



GRINNELL PUBLIC WORKS OR GROUNDS COMMITTEE REGULAR
SESSION MEETING
TUESDAY, FEBRUARY 3, 2026, AT 4:45 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
[HTTPS://ZOOM.US/J/93810594509?PWD=CCKAY7AXEK5MQXDKGGV
TLJYW952HQM.1](https://zoom.us/j/93810594509?pwd=CCKAY7AXEK5MQXDKGGVTLJYW952HQM.1)

MEETING ID: 938 1059 4509
PASSCODE: 973875

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Consider approval of a resolution accepting Change Order No. 2 in the amount of \$22,102.50 with Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2026-13)
2. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 11, in the amount of \$790,041.76 to WRH, Inc. for the Water Plant Project. (See Resolution No. 2026-14)
3. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 12, in the amount of \$75,047.91 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2026-15)
4. Lead Service Lines - Project update.
5. Review the Fiscal Year 2027-2033 Capital Improvement Plan.
6. Approval of a Funding Agreement with the Iowa Department of Transportation for Grinnell Regional Airport for Repairs to the Runway Lighting Constant-Current Locator.

D. Inquiries: Public Comment

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

E. Adjourn:

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



VEENSTRA & KIMM INC.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

January 30, 2026

Russ Behrens
City Manager
City of Grinnell
520 4th Avenue
Grinnell, Iowa 50112

GRINNELL, IOWA
SOUTH WATER TOWER
CHANGE ORDER NO. 2

Attached is Change Order No. 2 for the South Water Tower project.

Change Order No. 2 is to add a second "Grinnell" logo to the face of the water tower bowl. The project as bid included one "Grinnell" logo facing west and a green bottom bowl. Change Order No. 2 is to add the jewel design to the original "Grinnell" logo and to add a second "Grinnell" logo with the jewel design. The paint scheme for one of the two logos is attached to the change order. The second logo will match the first logo as shown. One logo will generally face northwest and the second logo will generally face southwest.

Change Order No. 2 is also to add a frost footing to the doorstool at the personal walkway door. This will prevent the concrete doorstool from heaving in the winter and causing the door to stick or not be able to be opened.

The change order does not change the completion date of the project.

We recommend approval of Change Order No. 2 by the City of Grinnell. Please execute the change order in the spaces provided and return to Veenstra & Kimm, Inc.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich, P.E.

FSA:paj
288155
Enclosure

January 30, 2026

CHANGE ORDER NO. 2

**GRINNELL, IOWA
SOUTH WATER TOWER**

Change Order No. 2 is for adding the jewel to the first "Grinnell" logo and to add a second "Grinnell" logo with the jewel design to the bowl of the tower as shown on the enclosed rendering. The first "Grinnell" logo without the jewel design, and the green bottom of the bowl were included in the original bid for the project.

Change Order No. 2 is also for adding a frost footing to the personal walkway doorstoop. This will prevent the concrete doorstoop from heaving in the winter and causing the door to stick or not be able to be opened.

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Total Price</u>
2.1	Tower Logo Modifications	LS	\$18,165.00
2.2	Doorstoop	LS	\$3,937.50

Change Order No. 2 increases the contract price by a total of \$22,102.50.

CALDWELL TANKS, INC.

By _____

Title _____

Date _____

VEENSTRA & KIMM, INC.

By Forrest Aldrich

Title Project Engineer

Date 1/30/2026

CITY OF GRINNELL, IOWA

By _____

Title _____

Date _____

ATTEST:

By _____

Title _____

Date _____

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.



Signed:

Date:

Forrest Aldrich

1/30/2026

Forrest S. Aldrich, P.E.

Iowa License No. 12248

My license renewal date is December 31, 2027

Detailed parts covered by this seal:

All



TANK LOGO OPTION 2
1.0 MG COMPOSITE

Paint Scheme - White/Green
South Water Tower - Grinnell, Iowa



RESOLUTION NO. 2026-13

A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 2 TO THE CONTRACT WITH CALDWELL TANKS 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, Caldwell Tanks, Inc. has submitted Contract Change Order No. 2; and

WHEREAS, the Project Engineer has reviewed the change order and recommends approval of Contract Change Order No. 2; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Grinnell, Iowa, in regular session this 3rd day of February 2026 that the contract has been amended in accordance with Contract Change Order No. 2 is hereby approved as executed.

Passed and approved this 3rd day of February 2026.

Sam Cox, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director

Contractor's Application for Payment

Owner: <u>City of Grinnell, IA</u> Engineer: <u>McClure Engineering Company - Coralville, IA</u> Contractor: <u>WRH, Inc. - South Amana, IA</u> Project: <u>Water System Improvements 2023</u> Contract: <u>Water Treatment Plant</u>	Owner's Project No.: <u>FS-79-24-DWSRF-006</u> Engineer's Project No.: <u>2022000116-003</u> Contractor's Project No.: <u>2402-00-1445</u>
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Application No.: <u>11 (Eleven)</u>	Application Period: From <u>1/1/2026</u> to <u>1/31/2026</u>	Application Date: <u>1/22/2026</u>
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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.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 30%; text-align: right;">\$ 18,990,000.00</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$ 120,273.17</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$ 19,110,273.17</td> </tr> <tr> <td>4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)</td> <td style="text-align: right;">\$ 7,301,570.71</td> </tr> <tr> <td>5. Retainage</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">a. 5% X \$6,515,620.88 Work Completed</td> <td style="text-align: right;">\$ 325,781.04</td> </tr> <tr> <td style="padding-left: 20px;">b. 5% X \$785,949.83 Stored Materials</td> <td style="text-align: right;">\$ 39,297.49</td> </tr> <tr> <td style="padding-left: 20px;">c. Less Early Release of Retainage</td> <td style="text-align: right;">\$ -</td> </tr> <tr> <td style="padding-left: 20px;">d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)</td> <td style="text-align: right;">\$ 365,078.53</td> </tr> <tr> <td>6. Amount Eligible to Date (Line 4 - Line 5.d)</td> <td style="text-align: right;">\$ 6,936,492.18</td> </tr> <tr> <td>7. Less Previous Payments (Line 6 from Prior Application)</td> <td style="text-align: right;">\$ 6,146,450.42</td> </tr> <tr> <td>8. Amount Due This Application</td> <td style="text-align: right;">\$ 790,041.76</td> </tr> <tr> <td>9. Balance to Finish, Including Retainage (Line 3 - Line 4)</td> <td style="text-align: right;">\$ 12,173,780.99</td> </tr> </table>	1. Original Contract Price	\$ 18,990,000.00	2. Net change by Change Orders	\$ 120,273.17	3. Current Contract Price (Line 1 + Line 2)	\$ 19,110,273.17	4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)	\$ 7,301,570.71	5. Retainage		a. 5% X \$6,515,620.88 Work Completed	\$ 325,781.04	b. 5% X \$785,949.83 Stored Materials	\$ 39,297.49	c. Less Early Release of Retainage	\$ -	d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)	\$ 365,078.53	6. Amount Eligible to Date (Line 4 - Line 5.d)	\$ 6,936,492.18	7. Less Previous Payments (Line 6 from Prior Application)	\$ 6,146,450.42	8. Amount Due This Application	\$ 790,041.76	9. Balance to Finish, Including Retainage (Line 3 - Line 4)	\$ 12,173,780.99
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Contractor: <u>WRH, Inc.</u> Signature: _____ Date: _____	Recommended by Engineer - McClure Engineering Company By: _____ Title: <u>Project Manager</u> Date: <u>1-27-2026</u> Approved by Owner - City of Grinnell, IA By: _____ Title: <u>Mayor</u> Date: <u>2-2-2026</u> 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.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		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) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
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	150,000.00	15,000.00		165,000.00	39%	255,000.00
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	23,475.00	2,150.00		25,625.00	43%	34,375.00
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	52,000.00	-	10,000.00	62,000.00	100%	-
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	75,000.00	-		75,000.00	100%	-
3.6	Diamond Polishing Concrete Floors	14,000.00	-	-		-	0%	14,000.00
3.7	Precast Concrete Hollow Core Planks	30,000.00	30,000.00	-		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	500,000.00	10,000.00		510,000.00	94%	30,000.00
4.3	Unit Masonry (Brick)	360,000.00	290,000.00	55,000.00		345,000.00	96%	15,000.00
DIVISION 5 - METALS								
5.1	Metals Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
5.2	Structural Steel	46,000.00	46,000.00	-	-	46,000.00	100%	-
5.3	Joist/ Decking	150,100.00	150,100.00	-	-	150,100.00	100%	-
5.4	Miscellaneous	91,650.00	71,650.00	5,000.00		76,650.00	84%	15,000.00
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	20,000.00	-		20,000.00	40%	30,000.00
6.3	Plastic Laminate Faced Architectural Cabinets	35,000.00	-	-		-	0%	35,000.00
6.4	Fiberglass Structural Assemblies	150,000.00	45,000.00	-		45,000.00	30%	105,000.00

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.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
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			(D + E) From Previous Application (\$)	This Period (\$)				
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	15,000.00	-		15,000.00	100%	-
7.3	Weather barriers	30,000.00	30,000.00	-		30,000.00	100%	-
7.4	Underslab Vapor Barriers	8,000.00	8,000.00	-		8,000.00	100%	-
7.5	Firestopping	10,000.00	-	-		-	0%	10,000.00
7.6	Aluminum Honeycomb Panel System	55,000.00	-	13,250.00		13,250.00	24%	41,750.00
7.7	Thermoplastic Polyolefin Roofing	150,000.00	-	90,000.00		90,000.00	60%	60,000.00
7.8	Sheet Metal Work	45,700.00	-	-		-	0%	45,700.00
7.9	Access Hatches	5,000.00	5,000.00	-		5,000.00	100%	-
7.10	Joint Sealants	20,000.00	-	-		-	0%	20,000.00
DIVISION 8 - OPENINGS								
8.1	Openings Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
8.2	Hollow Metal Frames and Doors	30,000.00	15,000.00	-	8,512.00	23,512.00	78%	6,488.00
8.3	Flush Wood Doors	15,777.00	-	-	8,512.00	8,512.00	54%	7,265.00
8.4	Insulated Rolling Service Doors	150,000.00	95,871.90	30,787.10	-	126,659.00	84%	23,341.00
8.5	Aluminum-Framed Entrances and Storefronts	65,388.00	-	65,388.00	-	65,388.00	100%	-
8.6	Finish Hardware	5,000.00	-	-		-	0%	5,000.00
8.7	Glazing	108,800.00	-	85,000.00		85,000.00	78%	23,800.00
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

