commuting from more than 50 miles increased 32% in Decorah, 12% in Oskaloosa, 52% in Pella, 8% in Storm Lake, and 24% in Waverly during that time period. The number of workers commuting to Newton from more than 50 miles contracted -4% between 2010 and 2022.

TABLE 36

PEER COMMUNITY COMPARISON
EMPLOYMENT CHARACTERISTICS
August 2025

		Peer Communities					
	Grinnell	Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
2024 Annual Unemployment (County)	**2.7%**	**2.9%**	**3.0%**	**2.4%**	**2.4%**	**2.6%**	**2.9%**
Industry Employment Data							
2024 Industry Employment (County)	**9,571**	**10,477**	**10,464**	**7,893**	**19,679**	**10,680**	**9,702**
% Change from 2010	3.3%	5.6%	-1.1%	5.0%	21.6%	1.3%	4.6%
2024 Avg. Weekly Wage (County)	**$1,109**	**$989**	**$959**	**$1,067**	**$1,222**	**$1,036**	**$1,010**
Annual Rate of Growth since 2010	4.1%	4.3%	3.4%	4.8%	5.2%	4.8%	3.5%
Commuting Patterns (Primary Jobs)							
2022 Inflow	**4,251**	**4,058**	**4,033**	**3,825**	**4,419**	**4,932**	**4,428**
% Change from 2010	29.2%	10.9%	-4.0%	9.0%	-0.8%	7.7%	-1.9%
2022 % Commuting into City	**69.8%**	**74.0%**	**65.7%**	**69.3%**	**70.0%**	**59.9%**	**75.7%**
Change from 2010	6.8%	3.7%	-3.3%	1.8%	2.4%	-5.8%	2.7%
2022 Commuting into City from 50+ miles	**1,162**	**965**	**1,130**	**1,155**	**1,049**	**2,064**	**1,095**
% commuting from 50+ miles	19.1%	17.6%	18.4%	20.9%	16.6%	25.1%	18.7%
% Change from 2010	32.6%	31.7%	-3.7%	11.9%	52.0%	7.9%	23.9%
2022 Outflow	**1,995**	**1,570**	**4,684**	**3,578**	**2,929**	**1,598**	**2,954**
% Change from 2010	-59.5%	3.4%	44.6%	8.2%	11.7%	8.0%	19.8%
2022 Net Inflow/Outflow	**2,256**	**2,488**	**-651**	**247**	**1,490**	**3,334**	**1,474**
2022 Interior Flow	**1,835**	**1,427**	**2,108**	**1,694**	**1,894**	**3,299**	**1,420**
% Change from 2010	-5.0%	-7.6%	11.7%	0.5%	-11.4%	38.2%	-14.8%

Sources: Bureau of Labor Statistics; US Census Local Employment Dynamics; Maxfield Research & Consulting

Housing Characteristics

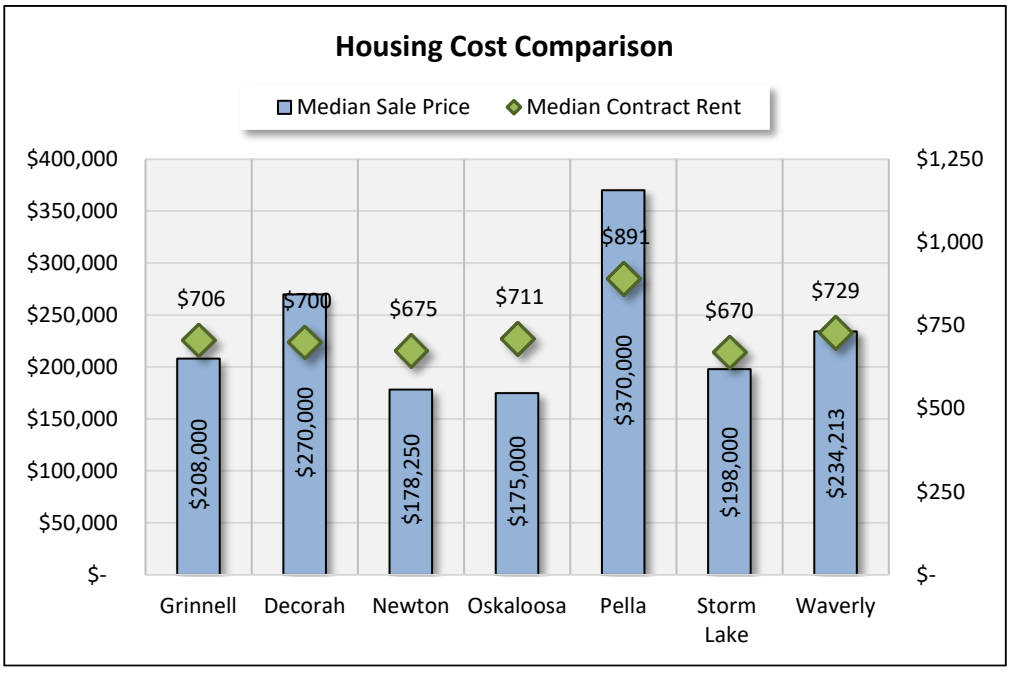
The following information compares key characteristics of Grinnell's housing inventory to housing stock characteristics in the peer communities. All data, except building permit data, was sourced from the 2019-2023 American Community Survey. Information on the number of permitted housing units per year was sourced from reports published by the City or from the US Census Building Permit Survey via the Iowa State Data Center.

- Grinnell has one of the lower proportions of detached single-family units, at 63.7% of all housing units, lower than 66.8% in Decorah, 70.0% in Newton, 70.6% in Oskaloosa, and 66.7% in Waverly, but higher than Pella (61.5%) and Storm Lake (62.2%).

- The proportion of attached single-family (i.e. townhomes, twin homes) housing units in Grinnell (7.5% of all housing units) is highest among the peer communities.

- Roughly 25.0% of Grinnell's housing inventory is in multifamily structures with two or more units, lowest among the peer communities, except for Oskaloosa (23.8%).

- The estimated 2024 median sale price for single-family homes in Grinnell ($208,000) is higher than Newton ($178,250), Oskaloosa ($175,000), and Storm Lake ($198,000), but lower than Decorah ($270,000), Pella ($370,000), and Waverly ($234,213).

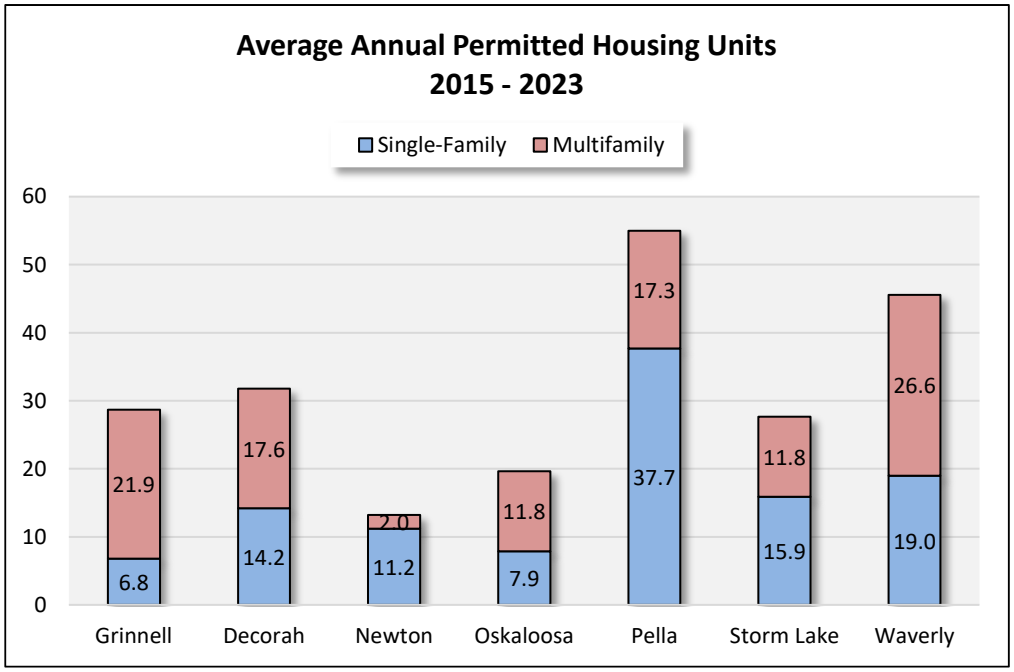


- The 2023 median contract rent in Grinnell ($706) is higher than $700 in Decorah, $675 in Newton, and $670 in Storm Lake, but lower than $711 in Oskaloosa, $891 in Pella, and $729 in Waverly.

- At an estimated 6.3% vacant, Grinnell has the second lowest housing vacancy rate among the peer communities, trailing Pella at 5.1%.

- Roughly 28% of all housing units in Grinnell were constructed prior to 1940, higher than Newton (25%), Pella (11%), Storm Lake (23%), and Waverly (15%), but lower than Decorah (32%) and Oskaloosa (32%).

- From 2015 through 2023, Grinnell averaged 28.7 permitted housing units per year, higher than Newton (13.2 new units per year), Oskaloosa (19.7), and Storm Lake (27.7), but lower than Decorah (31.8), Pella (55.0), and Waverly (45.6).



- The pace of new single-family development in Grinnell (6.8 units per year) was slowest among the peer communities, including 14.2 single-family units per year in Decorah, 11.2 in Newton, 7.9 in Oskaloosa, 37.7 in Pella, 15.9 in Storm Lake, and 19.0 in Waverly.

- Grinnell permitted an average of 21.9 multifamily units per year from 2015 through 2023, second highest among the peer communities, trailing only Waverly at 26.6 multifamily units per year.

TABLE 37

PEER COMMUNITY COMPARISON
HOUSING CHARACTERISTICS
August 2025

	Grinnell	Peer Communities					
		Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
Total Housing Units (2023 Est.)	**3,994**	**3,277**	**7,472**	**5,139**	**4,226**	**4,291**	**4,048**
% One-unit, detached	63.7%	66.8%	70.0%	70.6%	61.5%	62.2%	66.7%
% One-unit, attached	7.5%	4.8%	2.5%	1.7%	7.0%	3.6%	4.9%
% Units in structures with 2-19 units	18.5%	24.5%	20.3%	21.2%	22.8%	26.0%	17.7%
% Units in structures with 20+ units	6.5%	3.9%	6.7%	2.6%	7.1%	6.0%	8.6%
% Occupied	93.7%	88.9%	89.6%	90.6%	94.9%	93.4%	92.9%
% Vacant	6.3%	11.1%	10.4%	9.4%	5.1%	6.6%	7.1%
% Units building prior to 1940	28.2%	32.2%	25.1%	32.3%	10.6%	23.2%	14.6%
Median Home Value (2023)	**$191,700**	**$234,600**	**$151,600**	**$128,900**	**$259,600**	**$163,600**	**$215,200**
Median Single-Family Sale Price (2024)	**$208,000**	**$270,000**	**$178,250**	**$175,000**	**$370,000**	**$198,000**	**$234,213**
Median Contract Rent (2023)	**$706**	**$700**	**$675**	**$711**	**$891**	**$670**	**$729**
Permitted Units/Year (Avg. '15-'23)^	**28.7**	**31.8**	**13.2**	**19.7**	**55.0**	**27.7**	**45.6**
% Single-Unit Structure	24%	45%	85%	40%	68%	57%	42%

^Building permit data for peer communities provided by the US Census Building Permits Survey (BPS)

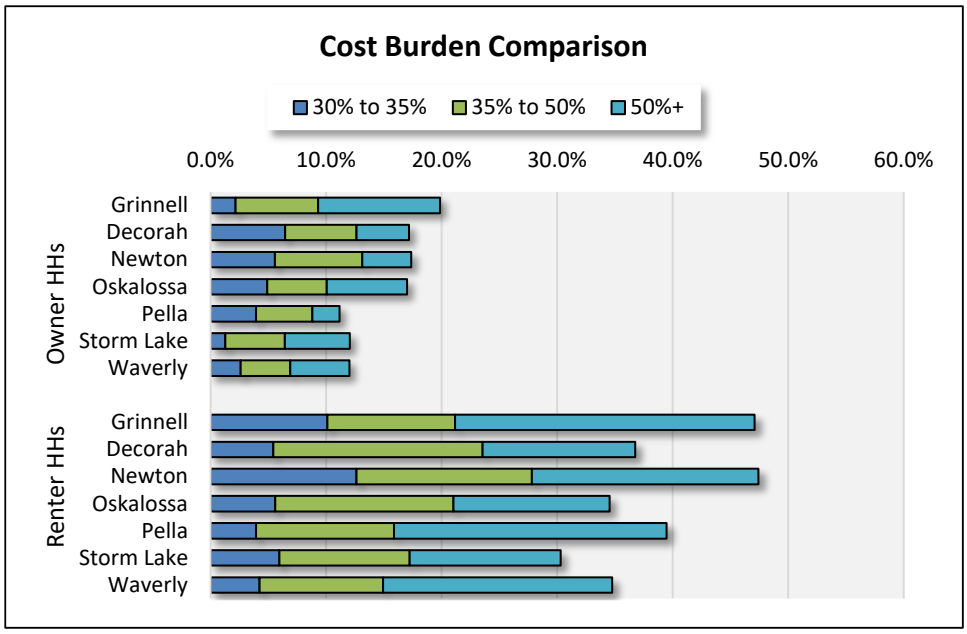
Sources: 2019-2023 ACS; Iowa Realtors; Iowa State Data Center; US Census Bureau; Cities; Maxfield Research & Consulting

Housing Affordability

The table on the following page presents key housing affordability metrics for Grinnell compared to the peer communities, including owner household cost burden, renter household cost burden, and housing cost affordability based on household incomes in each community. Data is sourced from Iowa Realtors and the 2019-2023 American Community Survey.

- An estimated 19.9% of owner households in Grinnell are cost burdened (paying more than 30% of their income for housing costs), highest among the peer communities. Owner household cost burden is lowest in Pella (11.2%), followed by Waverly and Storm Lake (each at 12.0%), Oskaloosa (17.0%), Decorah (17.2%), and Newton (17.4%).

- The percentage of renter households that are cost burdened in Grinnell (47.1%) is second highest among the peer communities, slightly lower than Newton (47.4%). Renter household cost burden is lowest in Storm Lake (30.3%), followed by Oskaloosa (34.5%), Waverly (34.8%), Decorah (36.8%), and Pella (39.5%).



- An estimated of 10.5% of owner households in Grinnell are severely cost burdened (paying 50% or more of their income on housing), notably higher than the peer communities, including Decorah (4.6%), Newton (4.2%), Oskaloosa (7.0%), Pella (2.4%), Storm Lake (5.6%), and Waverly (5.1%).

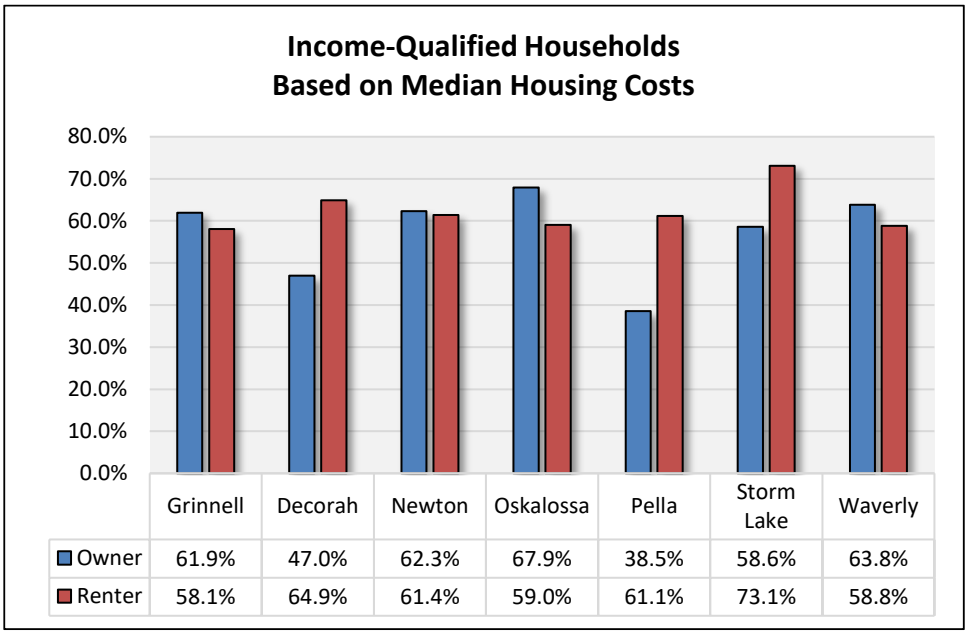
- Among renter households in Grinnell, 25.9% are severely cost burdened, highest among the peer communities, including Decorah (13.2%), Newton (19.6%), Oskaloosa (13.5%), Pella (23.6%), Storm Lake (13.1%), and Waverly (19.8%).

- A household would need a minimum annual income of $65,739 or higher to be income-qualified (based on 30% of income) for a single-family home purchased at the 2024 median sale price in Grinnell ($208,000). This assumes a 30-year interest rate of 6.56% (August 28, 2025), a potential buyer makes a 10% down payment and has good credit.

  - An estimated 61.9% of existing owner households in Grinnell could afford to buy a single-family home priced at the median price, higher than Decorah (47.0%), Pella (38.5%), and Storm Lake (58.6%), but lower than Newton (62.3%), Oskaloosa (67.9%), and Waverly (63.8%).

- Based on the median contract rent in Grinnell of $706 per month, a household would need an annual income of $28,240 to afford to rent. An estimated 58.1% of existing renter households in Grinnell are income-qualified for units priced at the median contract rent, lowest among the peer communities.