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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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	33,500.00	15,000.00		48,500.00	37%	81,500.00
22.3	Facility Water Distribution (Materials)	85,000.00	20,000.00	45,500.00		65,500.00	77%	19,500.00
22.4	Facility Sanitary Sewage (Labor)	19,854.00	19,854.00	-		19,854.00	100%	-
22.5	Facility Sanitary Sewage (Materials)	65,000.00	65,000.00	-		65,000.00	100%	-
22.6	Facility Storm Sewage (Labor)	32,000.00	9,500.00	8,000.00		17,500.00	55%	14,500.00
22.7	Facility Storm Sewage (Materials)	50,000.00	-	25,000.00		25,000.00	50%	25,000.00

DIVISION 23 - HVAC

23.1	HVAC Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
23.2	HVAC Equipment	370,000.00	44,789.12	31,308.00	84,264.00	160,361.12	43%	209,638.88
23.3	HVAC Labor	257,100.00	17,500.00	35,000.00		52,500.00	20%	204,600.00
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	8,250.00		30,030.00	80%	7,470.00
26.3	Electrical Requirements (Labor)	18,000.00	13,750.00	1,000.00		14,750.00	82%	3,250.00
26.4	Wiring Material (conduit and wiring) (Materials)	535,000.00	106,587.80	26,510.45	192,133.75	325,232.00	61%	209,768.00
26.5	Wiring Material (conduit and wiring) (Labor)	400,000.00	78,000.00	17,100.10		95,100.10	24%	304,899.90
26.6	Electrical Equipment (Materials)	515,000.00	30,889.22	15,389.22		46,278.44	9%	468,721.56
26.7	Electrical Equipment (Labor)	215,000.00	16,000.00	5,250.00		21,250.00	10%	193,750.00
26.8	Lighting and Wiring Devices (Materials)	100,000.00	-	-	21,674.40	21,674.40	22%	78,325.60
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

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Project:	Water System Improvements 2023							
Contract:	Water Treatment Plant							

Application No.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		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) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
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	120,000.00	-		120,000.00	100%	-
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	145,349.13	-	90,000.00	235,349.13	86%	39,650.87
33.8	Sanitary Utility System	150,000.00	33,578.60	24,325.00		57,903.60	39%	92,096.40
33.9	Storm Water Utility System	150,000.00	-	-		-	0%	150,000.00

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.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		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) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
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	-	20,000.00		20,000.00	10%	175,000.00
40.3	Process Piping - PVC	100,700.00	-	-		-	0%	100,700.00
40.4	Process Piping - Stainless Steel	305,000.00	-	10,000.00		10,000.00	3%	295,000.00
40.5	Pipe Hangers and Supports Materials	80,000.00	-	-		-	0%	80,000.00
40.6	Process valves	230,000.00	-	-	30,881.08	30,881.08	13%	199,118.92
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	58,500.00	130,000.00	35,271.60	223,771.60	97%	6,228.40
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	33,000.00	-		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	30,500.00	-		30,500.00	90%	3,500.00
43.15	Surge Relief Vessels	228,000.00	-	-	166,103.00	166,103.00	73%	61,897.00

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.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		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) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
DIVISION 46 - WATER AND WASTEWATER EQUIPMENT								
46.1	Water and Wastewater Equipment Submittals	15,000.00	12,500.00	2,500.00		15,000.00	100%	-
46.2	Liquid Chemical Feed System Materials	210,000.00	-	-		-	0%	210,000.00
46.3	Forced Draft Aerator	280,000.00	-	-		-	0%	280,000.00
46.4	Submersible Mixer	40,000.00	20,000.00	-		20,000.00	50%	20,000.00
46.5	Membrane Treatment Equipment	2,251,670.00	-	-	125,000.00	125,000.00	6%	2,126,670.00
46.6	Membrane Treatment Equipment (Release To FAB)	230,000.00	230,000.00	-		230,000.00	100%	-
						-		-
		\$ 18,990,000.00	\$ 5,625,824.77	\$ 791,707.87	\$ 785,949.83	\$ 7,203,482.47	38%	\$ 11,786,517.53

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.:	11 (Eleven)	Application Period:	From	01/01/26	to	01/31/26	Application Date:	01/22/26
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		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) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
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	6,531.94		16,531.94	100%	-
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%	-
CO-2.1	CAR-11: Application of solvent-based in lieu of water-based air barrier	4,583.32	4,583.32	-		4,583.32	100%	-
CO-2.2	CAR-12: Additional steel angle installed in overhead door openings	7,760.93	3,900.00	-		3,900.00	50%	3,860.93
CO-3.1	CAR-13: SMI winter conditions for 2025	19,039.48	19,039.48	-		19,039.48	100%	-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
Change Order Totals		\$ 120,273.17	\$ 91,556.30	\$ 6,531.94	\$ -	\$ 98,088.24	82%	\$ 22,184.93
Original Contract and Change Orders								
Project Totals		\$ 19,110,273.17	\$ 5,717,381.07	\$ 798,239.81	\$ 785,949.83	\$ 7,301,570.71	38%	\$ 11,808,702.46

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
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 11 (Eleven)			Application Period: From 01/01/26 to 01/31/26			Application Date: 01/22/26						
A	B	C	D	E	F	G	H	I	J	K	L	M
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	Materials Stored			Incorporated in Work			Materials Remaining in Storage (I-L) (\$)
						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) (\$)	
3.2	Multiple (4 invoices)	03 20 00	White Cap - Masonry Rebar, Waterslop, 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	-	37,500.00	-
5.3	9242025AE	05 21 00	Joist & Decking	On-site	PA-7	97,750.00		97,750.00	97,750.00	-	97,750.00	-
8.2	91613	Div. 08	HM Doors, Frames, Hardware	On-site	PA-11	-	8,512.00	8,512.00	-	-	-	8,512.00
8.3	91613	Div. 08	Wood Doors, Frames, Hardware	On-site	PA-11	-	8,512.00	8,512.00	-	-	-	8,512.00
8.4	27506094-1	08 33 00	Insulated Rolling Service Doors	North Liberty, IA	PA-8	81,659.00		81,659.00	60,871.90	20,787.10	81,659.00	-
8.5	Multiple (3 invoices)	08 41 13	Aluminum Storefront Framing	Des Moines, IA	PA-10	24,995.50		24,995.50	-	24,995.50	24,995.50	-
23.2	Multiple	23 05 20	HVAC Equipment	West Des Moines, IA	PA-4, -7, -8	152,151.12		152,151.12	36,579.12	31,308.00	67,887.12	84,264.00
26.4	9008-41	26 05 30	Wiring Material and Methods	Newton, IA	PA-7, -9	226,826.00	98,406.00	325,232.00	106,587.80	26,510.45	133,098.25	192,133.75
26.8	Multiple	26 27 24	Lighting and Devices	On-site	PA-7, -9	21,674.40		21,674.40	-	-	-	21,674.40
28.2	Multiple	Div. 28	Control and Surveillance	Newton IA	PA-7	13,598.00		13,598.00	-	-	-	13,598.00
33.7	Multiple (7 invoices)	Div. 33	Site Utility Systems	On-site	PA-4, -9	219,676.06		219,676.06	120,349.13	9,326.93	129,676.06	90,000.00
40.6	241017APR2-1 241017APR2-2	40 05 23	IEE - Valves	On-site	PA-11	-	30,881.08	30,881.08	-	-	-	30,881.08
43.2	9268	43 23 32	Vertical Turbine Pump Motors	On-site	PA-10	35,271.60		35,271.60	-	-	-	35,271.60
43.15	4474	43 42 00	Surge Relief Vessels	On-site	PA-10	166,103.00		166,103.00	-	-	-	166,103.00
46.5	Harn R/O PA-2	46 63 23	Protec Pressure Vessels	Venice, FL	PA-10	125,000.00		125,000.00	-	-	-	125,000.00
						-		-	-	-	-	-
						-		-	-	-	-	-
						-		-	-	-	-	-
Totals						\$ 1,250,474.50	\$ 146,311.08	\$ 1,396,785.58	\$ 497,907.77	\$ 112,927.98	\$ 610,835.75	\$ 785,949.83

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.: 11 (Eleven) Application Period: From 01/01/26 to 01/31/26 Application Date: 01/22/26

Original Contract Amount: \$ 18,990,000.00

Approved Project Change Orders		
Number	Date	Amount
01	10/6/2025	\$ 88,889.44
02	11/17/2025	\$ 12,344.25
03	1/5/2026	\$ 19,039.48

Revised Contract Amount: \$ 19,110,273.17

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	11/3/2025	\$ 903,350.46
09	12/2/2025	\$ 613,875.99
10	1/5/2026	\$ 684,354.90
11		

Total Estimates Paid to Date: \$ 6,146,450.42

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Total Construction Cost: \$ 6,146,450.42

TABULATION OF STORED MATERIALS

Application for Payment _____ 7
Grinnell Water Treatment

Sub-Contractor	<u>Van Maanen Electric, Inc</u>
Application Date	<u>1/20/226</u>

Section	Description of Material	(1)		(2)		(3)		(4)	
		Materials Stored in Last		Material Added Since Last		Materials Used Since Last		Materials Stored in this Application	
		On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site
26 05 30	Wiring Materials and Methods Conduit	77,633.20	42,605.00		98,406.00	26,510.45		51,122.75	141,011.00
26 27 24	Lighting and Wiring Devices	21,674.40						21,674.40	
28 10 00	Access Control and Surveillance		13,598.00						13,598.00



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

1/20/2026

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

AGENCY AssuredPartners Great Plains, LLC 4200 University Ave., Suite 200 West Des Moines, IA 50266-5945		PHONE (A/C, No, Ext): 515-244-0150		COMPANY EMCASCO Insurance Company P.O. Box 712 Des Moines, IA 50306-0712	
FAX (A/C, No): 515-244-0150		E-MAIL ADDRESS: lindsay.gentry@AssuredPartners.com		License#: 1001000272	
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #:					
INSURED Van Maanen Electric, Inc. 500 Iowa Speedway Dr. Newton IA 50208		LOAN NUMBER		POLICY NUMBER 6X57919	
		EFFECTIVE DATE 08/01/2025		EXPIRATION DATE 08/01/2026	
				☐ CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:					

PROPERTY INFORMATION

LOCATION/DESCRIPTION
Materials stored at Insured's warehouse

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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

PERILS INSURED ☐ BASIC ☐ BROAD ☒ SPECIAL ☐

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Building & Contents - Special Cause of Loss - Replacement Cost Wind and Hail	12,837,000	5,000 10,000

REMARKS (Including Special Conditions)

E:Stored Materials for the Grinnell Water Treatment Plant Improvements project stored at Van Maanen Warehouse, which is located at 500 Iowa Speedway Drive Newton, IA 50208. Materials being stored valued at \$227,406.15

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.

ADDITIONAL INTEREST

NAME AND ADDRESS Wendler 1648 T Ave South Amana, IA 52334	☐ ADDITIONAL INSURED	☐ LENDER'S LOSS PAYABLE	☐ LOSS PAYEE
	☐ MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

*Van Maanen**Electric, Inc.*

Phone

Fax

641-791 WIRE(9473) • 641-791-9484

500 Iowa Speedway Drive
Newton, IA 50208TO: Wendler, Inc
415 12th Ave SE
Cedar Rapids, IA 52401

Date of Invoice

1/16/2026

Invoice #

2519-07

Job Name/Number

2519 - Grinnell Water Treatment Plant Improvements

Job Location

Starting Date

QTY

MATERIAL

DESCRIPTION

7,000 3/4" CONDUIT - RMC - GALV

Stored Material Transfer

150 1" CONDUIT - RMC - GALV

100 1 1/4" CONDUIT - RMC - GALV

250 1 1/2" CONDUIT - RMC - GALV

50 2" CONDUIT - RMC - GALV

50 2 1/2" CONDUIT - RMC - GALV

80 3" CONDUIT - RMC - GALV

OTHER CHANGES

2,000 3 1/2" CONDUIT - RMC - GALV

16 3/4" COUPLING - RMC - GALV

12 1 1/4" COUPLING - RMC - GALV

24 1 1/2" COUPLING - RMC - GALV

12 2" COUPLING - RMC - GALV

LABOR & EQUIPMENT

8 2 1/2" COUPLING - RMC - GALV

12 3" COUPLING - RMC - GALV

100 3 1/2" COUPLING - RMC - GALV

8 3/4" ELBOW 90 DEG - RMC - GALV

6 1 1/4" ELBOW 90 DEG - RMC - GALV

12 1 1/2" ELBOW 90 DEG - RMC - GALV

6 2" ELBOW 90 DEG - RMC - GALV

4 2 1/2" ELBOW 90 DEG - RMC - GALV

12 3" ELBOW 90 DEG - RMC - GALV

100 3 1/2" ELBOW 90 DEG - RMC - GALV

TOTAL LABOR & EQUIP:

MATERIAL COST:

TAX:

TOTAL AMOUNT DUE:

\$98,406.00

15,000 #12 THHN

20,000 #10 THHN

2,000 # 8 THHN

1,000 # 6 THHN

500 # 3 THHN

1,500 # 1 THHN

1,000 # 6 XHHW

1,500 # 4 XHHW

65 # 3 XHHW

Thank You For Your Business!

PLEASE REMIT PAYMENT TO:

Van Maanen Electric
500 Iowa Speedway Drive
Newton, IA 50208

TERMS: Please pay within 15 days



Grinnell
WTP

Grinnell
WTP

Grinnell
WTP

ADVANCED
TECHNOLOGIES

PAINTED PAINTED

PAINTED PAINTED



Grinnell
WTP

2 - 5,000' of
60 Bar
Standard Cable
1/8"



Grinnell
WTP

Grinnell
WTP

Matt's
From Ames Nutrients

Grinnell
WTP

M-D03/14/23
48x28x24

GRINNELL
WTP

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Grinnell
WTP



Grinnell
WTP

INVOICE# 241017APR2-2

Remit To:**INNOVATIVE ENGINEERED EQUIPMENT**

107 West Lexington
Independence, MO 64050
Phn: 816-888-9541

Purchase Order Number	
PO-1445-001	
Date	Page
1/14/2026	1 of 1

Sold To:

Wendler Inc. (WRH)
Attn: Accounts Payable
apinvoices@wendlerinc.com

Ship To:

Grinnell WTP
703 Broad St.
Grinnell, Iowa 50112
Contact #1: Joe Smith 319-521-4011
Contact #2: Colton Singbeil 319-721-8991

Project Name:	Due Date	Ship Via:
Grinnell IA WTP Improvements 2023 (AIS)	2/13/26	Best Way

Item	Qty	Size		<u>Unit</u>	<u>Ext</u>
1	1	6"	Elite Valve Model C0600-150WRTTV-X - 6" Double Door Check Valve - Retainerless, Wafer Style, Class 150, CF8M Body, 316SS Disc, Viton Seat, Inconel X-750 Spring. AIS Compliant.	\$762.88	\$762.88

Item	Qty	Size			
12	1	6"	Elite Ball Valve Model BTF1006SAFARX-V(90) - AIS Compliant, 6" TF100 V-Port Ball Valve, TF1, Class 150, Single Piece Body, Trunnion V Ball, Raised Face, Alloy 20 Body, RTFE Seat, Alloy 20 Ball & Stem, NACE, ISO Mounting Pad, With Limitorque Electric Motor Actuator QXb-2, Modulating, 1/60/115, With Non-Intrusive LCD Control Station.	\$27,304.45	\$27,304.45

FREIGHT: Delivered to jobsite by IEE (Tom) on 1/12/2026

TOTAL = \$28,067.33

If you have any questions please contact Tom@inoeng.com or call 816-888-9541.

Purchase Order Terms:

1. 100% Net 30 Days.
2. Interest Charge of 2% per month on all payments in excess of 30 days, starting on due date.

INVOICE# 241017APR2-1

Remit To:**INNOVATIVE ENGINEERED EQUIPMENT**

107 West Lexington
Independence, MO 64050
Phn: 816-888-9541

Purchase Order Number	
PO-1445-001	
Date	Page
12/17/2025	1 of 1
<i>Revised to remove freight charge.</i>	

Sold To:

Wendler Inc. (WRH)
Attn: Accounts Payable
apinvoices@wendlerinc.com

Ship To:

Grinnell WTP
703 Broad St.
Grinnell, Iowa 50112
Contact #1: Joe Smith 319-521-4011
Contact #2: Colton Singbeil 319-721-8991

Project Name:	Due Date	Ship Via:
Grinnell IA WTP Improvements 2023 (AIS)	1/16/26	Best Way

			<u>Unit</u>	<u>Ext</u>
Item	Qty	Size		
7	1	2"		
Bermad Electromagnetic Flow Meter Model: S0B02V0A30FPFNGSCVA2D2S31NB-0C150 - MUT2200US, 2", ANSI 300 Flanges, 304SS Tube, 316SS Grounding Rings, Carbon Steel Body, Carbon Steel Flanges, PTFE, 4 EL HC-276, NSF/ANSI61, RAL5017, MC608A Converter, 90+264 VAC, Aluminium C120 - RAL9002 Enclosure, Seperate, HART Protocol, Bermad, 15M Cable. (1) S0B02V0A30FPFNGSCVA2D2S31NB-0C150: MUT2200US, 2", ANSI 300, AISI304 TUBE, C.STEEL BODY, C. STEEL FLANGES, PTFE, 4 EL HC-276, NSF/ANSI61, RAL5017, MC608A CONVERTER, 90+264 VAC, ALUMINIUM C120 - RAL9002 ENCLOSURE, SEPARATE, HART PROTOCOL, BERMAD, 15M CABLE (1) EM-KT-DS0050S: KIT 2 GROUNDING RING DN 50 UP TO PN40/ANSI300 AISI3			\$2,813.75	\$2,813.75

FREIGHT: FedEx# 657529192-5, Shipped 12/17/2025

~~\$236.74~~

TOTAL = \$2,813.75

If you have any questions please contact Tom@inoeng.com or call 816-888-9541.

Purchase Order Terms:

1. 100% Net 30 Days.
2. Interest Charge of 2% per month on all payments in excess of 30 days, starting on due date.



430 Main Street
PO Box 430
Holy Cross, IA 52053-0430

Monthly Contract Invoice

Page: 1

Invoice # 91613

Invoice Date 1/22/26

Phone: (563) 870-2018 | (563) 583-8082

Bill To:
Wendler Inc 415 12th Ave. SE Cedar Rapids, IA 52401

Ship to:
Wendler 25-06 Grinnell WTP Improvements 703 Broad Street Grinnell, IA 50112

Customer ID	Customer PO	Payment Terms
WENDLER	PO-1445-012	Net 30 Days
Sales Rep	Due Date	
RONALD KANE	2/21/26	

Item	Description	Amount
	Grinnell WTP Improvements 2023	17,024.00
Sales Tax		
Total Invoice Amount		17,024.00
Payment/Credit Applied		
TOTAL		17,024.00

Effective 5/15/25 - If you CHOOSE to use your Credit Card, there will be a 3% surcharge/convenience fee added to your total, which is no more than we pay for processing.