- The following graph illustrates the percentage of existing households that are income-qualified for housing based on median housing costs (median sale price, median contract rent) in Grinnell compared to the peer communities.



	Grinnell	Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
Owner	61.9%	47.0%	62.3%	67.9%	38.5%	58.6%	63.8%
Renter	58.1%	64.9%	61.4%	59.0%	61.1%	73.1%	58.8%

- This data, coupled with cost burden information, reveals that housing costs in Grinnell are high relative to income when compared to the peer communities, particularly rental housing.

TABLE 38

PEER COMMUNITY COMPARISON
HOUSING AFFORDABILITY
August 2025

		Peer Communities					
	Grinnell	Decorah	Newton	Oskaloosa	Pella	Storm Lake	Waverly
Owner HHs - Pct. Cost Burden	**19.9%**	**17.2%**	**17.4%**	**17.0%**	**11.2%**	**12.0%**	**12.0%**
Cost Burden 30.0% to 34.9%	2.2%	6.5%	5.6%	4.9%	3.9%	1.3%	2.6%
Cost Burden 35.0% to 49.9%	7.1%	6.2%	7.5%	5.2%	4.9%	5.2%	4.3%
Cost Burden 50.0% or more	10.5%	4.6%	4.2%	7.0%	2.4%	5.6%	5.1%
Renter HHs - Pct. Cost Burden	**47.1%**	**36.8%**	**47.4%**	**34.5%**	**39.5%**	**30.3%**	**34.8%**
Cost Burden 30.0% to 34.9%	10.1%	5.4%	12.6%	5.6%	3.9%	6.0%	4.2%
Cost Burden 35.0% to 49.9%	11.0%	18.1%	15.2%	15.4%	11.9%	11.3%	10.7%
Cost Burden 50.0% or more	25.9%	13.2%	19.6%	13.5%	23.6%	13.1%	19.8%
2024 Median Single-Family Sale Price	**$208,000**	**$270,000**	**$178,250**	**$175,000**	**$370,000**	**$198,000**	**$234,213**
Minimum Income Required	$65,739	$85,334	$56,336	$55,309	$116,939	$62,578	$74,024
Pct. of Owner HHs	61.9%	47.0%	62.3%	67.9%	38.5%	58.6%	63.8%
Median Contract Rent (2023 ACS)	**$706**	**$700**	**$675**	**$711**	**$891**	**$670**	**$729**
Minimum Income Required	$28,240	$28,000	$27,000	$28,440	$35,640	$26,800	$29,160
Pct. of Renter HHs	58.1%	64.9%	61.4%	59.0%	61.1%	73.1%	58.8%

Sources: 2019-2023 ACS; Iowa Realtors; Maxfield Research & Consulting

Demand Estimates

Introduction

Maxfield Research & Consulting was engaged to quantify the demand potential for new housing development in Grinnell from 2025 to 2035. Earlier sections of this report examined growth trends and demographic characteristics of the household base in the community, as well as employment trends, housing characteristics, and housing market conditions in the area. This section of the report provides our demand calculations for new housing in Grinnell to 2035, including the following product types.

- General occupancy for-sale housing demand
- General occupancy rental housing demand calculations, including demand for subsidized, affordable, and market rate rental housing
- Owned and rented market rate active adult senior housing demand
- Demand for affordable and subsidized senior rental housing
- Demand for service-enhanced (independent living, assisted living, and memory care) senior housing

Additionally, Maxfield Research summarizes findings from our interviews with area stakeholders, including real estate professionals familiar with Grinnell's housing market and representatives from major employers in the community.

Interview Summary

In an attempt to gain additional insight into housing demand in Grinnell, Maxfield Research solicited input from Realtors, representatives from major employers, and other professionals familiar with the housing market in the area. Topics addressed included the overall condition of the housing market, types of housing being sought in the area, whether there are gaps in the existing supply of available housing in the area, and the impact housing availability has on the ability of employers to attract and retain workers.

The following points summarize findings from this process.

- Based on comments from many of the interviewees, there are three housing types that were consistently mentioned as being priority needs in Grinnell.
  - Moderately priced housing, both owner and renter, that would target younger people and provide living options for the area's workforce.
  - Single-level housing alternatives that would target independent older adults and seniors that want to move out of their detached single-family home as well as first-time buyers.
  - Move-up detached single-family homes for families.
- Overall, Grinnell's housing market is fairly tight, although the elevated interest rates slowed down sales activity. People aren't moving.
- Homes priced between $190,000 and $290,000 are in strong demand, but there's very little supply available. Housing priced between $239,000 and $259,000 was described as the "sweet spot".
- There's little movement for homes priced above $350,000. The move-up market slowed when interest rates increased.
- There isn't much available for under $200,000, and many people are reluctant to buy older homes due to repairs and upgrades that might be needed.
- Housing costs in Grinnell can generally be defined as follows:
  - Entry-level housing is generally priced in the $200,000 to $230,000 range, up to $275,000.
  - Move-up new construction housing priced at a minimum of $400,000 and higher.
- It's difficult to build new homes for less than $400,000, as there are no economies of scale in Grinnell. Residential lots are fairly inexpensive when compared to other areas like the Des Moines suburbs.

- It was suggested that Grinnell is somewhat landlocked by agricultural land, which is expensive, and many farmers aren't interested in selling.

- Development costs in Grinnell are higher than other areas due to several factors, including increased travel expenses for labor and materials. It's difficult to get developers from the larger Metro Areas to build in Grinnell, and local builders are primarily doing custom builds on a one-off basis.

- Development costs are increasing which is making housing, both for-sale and rental housing, more expensive and potentially out of reach for many buyers/renters, especially younger households.

- The City is somewhat bifurcated, north of Highway 6 and south of Highway 6, and the area north of Highway 6 is generally viewed as the more desirable area to live in Grinnell.

- It was suggested that Grinnell needs housing for people under the age of 35 with moderate incomes, including larger rental housing units (i.e. three-bedroom) for family households.

- Grinnell is missing out on potential growth, particularly among younger households, due, in part, to a shortage of suitable housing.

- Grinnell does not seem to have many "executive-level" residents with high incomes.

- Grinnell faces several challenges for new construction housing, notably a lack of land, few residents with high incomes, and the City is lacking economies of scale.

- There are housing-related challenges across all generations and income levels.

- The City would benefit from products other than traditional detached single-family homes, like duplex/twin home units which would likely attract seniors and first-time buyers.

- Most buyers in Grinnell are in-town buyers, with very little interest from people moving in from other areas right now. In the past, there were more people relocating to Grinnell.

- Many professionals are looking for contemporary housing and aren't interested in purchasing older homes.

- There's some demand from people looking for acreage out in the townships.

- Grinnell needs quality single-family rentals, more townhome or twin-home (duplex) options, and family-friendly rentals.

- It was very difficult to find housing in Grinnell a couple of years ago, but there's more availability right now.

- There is a strong need for single level housing options, including ownership and rental options. These could be duplex-style units or a multifamily building.

- Grinnell needs for-sale options for blue collar workers and middle-income families, including options for households looking to upgrade their current living situation. Additional options for the aging population are also needed.

- It was suggested that it can be very difficult to find information on available rental housing, and much of the leasing activity is done by referral. It would be beneficial to have a central location for apartment listings.

- Grinnell needs more rental housing for moderate-income renters. New construction market rate rents will be too high, and many people make too much money to qualify for the subsidized housing that's available in the City. Grinnell also needs more rental housing properties that allow pets.

- Grinnell's rental housing inventory was described as a "mixed bag" in terms of physical condition. There are several properties with deferred maintenance issues and poor living conditions.

- The College recently implemented a requirement that most students live on campus, which opened up some rental housing availability in Grinnell.

- Grinnell needs more variety of housing options, including affordably priced homes to purchase along with more move-up options. People should have choices and not feel like they're "settling" for a home.

- Housing options, both for-sale and rental, for people with moderate incomes are needed. ALICE (Asset Limited, Income Constrained, Employed) households need housing opportunities.

- It was suggested that Grinnell needs more new construction. The City of Newton, Iowa was cited as an example of a similar community that's experiencing more new construction activity than Grinnell.

- Grinnell consistently had a shortage of housing a few years ago, but the housing market seems to have improved. The new rental housing that's opened in the past few years has helped, although there are still housing issues.

- There are more workers commuting to Grinnell now than there used to be. This is out of necessity, at times, due to a lack of suitable housing options in the community. Once these people get established in other communities, they're not likely to move to Grinnell.

- Much of the housing that becomes available for sale is priced too high relative to wages and is not affordable for much of the workforce. Additionally, there's a perception that housing costs are too high relative to the quality of the house.

- Many younger workers that need moderately priced housing (i.e. young teachers, manufacturing workers, nurse aides, etc.) earn roughly $18 to $25 per hour, which equates to approximately $37,000 to $52,000 per year.

- Housing availability is having a minimal impact on hiring right now, although many employers are maintaining the status quo in terms of number of employees and not expanding.

- There's a lot of uncertainty in the market right now, and businesses are holding off on increasing their workforce. Once companies start hiring again, housing availability could become an issue again. The community should prepare for the next hiring wave before housing becomes an issue.

- Many workers are choosing to live elsewhere due to a combination of factors, including costs, housing availability, and a lack of move-up "executive-level" options in Grinnell.

- The question was raised regarding "why would someone want to move to Grinnell", and it was suggested that the City needs to add more amenities to attract households, particularly younger family households.

- Grinnell's location along I-80 is both a blessing and a curse. It's convenient for Grinnell residents to get to places like the Des Moines Metro Area and Iowa City, but it's also easy for the workforce in Grinnell to commute for work without moving to the community.

- There are a lot of "fixer-upper" opportunities in Grinnell, but many people aren't interested in buying a home in need of extensive repair.

- Much of the available housing in Grinnell is either in need of significant repair/upgrades or higher-end, but the middle is missing. More move-in ready homes are needed.

- Some employers have issues with employee retention when workers have to commute a long distance.

- It seems that much of the housing stock in Grinnell would be priced for the middle market, but those housing units aren't turning over. They move quickly when available.

- There's very little entry level housing available, and much of the housing that is available for sale seems overpriced.

- Much of the rental housing stock is in poor condition, and younger people moving to the community for new jobs have few quality rental options available.

- Rental housing is often the first step for younger people that are just getting started. To get people to stay in the community, nice rental options for moderate-income renters are needed, then for-sale options as they get ready to purchase their first home.

- Many younger workers commute to Grinnell instead of relocating to the community, due, in large part, to housing costs in Grinnell.

- Many communities within a commute distance of Grinnell have lower priced housing options available. It was stated that housing costs in Grinnell have historically been higher than many of the surrounding communities.

- If the community wants to grow, then they need to provide quality housing options across the spectrum of age groups and income levels.

- Many younger people struggle to find rental housing. It's difficult to find out what's available and who to contact for information.

- It was suggested that housing availability in Grinnell is a bigger issue than affordability, especially rental housing.

- It's difficult to get young professional workers to move back to Grinnell once they get established in another community. Many younger workers choose to live elsewhere for a variety of reasons, including a desire to be closer to amenities, entertainment, etc. Housing is a factor, but not the primary motivator.

- Some employers are shifting to either remote work or a hybrid work situation. The remote work trends impact housing demand in two ways. Some people may choose to live in the City if they're able to work remotely which can stimulate demand. Conversely, companies that allow remote work have been able to expand their reach so they're not reliant on local labor and new hires don't feel a need to move to the area.

- An incentive program to get younger people to move to Grinnell would be beneficial.

- Grinnell needs more starter homes for younger, first-time buyers.

- Many young people need to start out in rental housing. There are very few options for entry level buyers, as the housing that's available for sale is either too expensive or in need up repair. It's very difficult for moderate wage earners to purchase a home.

- It can be very difficult for higher-wage earners to find desirable housing in Grinnell, and there is a need to have more housing available for this market (i.e. homes priced at $400,000 and higher).

- Grinnell's housing market was described as "underwhelming" with a lot of lower-end housing units. There are very few housing options available for families to grow into (i.e. move-up homes).

- Grinnell is missing out on growth among higher income households due, in part, to a lack of suitable housing for this market. They end up purchasing homes in other communities as well as the townships. There are housing needs across the spectrum, including higher-end housing.

- Housing for seniors transitioning out of single-family homes is needed. Turnover of older single-family homes would open up more affordably priced housing for younger buyers.

- Programs to help homeowners pay for housing improvements (roof replacement, new windows, etc.), as well as first-time homebuyer programs, would be beneficial.

- The move-up market has stalled due to the increase in interest rates. This is "pinching" the entry-level market because lower-priced housing is not turning over.

- Grinnell seems to have a limited number of new single-family developments with little speculative development.

- For new hires, the lack of available, affordably priced, quality housing is a challenge. Many workers don't qualify for the new apartments in town, or they have family and/or pets which limit their options. For these reasons, many new employees seek housing outside of Grinnell.

- More high-quality rentals are needed that don't have income restrictions for singles and younger families, including apartments, duplexes and townhomes.

- Making more attractive housing options available would help people transition to Grinnell and potentially keep them in town.

For-Sale Housing Market Demand Analysis

Earlier sections of this report examined growth trends and demographic characteristics of the household base in Grinnell and the PMA along with housing market conditions in the area. The table on the following page presents demand calculations for general occupancy for-sale housing in the PMA, specifically the City of Grinnell, between 2025 and 2035. This analysis identifies potential demand for general occupancy for-sale housing that is generated from both new households and turnover households.

First, we calculate demand from new household growth based on the propensity of households to own their housing. For this analysis, we focus on households under the age of 75 that will account for the majority of general occupancy for sale housing demand. We then apply the percentage of households that would likely own their housing (based on household tenure data) to the projected household growth in the PMA from 2025 to 2035.

- We estimate that household growth will generate demand for 108 for-sale housing units between 2025 and 2035.

As of 2025, there are an estimated 3,194 owner households under age 75 in the PMA. Based on household turnover data from the 2023 ACS, we estimate that 46% of these owner households will experience turnover between 2025 and 2035. We then estimate the percent of existing owner households turning over that would prefer to purchase new housing based on national metrics and Market Area trends.

- Total demand from household growth plus existing household turnover equates to 254 new for-sale housing units in the PMA between 2025 and 2035.

An additional proportion is added for households that would purchase their home in the PMA who currently reside outside the area. We estimate that 25% of the demand potential for general occupancy ownership housing would be derived from outside the PMA.

- Overall, we find demand potential for 339 new general occupancy for-sale housing units in the PMA between 2025 and 2035.

We estimate that the City of Grinnell can capture 60% of the PMA's demand for new for-sale housing units between 2025 and 2035, equating to demand for 204 new units in Grinnell. This estimate is based on household growth in the PMA, household turnover, residential development activity, and residential lot supply.

TABLE 39

GENERAL OCCUPANCY FOR-SALE HOUSING DEMAND
CITY OF GRINNELL
2025 to 2035

Demand from Projected Household Growth in PMA			
Household growth, 2025-2035		308	
(times) Pct. for general occupancy housing[1]	x	50%	
(times) Propensity to own[2]	x	70%	
(equals) Demand from household growth	=	**108**	
Demand from Existing Owner Households in PMA			
Existing owner households under age 75, 2025	=	3,194	
(times) Est. % household turnover, 2025-2035[3]	x	46%	
(times) Est. % desiring new housing[4]	x	10%	
(equals) Demand from existing households	=	**147**	
Total demand from household growth+turnover	**=**	**254**	
(plus) Ownership demand from outside PMA	+	25%	
(equals) Demand potential for ownership housing in PMA	**=**	**339**	
(times) Percent of PMA demand capturable in Grinnell	x	60%	
(equals) Demand potential for new owership housing in Grinnell	**=**	**204**	
		Detached Single-family	**Other***
(times) Pct. of demand for detached single-family vs. other*	x	70%	30%
(equals) Total Demand Potential in Grinnell	**=**	**142**	**61**

[1] Pct. HH growth from "Population and Household Growth Trends and Projections" under age 75

[2] Pct. of HHs under age 75 that own

[3] Based on owner household turnover and mobility data (American Community Survey)

[4] Based on new construction sales data, construction trends, and growth projections by age group

*Other includes attached single-family (i.e. townhomes, twinhomes) and condominium units.

Note: Some totals may not add due to rounding

Source: Maxfield Research & Consulting

Based on the age distribution of households in Grinnell, conversations with area real estate professionals, and residential development trends, we estimate that 70% of the householders seeking new housing in Grinnell will desire detached single-family homes, while the remaining 30% will seek other housing product types, notably townhomes, twin homes, or condominiums.

- We anticipate that there will be demand for 142 detached single-family homes and 61 units of other product types in Grinnell between 2025 and 2035.

On an annual basis, new for-sale housing demand in Grinnell equates to 20.4 new housing units per year, including 14.2 new detached single-family homes per year and 6.1 new units of other product types per year.

The demand projections reveal higher demand than what has been constructed in the City annually over the past ten years, as an average of 6.5 new single-family, twin home, and townhome units (excluding multifamily) were permitted per year in Grinnell since 2015.

These demand estimates assume that residential lots will be available for development in the community, as it would be difficult for Grinnell to capture the projected demand potential without an adequate supply of development-ready lots.

There are a total of 64 existing vacant lots among eight active subdivisions in Grinnell (including the recently approved Scout Subdivision), although the majority are not currently listed for sale on the MLS. As noted previously, there are three lots listed for sale on the MLS in Grinnell as of August 2025.

Based on the for-sale housing demand calculations, there is just a 0.1-year supply of actively-marketing lots in Grinnell. Including all vacant lots in active subdivisions, there is a 3.3-year supply of lots, although several of these lots are owned privately (i.e. not by a builder/developer) and may or may not be available for future development.