430 Main Street | PO Box 430 | Holy Cross, IA
Phone: (563) 870-2018 | Fax (563) 870-4018

735 Century Drive | Dubuque, IA 52002
Phone: (563) 583-8082 | Fax (563) 583-8262

Contract Delivery Ticket #:91598

Page #: 1

Delivery Ship Date: 1/21/26

Sales Order #: 56226

Customer: Wendler Inc
Customer PO:

Ship to:

Colton Singbeil - 319-721-8991
Grinnell WTP Job
703 Broad St
Grinnell, IA 50112

Ship To Contact:

Contact Name:

Phone #1:

Phone #2:

Email:

Received By

Date Received

Shipments	Description
7	HM Door Dr #D100A.1, D100A.1, D109.2, D116.1, D116.1, D117.1, D117.1
11	Wood Doors Dr. #'s D101.1, D102.1 D103.1, D105.1, D109.1, D110.1, D111.1, D112.1, D113.1, D114.1, D114.1
48	Hinges Dr #D100A.1(6), D101.1(3), D102.1(3), D103.1(3), D105.1(3), D109.1(3), D109.2(3), D110.1(3), D111.1(3), D112.1(3), D113.1(3), D114.1(6), D116.1(6),
1	Threshold Dr #D100A.1
2	Weatherstrip Dr #D115.1, D118.1
2	Sweep Dr #D100A.1(2)
2	Astragals Dr. #'s D100A.1
1	Gasket Dr. # D100A.1
8	Wall Stops Dr. #'s D101.1, D102.1, D103.1, D105.1, D109.1, D109.2, D111.1, D112.1
3	Kick Plates Dr. #'s D103.1, D105.1, D110.1

RESOLUTION NO. 2026-14

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 11 IN THE AMOUNT OF \$790,041.76 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. 11 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. 11; 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 \$790,041.76 to WRH, Inc. for the Water Plant Project.

Passed and adopted this 3rd day of February 2026.

Sam Cox, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director



6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

PROJECT TITLE: *South Water Tower*

Date: 1/29/2026

Pay Period: December 26, 2025 to January 29, 2026
--

[illegible]

Total Value Completed - Bid Items	\$2,710,972.20
--	-----------------------

MATERIALS STORED SUMMARY					
Item No.	Description	Unit	Quantity	Unit Price	Extended Cost
Total Materials Stored					\$0.00

SUMMARY			
		Original Contract	Total Completed
Bid Item Subtotal		\$3,740,000.00	\$2,710,972.20
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
Total Change Orders		\$0.00	\$0.00
		Total Approved	Total Completed
Revised Contract Price		\$3,740,000.00	\$2,710,972.20
			Total Completed
Total Materials Stored			\$0.00
Total Completed Plus Materials Stored			\$2,710,972.20
Retainage (5%)			\$135,548.61
Total Earned Less Retainage			\$2,575,423.59
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	August 26, 2025 to September 25, 2025	\$185,657.27	
9	September 26, 2025 to October 25, 2025	\$322,833.75	
10	October 26, 2025 to November 20, 2025	\$277,925.73	
11	November 21, 2025 to December 25, 2025	\$96,421.53	
		Total Previously Approved	\$2,500,375.68
Amount Due This Request			\$75,047.91
Note: The amount \$75,047.91 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		\$75,047.91	
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT		\$2,575,423.59	
BALANCE		\$1,164,576.41	
PERCENT COMPLETE		72.5%	
Recommended By: Veenstra & Kimm, Inc.		Contractor: Caldwell Tanks, Inc.	
Approved by: City of Grinnell			
Signature	<i>Forrest Aldrich</i>	Signature	<i>Cindy Biddle</i>
Name	Forrest Aldrich	Name	Cindy Biddle
Title	Project Engineer	Title	Sr. Staff Accountant
Date	1/29/2026	Date	1/29/2026



VEENSTRA & KIMM INC.

6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

January 29, 2026

Russ Behrens
City Manager
City of Grinnell
520 4th Avenue
Grinnell, Iowa 50112

GRINNELL, IOWA
SOUTH WATER TOWER
PAYMENT ESTIMATE NO. 12

Attached is a signed copy of Pay Estimate No. 12 in accordance with the contract between the City of Grinnell and Caldwell Tanks, Inc. for the South Water Tower project. The partial payment estimate is for the period December 26, 2025 through January 29, 2026.

Payment Estimate No. 12 is for metal bowl field construction. We have checked and recommend approval of Pay Estimate No. 12. We recommended payment to Caldwell Tanks, Inc. in the amount of \$75,047.91.

Please sign Pay Estimate No. 12 in the spaces provided. Please return one copy to Veenstra & Kimm, Inc. and forward one copy to Caldwell Tanks, Inc. with payment.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Forrest S. Aldrich, P.E.

FSA:paj
288155
Enclosure

cc: Alyssa Devig, City of Grinnell
Keagan Richmond, City of Grinnell
Caldwell Tanks, Inc.

RESOLUTION NO. 2026-15

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 11 IN THE AMOUNT OF \$75,047.91 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. 12 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. 12; 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 \$75,047.91 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 3rd day of February 2026.

Sam Cox, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director

CITY OF GRINNELL CAPITAL IMPROVEMENTS PROGRAM

Russell L. Behrens, City Manager

“Linking the Budgetary Process to the Capital Improvements Process”

A capital improvements program (CIP) is a flexible, multi-year schedule of public physical improvements and ‘big ticket’ equipment purchases. The CIP schedule usually covers a period of three to seven years. The city of Grinnell has chosen to forecast seven years starting with the FY 27-33 CIP. This process is a significant commitment of time resulting in a logical path to follow based on community priorities. The city of Grinnell is facing a wide array of expensive, complex, and necessary improvements. The purpose of the CIP is to coordinate these improvements to ensure that maximum benefit is achieved from the funds expended.

A capital improvement is defined as a significant and non-recurring expenditure. Examples include land acquisition for a public purpose, construction of a new facility, additions or remodeling of public facilities, rehabilitation or reconstruction of utilities, and engineering or design studies related to capital improvements.

Examples that may be included in Grinnell’s CIP include airport apron and taxiway rehabilitation, water distribution improvements, street repairs, park improvements, and vehicle/equipment purchases. This CIP will focus on brick-and-mortar expenditures of \$20,000 or more; significant equipment expenditures will also be addressed. The primary objective of the CIP is to anticipate and coordinate significant public expenditures.

The CIP is a statement of budgetary policy and a long-range planning document. In other words, a CIP is much more than a group of spread sheets with multi-year projections arranged in neat columns. The CIP process is riddled with policy issues and choices. Even though city staff

will provide guidance and information during this process, budgetary decisions are, and should be, made by elected officials.

There are items that are not clearly identified because they are part of a larger project or similar work occurs regularly; one example would be sidewalk improvements. There is significant sidewalk work completed each year on various road projects, and the city includes funds for sidewalk improvements annually in the city budget. Another example of work not included in the CIP is street patching or seal coat. This is recurring work. We often do not include projects that are already bid on and under contract or all aspects thought to be firmly in place such as the water system improvements currently underway.

The CIP's annual cycle will begin immediately following the annual budget preparation and serves as a primer for the next budget preparation cycle. The city of Grinnell has been preparing a formal CIP for more than 20 years. The CIP is not a replacement for our annual operating budget, but our hope is that it will continue to serve as a valuable supplement to the operating budget.

The involvement of the Mayor and City Council is crucial; however much of the work of gathering information and conducting preliminary screening of the project requests will be conducted by staff. The key leaders in this process are department heads, the City Clerk, contract engineers, City Manager, and municipal financial advisors. The elected officials that make complex decisions must be involved in developing the CIP.

Potential CIP financing sources range from general obligation bonds, tax increment financing (TIF), revenue bonds, general property tax operating revenue, reserve fund balances, road use tax funds, capital loan notes, special assessments, intergovernmental grants, private donations, and local option sales tax revenue. We can assume that each year there will be more

requests for improvements and equipment than money available to fund these requests.

Inevitably your staff may need to recommend politically unpopular actions such as user fee increases, various referendums, special assessments, property tax rate increases, and/or reductions in other services to fund the CIP improvements.

Early in the process we will attempt to establish general guidelines and address basic questions. We will need to set realistic and achievable goals for this process. We will then decide how to format the document and determine how to organize the information in a usable and understandable manner. Certain tasks will need to be assigned to individuals or small groups. For example, the City Manager will be assigned the task of keeping the project on schedule and developing a format for the compilation of information. The City Clerk/Finance Director may be assigned the task of arranging funding options for the various projects. The various department heads may have assignments such as developing accurate maps, preparing cost estimates, and setting priorities for construction projects. The Mayor and City Council may be responsible for making sure the public is informed and ensuring that staff remain on track.

The CIP will provide guidance for all of us during the annual budget processes; however, this plan is flexible, and projects may be advanced or delayed based on available funds, changing priorities, unforeseen variables, and other reasons. I believe this process will work well for the city of Grinnell since staff and elected leaders have been able to avoid internal power struggles between departments and political posturing that hamper these processes in other communities.

Russ Behrens / rbehrens@grinnelliowa.com www.grinnelliowa.gov / (641) 990-6372

Credit to: Robert A. Bowyer, Planning Advisory Service Report No. 442 Capital

Improvement Programs Linking Budgeting and Planning

CITY OF GRINNELL
CAPITAL IMPROVEMENTS PROGRAMS
FISCAL YEAR 2027 to 20337

Russell L. Behrens, City Manager

“Executive Summary of the FY 27-33 Grinnell Capital Improvement Programs”

This plan is heavily influenced and informed by other plans and their respective public input. These plans include Build a Better Grinnell that identified street improvements and water system upgrades as high priorities for residents. The Grinnell Lake Restoration Study creates a framework of investments we will be making to improve Arbor Lake and Lake Nyanza. Closely related is the Master Parks Plan that provides a menu of park improvements to consider in the coming years. The FY 27-33 CIP is crafted around data presented in the Pavement Management Results and Recommendations Report complete in 2025. The City Council Strategic Planning Report is also reflected in this CIP.

There is one number that stands out when reviewing the FY 23-27 CIP, \$39,178,006 the total expenditure figure. This is the largest total CIP expenditure ever.

The \$39,178,006 total expenditure is more easily comprehended if broken down by funding source and project category. There are three funding sources that account for 67% of the total revenue necessary to complete the projects in this CIP. The renewal of the one cent local option sales tax (LOST) is necessary for the implementation of the projects listed in this CIP. Twenty-one percent of the LOST revenue will retire debt issued for the improvements of the water system (transmission main and water tower). This is intended to be a ‘shock absorber’ and overtime I recommend we reduce/eliminate reliance on this source by increasing water fees. This CIP directs approximately 22% of future LOST revenue to park projects. The FY 27-33 CIP calls

for the city to issue \$7.3 million in debt retired by LOST for street projects with that debt retiring in June 2042 which will require 50% of future LOST revenues through that date. The remaining 7% will provide flexibility and cushion during annual budget preparation and funds other CIP projects/debt payments.

FY 27-33 CIP calls for the utilization of \$10,269,000 in Local Option Sales Tax (LOST) funding. Of this total, \$7,449,000 is for street projects, \$2,620,000 is for park projects, and \$200,000 is for a new fire pumper truck.

The second of the three revenue sources that makes up the 67% mentioned above is Tax Increment Financing (TIF) at \$8,763,459. The uses for these TIF funds are broken down as follows: \$8,690,792 for street construction and \$72,667 for local matching funds for airport projects.

The third revenue source making up part of the 67% is Intergovernmental Grants at \$7,109,250. These grants will provide funding for airport improvements \$654,000; lakes restoration and park improvements \$4,945,920; street reconstruction/trails \$1,050,000; and lead service line replacements \$460,000.

Some of the other revenue sources worth mentioning include Water Revenue Bonds 5.1% of total funding or \$2,000,000; Storm Sewer Fees 5.0% or \$1,947,221; Utility Franchise at 4.7% or \$1,853,925; Road Use Tax Fund at 2.7% or \$1,062,784; Private Donation at 2.4% or \$940,000; Grinnell College at 2.3% or \$900,000; and Solar Lease Revenue at 2.3% or \$900,000.

Typically, once a project is completed, under construction, under contract, fully funded, and/or combination of these factors, it is not included in the current CIP. Examples of this include the new water production plant, water tower, water transmission main, well #10, 16th

Avenue reconstruction, 4th Avenue reconstruction, North Street Inlays, Scout Subdivision, Veterans Memorial, and the cemetery roads.

There are notable projects in this CIP ranging from the restoration of Arbor Lake and Lake Nyanza to a wide range of street reconstruction projects. There are also plans to replace pieces of equipment. These purchases include continued replacement of police vehicles, replacement of a fire pumper truck, jet/vac truck, commercial garbage truck, and the automated residential solid waste truck. The following are the ten largest projects by total expenditure in the FY 27-33 CIP:

1. \$7,539,000 Arbor Lake and Lake Nyanza Restorations
2. \$4,819,750 Master Parks Plan Implementation
3. \$3,750,000 Iowa Highway 146 Rebuild and Enhancements
4. \$1,968,417 1st Avenue from West Street to east termination
5. \$1,674,975 Streets Near the Water Plant
6. \$1,644,500 11th Avenue from West Street to Sunset Street
7. \$1,153,067 Elm Street from 6th Avenue to 10th Avenue
8. \$1,075,000 Lead Line Replacement South Grinnell SRF
9. \$1,000,000 Country Club Drive Water Main Replacement
10. \$916,550 Broad Street 6th Avenue to 8th Avenue

Over recent decades, Grinnell has established a tremendous record of maintaining, expanding, and improving all aspects of the water production, water distribution, sanitary sewer collection, sanitary sewer treatment and storm sewer system. This CIP has a strong focus on street reconstruction. Each street project also examines and often includes funds for these other infrastructure components. The improvements listed in this CIP will only be possible if the

community supports the renewal of the one cent local option sales tax and the retiring of the debt for the library, aquatic center, and public safety building. The CIP calls for the reconstruction or major rehabilitation of 44,044 linear feet of street or 93 blocks. The city of Grinnell maintains forty-nine miles of streets, and this plan reconstructs 8.34 miles over seven years.

Grinnell's Pavement Management Results and Recommendation Report show that Grinnell has an overall pavement condition index (PCI) of 61 which ranks as GOOD. This is the highest score Grinnell's streets have received with the low of 49 in 2002. We are confident that the completion of the street work listed in this CIP along with continued maintenance will increase Grinnell's PCI score to at least 65 and as high as 67. For context here are the PCI rankings of peer cities: Decorah 57; Fairfield 57; Marshalltown 53; Newton 56; Oskaloosa 62; and Pella 59.

Cities in Iowa and across the US have been unable to rebuild vital infrastructure in recent decades. The reasons vary from reduced state and federal assistance, reduced road use tax revenue, rapid inflation of construction costs, and resistance to increased property taxes to having other projects with higher priorities. Due to these reasons cities have lived off the depreciation of their infrastructure assets. Cities' ability to continue to live off this depreciation is diminishing. Grinnell's streets are functional with notable exceptions. There are areas where water drainage, safety, ride, and pavement conditions are significant concerns. While residents often cite aesthetics, this is seldom a sincere consideration in the staff's decision-making process. The City Council decided to make a substantial investment in streets and other infrastructure in the CBD. This decision was made because it was the oldest and most deteriorated infrastructure in the city. This investment is also expected to yield a more vibrant commercial climate in the CBD resulting in increased sales tax and property tax revenues over time.

This CIP outlines the most aggressive street reconstruction program in recent history, and we feel for the first time that we are finally able to direct an appropriate level of resources to improving streets in Grinnell. The community made an \$18 million investment in the streets and other infrastructure in the central business district and now that the debt from that project is retiring, we can address streets at various locations in Grinnell.

There are projects not listed in this CIP due to lack of funding or they simply fall outside the seven-year planning window. The largest single capital project not directly identified in the CIP is the community's interest in a new recreation center that could cost as much as \$20 million. There may be capacity for a project of this scale in 7-10 years or sooner if unanticipated funding is identified.

Other noteworthy projects in the FY 27-33 CIP include:

- \$700,000 to replace the 2002 Spartan Fire Pumper Truck.
- \$275,000 to replace the residential automated solid waste truck.
- \$550,000 to the jet/vacuum truck.
- \$400,000 to replace the third out ambulance 2012 GMC.
- Replacement of water mains for further reduction of main breaks.

We are fortunate that we have invested in and completed necessary and expensive improvements. The retirement of the debt for the downtown reconstruction, Drake Community Library, public safety building, and Grinnell Mutual Family Aquatic Center allows for the aggressive schedule developed within the FY 27-33 CIP. The most exciting aspect of this plan is that we will be able to accomplish all of this if the community renews the one cent local option sales tax and there may be opportunities to lower our property tax levy modestly.

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Projects By Year

Project Name	Department	Project #	Priority	Project Cost
2027				
Master Park Plan Implementation	Parks	201-27-01	3	400,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-27-02	2	1,950,000
Taxiway and Apron Rehabilitation	Airport	350-27-01	3	666,667
Sidewalk Additions and Improvements	Sidewalks/Trails	372-31-01	3	100,000
Streets Near Water Plant	Street Construction/Repair	272-28-01	2	118,475
Replace 2002 Spartan Fire Pumper Truck	Fire	150-27-01	2	700,000
Lakes Restoration Project	Parks	435-27-01	2	880,000
Police Vehicle Replacements	Police	115-33-01	3	72,400
Cemetery Dump Truck Replacement - 1982	Street Equipment	214-27-01	3	100,000
Lead Line Replacement South Grinnell SRF	Water Distribution	610-27-02	1	1,075,000
4th Avenue from State Street to East Street	Street Construction/Repair	272-27-03	2	671,792
8th Avenue from East Street to Hobart Street	Street Construction/Repair	272-27-01	2	628,519
Water Department Vehicles and Trailers	Water Distribution	610-29-01	5	10,000
Total for 2027				7,372,853
2028				
Master Park Plan Implementation	Parks	201-27-01	3	600,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-27-02	2	900,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-31-01	3	100,000
Streets Near Water Plant	Street Construction/Repair	272-28-01	2	1,100,000
Lakes Restoration Project	Parks	435-27-01	2	1,851,000
Replace Residential Automated Truck	Solid Waste Residential	672-28-01	3	275,000
Police Vehicle Replacements	Police	115-33-01	3	72,400
Replace the Jet/Vacuum Truck	Sanitary Sewer Collection	493-28-01	2	550,000
Country Club Drive Water Main Replacement	Water Distribution	610-31-01	3	1,000,000
Street Dump Truck with Box and Plow #2	Street Equipment	214-28-01	3	250,000
CBD Maintenance	Street Construction/Repair	272-29-01	1	15,000
Water Department Vehicles and Trailers	Water Distribution	610-29-01	5	50,000
Total for 2028				6,763,400
2029				
10th Avenue Water Main Project - East to Penrose	Water Distribution	610-30-01	3	60,000
Master Park Plan Implementation	Parks	201-27-01	3	730,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-27-02	2	900,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-31-01	3	100,000
Streets Near Water Plant	Street Construction/Repair	272-28-01	2	456,500
Lakes Restoration Project	Parks	435-27-01	2	880,000
Police Vehicle Replacements	Police	115-33-01	3	75,000
CBD Maintenance	Street Construction/Repair	272-29-01	1	250,000
Harrison Avenue from Main Street to Broad Street	Street Construction/Repair	272-30-01	3	39,625
Drake Community Library Building	Library	003-01-29	3	60,000
Water Department Vehicles and Trailers	Water Distribution	610-29-01	5	40,000
Total for 2029				3,591,125
2030				
10th Avenue Water Main Project - East to Penrose	Water Distribution	610-30-01	3	590,000