Rental Housing Demand Analysis

The demand table on the following page presents our calculation of general occupancy rental housing demand in the PMA and the City of Grinnell between 2025 and 2035. Factors considered include demographic trends, population shifts, and pending developments. Potential rental housing demand is calculated from two categories:

1. From new household growth based on the propensity of households to rent their housing in the PMA; and,

2. From existing households that will remain in the Market Area because new product is available and they value other area amenities including proximity to employment, entertainment, and recreation.

First, we calculate potential demand from new household growth based on the propensity of households to rent their housing (based on household tenure data). We estimate that household growth will generate demand for 92 rental housing units between 2025 and 2035.

The second part of the analysis calculates demand from existing households, or turnover demand. Younger households tend to be highly mobile, relative to older households. Mobility rates were calculated for the renter population based on American Community Survey data and applied to the existing renter household base. As of 2025, there are an estimated 1,656 renter households in the PMA.

Based on household turnover data from the 2023 ACS, we estimate that 79% of these renter households will experience turnover between 2025 and 2035. We then estimate the percentage of the existing renter households that would potentially seek new rental housing resulting in demand for 262 new units from turnover by 2035.

Together with demand from projected household growth plus turnover, total demand for general occupancy rental housing between 2025 and 2035 is 354 units in the PMA.

TABLE 40

GENERAL OCCUPANCY RENTAL HOUSING DEMAND
CITY OF GRINNELL
2025 to 2035

Demand from Projected Household Growth in PMA		
Household growth, 2025-2035[1]		308
(times) Propensity to rent[2]	x	30%
(equals) Demand from household growth	=	**92**
Demand from Existing Renter Households in PMA		
Existing renter households, 2025	=	1,656
(times) Est. % household turnover, 2025-2035[3]	x	79%
(times) Est. % desiring new housing[4]	x	20%
(equals) Demand from existing households	=	**262**
Total demand from household growth+turnover		**354**
(plus) Rental demand from outside PMA	+	30%
(equals) Demand potential for rental housing in PMA	**=**	**509**
(times) Percent of PMA demand capturable in Grinnell	x	90%
(equals) Demand potential for new rental housing in Grinnell	**=**	**458**
(times) % for Market Rate units[5]	x	45%
(minus) Pending Market Rate units[6]	-	77
(equals) Excess Market Rate Demand	**=**	**133**
(times) % for Affordable units[5]	x	25%
(minus) Pending Affordable units[6]	-	0
(equals) Excess Affordable Demand	**=**	**114**
(times) % for Subsidized units[5]	x	30%
(minus) Pending Subsidized units[6]	-	0
(equals) Excess Subsidized Demand	**=**	**137**

[1] Projection from "Population and Household Growth Trends and Projections" table
[2] Percent renter households from Census data
[3] Based on renter household turnover and mobility data (American Community Survey)
[4] Based on leasing trends and occupancy rates among existing product
[5] Based on income limits and renter household incomes
[6] Units under construction or approved at equilibrium (95% occupancy)
Note: Some totals may not add due to rounding

Source: Maxfield Research & Consulting

An additional proportion is added for households that would move to a rental project in the PMA who currently reside outside the area. We estimate that 30% of the demand potential for rental housing in the PMA would be derived from outside the area, increasing demand to 509 units between 2025 and 2035.

Due to factors such as the geographic distribution of the renter households in the PMA, renter household turnover, and with the location of employment and services (entertainment, shopping, education, etc.), we estimate that the City of Grinnell can capture 90% of the rental housing demand potential in the PMA. Overall, we find demand for 458 new general occupancy rental housing units in Grinnell between 2025 and 2035.

Based on a review of renter household incomes and income limits, we estimate the proportion of the total demand potential by rental housing product type, as follows:

- Market rate housing (households with incomes at 60% AMI and higher)
- Affordable housing (affordable to households with incomes between 30% and 60% AMI)
- Subsidized housing (affordable to households at 30% AMI or less)

Due to the income limits in Poweshiek County relative to rents, we understand that there is some crossover between affordable and subsidized demand, as well as between affordable and market rate demand. Some households with incomes between 30% and 60% AMI may qualify for subsidized housing, depending on income restrictions at the property, as well as new market rate housing depending on rents.

- An estimated 45% of the total demand will be for market rate housing, while 25% of the demand will be for affordable housing and another 30% will be for subsidized housing.

We then subtract pending general occupancy rental housing developments that are under construction from the demand potential. We identified a 61-unit market rate project under construction in Grinnell (The Emera) along with 16 rental duplexes (Scout Subdivision), which we subtract from the market rate demand potential.

- Overall, we find excess demand for 133 general occupancy market rate rental housing units in Grinnell, along with 251 affordable and subsidized units between 2025 and 2035.

Senior Housing Demand Analysis

The following table summarizes our senior housing demand estimates for Grinnell by service level in 2025, 2030, and 2035, including demand for market rate owned and rented active adult units, affordable and subsidized age-restricted rental units, independent living, assisted living, and memory care.

- Due to the projected population and household increases among the older adult and senior age groups between 2025 and 2035, senior housing demand growth is projected in Grinnell.

TABLE 41

EXCESS SENIOR HOUSING DEMAND BY SERVICE LEVEL
CITY OF GRINNELL
2025, 2030, 2035

	2025	2030	2035
Market Rate Active Adult Units	**101**	**103**	**108**
Ownership	34	48	51
Rental	67	55	57
Affordable/Subsidized Units	**267**	**258**	**263**
Subsidized	106	99	101
Affordable	161	159	162
Service-Enhanced Units	**242**	**300**	**323**
Independent Living	129	146	158
Assisted Living	63	88	97
Memory Care	50	66	68

Source: Maxfield Research & Consulting

- As of 2025, excess senior housing demand is largest for affordable and subsidized rental housing, totaling 267 units. There is excess demand for 242 service-enhanced units, most notably independent living at 129 units, while excess demand also exists for 101 market rate active adult units (34 owner and 67 renter units).

- Due to the age distribution of the population, excess demand growth is projected to be strongest for service-enhanced units, increasing by 81 units (34%) between 2025 and 2035.

- Grinnell is also projected to experience a 7% increase in excess demand for market rate active adult units (seven units) between 2025 and 2035.

- Excess demand for affordable and subsidized units is projected to hold steady, as the pending rehabilitation of vacant units increases the supply of available affordable and subsidized senior housing in the City.

Information on the following pages provides detailed senior housing demand calculations by product type in Grinnell in 2025, 2030, and 2035. Assumptions used to estimate demand in 2035 include: 1) the percentages used to determine income- and asset-qualifications for senior housing are the same proportions used for the 2030 calculations; 2) all capture rates hold steady for each age group; and 3) no new product is added between 2030 and 2035.

Market Rate Active Adult Senior Housing Demand

The following table presents our demand calculations for market rate active adult housing in Grinnell in 2025, 2030, and 2035. The market for active adult housing is comprised of older adult (age 55 to 64), younger senior (age 65 to 74) and older senior (age 75+) households, with market demand weighted most heavily toward older seniors.

In order to arrive at the potential age-, income- and asset-qualified base for market rate active adult housing, we include all age-qualified households with incomes of $40,000 or more plus homeowner households with incomes between $30,000 and $39,999 who would qualify with the proceeds from a home sale. The number of qualifying homeowner households is estimated by applying the appropriate homeownership rate to each age cohort.

Seniors are willing to pay increasing proportions of their income on alternative housing, beginning with an income allocation of 40% to 50% for market rate active adult senior housing with little or no services. Older adult and senior households with incomes of $40,000 allocating 40% of their income toward housing could afford monthly rents of $1,333. We estimate there are 2,178 age-, income- and asset-qualified households in the PMA that comprise the market for active adult housing in 2025.

Adjusting to include appropriate capture rates for each age cohort (1.5% of households age 55 to 64, 8.5% of age 65 to 74, and 16.0% of age 75 and older) results in a demand potential for 175 active adult units in 2025, increasing to 194 units in 2035. These capture rates reduce the total number of age/income/asset-qualified households to consider only the portion of older adult and senior households who would be willing, able, and inclined to move to senior housing alternatives, including both owner- and renter-occupied housing.

We estimate that seniors residing outside the PMA will generate 30% of the demand for active adult housing, increasing demand to 250 active adult units in 2025. Demand from outside the PMA includes parents of adult children living in the area, people who have an orientation to the area (i.e. church, doctor), and former residents who desire to return upon retirement.

Demand for market rate active adult housing is apportioned between ownership and rental product types. Based on the age distribution of the population, homeownership rates, existing product, and trends for active adult housing products, we project that 70% of the demand will be for owner-occupied active adult housing (175 units in 2025), and the remaining 30% of demand will be for active adult rental housing units (75 units in 2025).

TABLE 42

MARKET RATE ACTIVE ADULT HOUSING DEMAND
CITY OF GRINNELL
2025, 2030, 2035

		2025			2030			2035		
Age of Householder		**55-64**	**65-74**	**75+**	**55-64**	**65-74**	**75+**	**55-64**	**65-74**	**75+**
HHs w/ Incomes of >$40,000		748	695	531	690	728	625	674	642	691
HHs w/ Incomes of $30,000-$39,999	+	70	87	107	52	77	100	51	68	111
(times) Homeownership Rate	x	77%	80%	75%	77%	80%	75%	77%	80%	75%
(equals) Total Potential Market Base	=	**802**	**765**	**611**	**730**	**790**	**700**	**713**	**697**	**774**
(times) Potential Capture Rate	x	1.5%	8.5%	16.0%	1.5%	8.5%	16.0%	1.5%	8.5%	16.0%
(equals) Demand Potential	=	**12**	**65**	**98**	**11**	**67**	**112**	**11**	**59**	**124**
Potential Demand from PMA	=		**175**			**190**			**194**	
(plus) Demand from outside PMA[1]	+		30%			30%			30%	
(equals) Total Demand Potential	=		**250**			**272**			**277**	
Product Type		**% Own**		**% Rent**	**% Own**		**% Rent**	**% Own**		**% Rent**
(times) % for Owner/Rental	x	70%		30%	70%		30%	70%		30%
(equals) Demand Potential	=	**175**		**75**	**190**		**81**	**194**		**83**
(minus) Existing & Pending Units[2]	-	137		0	137		20	137		20
(equals) Excess Demand	=	**38**		**75**	**53**		**61**	**57**		**63**
(times) Pct. capturable in Grinnell	x		90%			90%			90%	
Units supportable in Grinnell	=	**34**		**67**	**48**		**55**	**51**		**57**

[1] Estimated portion of demand that will come from outside PMA
[2] Existing and pending units are deducted at market equilibrium (95% occupancy).

Source: Maxfield Research & Consulting

From the demand potential, we subtract existing and pending market rate active adult units in the PMA at 95% occupancy. After adjusting for format, we identified 144 competitive ownership units in the PMA with no active adult rental units, although one 21-unit active adult rental project is pending. Overall, we find excess demand for 38 market rate active adult ownership units and 75 market rate active adult rental units in 2025.

Adjusting for inflation and following the same methodology, we project that excess demand will increase to 53 ownership units while excess demand for rental units decreases to 61 units by 2030 due to the projected opening of the 21 units planned for the former Davis School. We estimate that demand growth will flatten slightly between 2030 and 2035, and there will be excess demand for 57 active adult ownership units and 63 active adult rental units in 2035.

Due to factors such as the geographic distribution of the senior population in the PMA along with the location of services (medical, religious, retail, etc.), we anticipate that the City of Grinnell can capture 90% of the excess demand potential in the PMA. Based on this capture rate, we find demand for 101 market rate active adult units in Grinnell in 2025 (34 ownership and 67 rental units), growing to 103 units in 2030 (48 ownership and 55 rental units) and 108 units in 2035 (51 ownership and 57 rental).

Affordable/Subsidized Active Adult Senior Housing Demand

The table on the following page presents our demand calculations for affordable (30% to 60% AMI) and subsidized (30% AMI or less) senior housing units in Grinnell in 2025, 2030, and 2035. While the methodology used to calculate demand for affordable housing closely mirrors the methodology used to calculate demand for market rate active adult housing, we make adjustments to more precisely quantify demand among this market segment. The following points summarize these adjustments:

- **Income-Qualifications**: In order to arrive at the potential age and income-qualified base for low-income and affordable housing, we include all senior households age 55 and older that qualify for the income guidelines for two-person households in 2025.

  Households earning between 30% and 60% of AMI are generally candidates for affordable housing, while households earning less than 30% AMI are typically a market for subsidized housing. The income-restriction in Poweshiek County for a two-person household at 30% AMI is $23,760 and the income-restriction for a two-person household at 60% AMI is $47,520.

- **Capture Rates**: Households in a need-based situation (either requiring services or financial assistance) more readily move to housing alternatives than those not in need-based situations. Based on our experience in market feasibility for affordable and subsidized senior housing, along with our analysis of demographic and competitive market factors in the area, we apply a conservative 25% capture rate to the age/income-qualified market to arrive at a total potential demand.

Using the methodology described above results in a demand potential for a total of 301 affordable and subsidized senior rental housing units from the PMA in 2025. An additional proportion (25%) is added for senior households that would move into affordable senior housing in the PMA who currently reside outside the area. In total, we estimate that there is demand potential for 401 affordable and subsidized senior housing units in the PMA in 2025.

Based on the existing and projected distribution of households with incomes below $47,520, we estimate the proportion of demand for affordable and subsidized units. An estimated 40% of the demand will be for subsidized units and 60% will be for affordable units. In total, we estimate that there is demand for 160 subsidized units and 240 affordable units in the PMA in 2025.

Next, we subtract existing competitive units from the demand potential, including 44 subsidized and 64 affordable units. Overall, we subtract 42 subsidized units and 61 affordable units from the demand potential after accounting for a 5% vacancy rate, resulting in excess demand for 118 subsidized and 179 affordable units in the PMA in 2025.

TABLE 43

AFFORDABLE/SUBSIDIZED SENIOR RENTAL HOUSING DEMAND
CITY OF GRINNELL
2025, 2030, 2035

		2025			2030			2035		
Age of Householder		**55-64**	**65-74**	**75+**	**55-64**	**65-74**	**75+**	**55-64**	**65-74**	**75+**
# of HHs w/ Incomes of <$47,520[1]		291	379	532	262	396	653	256	349	722
Total Potential Market Base			1,202			1,311			1,327	
(times) Ptc. for affordable hsg	x		25%			25%			25%	
(equals) Demand Potential	=		**301**			**328**			**332**	
(plus) Demand from Outside PMA[2]	+		25%			25%			25%	
(equals) Total Demand Potential	=		**401**			**437**			**442**	
Product Type (Subsidized or Affordable)		**Sub.**		**Aff.**	**Sub.**		**Aff.**	**Sub.**		**Aff.**
(times) % Subsidized or Affordable	x	40%		60%	40%		60%	40%		60%
(equals) Demand Potential	=	**160**		**240**	**175**		**262**	**177**		**265**
(minus) Existing & Pending Units[3]	-	42		61	65		85	65		85
(equals) Excess Demand for Units	=	**118**		**179**	**110**		**177**	**112**		**180**
(times) Pct capturable in Grinnell	x		90%			90%			90%	
Units supportable in Grinnell	=	**106**		**161**	**99**		**159**	**101**		**162**

[1] Based on 2-person HH at 60% AMI; 2030 calculations adjusted for inflation (2.0% annually).

[2] Estimated portion of demand from outside PMA

[3] Existing and pending units are deducted at market equilibrium (95% occupancy).

Source: Maxfield Research & Consulting

To project demand for 2030 and 2035, we increase the income-qualifications to account for inflation and incorporate pending units, including 25 vacant affordable units and 24 vacant subsidized units that are pending rehabilitation before becoming available to lease. Following the same methodology as outlined above, total excess demand for affordable and subsidized units projected to contract modestly to 292 units in 2035.

We anticipate that the City of Grinnell can capture 90% of the excess demand potential for affordable and subsidized active adult housing in the PMA. Based on this capture rate, we find demand for 268 units in 2025 (106 subsidized and 161 affordable units). We anticipate that there will be excess demand for 258 affordable and subsidized units in Grinnell in 2030 (99 subsidized, 159 affordable) and 263 units in 2035 (101 subsidized, 162 affordable).

Demand for Independent Living Senior Housing

The table on the following pages presents our demand calculations for independent living senior housing in Grinnell in 2025, 2030, and 2035. This analysis focuses on the potential private pay/market rate demand for independent living units.

To arrive at the potential age-income qualified base for independent senior housing, we include all senior households with incomes of $40,000 or more and homeowners with incomes between $30,000 and $40,000 who would qualify with the proceeds from a home sale (this proportion was estimated based on the homeownership rates for each age cohort).

Senior householders with incomes of $40,000 allocating 65% of their income toward base housing cost could afford beginning rents of approximately $2,167. Householders with incomes of $35,000 allocating 60% of their income toward rent and using the proceeds from a home sale could afford rents of $2,035 per month.

- We estimate the number of age/income/asset-qualified households in the PMA to be 1,376 households in 2025, increasing to 1,470 households in 2035.

Demand for independent living senior housing is need-driven, which reduces the qualified market to only the portion of seniors who need some assistance. To account for this, the age/income-qualified base is multiplied by the percentage of seniors who need some assistance with at least three Instrumental Activities of Daily Living (IADLs), but not six or more Activities of Daily Living (ADLs) and IADLs, as these frailer seniors would need the level of care found in service-intensive assisted living.

According to the Summary Health Statistics of the U.S. Population: National Health Interview Survey (conducted by the U.S. Department of Health and Human Services), the percentage of seniors having limitation in ADLs (bathing, dressing, toileting, transferring, eating) and IADLs (using the telephone, shopping, food preparation, housekeeping, laundry, transportation, taking medication, handling finances) are as follows:

Limitation in ADLs & IADLs

Age	ADLs	IADLs
65-74 years	3.3%	6.3%
75+ years	11.0%	20.0%

It is most likely that seniors who need assistance with ADLs also need assistance with multiple IADLs and are more likely to be candidates for service-intensive assisted living. The prime candidates for independent living are seniors needing assistance with IADLs, but not ADLs. We derive the capture rate for independent living housing by subtracting the percentage of seniors needing assistance with ADLs from those needing assistance with IADLs, which equates to 3.0% of seniors age 65 to 74 and 9.0% of seniors age 75+.

For the purposes of this report and understanding that many seniors do not view senior housing as an alternative retirement destination but a supportive living option only when they can no longer live independently, we have reduced the potential capture rates for the 65 to 74 age group to 1.5% while increasing the capture rate of the 75 and older age group to 14.0%. Multiplying the senior household base by these capture rates results in demand potential for 97 independent living units in 2025, 110 units in 2030, and 119 units in 2035.

We estimate that seniors currently residing outside the PMA will generate 25% of the demand for independent senior housing – increasing total demand by 32 units in 2025. Together, the demand from PMA seniors and demand from seniors who would relocate to the area totals 129 independent living units in 2025, increasing to 146 units in 2030, and 158 units in 2035.

TABLE 44

INDEPENDENT LIVING DEMAND
CITY OF GRINNELL
2025, 2030, 2035

		2025		2030		2035	
Age of Householder		**65-74**	**75+**	**65-74**	**75+**	**65-74**	**75+**
HHs w/ Incomes of >$40,000		695	531	728	625	642	691
(plus) HHs w/ Incomes of $30,000 to $39,999	+	87	107	77	100	68	111
(times) Homeownership Rate	x	80%	75%	80%	75%	80%	75%
(equals) Total Potential Market Base	=	765	611	790	700	697	774
(times) Potential Capture Rate	x	1.5%	14.0%	1.5%	14.0%	1.5%	14.0%
(equals) Demand Potential	=	11	86	12	98	10	108
Potential Demand from PMA Residents	=	**97**		**110**		**119**	
(plus) Demand from outside PMA[1]	+	25%		25%		25%	
(equals) Total Demand Potential	=	**129**		**146**		**158**	
(minus) Existing and Pending Units[3]	-	0		0		0	
(equals) Excess IL Demand Potential (units)	=	**129**		**146**		**158**	
(times) Percent capturable in Grinnell	x	100%		100%		100%	
(equals) IL Demand Capturable in Grinnell	=	**129**		**146**		**158**	

[1] Estimated portion of demand will come from outside PMA

[2] Existing and pending units are deducted at market equilibrium (95% occupancy).
IL = Independent Living

Source: Maxfield Research & Consulting

Next, we would subtract existing and pending competitive independent living units from the demand potential at equilibrium, although we did not identify any independent living facilities in the PMA. Overall, we find excess demand for 129 independent living units in the PMA in 2025. Due to factors such as the location of services (religious, retail, etc.), and the need for service-enhanced housing (including independent living) to be located near medical services, we anticipate 100% of the excess demand potential would be captured in Grinnell.

- Based on this capture rate, we find excess demand for 129 independent living units in Grinnell in 2025, expanding to 146 units in 2030 and 158 units in 2035.

Assisted Living Demand Estimate

The next table presents our demand calculations for assisted living in Grinnell in 2025, 2030, and 2035. This analysis focuses on the potential *private pay/market rate* demand for assisted living units.

The availability of more intensive support services such as meals, housekeeping and personal care at assisted living facilities usually attracts older, frailer seniors. According to the Overview of Assisted Living (which is a collaborative research project by the American Association of Homes and Services for the Aging, the American Seniors Housing Association, National Center for Assisted Living, and National Investment Center for the Seniors Housing and Care Industry), the average age of residents in freestanding assisted living facilities is 87 years.

The age-qualified market for assisted living is defined as seniors ages 75 and over, as we estimate that of the half of demand from seniors under age 87, almost all would be over age 75. In 2025, there are an estimated 1,640 seniors ages 75 and over in the PMA, and we project that this number will increase to 2,177 in 2035.

Demand for assisted living housing is need-driven, which reduces the qualified market to only the portion of seniors who need assistance. According to a study completed by the Centers for Disease Control and the National Center for Health Statistics, about 35% of seniors need assistance with everyday activities (from 25.5% of 75-to-79-year-olds, to 33.6% of 80-to-84-year-olds and 51.6% of 85+ year-olds).

- Applying these percentages to the senior population yields a potential assisted living market of an estimated 592 seniors in 2025, 711 in 2030, and 761 seniors in 2035.

Due to the supportive nature of assisted living, most daily essentials are included in monthly fees which allow seniors to spend a higher proportion of their incomes on housing with basic services. Therefore, the second step in determining the potential demand for assisted living is to identify the income-qualified market based on a senior's ability to pay the monthly rent.

We consider seniors in households with incomes of $40,000 or greater to be income-qualified for assisted living senior housing in the PMA. Households with incomes of $40,000 could afford monthly assisted living fees of $3,000 by allocating 90% of their income toward the fees.

According to the Overview of Assisted Living, the average arrival income of assisted living residents was $27,260, while the average annual assisted living fee was $37,281 ($3,107/month). This data highlights that seniors are spending down assets to live in assisted living and avoid institutional care. Thus, in addition to households with incomes of $40,000 or greater, there is a substantial base of senior households with lower incomes who income-qualify based on assets – their homes, in particular.

An estimated 75% of age 75 and older households in the PMA are homeowners and the estimated median resale price for older homes in Grinnell was $182,000 in 2024. Seniors selling their homes for the median price would generate roughly $171,080 in proceeds after selling costs. Using an average monthly fee of $4,000, these proceeds would last over three years (44 months) in assisted living housing, which is longer than the average length of stay in assisted living (20 months according to the Overview of Assisted Living).

TABLE 45

MARKET RATE ASSISTED LIVING DEMAND
CITY OF GRINNELL
2025, 2030, 2035

		2025			2030			2035		
Age Group		**75-79**	**80-84**	**85+**	**75-79**	**80-84**	**85+**	**75-79**	**80-84**	**85+**
People		625	508	507	733	637	601	924	675	578
(times) Percent Needing Assistance[1]	x	25.5%	33.6%	51.6%	25.5%	33.6%	51.6%	25.5%	33.6%	51.6%
Number Needing Assitance	=	159	171	262	187	214	310	236	227	298
Total People Needing Assistance			**592**			**711**			**761**	
(times) Percent Income-Qualified[2]			62%			64%			64%	
Total potential market	=		**367**			**455**			**487**	
(times) Percent living alone	x		54%			54%			54%	
Age/income-qualified singles	=		**198**			**246**			**263**	
(plus) Demand from couples (12%)[3]	+		27			34			36	
Age/income-qualified market	=		**225**			**279**			**299**	
(times) Potential penetration rate[4]	x		35%			35%			35%	
Potential demand	=		**79**			**98**			**105**	
(plus) Proportion from outside PMA	+		25%			25%			25%	
Total potential AL demand	=		**105**			**130**			**139**	
(minus) Existing & pending AL units[5]	-		42			42			42	
Excess market rate AL demand	=		**63**			**88**			**97**	
(times) Percent capturable in Grinnell	x		100%			100%			100%	
Units Supportable in Grinnell	=		**63**			**88**			**97**	

Notes:

[1] The percentage of seniors unable to perform or having difficulting with ADLs, based on the publication Health, United States, 2018 Health and Aging Chartbook, conducted by the Centers for Disease Control and Prevention and the National Center for Health Statistics.

[2] Includes households with incomes of $40,000 or more (who could afford monthly rents of $3,000+ per month) plus 40% of the estimated owner households with incomes below $40,000 (who will spend down assets, including home-equity, in order to live in assisted living housing).

[3] The Overview of Assisted Living (a collaborative project of AAHSA, ASHA, ALFA, NCAL & NIC) found that 12% of assisted living residents are couples.

[4] We estimate that 65% of the qualified market needing assistance with ADLs could either remain in their homes or reside at less advanced senior housing with the assistance of a family member or home health care, or would need greater care provided in a skilled care facility.

[5] Existing and pending units at 93% occupancy, minus units estimated to be occupied by Elderly Waiver residents.

Source: Maxfield Research & Consulting

For the age groups in the table, we estimate the income-qualified percentage to be all seniors in households with incomes at or above $40,000 (who could afford beginning monthly rents of $3,000+ per month) plus 40% of the estimated seniors in owner households with incomes below $40,000 (who will spend down assets, including home-equity, to live in assisted living housing). This results in a total potential market for 367 units from the PMA as of 2025.

Because the vast majority of assisted living residents are single (88% according to the Overview of Assisted Living), our demand methodology multiplies the total potential market by the percentage of seniors age 75 and older in the PMA living alone, or 54% based on Census data. This results in a total base of 198 age/income-qualified singles. The Overview of Assisted Living found that 12% of residents in assisted living were couples. Including couples results in a total of 225 age/income-qualified seniors needing assistance in the PMA in 2025.

We estimate that 65% of the qualified market needing significant assistance with ADLs could either remain in their homes or less service-intensive senior housing with the assistance of a family member or home health care or would need greater care provided in a skilled care facility. The remaining 35% could be served by assisted living housing.

- Applying this market penetration rate of 35% results in demand for 79 market rate assisted living units in 2025. An estimated 25% of the demand for assisted living units in the PMA will come from outside the area, resulting in total potential demand for 105 assisted living units in 2025.

Next, existing and pending units are subtracted from overall demand. There are three facilities, totaling an estimated 57 assisted living units in the PMA. However, we exclude estimated units occupied by low-income seniors utilizing Elderly Waivers (20%). After subtracting the existing competitive units (minus a 7% vacancy factor) from the total demand equals excess demand potential for 63 market rate assisted living units in the PMA in 2025.

Due to the location of services (religious, retail, etc.), and the need for service-enhanced housing (including assisted living) to be located near medical services, we anticipate 100% of the excess demand potential would be captured in Grinnell. Based on this capture rate, we find excess demand for 63 market rate assisted living units in Grinnell in 2025, expanding to 88 units in 2030 and 97 units in 2035.

Demand for Memory Care Senior Housing

The following table presents our demand calculations for memory care housing in the PMA and the City of Grinnell in 2025, 2030, and 2035. Demand is calculated by starting with the estimated senior (ages 65+) population in 2025 and multiplying by the incidence rate of Alzheimer's/dementia among the age cohorts in this population. This yields a potential market of 417 seniors in the PMA. We anticipate that this number will climb to 502 in 2035.

According to data from the National Institute of Aging, about 25% of all individuals with memory care impairments are a market for memory care housing units. This figure considers that seniors in the early stages of dementia will be able to live independently with the care of a spouse or other family member, while those in the latter stages of dementia will require intensive medical care that would only be available in skilled care facilities. Applying this figure to the estimated population with memory impairments yields a potential market of about 104 seniors in the PMA in 2025, increasing to 122 seniors in 2030 and 125 seniors in 2035.

TABLE 46

MEMORY CARE DEMAND
CITY OF GRINNELL
2025, 2030, 2035

		2024	2030	2035
65 to 74 Population		1,616	1,711	1,508
(times) Dementia Incidence Rate[1]	x	5%	5%	5%
(equals) Est. Senior Pop. with Dementia	=	**81**	**86**	**75**
75 to 84 Population		1,132	1,370	1,599
(times) Dementia Incidence Rate[1]	x	14%	14%	14%
(equals) Est. Senior Pop. with Dementia	=	**158**	**192**	**224**
85+ Population		507	601	578
(times) Dementia Incidence Rate[1]	x	35%	35%	35%
(equals) Est. Senior Pop. with Dementia	=	**177**	**210**	**202**
(equals) Total Population with Dementia		**417**	**488**	**502**
(times) Pct. Needing Memory Care Assistance	x	25%	25%	25%
(equals) Total Need for Dementia Care	=	104	122	125
(times) Percent Income/Asset-Qualified[2]	x	52%	54%	54%
(equals) Total Income-Qualified Market Base	=	54	66	68
(plus) Demand from Outside PMA[3]	+	25%	25%	25%
(equals) Total Demand for Memory Care Units	**=**	**72**	**88**	**90**
(minus) Existing and Pending Units[4]	-	22	22	22
(equals) Excess Memory Care Demand Potential	**=**	**50**	**66**	**68**
(times) Percent capturable in Grinnell	x	100%	100%	100%
Units Supportable in Grinnell	**=**	**50**	**66**	**68**

[1] Alzheimer's Association: Alzheimer's Disease Facts & Figures (2021)

[2] Income greater than $60,000 in 2025 and $65,000 in 2030, plus some lower-income homeowners.

[3] Estimated portion of demand that will come from outside PMA

[4] Existing and pending units at 93% occupancy, minus estimated units occupied by EW residents.

Source: Maxfield Research & Consulting

Because of the staff-intensive nature of dementia care, typical monthly fees for this type of housing start at about $4,500. Although some of the seniors will have high monthly incomes, most will be willing to spend down assets and/or receive financial assistance from family members to afford memory care housing.

Based on our review of senior household incomes, homeownership rates, and home sale data, we estimate that approximately 52% of seniors in the PMA have incomes and/or assets to sufficiently cover the costs for memory care housing in 2025. These estimates take into account married couple households where one spouse may have memory care needs and allows for a sufficient income for the other spouse to live independently.

Multiplying the potential market by the percent income- and asset-qualified results in a total of 54 income-qualified seniors in the PMA in 2025. An additional proportion (25%) is added for seniors that would move into memory care housing who currently reside outside the area, resulting in total demand potential for 72 memory care senior housing units in the PMA in 2025, increasing to 88 units in 2030 and 90 units in 2035.

Next, existing and pending memory care units are subtracted from the demand potential to find excess demand in the PMA. We identified two existing facilities offering 28 memory care units in the PMA. Overall, we subtract 22 units from the 2025 demand potential after excluding estimated units occupied by low-income seniors utilizing Elderly Waivers and accounting for a 7% vacancy rate.

We anticipate 100% of the PMA's excess demand potential would be captured in Grinnell. Based on this capture rate, we find excess demand for 50 memory care units in Grinnell in 2025, expanding to 66 units in 2030 and 68 memory care units in 2035.

Conclusions & Recommendations

Introduction

This section of the report summarizes calculated demand for specific housing products in Grinnell and recommends development concepts to meet the housing needs forecast for the community. All recommendations are based on findings of the *Comprehensive Housing Needs Analysis*. The following topics are covered.

- A general profile on how demographic trends impact housing demand
- Summary of housing demand findings
- Development concept recommendations to meet projected demand, and
- An overview of challenges and opportunities as they pertain to housing development in Grinnell

Demographic Profile and Housing Demand

The demographic profile of a community affects housing demand and the types of housing that are needed. The various housing life-cycle stages can generally be described as follows.

Entry-level householders

- Often prefer to rent basic, inexpensive apartments
- Will often "double-up" with roommates in apartment setting
- Usually singles or couples without children in their early 20's

First-time homebuyers and move-up renters

- Often married or cohabitating couples in their mid-20's or 30's, some with children, but most are without children
- Prefer to purchase modestly-priced single-family homes or rent more upscale apartments

Move-up homebuyers

- Typically families with children where householders are in their late 30's to mid-40's
- Prefer to purchase newer, larger, and therefore more expensive single-family homes

Empty-nesters (persons whose children have grown and left home) and never-nesters (persons who never have children)

- Generally couples in their 50's or 60's
- Prefer owning but will consider renting their housing
- Some will move to alternative lower-maintenance housing products

Younger independent seniors

- Prefer owning but will consider renting their housing
- Will often move (at least part of the year) to retirement havens in the Sunbelt and desire to reduce responsibilities for housing maintenance
- Generally in their late 60's or 70's

Older seniors

- May need to move out of their single-family home due to physical and/or health constraints or a desire to reduce their responsibilities for upkeep and maintenance
- Typically older seniors in their early-80's or older

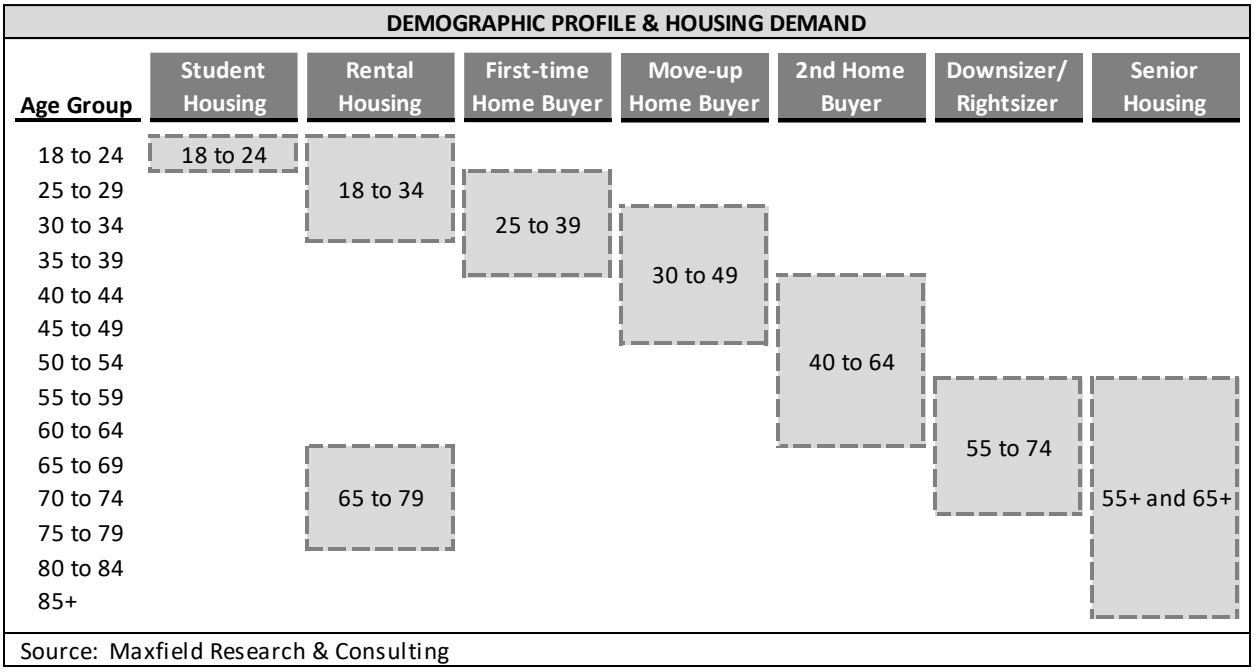
Housing demand can be generated by several sources including household growth, changes in housing preferences, and replacement need. Household growth necessitates the construction of new housing units unless there is enough vacant housing available to absorb the increase in households. Demand is also affected by shifting demographics, such as an aging population, which dictates the type of housing preferred.