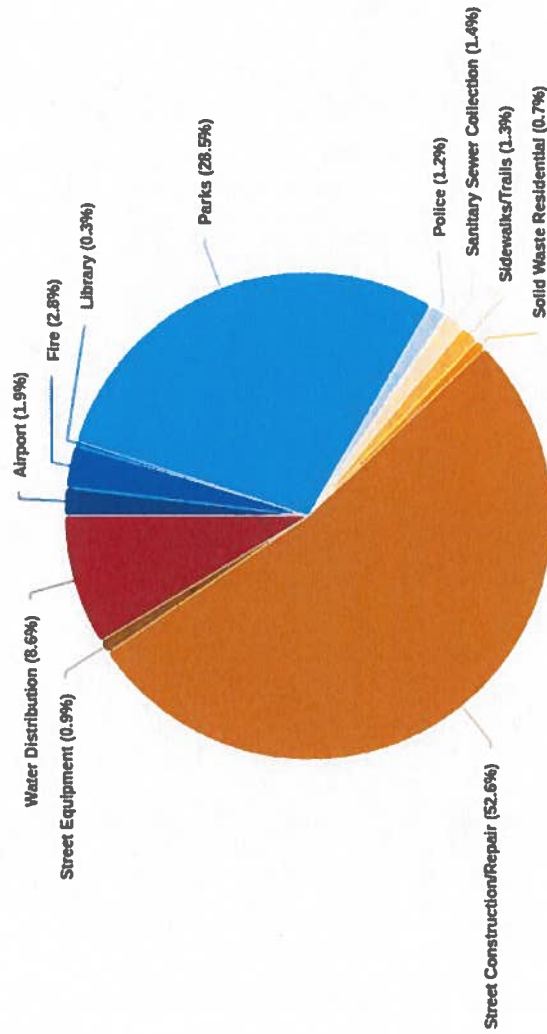
Project Name	Department	Project #	Priority	Project Cost
Master Park Plan Implementation	Parks	201-27-01	3	689,750
Land Acquisition for Partial Parallel Taxiway 31	Airport	350-26-01	3	6,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-31-01	3	100,000
Lakes Restoration Project	Parks	435-27-01	2	1,441,000
Ann Street Water Main Project	Water Distribution	610-28-01	2	30,000
Hobart Street Water Main	Water Distribution	610-31-02	2	25,000
Elm Street from 6th Avenue to 10th Avenue	Street Construction/Repair	272-31-06	2	100,000
Hamilton Avenue from Main Street to State Street	Street Construction/Repair	272-31-01	3	68,000
Harrison Avenue from Main Street to Broad Street	Street Construction/Repair	272-30-01	3	647,500
Washington Avenue from West Street to East Street	Street Construction/Repair	272-31-02	3	66,250
Spring Street/Circle from 13th Ave to 14th Ave	Street Construction/Repair	272-31-05	3	68,850
Ann Street from 9th Avenue to 10th Avenue	Street Construction/Repair	272-31-04	3	44,938
Broad Street from Harrison Avenue to Marvin Avenue	Street Construction/Repair	272-31-03	1	25,140
Drake Community Library Building	Library	003-01-29	3	50,000
Total for 2030				3,952,428

2031

Master Park Plan Implementation	Parks	201-27-01	3	800,000
Land Acquisition for Partial Parallel Taxiway 31	Airport	350-26-01	3	54,000
Spring Street 1st Avenue to 3rd Avenue	Street Construction/Repair	272-33-05	4	40,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-31-01	3	100,000
Lakes Restoration Project	Parks	435-27-01	2	1,275,000
Police Vehicle Replacements	Police	115-33-01	3	77,500
Ann Street Water Main Project	Water Distribution	610-28-01	2	270,000
Hobart Street Water Main	Water Distribution	610-31-02	2	225,000
Sunset Street from 13th Avenue to 14th Avenue	Street Construction/Repair	272-32-03	3	43,750
Spring - 3rd Avenue to 8th Avenue	Street Construction/Repair	272-32-06	4	40,000
Elm Street from 6th Avenue to 10th Avenue	Street Construction/Repair	272-31-06	2	1,053,067
1st Avenue from West Street to east termination	Street Construction/Repair	272-32-02	3	156,750
11th Avenue from Sunset Street to West Street	Street Construction/Repair	272-32-01	3	114,500
Hamilton Avenue from Main Street to State Street	Street Construction/Repair	272-31-01	3	836,667
Washington Avenue from West Street to East Street	Street Construction/Repair	272-31-02	3	748,333
Spring Street/Circle from 13th Ave to 14th Ave	Street Construction/Repair	272-31-05	3	842,333
Prince Street from 13th Avenue to N Termination	Street Construction/Repair	272-32-04	3	35,000
Ann Street from 9th Avenue to 10th Avenue	Street Construction/Repair	272-31-04	3	452,917
3rd Avenue from Penrose Street to Holyoke Street	Street Construction/Repair	272-32-05	3	40,000
Broad Street from Harrison Avenue to Marvin Avenue	Street Construction/Repair	272-31-03	1	246,600
Total for 2031				7,451,417

Project Name	Department	Project #	Priority	Project Cost
2032				
Master Park Plan Implementation	Parks	201-27-01	3	800,000
Spring Street 1st Avenue to 3rd Avenue	Street Construction/Repair	272-33-05	4	460,000
Police Vehicle Replacements	Police	115-33-01	3	77,500
Sunset Street from 13th Avenue to 14th Avenue	Street Construction/Repair	272-32-03	3	445,000
Spring - 3rd Avenue to 8th Avenue	Street Construction/Repair	272-32-06	4	715,000
Broad Street from 6th Avenue to 8th Avenue	Street Construction/Repair	272-33-03	4	69,550
1st Avenue from West Street to east termination	Street Construction/Repair	272-32-02	3	1,811,667
11th Avenue from Sunset Street to West Street	Street Construction/Repair	272-32-01	3	1,530,000
Prince Street from 13th Avenue to N Termination	Street Construction/Repair	272-32-04	3	395,000
3rd Avenue from Penrose Street to Holyoke Street	Street Construction/Repair	272-32-05	3	385,000
5th Avenue from West Street to Spring Street	Street Construction/Repair	272-33-02	4	25,050
7th Avenue from Main Street to Park Street	Street Construction/Repair	272-33-01	4	35,225
13th Avenue from Reed Street to Spencer Street	Street Construction/Repair	272-33-04	4	35,625
Total for 2032				6,784,617
2033				
Master Park Plan Implementation	Parks	201-27-01	3	800,000
Ambulance Replacement	Fire	160-33-01	3	400,000
Police Vehicle Replacements	Police	115-33-01	3	77,500
Broad Street from 6th Avenue to 8th Avenue	Street Construction/Repair	272-33-03	4	847,000
5th Avenue from West Street to Spring Street	Street Construction/Repair	272-33-02	4	282,000
7th Avenue from Main Street to Park Street	Street Construction/Repair	272-33-01	4	464,833
13th Avenue from Reed Street to Spencer Street	Street Construction/Repair	272-33-04	4	390,833
Total for 2033				3,262,166
GRAND TOTAL				39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Department Summary



Department	2027	2028	2029	2030	2031	2032	2033	Total
Airport	666,667			6,000	54,000			726,667
Fire	700,000						400,000	1,100,000
Library			60,000	50,000				110,000
Parks	1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Police	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Sanitary Sewer Collection		550,000						550,000
Sidewalks/Trails	100,000	100,000	100,000	100,000	100,000			500,000
Solid Waste Residential		275,000						275,000
Street Construction/Repair	3,368,786	2,015,000	1,646,125	1,020,678	4,649,917	5,907,117	1,984,666	20,592,289
Street Equipment	100,000	250,000						350,000
Water Distribution	1,085,000	1,050,000	100,000	645,000	495,000			3,375,000
GRAND TOTAL	7,572,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Projects By Funding Source

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Campbell Fund (CF)										
Lead Line Replacement South Grinnell SRF	610-27-02	1	615,000							615,000
Campbell Fund (CF) Total			615,000	0	0	0	0	0	0	615,000
Capital Loan Notes (CLN)										
Police Vehicle Replacements	115-33-01	3	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Capital Loan Notes (CLN) Total			72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Grinnell College (GC)										
Ambulance Replacement	160-33-01	3							200,000	200,000
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000			500,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Grinnell College (GC) Total			300,000	100,000	100,000	100,000	100,000	0	200,000	900,000
Hotel Tax (HT)										
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Hotel Tax (HT) Total			100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Intergovernmental Grants (IG)										
Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	1,050,000							1,050,000
Lakes Restoration Project	435-27-01	2	660,000	1,388,250	660,000	1,080,750	956,250			4,745,250
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3					54,000			54,000
Lead Line Replacement South Grinnell SRF	610-27-02	1	460,000							460,000
Master Park Plan Implementation	201-27-01	3						100,000	100,000	200,000
Taxiway and Apron Rehabilitation	350-27-01	3	600,000							600,000
Intergovernmental Grants (IG) Total			2,770,000	1,388,250	660,000	1,080,750	1,010,250	100,000	100,000	7,109,250

Local Option Sales Tax Bond

2031 (STB2031)

11th Avenue from Sunset Street to West Street	272-32-01	3					65,500	1,300,000		1,365,500
13th Avenue from Reed Street to Spencer Street	272-33-04	4							390,833	390,833
1st Avenue from West Street to east termination	272-32-02	3						861,667		861,667
5th Avenue from West Street to Spring Street	272-33-02	4							182,000	182,000
7th Avenue from Main Street to Park Street	272-33-01	4							264,833	264,833
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3					452,917			452,917
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4							504,984	504,984
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1					46,600			46,600
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2					900,000			900,000
Hamilton Avenue from Main Street to State Street	272-31-01	3					500,000			500,000
Prince Street from 13th Avenue to N Termination	272-32-04	3						395,000		395,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3					842,333			842,333
Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3						445,000		445,000
Washington Avenue from West Street to East Street	272-31-02	3					148,333			148,333
Local Option Sales Tax Bond 2031 (STB2031) Total			0	0	0	0	2,955,683	3,001,667	1,342,650	7,300,000