New housing to meet replacement need may also be required when existing units no longer meet the needs of the population and when renovation is not feasible because the structure is physically or functionally obsolete.

The following summarizes some key factors driving the demand for housing.

Demographic Trends

Demographic shifts are a significant factor influencing housing demand. Household growth and formation are critical (natural growth, immigration, etc.), as well as household type, size, age of householders, incomes, etc. The following figure illustrates typical life cycle housing needs by age group.



Source: Maxfield Research & Consulting

Economy & Job Growth

There is a strong connection between economic growth and demand for housing, and housing market expansion often depends on job growth (or the prospect of). Jobs generate income growth which often leads to household formation and housing turnover. Historically, low un-employment has driven both existing home purchases and new home purchases.

Weak, or negative, job growth can restrain household growth and reduce housing demand. Additionally, slow income growth may yield fewer move-up buyers, resulting in reduced housing turnover across all income brackets.

Consumer Choice

A variety of factors contribute to consumer choice and preferences. Many times, a change in family status is the primary factor for a change in housing type (i.e. growing families, empty nest, etc.). However, housing demand is also generated from the turnover of existing households who decide to move for a range of reasons. Some households may want to move-up, downsize, change their tenure status (i.e. renter to owner or vice versa), or simply move to a new location.

Existing Supply

The quality and age of the existing housing stock in a community impacts demand for new housing, as not all housing product types and styles are desired in today's market. Communities with an aging housing stock generally experience higher demand for remodeling services or new home construction if the current inventory does not offer options that consumers seek. Pent-up demand may also exist in markets with limited housing availability as householders postpone a move until new housing product becomes available.

Financing

Household income is the fundamental measure that dictates what a householder can afford to pay for housing costs. According to the U.S. Department of Housing and Urban Development (HUD), the definition of affordability is for a household to pay no more than 30% of its annual income on housing (including utilities). Families who pay more than 30% of their income for housing (either rent or mortgage) are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

The ability of buyers to obtain mortgage financing is becoming increasingly challenging as recent interest rate hikes by the Federal Reserve has decreased affordability for buyers. While still low relative to the past 40+ years, elevated interest rates since 2023 combined with increased housing costs have decreased affordability. Mortgage rates more than doubled between early 2022 and late 2023.

Mobility

Housing demand can be somewhat fluid between communities, and demand will be impacted by development activity and housing availability in other nearby communities. Much of the housing demand in a community is generated by the turnover of existing households, and satisfying future demand will be highly dependent on the availability of suitable housing options in the community.

Housing Demand Summary

The following table and charts summarize estimated demand by product type. Housing demand is comprised of several components, including household growth and turnover, pent-up demand, and replacement needs. Modest household growth is projected for Grinnell, but much of the housing demand will be generated by the turnover of existing households. Satisfying the projected demand and achieving any population and household growth in Grinnell will be highly dependent on the availability of suitable housing options catering to a variety of household types, income levels, and age groups.

TABLE 47

HOUSING DEMAND SUMMARY
CITY OF GRINNELL
September 2025

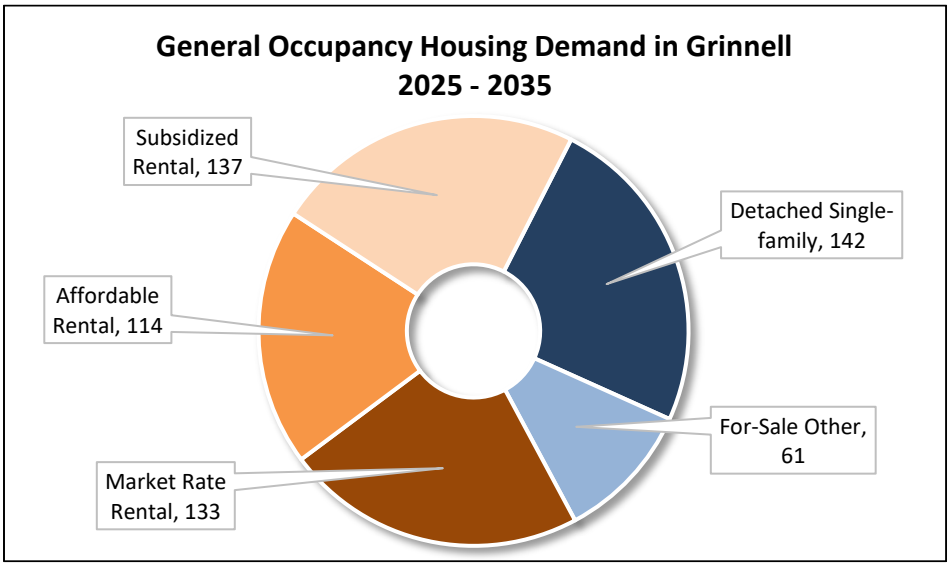
General Occupancy Housing Demand 2025 to 2035	
For-Sale Units	**204**
Detached Single-Family Units	142
Other/Multifamily Units*	61
General Occupancy Rental Units	**384**
Market Rate	133
Affordable^	114
Subsidized^	137
Total General Occupancy Housing Units	**588**

Excess Senior Housing Demand			
	2025	**2030**	**2035**
Market Rate Active Adult	**101**	**103**	**108**
Ownership Units	34	48	51
Rental Units	67	55	57
Affordable & Subsidized Senior Housing^	**267**	**258**	**263**
Subsidized Units	106	99	101
Affordable Units	161	159	162
Service-Enhanced Senior Housing	**242**	**300**	**323**
Independent Living (IL)	129	146	158
Assisted Living (AL)	63	88	97
Memory Care (MC)	50	66	68
Total Senior Housing Units	**610**	**661**	**694**

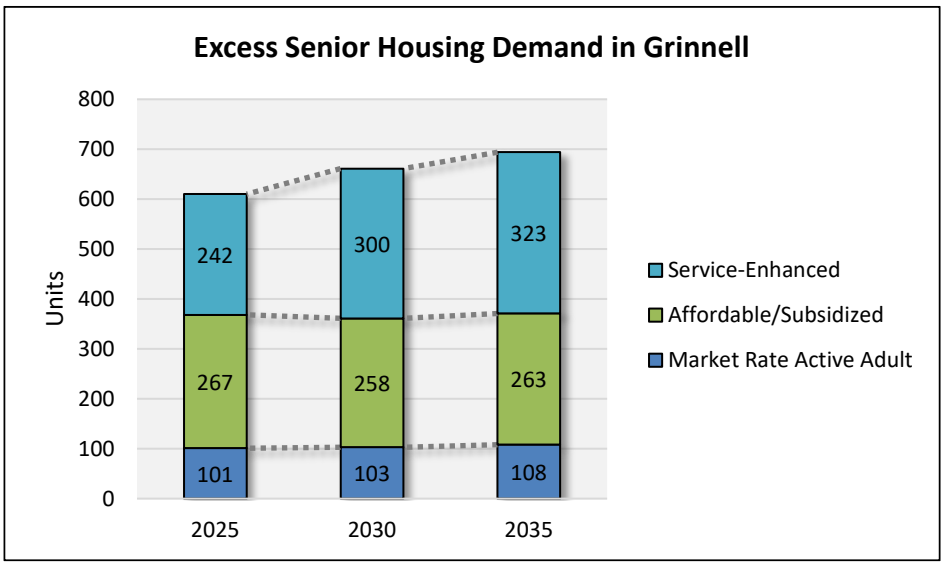
*Includes twin homes, townhomes, condominiums
^Subsidized = affordable to households at 30% AMI or less
^Affordable = affordable to households at 30% to 60% AMI
Totals may not add due to rounding

Source: Maxfield Research & Consulting

In total, we find demand for 588 general occupancy housing units in Grinnell between 2025 and 2035, with 24% of the demand being for detached single-family units (142) and 10% other for-sale product type units (61). Roughly 65% of the anticipated demand will be for rental units (384 units), including 133 market rate, 114 affordable, and 137 subsidized units.



As illustrated below, we also found excess demand for a total of 610 senior housing units in 2025, expanding 14% to 694 senior housing units by 2035. This level of senior housing demand may not be realized as many seniors, especially in rural areas, prefer to age in place and delay moving to senior housing until they need services. Additionally, a large portion of the active adult demand (market rate and affordable) could be satisfied with the development of maintenance-free housing products such as apartments and townhomes that are not age-restricted (i.e. general occupancy housing).



Recommendations

Based on findings from this analysis, the tables and comments on the following pages summarize recommended development concepts for general occupancy and senior housing in Grinnell through 2035. These proposed concepts are intended to act as a development guide to meet the housing needs of existing and future households in the community.

For-Sale Housing

Based on information gathered on for-sale properties in the area along with feedback from area real estate professionals, we provide the following conclusions and recommendations regarding the for-sale housing market in Grinnell.

- We estimate that there will be demand for 142 general occupancy detached single-family units and 61 general occupancy multifamily units between 2025 and 2035. Additionally, we find excess demand for 51 active adult ownership housing units, which would likely be satisfied with the development of townhome, twin home, villa, or condominium products.

- The following table summarizes a potential pricing breakdown for new construction units, including "entry-level", "move-up", and "executive" housing.

TABLE 48

NEW CONSTRUCTION FOR-SALE HOUSING PRICING RECOMMENDATIONS
CITY OF GRINNELL
2025 to 2035

	Purchase Price*	Pct.	Units
Detached Single-Family			
Entry-level	Less than $275,000	30%	43
Move-up	$400,000 to $500,000	60%	85
Executive/Luxury	$600,000+	10%	14
Detached Single-Family Total:		**100%**	**142**
Other (townhomes, twin homes)			
Entry-level	Less than $250,000	35%	21
Move-up	$325,000+	65%	40
Multifamily Total:		**100%**	**61**

*Pricing is in 2025 dollars and can be adjusted to account for inflation.

Source: Maxfield Research & Consulting

- A move-up buyer is typically someone who is selling one house and purchasing another one, usually a larger and more expensive home. The move often occurs due to a lifestyle change, such as a new job or a growing family. The 35 to 44 and 45 to 54 age groups are generally target markets for move-up housing, while move-up townhome/twin home/condominium units would also target an older buyer (age 55 to 74) looking to downsize or right-size.

- Based on anecdotal feedback from area real estate professionals, we consider homes priced below $275,000 to be entry-level, while move-up new construction detached single-family homes would likely be priced in the $400,000 to $500,000 range.

- Pricing for a new construction entry-level multifamily unit (i.e. townhome, twin home, villa, condominium) would likely be at $250,000 or lower, while pricing for move-up multifamily units would likely begin at $325,000.

- There is limited demand for executive/luxury housing within City limits in Grinnell, although we expect that a portion (10%) of new construction detached single-family units would be priced for this market ($600,000 and higher).

- We anticipate that 60% of the new detached single-family units (85 units) will target move-up buyers and recommend that 30% (43) be priced at $275,000 or lower to target moderate income buyers (entry-level).

  - A household would need to have a minimum income of $86,914 to afford a home purchased at $275,000, which falls within the range considered to be "moderate-income" (i.e. $63,360 for a two-person household at 80% AMI to $98,900 at 100% AMI for a four-person household).

- We anticipate that 65% of the new construction multifamily units (40) will target move-up buyers and/or empty nesters and recommend that 35% (21 units) should be priced at $250,000 or lower to target moderate income buyers.

- **The development of any new for-sale housing products in the community priced to target moderate income buyers will likely require a public-private partnership or alternative development concept (i.e. community land trust, affordable housing cooperative).**

- Entry-level home demand will primarily be satisfied through turnover of the existing supply of older single-family homes by increasing the supply of move-up housing or with the increased development of townhome, twin home, or condominium products.

- Because the primary target market for new multifamily units will be empty-nesters and young seniors (age 65 to 74), the majority of these units should be zero-entry and single-level or have a master suite on the main level if a unit has two stories. Units could also be constructed using Universal Design principles.

- In addition to older buyers, mid-age professionals, particularly singles and couples without children, will seek multifamily units if they prefer not to have the maintenance responsibilities of a detached single-family home. Younger households may also find purchasing a multifamily unit to be more affordable than a new detached single-family home.

General Occupancy Rental Housing

The following table summarizes the recommended mix of rental housing units by product type, including monthly rent ranges, development timing, and target markets. The recommendations are intended to reflect potential development concepts for new rental housing in Grinnell but do not equate to total estimated demand.

The equilibrium vacancy rate for rental housing is considered to be 5.0% which allows for normal turnover and an adequate supply of alternatives for prospective renters. Based on our survey of general occupancy apartment properties in the community, we found that affordable and subsidized facilities are 5.0% vacant. The market rate rental properties are 4.0% vacant. This data indicates that supply and demand for general occupancy rental units is fairly balanced, although there is some pent-up demand for new general occupancy market rate rental housing in Grinnell.

TABLE 49

GENERAL OCCUPANCY RENTAL HOUSING RECOMMENDATIONS
CITY OF GRINNELL
2025 - 2035

	Monthly Rent Range[1]				No. of Units	Development Timing
Market Rate & Workforce Rental						
Apartments	Studio	$1,050	- $1,400	2BR	28 - 32	2025+
Townhomes	2BR	$1,450	- $1,550	3BR	10 - 14	2025+
Target Markets:	An apartment building would likely attract younger workforce renters, lifestyle renters, older adults, and seniors. Rental townhomes would target young family households, empty-nesters, and seniors.					
Affordable Rental[2]						
Apartments	Studio	$693	- $1,113	2BR	20 - 24	2028+
Townhomes	2BR	$891	- $1,286	3BR	8 - 12	2028+
Target Markets:	We recommend projects targeting households at 40% to 60% AMI which would likely be comprised of singles, single-parent households, older adults and seniors.					

[1] Pricing in 2025 dollars and can be adjusted to account for inflation.

[2] Affordablity subject to income guidelines; recommended rent ranges based on max rents at 40% and 50% AMI

Note - Recommended development concepts do not equate to total demand.

Source: Maxfield Research & Consulting

We find excess demand potential for 384 general occupancy rental housing units in Grinnell between 2025 and 2035, including 133 market rate units. Based on the income distribution of renter households, we estimate that there will also be demand for income-restricted units, including 114 affordable and 137 subsidized units by 2035.

The strongest sources of demand for new rental housing in the City will likely be young singles and roommate households along with couples without children in their early/mid-20s to mid-30s who work for area employers. Other family households (i.e. single-parent households) as well as mid-age and older households (never-nesters or empty-nesters) will also account for a portion of demand for new general occupancy rental housing in the area.

We recommend modestly sized projects (i.e. 28- to 32-unit market rate apartment building, 20- to 24-unit affordable building, 8- to 14-unit rental townhome projects). We also recommend a phased approach to rental housing development in the City, beginning with a new market rate project priced to target the community's workforce.

Feeback from area employers and other stakeholders indicates that many workers that need moderately priced housing (i.e. young teachers, manufacturing workers, nurse aides, etc.) earn roughly $18 to $25 per hour, which equates to approximately $37,000 to $52,000 per year. However, a resident in an affordable property income-restricted at 60% AMI (i.e. a Low Income Housing Tax Credit project) would not be able to make more than $41,580 to qualify. This income restriction limits the demand potential for income-restricted housing, so we recommend a market rate workforce rental housing project with rent limits set to target households earning between 60% and 120% AMI ($41,580 to $83,160 for a one-person household).

- Market Rate & Workforce Rental Housing – We recommend that average new construction market rate workforce rents range from approximately $1,050 for a studio unit to $1,400 per month for a two-bedroom unit. A $1,050 monthly rent would be affordable to a single-person household earning $42,000 per year ($20.19 per hour).

  Market rate rents at existing rental properties in the City average approximately $0.91 per square foot, however average monthly rents in a new construction project would be substantially higher. Based on the recommended pricing, unit rents in a new apartment development would likely range from about $1.50 to $2.00 per square foot, depending on unit size, to be financially feasible.

  New market rate rental units should be designed with contemporary amenities that include open floor plans, higher ceilings, full kitchen appliance package, air-conditioning, garage parking, outdoor recreation (fire pit, grilling area, etc.). Since the pandemic, an increasing number of people are working remotely, a trend that is likely to continue to some degree, so buildings that are well-equipped for telecommuting are becoming more important to renters. Including features like units with dens and built in USB ports should be well-received by prospective renters looking for a designated workspace.

  We anticipate that demand also exists for market rate rental townhome units targeting empty-nesters and young families, including those who are new to the community and want to rent until they find a home for purchase. We anticipate that new construction market rate townhome rents would begin at $1,450 for two-bedroom units and $1,550 for three-

bedroom units. Units should be larger than in an apartment development and feature contemporary amenities (i.e. in-unit washer/dryer, full kitchen appliance package, kitchen island, high ceilings, etc.), an attached two car garage, and some open/green space.

- Affordable General Occupancy Rental Housing – Demand exists for general occupancy affordable units in Grinnell, although we anticipate that many qualified seniors would also be drawn to a new affordable general occupancy rental housing development. Affordable rental housing attracts households that cannot afford new market rate rental units but do not income-qualify for subsidized housing. Affordable projects often attract a broad group of tenants based on the unit type. One-bedroom units target singles and couples, while two and three-bedroom units target family households.

  We recommend an affordable project that would target residents at approximately 40% to 60% AMI. Units should feature air conditioning, full kitchen appliance package, and garage parking. A townhome development should include an attached one/two car garage along with open/green space.

- Subsidized Rental Housing – Subsidized housing receives financial assistance (operating subsidies, rent payments, etc.) from governmental agencies to make rents affordable to low-to-moderate income households. Subsidized housing is challenging to develop financially.

  We find demand for 137 subsidized general occupancy rental housing units in Grinnell between 2025 and 2035. However, new subsidized general occupancy developments are rare as available funding is very limited, so we exclude subsidized units from the recommended development concepts table. There are, however, properties under special funding programs that target long-term homeless, households with disabilities, or households that require permanent supportive housing that have been constructed recently. Rural Development projects typically have rental assistance to support very low-income households.

  Through the Section 811 Supportive Housing for Persons with Disabilities program, HUD provides funding to develop and subsidize rental housing with support services available for very low- and extremely low-income adults with disabilities. This population could also be served through the Low Income Housing Tax Credit (LIHTC) program as well as through a combination of other funding resources.

  Renter households in need of subsidized housing may also apply for the Housing Choice Voucher program through the Grinnell Housing Authority, although there are currently 165 households on the wait list. Under the Housing Choice Voucher program, qualified households pay 30% of their Adjusted Gross Income for rent and utilities, and the Federal Government pays the remainder of the rent to the landlord.

Senior Housing

The growing older adult and senior population will support long-term demand for senior housing units in Grinnell through 2035. Demand exists for a variety of senior housing products, and we recommend the development of additional senior housing units to provide housing options for these residents as they age.

The development of new senior housing will satisfy housing needs in Grinnell by increasing the number of options for older adult and senior residents that want to relocate into new age-restricted housing. Additionally, the development of housing alternatives for seniors will stimulate the turnover of existing homes and rental units occupied by seniors, creating more opportunities for general occupancy buyers and renters. The following table summarizes a recommended mix of senior housing units by service level including product type, monthly rents, project size, and development timing.

TABLE 50

RECOMMENDED SENIOR HOUSING DEVELOPMENT
CITY OF GRINNELL
2025 to 2035

	Pricing Range[1]	No. of Units	Development Timing
Age Restriced Senior Housing			
Active Adult Rental Housing			
Market Rate[2]	$1,200/1BR - $1,600/2BR	18 - 22	2025+
Affordable[2,3]	$928/1BR - $1,113/2BR	24 - 28	2028+
Active Adult For-Sale Housing			
Detached Villas/Townhomes/Condos	$275,000 - $450,000+	Ongoing	2025+
Market Rate Service-Enhanced Senior Housing			
Independent Living	$1,900/1BR - $2,900/2BR	28 - 32	2025+
Assisted Living	$3,400/Studio - $5,200/2BR	16 - 20	2028+
Memory Care[4]	$5,000/Studio - $6,500/1BR	10 - 14	2025+

[1] Pricing in 2025 dollars. Pricing can be adjusted to account for inflation.

[2] Alternative concept is to combine affordable and market rate active adult into mixed-income building.

[3] Affordablity subject to income guidelines; rates based on max rents at 50% AMI

[4] Memory care housing could be a component of an assisted-living or service-intensive building.

Note - Unit amounts reflect recommended size of property that for a single project, but do not equal total calculated long-term demand

Source: Maxfield Research & Consulting

- **Market Rate Active Adult Housing** – Because age-restricted active adult housing is not need-driven, demand competes, to some degree, with general occupancy housing. We estimate that there is excess demand for 67 market rate active adult rental units in Grinnell in 2025, declining to 57 units in 2035 after accounting for pending units.

It is likely there are seniors who currently reside in general occupancy rental housing that would consider a new active adult rental product. In addition, there may be seniors who no longer want the burden of home maintenance and would like the choice of an active adult rental product. The rent structure for new active adult rental units would be similar to new general occupancy market rate rental housing, although the unit mix should consist of larger units resulting in slightly higher monthly rents.

We also estimate that there is excess demand for 34 market rate active adult ownership units in 2025, increasing to 51 units in 2035. Active adult ownership demand can be satisfied through a variety of products, including age-restricted detached single-family or villa communities, townhome/twin home developments, age-restricted condominium projects, or senior cooperative developments.

We anticipate that much of the excess demand for market rate active adult for-sale units in Grinnell can be met by the general occupancy (not age-restricted) market, notably through the development of townhome, twin home, and/or condominium products.

Pricing recommendations for new construction ownership units are reflected in the table, although active adult pricing can vary greatly, depending on product type (i.e. cooperative, condominium, twin home), unit sizes, amenities, and availability of services.

- **Affordable and Subsidized Senior Rental** – Excess demand was calculated for 161 affordable senior housing units in 2025 and 162 units in 2035. Many candidates for affordable senior rental may be residents at older market rate rental properties. These older properties would have similar (or lower) rents that would be considered affordable for these seniors. An affordable senior housing development would most likely be a LIHTC project. We recommend affordable senior housing developments as either stand-alone buildings or incorporated into a mixed-income development.

  We also find excess demand for 106 subsidized units in 2025 and 101 units in 2035. The development of subsidized senior housing can be challenging due to limited financing availability as federal funds have been shrinking. Funding a new subsidized development would likely rely on a mix of sources, including LIHTC, tax-exempt bonds, Section 202 program, Rural Development Section 515 program, and Rural Development rental assistance, among others.

  As noted previously, there is a 31.1% vacancy rate among the affordable and subsidized senior rental properties in the PMA, which is well above equilibrium. However, most of these vacant units are not currently available to be rented because they're in need of repair, and the timing for these repairs will be determined based funding availability. Due to the high vacancy rates, we do not recommend the development of new affordable/subsidized senior housing in the short term.

- **Service-Enhanced Senior Housing** – Overall, we find excess demand for 242 market rate service-enhanced senior housing units in 2025 (includes 129 independent living, 63 assisted living, and 50 memory care units), increasing to 323 units in 2035.

  While we find excess demand for service-enhanced housing in Grinnell, many seniors prefer to age in place and delay moving to senior housing until absolutely necessary, a trend that is particularly true post-COVID. For these reasons, we do not recommend the development of additional assisted living units in the short-term, although the growing older adult and senior population should support long-term demand for assisted living senior housing in Grinnell. We do, however, anticipate that there is immediate demand potential for independent living and memory care units in Grinnell.

  Independent Living Service Level

  The monthly fees should include the base monthly rent, utilities, and some services, such as programs (social, health, wellness and educational), 24-hour emergency call system, and regularly scheduled van transportation. In addition, meals and other support and personal care services should be made available to independent living residents on a fee-for-service basis. When their care needs increase, residents should be provided the option of receiving assisted living services in their existing units, either in bundled packages or a-la-carte.

  Assisted Living Service Level

  The fees should include the base monthly rent, utilities, three meals per day plus snacks, weekly housekeeping, linen service, professional activity programs, scheduled outings, nursing care management, and 24-hour on site staffing. Additional services and care fees should also be available either in service packages or a la carte for an extra monthly charge.

  Memory Care Component

  We suggest that any memory care units be located in a separate, secured, self-contained wing located on the first floor of the building with its own dining and common area amenities including a secure outdoor patio and wandering area. Fees should include the same services as assisted living along with medication reminders, medication administration, and personal care assistance, with other service packages available a-la-carte.

Challenges and Opportunities

The previous tables identified and recommended housing types that would satisfy housing needs in Grinnell through 2035. The following summary highlights issues that will likely present a challenge, or an opportunity, for new housing development in the community (in no particular order).

- **Affordability.** Approximately 20% of all owner households in Grinnell are considered to be cost burdened (paying more than 30% of their income toward housing costs), while 47% of existing renter households are considered cost burdened. By comparison, 17% of owner households and 40% of renter households are cost burdened in Iowa.

  Based on current home prices, roughly 61% of existing owner households in the PMA could afford to purchase an existing entry-level detached single-family home at the 2024 median price of $208,000. The proportion drops to 30% that could afford a new construction move-up home priced at $400,000. Roughly 60% of renter householders could afford to rent a one-bedroom unit at existing market rate rental properties at an average rent of $852 per month. However, the income-qualified percentage drops to 45% that could afford monthly rents for a new construction one-bedroom unit priced at $1,200 per month.

  Home sale price appreciation and rental rate growth are both outpacing income and wage growth, further widening the gap between households that are able to afford a housing unit in the area. These trends, coupled with elevated mortgage interest rates, are further exacerbating the housing affordability issue, particularly for first-time home buyers.

- **Aging Population.** Significant growth in the senior population is projected for the area, and the homeownership rate among seniors age 65 and older is relatively high. High homeownership rates among seniors suggests that there could be a lack of available senior housing options, or that many seniors prefer to live in their home and age in place. Because of the growing older adult and senior population, demand for maintenance-free housing products is rising. In addition, demand for home health care services and home remodeling programs to assist seniors with retrofitting their existing homes should also increase.

  Anecdotal feedback from professionals familiar with Grinnell's housing market indicates that the community is likely missing out on some potential growth among younger households. Grinnell has an opportunity to attract younger households and should pursue housing projects targeted to the younger age groups (i.e. rental housing, moderately priced new construction single-family or duplex/townhomes). Additionally, the development of housing for older adults and seniors can help satisfy some of the demand from younger households through the turnover of existing, older housing units.

- **COVID-19.** The COVID-19 pandemic has impacted the housing market, both directly and indirectly, and economic conditions are still adjusting. Locally, job growth has resumed, and unemployment is low. Because of the pandemic, an increasing number of people are working remotely, a trend that is likely to continue to some degree.

  The for-sale housing market experienced strong demand, shortened marketing times, and rising sale prices post-COVID. The pandemic has changed some buyer preferences, and many are seeking green space, more square footage, and flexible spaces for home offices. In the rental market, many renters now desire slightly larger spaces if they work from home. With telecommuting becoming a norm for some, tenants are seeking a separation of work and live spaces along with access to outdoor space like balconies and patios. These trends are expected to continue. The senior housing industry was directly impacted by the pandemic as the virus affected older adults at a higher rate than the general population. Many senior properties hit record high vacancy rates during, and shortly after, the pandemic, and some seniors continue to age in place as long as possible to avoid shared living spaces.

- **Capture Commuters**. Roughly 70% of the primary jobs in Grinnell are filled by workers commuting into the community. With 4,251 workers commuting into the City for employment daily, many commuting more than 50 miles away, there appears to be an opportunity to provide housing options for a portion of these workers.

  While data does not yet fully reflect impacts on commuting patterns post-pandemic, we anticipate that with potential shifts in work locations long-term for some worker segments (i.e. increased telecommuting), more people could choose to remain within the City for work. However, companies that allow remote work are also able to expand their reach for workers so they're not as reliant on local labor and new hires may feel like they don't need to move to Grinnell. Additionally, potential job growth in neighboring areas (i.e. Des Moines Metro Area, Iowa City) could stimulate demand for housing in Grinnell. Workers could choose to commute to these areas for employment and reside in the City due to personal preferences.

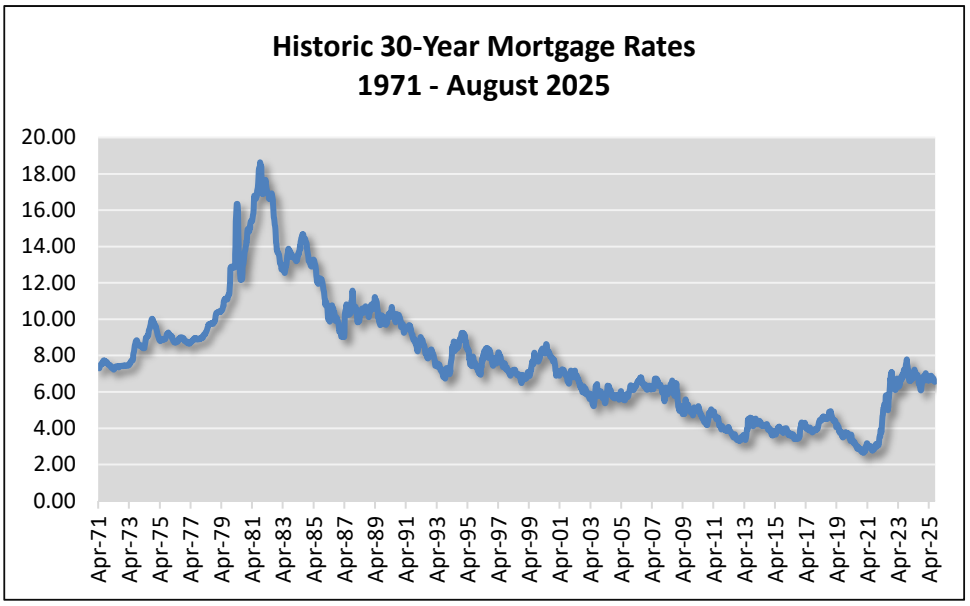
- **Household Growth and Mobility.** As highlighted in the Demographic Review section of this study, as well as the demand calculations, modest household growth is projected for Grinnell and the PMA between 2025 and 2035 across several age groups. The older senior age cohorts are expected to experience the most rapid growth, while more moderate growth is projected for the age groups that are typically the target market for general occupancy rental and for-sale housing.

  Much of the demand for new housing units will be generated by turnover of existing housing units in Grinnell and the PMA, although turnover often leads to opportunities for new households to move into the area. Population and household growth in the community will be highly dependent on the availability of suitable housing options catering to a variety of age groups, income levels, and household types.

- **Job Growth and Unemployment.** Low unemployment often generates demand for both existing home purchases and new home purchases. Poweshiek County has historically maintained annual unemployment rates that have tracked lower than the surrounding Market area and below equilibrium (generally considered to be 5.0% vacancy). The 2024 average annual unemployment rate of 2.7% in Poweshiek County was well-below equilibrium and lower than the Region (3.6%) and Iowa (3.0%).

  The Market Area experienced a solid recovery of jobs post-COVID, and the area is expected to sustain modest employment growth over the next several years. Poweshiek County is projected to add 521 jobs between 2024 and 2035 (5.4% growth), compared to 5.1% growth in the Region. Labor availability will greatly impact the ability of Grinnell to sustain employment levels and achieve the projected job growth. New housing will be needed to support economic development in the area.

- **Mortgage Rates.** Mortgage rates have a significant impact on housing affordability. Lower mortgage rates result in a lower monthly mortgage payment and buyers receiving more home for their dollar. Rising interest rates often require homebuyers to raise their down payment in order to maintain the same housing costs. The following chart illustrates historical mortgage rate averages as compiled by Freddie Mac. The Freddie Mac Market Survey (PMMS) has been tracking mortgage rates since 1971 and is the most relied upon benchmark for evaluating mortgage interest market conditions. The Freddie Mac survey is based on 30-year mortgages with a loan-to-value of 80%.



The 30-year fixed rate mortgage according to Freddie Mac reached 7.79% for qualified buyers in October 2023, the highest rate since November 2000 (7.79%). As of August 28, 2025, it was at 6.56%. Elevated mortgage rates will raise the overall cost of for-sale housing, likely slowing projected for-sale housing demand in the near-term.

- **Rental Property Rehabilitation**. Based on findings from our windshield survey of Grinnell's housing stock coupled with feedback from area stakeholders, it appears that several rental properties in Grinnell could benefit from some rehabilitation. Examples include, but are not limited to, the Reed Street apartment complex at 1112-1120 Reed Street and the affordable/subsidized senior rental properties that are holding units vacant until they can undergo rehabilitation (MonroPark, Pearl Street Apartments, Poynter Apartments, and Brookside East, West, South).

  Rental rehabilitation programs provide financial assistance, typically through loans or grants, to small property owners and landlords to help with repair and modernization of affordable rental housing, expanding the housing stock for low-to-moderate-income tenants in a community. These programs are often funded by federal programs or state and local initiatives. Programs vary but generally aim to improve the quality of rental units and create new affordable housing options.

- **Residential Lot Supply**. There are a total of 64 existing vacant lots among eight active subdivisions in Grinnell (including the recently approved Scout Subdivision), although the majority are not currently listed for sale on the MLS. As noted previously, there are three lots listed for sale on the MLS in Grinnell as of August 2025. Based on the for-sale housing demand calculations, there is just a 0.1-year supply of actively-marketing lots in Grinnell. Including all vacant lots in active subdivisions, there is a 3.3-year supply, although several of these lots are owned privately (i.e. not by a builder/developer) and may or may not be available for future development. Additional lots will need to be platted to meet long-term demand for new ownership housing in the community.

- **Infill Development/Redevelopment.** Infill development provides opportunities in almost every community. Existing lots served by municipal utilities are often overlooked because they can present challenges to development (i.e. small lot sizes). However, infill housing development and redevelopment can be an effective way to create new housing that is consistent with the surrounding neighborhood and potentially removes functionally or physically obsolete housing units, replacing them with new housing.

  With high demand for affordably priced housing, infill can create an opportunity to develop smaller homes on smaller lots that enhance and maintain the character of existing neighborhoods. However, infill housing can often be priced higher than surrounding homes due to costs related to the removal of an existing home and then its replacement with a new construction home. Assistance with demolition through redevelopment funding can reduce expenses and support more affordably priced housing.