Local Option Sales Tax (ST)

11th Avenue from Sunset Street to West Street	272-32-01	3					49,000			49,000
8th Avenue from East Street to Hobart Street	272-27-01	2	100,000							100,000
Lakes Restoration Project	435-27-01	2	220,000	200,000	70,000	210,250	100,000			800,250
Master Park Plan Implementation	201-27-01	3		200,000	330,000	189,750	300,000	400,000	400,000	1,819,750
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Local Option Sales Tax (ST) Total			520,000	400,000	400,000	400,000	449,000	400,000	400,000	2,969,000

Private Donations (PD)

Ambulance Replacement	160-33-01	3							100,000	100,000
Drake Community Library Building	003-01-29	3			20,000	20,000				40,000
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	100,000							100,000
Private Donations (PD) Total			200,000	100,000	120,000	120,000	100,000	100,000	200,000	940,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Revenue Bonds (RB)										
10th Avenue Water Main Project - East to Penrose	610-30-01	3			60,000	590,000				650,000
Ann Street Water Main Project	610-28-01	2				30,000	270,000			300,000
Country Club Drive Water Main Replacement	610-31-01	3		800,000						800,000
Hobart Street Water Main	610-31-02	2				25,000	225,000			250,000
Revenue Bonds (RB) Total			0	800,000	60,000	645,000	495,000	0	0	2,000,000
Road Use Tax Fund (RUTF)										
13th Avenue from Reed Street to Spencer Street	272-33-04	4						35,625		35,625
1st Avenue from West Street to east termination	272-32-02	3					156,750			156,750
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3					40,000			40,000
4th Avenue from State Street to East Street	272-27-03	2	50,000							50,000
5th Avenue from West Street to Spring Street	272-33-02	4						25,050		25,050
7th Avenue from Main Street to Park Street	272-33-01	4						35,225		35,225
8th Avenue from East Street to Hobart Street	272-27-01	2	158,519							158,519
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1				25,140				25,140
Hamilton Avenue from Main Street to State Street	272-31-01	3				68,000				68,000
Harrison Avenue from Main Street to Broad Street	272-30-01	3			39,625					39,625
Sidewalk Additions and Improvements	372-31-01	3	50,000	50,000		50,000	50,000			200,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4						100,000		100,000
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				18,850				18,850
Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3					43,750			43,750
Washington Avenue from West Street to East Street	272-31-02	3				66,250				66,250

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Road Use Tax Fund (RUTF) Total			258,519	50,000	39,625	228,240	290,500	195,900	0	1,062,784

Sanitary Sewer Equipment Depreciation (SSED)

Replace the Jet/Vacuum Truck	493-28-01	2		550,000						550,000
Sanitary Sewer Equipment Depreciation (SSED) Total			0	550,000	0	0	0	0	0	550,000

Solar Lease Revenue (SLR)

Country Club Drive Water Main Replacement	610-31-01	3		200,000						200,000
Master Park Plan Implementation	201-27-01	3				100,000	100,000	100,000	100,000	400,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Sidewalk Additions and Improvements	372-31-01	3			100,000					100,000
Solar Lease Revenue (SLR) Total			200,000	200,000	100,000	100,000	100,000	100,000	100,000	900,000

Solid Waste Fees Res Deprec (SW-RD)

Replace Residential Automated Truck	672-28-01	3		275,000						275,000
Solid Waste Fees Res Deprec (SW-RD) Total			0	275,000	0	0	0	0	0	275,000

Storm Sewer Fees (StSw)

1st Avenue from West Street to east termination	272-32-02	3						150,000		150,000
5th Avenue from West Street to Spring Street	272-33-02	4							100,000	100,000
7th Avenue from Main Street to Park Street	272-33-01	4							100,000	100,000
8th Avenue from East Street to Hobart Street	272-27-01	2	150,000							150,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3				44,938				44,938
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4						69,550	59,566	129,116
CBD Maintenance	272-29-01	1	15,000							15,000
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2				100,000	100,000			200,000
Hamilton Avenue from Main Street to State Street	272-31-01	3					36,667			36,667
Lakes Restoration Project	435-27-01	2		262,750	150,000	150,000	218,750			781,500
Spring - 3rd Avenue to 8th Avenue	272-32-06	4					40,000	150,000		190,000
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				50,000				50,000
Storm Sewer Fees (StSw) Total			150,000	277,750	150,000	344,938	395,417	369,550	259,566	1,947,221

Street Equipment Depreciation (ST DEP)

Cemetery Dump Truck Replacement - 1982	214-27-01	3	100,000							100,000
Street Dump Truck with Box and Plow #2	214-28-01	3		250,000						250,000
Street Equipment Depreciation (ST DEP) Total			100,000	250,000	0	0	0	0	0	350,000

Tax Increment Financing (TIF)

1st Avenue from West Street to east termination	272-32-02	3						800,000		800,000
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3						385,000		385,000
4th Avenue from State Street to East Street	272-27-03	2	536,792							536,792
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1					200,000			200,000
CBD Maintenance	272-29-01	1			250,000					250,000
Hamilton Avenue from Main Street to State Street	272-31-01	3					300,000			300,000
Harrison Avenue from Main Street to Broad Street	272-30-01	3				647,500				647,500

Produced Using Plan-It CIP Software

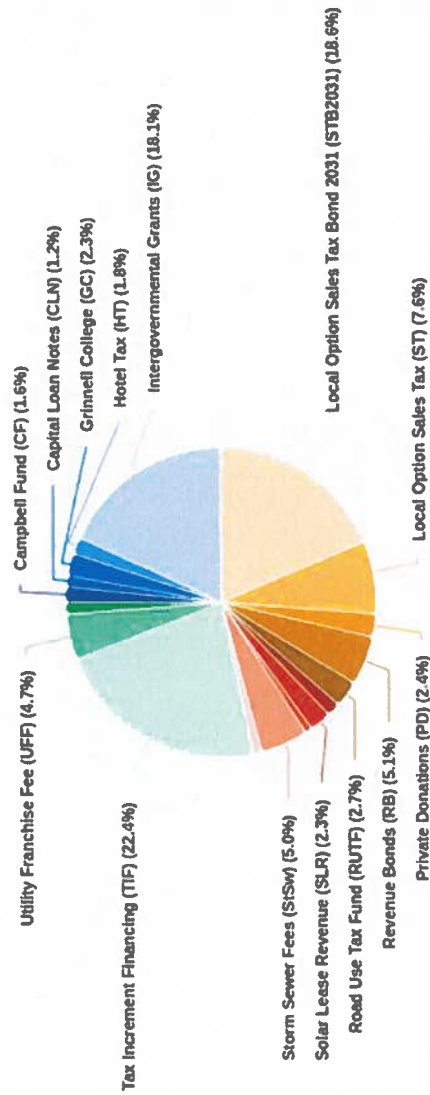
Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	900,000	900,000	900,000					2,700,000
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3				6,000				6,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4						315,000		315,000
Spring Street 1st Avenue to 3rd Avenue	272-33-05	4					40,000	460,000		500,000
Streets Near Water Plant	272-28-01	2		1,000,000	456,500					1,456,500
Taxiway and Apron Rehabilitation	350-27-01	3	66,667							66,667
Washington Avenue from West Street to East Street	272-31-02	3					600,000			600,000
Tax Increment Financing (TIF) Total			1,503,459	1,900,000	1,606,500	653,500	1,140,000	1,960,000	0	8,763,459

Utility Franchise Fee (UFF)

11th Avenue from Sunset Street to West Street	272-32-01	3						200,000		200,000
7th Avenue from Main Street to Park Street	272-33-01	4							100,000	100,000
8th Avenue from East Street to Hobart Street	272-27-01	2	150,000							150,000
Ambulance Replacement	160-33-01	3							100,000	100,000
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4							130,450	130,450
Drake Community Library Building	003-01-29	3			40,000	30,000				70,000
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000			500,000
Prince Street from 13th Avenue to N Termination	272-32-04	3					35,000			35,000
Sidewalk Additions and Improvements	372-31-01	3	50,000	50,000		50,000	50,000			200,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4						150,000		150,000
Streets Near Water Plant	272-28-01	2	118,475	100,000						218,475
Utility Franchise Fee (UFF) Total			418,475	250,000	140,000	180,000	185,000	350,000	330,450	1,853,925

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Water Fees / Reserves (WF)										
11th Avenue from Sunset Street to West Street	272-32-01	3						30,000		30,000
4th Avenue from State Street to East Street	272-27-03	2	85,000							85,000
8th Avenue from East Street to Hobart Street	272-27-01	2	70,000							70,000
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4							152,000	152,000
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2					53,067			53,067
Water Department Vehicles and Trailers	610-29-01	5	10,000	50,000	40,000					100,000
Water Fees / Reserves (WF) Total			165,000	50,000	40,000	0	53,067	30,000	152,000	490,067
GRAND TOTAL										
			7,372,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