  We recommend that targeted infill, adaptive reuse, and redevelopment sites be actively marketed and promoted as locations for future housing developments in the community. Development of these types of properties could potentially enhance the diversity of housing opportunities available in Grinnell and improve housing affordability through reduced infrastructure costs and increased density.

An example of a potential location for infill and/or redevelopment is the Grinnell Manufactured Home Community, which is situated between 1st Avenue and Davis Avenue, east of West Court Drive. In its current state, there are several vacant lots and mobile homes available for rent or sale. While manufactured home parks often provide affordable housing options, the City could explore opportunities to maximize its land area through reconfiguration or reuse while minimizing displacement of residents. Excess land/lots within the park could be repurposed for concepts like modular housing units and/or "tiny homes". Alternatively, restructuring ownership of the park into a cooperative model could be explored.

- **Housing Development Innovation.** Alternative construction methods such as modular construction, Structural Insulated Panel (SIP) construction, 3-D printed housing, and "tiny homes" can provide reduced cost housing. Additionally, unconventional housing concepts, such as accessory dwelling units, Community Land Trusts, and affordable housing cooperatives can also help produce affordable or workforce housing.

  An affordable housing cooperative provides a homeownership model where residents can purchase a share in the development and commit to resell their share at a price that maintains long-term affordability. In a housing cooperative, residents collectively own the building or land where they live, not the individual unit. In contrast, Community Land Trusts (CLT) create affordable housing by taking the cost of land out of the purchase price of a home and keep housing affordable for future buyers by controlling the resale price of houses through a ground lease and resale formula.

- **Land Use Regulations and Zoning.** In many communities, restrictive zoning ordinances and other land use regulations can prevent the development of affordably priced housing units by limiting allowable density, regulating minimum lot sizes, and requiring that new homes meet minimum size and parking space standards. We recommend that the City review its land use regulations and look for opportunities to make amendments that would increase innovation and flexibility in the types and sizes of housing units allowable within certain districts in a manner that would decrease development costs, increasing affordability. The following summarizes some potential regulatory amendments to consider.

  - Eliminate single-family zoning to encourage the development of "missing middle" housing, such as duplexes, triplexes, townhomes, and small multifamily buildings.
  - Reform development standards such as height restrictions, minimum parking requirements, minimum setbacks, minimum floor areas, and minimum lot sizes to allow the construction of smaller, more affordable units.
  - Create opportunities for the creation of lower cost housing units on existing lots by allowing Accessory Dwelling Units (ADUs) and Single Room Occupancies (SROs).
  - Allow higher density multifamily housing in more areas of the City.
  - Streamline the permitting and plan review process and/or allow "by right" development if a project complies with applicable ordinances and codes.
  - Incentivize affordable housing development through density bonuses and/or tax incentives.

- **Residential Construction and Development Costs**. The cost to build and develop new single-family housing has increased significantly over the past decade across the United States due to several issues, including rising costs (i.e. land, material, labor), lack of construction labor, and increasing regulation and entitlement fees. As a result, affordable new construction homes have become rare as builders are unable to "pencil" modestly priced new construction. Many new construction homes in Grinnell and the surrounding area sell for over $400,000 which is not affordable for households with moderate incomes.

  Many communities offer incentive programs administered by a local economic development or housing and redevelopment agency to stimulate new construction. In many cases, the municipalities fund the infrastructure using general obligation improvement bonds. Programs vary considerably between communities, but most have time limits on when houses are constructed after a lot is purchased. As an example, the City of Newton, Iowa offers the "Newton Housing Initiative", which provides incentives to home builders, developers, property owners, and home buyers to expand the quantity and quality of housing in the community. For new homes valued at $240,000 or more (exclusive of land value), home buyers receive a $10,000 cash incentive plus a "Get to Know Newton" welcome package.

  The following figure summarizes residential construction cost estimates for Iowa and several markets within Iowa that surround Grinnell. Data is sourced from the Craftsman 2025 National Building Cost Manual. As shown, construction costs are highest in Des Moines with per unit costs that are 8.4% higher than in Iowa, on average, followed by Cedar Rapids at 5.3% higher than the State. Average construction costs in Cedar Falls are 1.1% higher than in Iowa, while residential construction costs in Ottumwa are -4.2% lower than in Iowa.

Residential Construction Cost Estimates

Market	Location Adjustment#	Apartments*		Single-Family^	
		Per SF	Per Unit	Per SF	Per Unit
Cedar Falls	-4%	$161	$112,372	$213	$362,092
Cedar Rapids	0%	$167	$117,054	$222	$377,179
Des Moines	3%	$172	$120,566	$229	$388,494
Ottumwa	-9%	$152	$106,519	$202	$343,233
Iowa	**-5%**	**$159**	**$111,201**	**$211**	**$358,320**

*10+ units; Exceptional quality class 1 & 2; 700 square-foot average unit size
^Semi-luxury class 2 & 3; 1,700 square-foot average home size; Excludes garage, porch, heating/cooling equipment, basement, fireplace
#Location adjustments compiled by comparing construction costs in 600 communities. Percentages are composites of many cost variables.

Sources: Craftsman 2025 National Building Cost Manual; Maxfield Research & Consulting

Depending on location, development costs for an apartment building range from $106,519 per unit in Ottumwa to $120,566 per unit in Des Moines ($152 to $172 psf). Construction costs at this scale will require rents per square foot significantly higher than the existing market rate rental properties in Grinnell (average of $0.91 psf).

Construction costs for single-family homes range from $202 psf in Ottumwa to $229 psf in Des Moines, equating to a range of $343,233 to $388,494 per unit to construct a new single-family home. Additionally, anecdotal feedback suggests that the costs for site development in Grinnell (i.e. extending infrastructure for a new residential subdivision) would be roughly $50,000 to $60,000 per acre.

Based on these costs, it will be difficult for a private developer to construct market rate rental housing and single-family homes that would be affordable to households with moderate incomes. As a result, a private-public partnership or other financing programs may be needed to spur development and potentially reduce housing costs to bridge some of the gap between existing older product and new product and keep prices affordable to local residents/workforce.

- **Workforce/Moderate Income Housing** is generally considered to be housing that targets households earning between 50% and 120% AMI. Units are not income restricted but are priced at rates affordable to the local workforce. In Poweshiek County, the workforce housing income band ranges from $34,650 (one-person household at 50% AMI) to $137,760 (six-person household at 120% AMI).

  The development of workforce housing, both owned and rented, is important for communities to attract and maintain employees, although public-private partnerships may be needed to help finance the development of workforce housing. The development of workforce housing can be complex, and communities ultimately leverage multiple tools and programs to achieve their housing goals.

  In many communities, a City, County, or an Economic Development Authority develops a residential subdivision, and offers lots to buyers at below market prices to stimulate the development of new for-sale housing. Additionally, the construction of move-up housing in a new subdivision could stimulate turnover of existing, lower-priced homes in the community. Similarly, the development of maintenance-free housing such as townhomes, twin homes, or condominium units (owned or rented) targeted to older adults and seniors would stimulate turnover of existing homes, which could ultimately be purchased by area workers.

  Private businesses can partner with each other and with local units of government to help get new housing built. Generally, Employer-Assisted Housing (EAH) programs include any housing initiative that an employer either finances or assists in some way, and they are used to either produce new housing in a community or help employees purchase or rent housing. Examples include land donation, cash contributions, and construction financing. In some cases, employers develop and own housing for their employees. Other methods include down payment assistance, closing cost assistance, gap financing, and rent subsidies. Local units of government can partner with EAH programs by offering TIF, tax abatement, or other housing resources.

- **Marketing and Promotion.** We recommend that the City explore resources and opportunities to collect and disseminate information on vacant residential lots, contact information for rental property owners/managers, and listing information for available rental units. This information supplements traditional residential listing services (MLS, apartments.com, Zillow, etc.) and targets people seeking rental housing and available building lots in the City.

Housing Programs

Many local governments offer housing programs designed to enhance, improve, or develop new housing stock. The following points are designed to provide ideas and suggestions to help the public and private sector support housing programs and incentives to spur housing development in Grinnell. Examples presented on the following pages identify housing tools utilized in other communities; however, this is not an all-inclusive list as many governmental agencies offer different programs based on their individual needs. Federal funds for housing development have been declining for years and the remaining housing programs include the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program, Housing Choice Vouchers, Low-Income Housing Tax Credits (LIHTC), and USDA rural housing programs. However, local units of government are increasingly dependent on other resources to support development such as housing trust funds and housing bonds.

Local Resources:

The **City of Grinnell** and the **Grinnell Housing Authority** operate rental assistance programs such as the Housing Choice Voucher program, while the City provides a local financial match for Workforce Housing Tax Credit projects.

The Claude W. and Dolly Ahrens Foundation. The Poweshiek Housing Assistance Fund provides assistance to those who are on the verge of homelessness and/or housing insecure in the County. Assistance can be used for rental deposits or back rent, utility bills related to obtaining housing, mitigating damage to a rental unit, or other circumstances related to housing. Funds will be paid directly to reimburse landlords and/or other entities for utility or document fees.

The **Region 6 Resource Partners** Housing Trust Fund provides resources to repair, maintain, rehabilitate, and improve the region's housing stock. The Trust Fund can support activities for new housing development, closing costs, or down payment assistance.

Mid-Iowa Community Action (MICA) offers a Weatherization Assistance Program which can help eligible households live in a more comfortable home and lower energy bills. Examples include replacing inefficient or dangerous appliances, insulating the home, installing low-flow shower heads and faucets, insulating pipes, and installing efficient light bulbs, among others. Households qualify automatically if they have received Low-Income Home Energy Assistance. The MICA service area includes Poweshiek County.

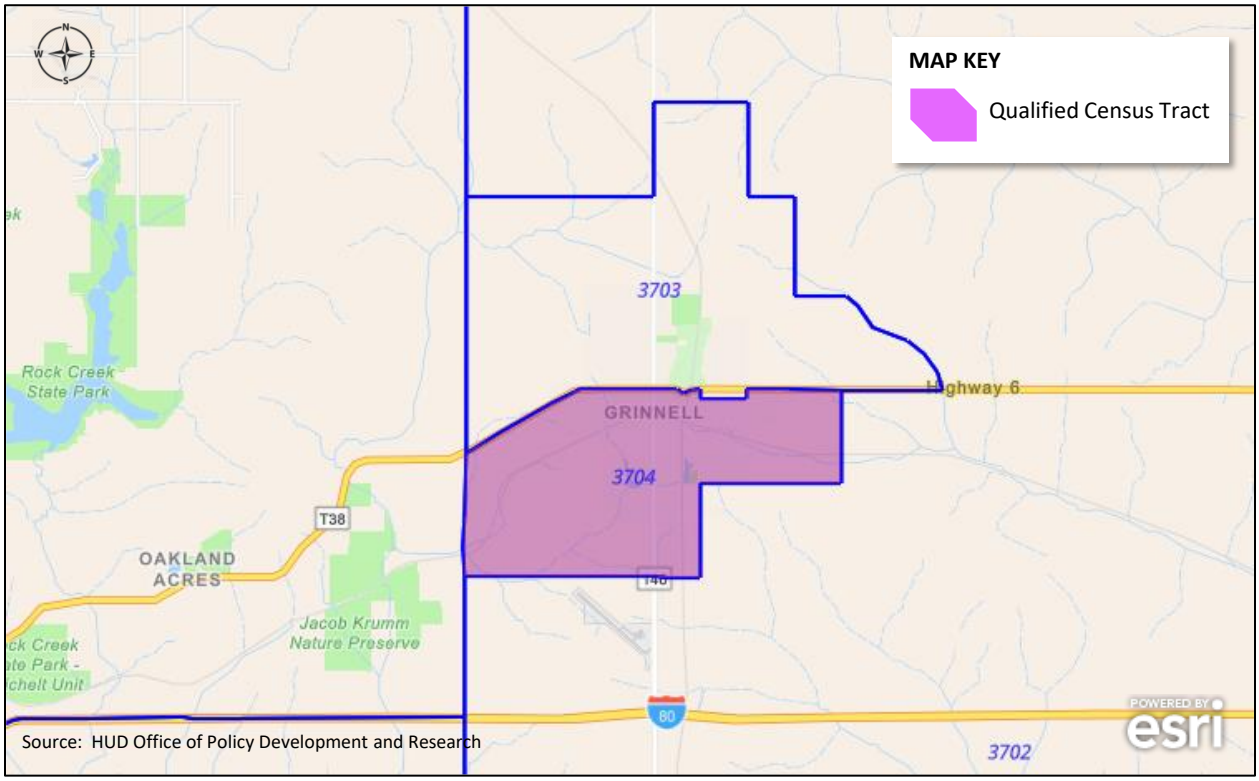
State/National Resources:

Iowa Finance Authority offers programs designed to enhance the quality of life in communities across Iowa by connecting people and businesses with affordable financing resources. The organization provides numerous housing-related programs for developers, local units of government, and individuals.

Examples of housing programs for individuals include down payment and closing cost programs for homebuyers, mortgage programs for homebuyers, and the Home and Community-Based Services Rent Subsidy Program for renters. Housing-related programs targeted to developers and local units of government include: Low Income Housing Tax Credit (LIHTC), HOME, National Housing Trust Fund, Main Street Loan Program, Local Housing Trust Fund, Project-Based Housing, homelessness programs, Community-Based Housing Revolving Loan Fund, Multifamily Loan Program, and the Rural Lot Purchase Program, among others.

The LIHTC program, administered by the Iowa Finance Authority, incentivizes developers to create and maintain affordable housing by offering tax credits which provide investors with a reduction in their federal tax liability. Eligible projects include new construction, rehabilitation, or acquisition with rehabilitation of rental housing. Projects in Qualified Census Tracts are given funding preference. Qualified Census Tracts are defined by HUD as Census Tracts in which 50% of households have an income of less than 60% AMI or a poverty rate of at least 25%. As illustrated in the following map, there is one Qualified Census Tract in the City of Grinnell.

City of Grinnell Qualified Census Tract



Source: HUD Office of Policy Development and Research

Iowa Economic Development Authority (IEDA) offers a Workforce Housing Tax Credit program for the construction or rehabilitation of housing. Housing must be for owner or renter-occupied permanent residence, and qualifying projects must be either; housing development located on a grayfield or brownfield site, repair or rehabilitation of dilapidated housing stock, upper story housing development, or new construction in a greenfield site.

Examples of other housing-related program offered by IEDA include Community Development Block Grant Programs, Downtown Housing Grant, Historic Preservation Tax Credit, and Redevelopment Tax Credits for Brownfields and Grayfields, among others.

The IEDA administers the federal Community Development Block Grant (CDBG) program in all of Iowa's incorporated cities and counties, except those designated as HUD entitlement areas (i.e. cities with a population of 50,000 or more, urban counties with populations of 200,000 or more). Projects must meet one of three federal objectives, including benefit people of low and moderate incomes, eliminate slum and blight conditions, or eliminate an urgent threat to public health or safety.

Housing grant funds are awarded to local units of government, which then lend funds to rehabilitate the local housing stock. Loans may be used for owner-occupied, rental, single-family or multifamily housing rehabilitation. In all cases, housing funds must benefit low- and moderate-income households. Additionally, public facility grants are directed toward wastewater treatment projects.

For CDBG funding, low income is defined as households at 50% AMI or lower while moderate income is defined as households at 80% AMI or lower. Income limits vary by household size, but an estimated 49% of all households in Grinnell have incomes below $63,360 (income limit for a two-person household at 80% AMI), including 71% of all renter households and 36% of all owner households.

This data indicates that a large portion of Grinnell households would income-qualify for projects utilizing CDBG funds, and we recommend that the City pursue housing grants from IEDA to help serve low- and moderate-income households in the community.

United States Department of Agriculture (USDA) Rural Development – Housing support is available through the "Housing and Community Assistance" program that is part of USDA Rural Development. The program is designed to improve housing options in rural communities and operates a variety of programs including homeownership assistance, housing rehabilitation and preservation, and rental assistance.

Other Resources

There are many other housing programs that Grinnell could consider utilizing to aid and improve the housing stock. The following is a list of potential programs that could be explored.

- Accessory Dwelling Units - An Accessory Dwelling Unit (ADU) is a self-contained residential unit that meets the requirements of the State Building Code. These units, often referred to as “granny flats” or “backyard cottages” may be located inside the principal building on the lot or may be located in a detached accessory building on the same lot. Cities within the County could consider allowing ADUs in residential zoning districts to increase the variety of housing types available in the City.

- Construction Management Services - Assist homeowners regarding local building codes, reviewing contractor bids, etc. Typically provided as a service by the building department. This type of service could also be rolled into various remodeling related programs.

- Density Bonuses - Since the cost of land is a significant barrier to housing affordability, increasing densities can result in lower housing costs by reducing the land costs per unit. Municipalities can offer density bonuses as a way to encourage higher-density residential development while also promoting an affordable housing component.

- Fast Track Permitting - Program designed to reduce delays during the development process that ultimately add to the total costs of housing development. By expediting the permitting process costs can be reduced to developers while providing certainty into the development process. Typically, no-cost to the local government jurisdiction.

- First-Time Home Buyers - Below market-rate mortgage loans for first-time homebuyers, or those who have not owned a home in the past three years. Financial assistance may also be available for down payment, closing costs, and principal reduction. Usually subject to income guidelines, purchase price limits, and eligible property. Some cities partner with a 3rd party.

- Historic Preservation - Encourage residents to preserve historic housing stock in neighborhoods with homes with character through restoring and preserving architectural and building characteristics. Typically funded with low interest rates on loans for preservation construction costs.

- Home Improvement Area (HIA) - HIAs allow a townhome or condo association low interest loans to finance improvements to communal areas. Unit owners repay the loan through fees imposed on the property, usually through property taxes. Typically, a "last resort" tool when associations are unable to obtain traditional financing due to the loss of equity from the real estate market or deferred maintenance on older properties.

- Home-Building Trades Partnerships - Partnership between local Technical Colleges or High Schools that offer building trades programs. Affordability is gained through reduced labor costs provided by the school. New housing production serves as the "classroom" for future trades people to gain experience in the construction industry.

- Home Point of Sale - City ordinance requiring an inspection prior to the sale or transfer of residential real estate. The inspection is intended to prevent adverse conditions and meet minimum building codes. Sellers are responsible for incurring any costs for the inspection.

- Housing Fair - Free seminars and advice for homeowners related to remodeling and home improvements. Most housing fairs offer educational seminars and "ask the expert" consulting services. Exhibitors include architects, landscapers, building contractors, home products, city inspectors, financial services, among others.

- Home Energy Loans – Offer low interest home energy loans to make energy improvements in their homes.

- Household and Outside Maintenance for the Elderly (H.O.M.E.) - Persons 60 and over receive homemaker and maintenance services. Typical services include house cleaning, grocery shopping, yard work/lawn care, and other miscellaneous maintenance requests.

- Land Acquisition/Banking - Land Banking is a program of acquiring land with the purpose of developing at a later date. After a holding period, the land can be sold to a developer (often at a price lower than market) with the purpose of developing affordable housing.

- Land Trust - Utilizing a long-term 99-year ground lease, housing is affordable as the land is owned by a non-profit organization. Subject to income limits and targeted to workforce families with low-to-moderate incomes. If the family chooses to sell their home, the selling price is lower as land is excluded.

- Live Where You Work - Program designed to promote homeownership in the same community where employees work. City provides a grant to eligible employees to purchase a home near their workplace. Employers can also contribute or match the City's grant. Participants must obtain a first mortgage through participating lenders. The grant can be allocated towards down payment assistance, closing costs, and gap financing.

- Low or No Cost City/County-Supplied Land - Sell city/county-owned land at low/no cost for the construction of mixed-income and affordable housing.

- Realtor Forum - Typically administered by City with partnership by local school board. Inform local Realtors about school district news, current development projects, and other marketing factors related to real estate in the community. In addition, Realtors usually receive CE credits.

- Remodeling Tours - City-driven home remodeling tour intended to promote the enhancement of the housing stock through home renovations/additions. Homeowners open their homes to the public to highlight home improvements.

- Rent to Own - Income-eligible families rent for a specified length of time with the end-goal of buying a home. The administering agency saves a portion of the monthly rent that will be allocated for a down payment on a future house.

- Scattered Site Housing Program - Target distressed or blighted single-family properties for demolition and rehabilitation. Once demolished, vacant lots can be sold for the construction of a new single-family home.

- Tax Abatement - A temporary reduction in property taxes over a specific time period on new construction homes or home remodeling projects. Encourages new construction or rehabilitation through property tax incentives.

- Tax Increment Financing (TIF) - Program that offers communities a flexible financing tool to assist housing development projects and related infrastructure. TIF enables communities to dedicate the incremental tax revenues from new housing development to help make the housing more affordable or pay for related costs.

  TIF funds can be used to provide a direct subsidy to a particular housing project or they can also be used to promote affordable housing by setting aside a portion of TIF proceeds into a dedicated fund from other developments receiving TIF.

- Visitability - Defined as designs that allow persons with mobility impairments to enter and stay, but not live, in a residence. There are three specific design elements that must be incorporated in the dwelling to satisfy the State visitability requirements: the dwelling must include at least one no-step entrance, 32-inch clear opening doorways, and at least a one-half bathroom on the main level that meets minimum clear floor space for half baths.

- Waiver or Reduction of Development Fees - There are several fees developers must pay including impact fees, utility and connection fees, park land dedication fees, etc. To help facilitate affordable housing, some fees could be waived or reduced to pass the cost savings onto the housing consumer.

APPENDIX

Definitions

Absorption Period – The period of time necessary for newly constructed or renovated properties to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the stabilized level of occupancy has signed a lease.

Absorption Rate – The average number of units rented each month during the absorption period.

Active adult (or independent living without services available) – Active Adult properties are similar to a general-occupancy apartment building, in that they offer virtually no services but have age-restrictions (typically 55 or 62 or older). Organized activities and occasionally a transportation program are usually all that are available at these properties. Because of the lack of services, active adult properties typically do not command the rent premiums of more service-enriched senior housing.

Adjusted Gross Income "AGI" – Income from taxable sources (including wages, interest, capital gains, income from retirement accounts, etc.) adjusted to account for specific deductions (i.e. contributions to retirement accounts, unreimbursed business and medical expenses, alimony, etc.).

Affordable housing – Housing that is income-restricted to households earning at or below 80% AMI, though individual properties can have income-restrictions set at 40%, 50%, 60% or 80% AMI. Rent is not based on income but instead is a contract amount that is affordable to households within the specific income restriction segment. It is essentially housing affordable to low or very low-income tenants.

Amenity – Tangible or intangible benefits offered to a tenant in the form of common area amenities or in-unit amenities. Typical in-unit amenities include dishwashers, washer/dryers, walk-in showers and closets and upgraded kitchen finishes. Typical common area amenities include detached or attached garage parking, community room, fitness center and an outdoor patio or grill/picnic area.

Area Median Income "AMI" – AMI is the midpoint in the income distribution within a specific geographic area. By definition, 50% of households earn less than the median income and 50% earn more. The U.S. Department of Housing and Urban Development (HUD) calculates AMI annually and adjustments are made for family size.

Assisted Living – Assisted Living properties come in a variety of forms, but the target market for most is generally the same: very frail seniors, typically age 80 or older (but can be much younger, depending on their particular health situation), who are in need of extensive support services and personal care assistance. Absent an assisted living option, these seniors would otherwise need to move to a nursing facility.

At a minimum, assisted living properties include two meals per day and weekly housekeeping in the monthly fee, with the availability of a third meal and personal care (either included in the monthly fee or for an additional cost). Assisted living properties also have either staff on duty 24 hours per day or at least 24-hour emergency response.

Building Permit – Building permits track housing starts and the number of housing units authorized to be built by the local governing authority. Most jurisdictions require building permits for new construction, major renovations, as well as other building improvements. Building permits ensure that all the work meets applicable building and safety rules and is typically required to be completed by a licensed professional. Once the building is complete and meets the inspector's satisfaction, the jurisdiction will issue a "CO" or "Certificate of Occupancy." Building permits are a key barometer for the health of the housing market and are often a leading indicator in the rest of the economy as it has a major impact on consumer spending.

Capture Rate – The percentage of age, size, and income-qualified renter households in a given area or "Market Area" that the property must capture to fill the units. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income-qualified renter households in the designated area.

Comparable Property – A property that is representative of the housing choices iin the designated area or "Market Area" that is similar in construction, size, amenities, location and/or age.

Concession – Discount or incentives given to a prospective tenant to induce signature of a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or free amenities, which are normally charged separately, such as parking.

Contract Rent – The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease.

Demand – The total number of households that would potentially move into a proposed new or renovated housing project. These households must be of appropriate age, income, tenure and size for a specific proposed development. Components vary and can include, but are not limited to: turnover, people living in substandard conditions, rent over-burdened households, income-qualified households and age of householder. Demand is project specific.

Density – Number of units in a given area. Density is typically measured in dwelling units (DU) per acre – the larger the number of units permitted per acre the higher the density; the fewer units permitted results in lower density. Density is often presented in a gross and net format:

- Gross Density – The number of dwelling units per acre based on the gross site acreage.
  Gross Density = Total residential units/total development area
- Net Density - The number of dwelling units per acre located on the site, but excludes public right-of-ways (ROW) such as streets, alleys, easements, open spaces, etc.
  Net Density = Total residential units/total residential land area (excluding ROWs)

Detached housing – a freestanding dwelling unit, most often single-family homes, situated on its own lot.

Effective Rents – Contract rent less applicable concessions.

Elderly or Senior Housing – Housing where all the units in the property are restricted for occupancy by persons age 62 years or better, or at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or better and the housing is designed with amenities, facilities and services to meet the needs of senior citizens.

Extremely low-income – person or household with incomes below 30% of Area Median Income, adjusted for respective household size.

Fair Market Rent – Estimates established by HUD of the Gross Rents needed to obtain modest rental units in acceptable conditions in a specific geographic area. The amount of rental income a given property would command if it were open for leasing at any given moment and/or the amount derived based on market conditions that is needed to pay gross monthly rent at modest rental housing in a given area. This figure is used as a basis for determining the payment standard amount used to calculate the maximum monthly subsidy for families on at financially assisted housing.

Floor Area Ratio (FAR) Ratio of the floor area of a building to area of the lot on which the building is located.

Foreclosure – A legal process in which a lender or financial institute attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by using the sale of the house as collateral for the loan.

Generations – A generation is a group of people born in the same time period and raised in the same geographic area. Generations exhibit comparable characteristics because they experienced similar trends at roughly the same life stage and through similar channels. In America, there are six living generations.

> GI Generation: Born between 1901 and 1926, they came of age during the Great Depression and fought in World War II; also referred to as "The Greatest Generation".
>
> Mature/Silent Generation: Born between 1927 and 1945 during the Great Depression and World War II; also referred to as "The Lucky Few". This was a relatively small generation as their parents had fewer children due to financial insecurity and World War II.
>
> Baby Boomers: Born just after World War II between 1946 and 1964; also referred to as the "me" generation. Increased birth rates during the post-World War II baby boom make this a relatively large generation.

Generation X: Born between 1965 and 1980; also referred to as the "Baby Bust" generation due to a decline in the birth rate following the baby boom.

Millennials: Born between 1981 and 2000; also known as "Generation Y", "The 9/11 Generation", and "Echo Boomers". Children of baby boomers, this represents the largest generation since the baby boom. Buying homes and starting families later than previous generations.

Generation Z: Born after 2001; also known as "Boomlets", "the iGeneration", and "Post Millennials". Children of Generation X and will be larger and more diverse than Baby Boomer and Millennial generations.

Gross Rent – The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease, plus the estimated cost of all utilities paid by tenants.

Household – All persons who occupy a housing unit, including occupants of a single-family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Household Trends – Changes in the number of households for any particular areas over a measurable period of time, which is a function of new household formations, changes in average household size, and met migration.

Housing Choice Voucher Program – The federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A family that is issued a housing voucher is responsible for finding a suitable housing unit of the family's choice where the owner agrees to rent under the program. Housing choice vouchers are administered locally by public housing agencies. They receive federal funds from the United States Department of Housing and Urban Development (HUD) to administer the housing choice voucher program. A housing subsidy is paid to the landlord directly by the public housing agency on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Housing unit – House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

HUD Project-Based Section 8 – A federal government program that provides rental housing for very low-income families, the elderly, and the disabled in privately owned and managed rental units. The owner reserves some or all of the units in a building in return for a Federal government guarantee to make up the difference between the tenant's contribution and the rent. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

HUD Section 202 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by elder household who have incomes not exceeding 50% of Area Median Income.

HUD Section 811 Program – Federal program that provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy of persons with disabilities who have incomes not exceeding 50% Area Median Income.

HUD Section 236 Program – Federal program that provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80% Area Median Income who pay rent equal to the greater or market rate or 30% of their adjusted income.

Income limits – Maximum households income by a designed geographic area, adjusted for household size and expressed as a percentage of the Area Median Income, for the purpose of establishing an upper limit for eligibility for a specific housing program.

Independent Living – Independent Living properties offer support services such as meals and/or housekeeping, either on an optional basis or a limited amount included in the rents. These properties typically dedicate a larger share of the overall building area to common areas, in part, because the units are smaller than in adult housing and in part to encourage socialization among residents. Independent living properties attract a slightly older target market than adult housing, typically seniors age 75 or older. Rents are also above those of the active adult buildings, even excluding the services.

Inflow/Outflow – The Inflow/Outflow Analysis generates results showing the count and characteristics of worker flows in to, out of, and within the defined geographic area.

Low-Income – Person or household with gross household incomes below 80% of Area Median Income, adjusted for household size.

Low-Income Housing Tax Credit – A program aimed to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and rents on these units be restricted accordingly.

Market analysis – The study of real estate market conditions for a specific type of property, geographic area or proposed (re)development.

Market rent – The rent that an apartment, without rent or income restrictions or rent subsidies, would command in a given area or "Market Area" considering its location, features and amenities.

Market study – A comprehensive study of a specific proposal including a review of the housing market in a defined market or geography. Project specific market studies are often used by developers, property managers or government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what house needs, if any, existing within a specific geography.

Market rate rental housing – Housing that does not have any income-restrictions. Some properties will have income guidelines, which are minimum annual incomes required in order to reside at the property.

Memory Care – Memory Care properties, designed specifically for persons suffering from Alzheimer's disease or other dementias, is one of the newest trends in senior housing. Properties consist mostly of suite-style or studio units or occasionally one-bedroom apartment-style units, and large amounts of communal areas for activities and programming. In addition, staff typically undergoes specialized training in the care of this population. Because of the greater amount of individualized personal care required by residents, staffing ratios are much higher than traditional assisted living and thus, the costs of care are also higher. Unlike conventional assisted living, however, which deals almost exclusively with widows or widowers, a higher proportion of persons afflicted with Alzheimer's disease are in two-person households. That means the decision to move a spouse into a memory care facility involves the caregiver's concern of incurring the costs of health care at a special facility while continuing to maintain their home.

Migration – The movement of households and/or people into or out of an area.

Mixed-income property – An apartment property contained either both income-restricted and unrestricted units or units restricted at two or more income limits.

Mobility – The ease at which people move from one location to another.

Moderate Income – Person or household with gross household income between 80% and 120% of the Area Median Income, adjusted for household size.

Multifamily – Properties and structures that contain more than two housing units.

Naturally Occurring Affordable Housing – Although affordable housing is typically associated with an income-restricted property, there are other housing units in communities that indirectly provide affordable housing. Housing units that were not developed or designated with income guidelines (i.e. assisted) yet are more affordable than other units in a community are considered "naturally-occurring" or "unsubsidized affordable" units. This rental supply is available through the private market, versus assisted housing programs through various governmental agencies. Property values on these units are lower based on a combination of factors, such as: age of structure/housing stock, location, condition, size, functionally obsolete, school district, etc.

Net Income – Income earned after payroll withholdings such as state and federal income taxes, social security, as well as retirement savings and health insurance.

Net Worth – The difference between assets and liabilities, or the total value of assets after the debt is subtracted.

Pent-up demand – A market in which there is a scarcity of supply and as such, vacancy rates are very low or non-existent.

Population – All people living in a geographic area.

Population Density – The population of an area divided by the number of square miles of land area.

Population Trends – Changes in population levels for a particular geographic area over a specific period of time – a function of the level of births, deaths, and in/out migration.

Project-Based rent assistance – Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Redevelopment – The redesign, rehabilitation or expansion of existing properties.

Rent burden – gross rent divided by adjusted monthly household income.

Restricted rent – The rent charged under the restriction of a specific housing program or subsidy.

Saturation – The point at which there is no longer demand to support additional market rate, affordable/subsidized, rental, for-sale, or senior housing units. Saturation usually refers to a particular segment of a specific market.

Senior Housing – The term "senior housing" refers to any housing development that is restricted to people age 55 or older. Today, senior housing includes an entire spectrum of housing alternatives. Maxfield Research Inc. classifies senior housing into four categories based on the level of support services. The four categories are: Active Adult, Independent Living, Assisted Living and Memory Care.

Short Sale – A sale of real estate in which the net proceeds from selling the property do not cover the sellers' mortgage obligations. The difference is forgiven by the lender, or other arrangements are made with the lender to settle the remainder of the debt.

Single-family home – A dwelling unit, either attached or detached, designed for use by one household and with direct street access. It does not share heating facilities or other essential electrical, mechanical or building facilities with another dwelling.

Stabilized level of occupancy – The underwritten or actual number of occupied units that a property is expected to maintain after the initial lease-up period.

Subsidized housing – Housing that is income-restricted to households earning at or below 30% AMI. Rent is generally based on income, with the household contributing 30% of their adjusted gross income toward rent. Also referred to as extremely low income housing.

Subsidy – Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's contract/market rate rent and the amount paid by the tenant toward rent.

Substandard conditions – Housing conditions that are conventionally considered unacceptable and can be defined in terms of lacking plumbing facilities, one or more major mechanical or electrical system malfunctions, or overcrowded conditions.

Target population – The market segment or segments of the given population a development would appeal or cater to.

Tenant – One who rents real property from another individual or rental company.

Tenant-paid utilities – The cost of utilities, excluding cable, telephone, or internet necessary for the habitation of a dwelling unit, which are paid by said tenant.

Tenure – The distinction between owner-occupied and renter-occupied housing units.

Turnover – A measure of movement of residents into and out of a geographic location.

Turnover period – An estimate of the number of housing units in a geographic location as a percentage of the total house units that will likely change occupants in any one year.

Unrestricted units – Units that are not subject to any income or rent restrictions.

Vacancy period – The amount of time an apartment remains vacant and is available on the market for rent.

Workforce housing – Housing that is income-restricted to households earning between 50% and 120% AMI. Also referred to as moderate-income housing.

Zoning – Classification and regulation of land use by local governments according to use categories (zones); often also includes density designations and limitations.

ORDINANCE NO. 1568

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

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

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

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

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

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

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

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

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

_____

Dan F. Agnew, Mayor

ATTEST:

_____
Alyssa Devig, City Clerk

Read First Time: _____, 2025

Read Second Time: _____, 2025

Read Third Time: _____, 2025

PASSED AND APPROVED: _____, 2025.

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

_____
City Clerk, Grinnell, Iowa

(SEAL)