2027 through 2033 Capital Improvement Plan Grinnell, IA Funding Source Summary



Source	2027	2028	2029	2030	2031	2032	2033	Total
Campbell Fund (CF)	615,000							615,000
Capital Loan Notes (CLN)	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Grinnell College (GC)	300,000	100,000	100,000	100,000	100,000		200,000	900,000
Hotel Tax (HT)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Intergovernmental Grants (IG)	2,770,000	1,388,250	660,000	1,080,750	1,010,250	100,000	100,000	7,109,250
Local Option Sales Tax Bond 2031 (STB2031)					2,955,683	3,001,667	1,342,650	7,300,000
Local Option Sales Tax (ST)	520,000	400,000	400,000	400,000	449,000	400,000	400,000	2,969,000
Private Donations (PD)	200,000	100,000	120,000	120,000	100,000	100,000	200,000	940,000
Revenue Bonds (RB)		800,000	60,000	645,000	495,000			2,000,000
Road Use Tax Fund (RUTF)	258,519	50,000	39,625	228,240	290,500	195,900		1,062,784
Sanitary Sewer Equipment Depreciation (SSED)		550,000						550,000
Solar Lease Revenue (SLR)	200,000	200,000	100,000	100,000	100,000	100,000	100,000	900,000
Solid Waste Fees Res Deprec (SW-RD)		275,000						275,000
Storm Sewer Fees (SSw)	150,000	277,750	150,000	344,938	395,417	369,550	259,566	1,947,221
Street Equipment Depreciation (ST DEP)	100,000	250,000						350,000
Tax Increment Financing (TIF)	1,503,459	1,900,000	1,606,500	653,500	1,140,000	1,960,000		8,763,459
Utility Franchise Fee (UFF)	418,475	250,000	140,000	180,000	185,000	350,000	330,450	1,853,925
Water Fees / Reserves (WF)	165,000	50,000	40,000		53,067	30,000	152,000	490,067
GRAND TOTAL	7,372,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	38,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Funding Source Total By Department

Department	2027	2028	2029	2030	2031	2032	2033	Total
Airport								
Intergovernmental Grants (IG)	600,000			6,000	54,000			654,000
Tax Increment Financing (TIF)	66,667							72,667
Airport Total	666,667	0	0	6,000	54,000	0	0	726,667
Fire								
Grinnell College (GC)	200,000						200,000	400,000
Local Option Sales Tax (ST)	200,000							200,000
Private Donations (PD)	100,000						100,000	200,000
Solar Lease Revenue (SLR)	200,000							200,000
Utility Franchise Fee (UFF)							100,000	100,000
Fire Total	700,000	0	0	0	0	0	400,000	1,100,000
Library								
Private Donations (PD)			20,000	20,000				40,000
Utility Franchise Fee (UFF)			40,000	30,000				70,000
Library Total	0	0	60,000	50,000	0	0	0	110,000
Parks								
Grinnell College (GC)	100,000	100,000	100,000	100,000	100,000			500,000
Hotel Tax (HT)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Intergovernmental Grants (IG)	660,000	1,388,250	660,000	1,080,750	956,250	100,000	100,000	4,945,250
Local Option Sales Tax (ST)	220,000	400,000	400,000	400,000	400,000	400,000	400,000	2,620,000
Private Donations (PD)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Solar Lease Revenue (SLR)				100,000	100,000	100,000	100,000	400,000
Storm Sewer Fees (StSw)		262,750	150,000	150,000	218,750			781,500
Utility Franchise Fee (UFF)	100,000	100,000	100,000	100,000	100,000			500,000
Parks Total	1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750

Department	2027	2028	2029	2030	2031	2032	2033	Total
Police								
Capital Loan Notes (CLN)	72,400	72,400	75,000		77,500	77,500	77,500	452,300
<u>Police Total</u>	<u>72,400</u>	<u>72,400</u>	<u>75,000</u>	<u>0</u>	<u>77,500</u>	<u>77,500</u>	<u>77,500</u>	<u>452,300</u>
Sanitary Sewer Collection								
Sanitary Sewer Equipment Depreciation (SSED)		550,000						550,000
<u>Sanitary Sewer Collection Total</u>	<u>0</u>	<u>550,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>550,000</u>
Sidewalks/Trails								
Road Use Tax Fund (RUTF)	50,000	50,000		50,000	50,000			200,000
Solar Lease Revenue (SLR)			100,000					100,000
Utility Franchise Fee (UFF)	50,000	50,000		50,000	50,000			200,000
<u>Sidewalks/Trails Total</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>0</u>	<u>500,000</u>
Solid Waste Residential								
Solid Waste Fees Res Deprec (SW-RD)		275,000						275,000
<u>Solid Waste Residential Total</u>	<u>0</u>	<u>275,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>275,000</u>
Street Construction/Repair								
Intergovernmental Grants (IG)	1,050,000							1,050,000
Local Option Sales Tax Bond 2031 (STB2031)					2,955,683	3,001,667	1,342,650	7,300,000
Local Option Sales Tax (ST)	100,000				49,000			149,000
Road Use Tax Fund (RUTF)	208,519		39,625	178,240	240,500	195,900		862,784
Storm Sewer Fees (SSSw)	150,000	15,000		194,938	176,667	369,550	259,566	1,165,721
Tax Increment Financing (TIF)	1,436,792	1,900,000	1,606,500	647,500	1,140,000	1,960,000		8,690,792
Utility Franchise Fee (UFF)	268,475	100,000			35,000	350,000	230,450	983,925
Water Fees / Reserves (WF)	155,000				53,067	30,000	152,000	390,067
<u>Street Construction/Repair Total</u>	<u>3,368,786</u>	<u>2,015,000</u>	<u>1,646,125</u>	<u>1,020,678</u>	<u>4,649,917</u>	<u>5,907,117</u>	<u>1,984,666</u>	<u>20,592,289</u>
Street Equipment								
Street Equipment Depreciation (ST DEP)	100,000	250,000						350,000
<u>Street Equipment Total</u>	<u>100,000</u>	<u>250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>350,000</u>

Department	2027	2028	2029	2030	2031	2032	2033	Total
Water Distribution								
Campbell Fund (CF)	615,000							615,000
Intergovernmental Grants (IG)	460,000							460,000
Revenue Bonds (RB)		800,000	60,000	645,000	495,000			2,000,000
Solar Lease Revenue (SLR)		200,000						200,000
Water Fees / Reserves (WF)	10,000	50,000	40,000					100,000
Water Distribution Total	1,085,000	1,050,000	100,000	645,000	495,000	0	0	3,375,000
GRAND TOTAL								
	7,372,853	6,783,400	3,591,125	3,952,428	7,451,417	6,784,617	3,252,166	39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Airport										
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3				6,000	54,000			60,000
Taxiway and Apron Rehabilitation	350-27-01	3	666,667							666,667
	Airport Total		666,667	0	0	6,000	54,000	0	0	726,667
Fire										
Ambulance Replacement	160-33-01	3							400,000	400,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	700,000							700,000
	Fire Total		700,000	0	0	0	0	0	400,000	1,100,000
Library										
Drake Community Library Building	003-01-29	3			60,000	50,000				110,000
	Library Total		0	0	60,000	50,000	0	0	0	110,000
Parks										
Lakes Restoration Project	435-27-01	2	880,000	1,851,000	880,000	1,441,000	1,275,000			6,327,000
Master Park Plan Implementation	201-27-01	3	400,000	600,000	730,000	689,750	800,000	800,000	800,000	4,819,750
	Parks Total		1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Police										
Police Vehicle Replacements	115-33-01	3	72,400	72,400	75,000		77,500	77,500	77,500	452,300
	Police Total		72,400	72,400	75,000	0	77,500	77,500	77,500	452,300

Department	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Sanitary Sewer Collection										
Replace the Jet/Vacuum Truck	493-28-01	2		550,000						550,000
Sanitary Sewer Collection Total			0	550,000	0	0	0	0	0	550,000
Sidewalks/Trails										
Sidewalk Additions and Improvements	372-31-01	3	100,000	100,000	100,000	100,000	100,000			500,000
Sidewalks/Trails Total			100,000	100,000	100,000	100,000	100,000	0	0	500,000
Solid Waste Residential										
Replace Residential Automated Truck	672-28-01	3		275,000						275,000
Solid Waste Residential Total			0	275,000	0	0	0	0	0	275,000
Street Construction/Repair										
11th Avenue from Sunset Street to West Street	272-32-01	3					114,500	1,530,000		1,644,500
13th Avenue from Reed Street to Spencer Street	272-33-04	4						35,625	390,833	426,458
1st Avenue from West Street to east termination	272-32-02	3					156,750	1,811,667		1,968,417
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3					40,000	385,000		425,000
4th Avenue from State Street to East Street	272-27-03	2	671,792							671,792
5th Avenue from West Street to Spring Street	272-33-02	4						25,050	282,000	307,050
7th Avenue from Main Street to Park Street	272-33-01	4						35,225	464,833	500,058
8th Avenue from East Street to Hobart Street	272-27-01	2	628,519							628,519
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3				44,938	452,917			497,855
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4						69,550	847,000	916,550
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1				25,140	246,600			271,740

Department	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
CBD Maintenance	272-29-01	1		15,000	250,000					265,000
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2				100,000	1,053,067			1,153,067
Hamilton Avenue from Main Street to State Street	272-31-01	3				68,000	836,667			904,667
Harrison Avenue from Main Street to Broad Street	272-30-01	3			39,625	647,500				687,125
Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	1,950,000	900,000	900,000					3,750,000
Prince Street from 13th Avenue to N Termination	272-32-04	3					35,000	395,000		430,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4					40,000	715,000		755,000
Spring Street 1st Avenue to 3rd Avenue	272-33-05	4					40,000	460,000		500,000
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				68,850	842,333			911,183
Streets Near Water Plant	272-28-01	2	118,475	1,100,000	456,500					1,674,975
Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3					43,750	445,000		488,750
Washington Avenue from West Street to East Street	272-31-02	3				66,250	748,333			814,583
Street Construction/Repair Total			3,368,786	2,015,000	1,646,125	1,020,678	4,649,917	5,907,117	1,984,666	20,592,289

Street Equipment

Cemetery Dump Truck Replacement - 1982	214-27-01	3	100,000							100,000
Street Dump Truck with Box and Plow #2	214-28-01	3		250,000						250,000
Street Equipment Total			100,000	250,000	0	0	0	0	0	350,000

Department	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Water Distribution										
10th Avenue Water Main Project - East to Penrose	610-30-01	3			60,000	590,000				650,000
Ann Street Water Main Project	610-28-01	2				30,000	270,000			300,000
Country Club Drive Water Main Replacement	610-31-01	3		1,000,000						1,000,000
Hobart Street Water Main	610-31-02	2				25,000	225,000			250,000
Lead Line Replacement South Grinnell SRF	610-27-02	1	1,075,000							1,075,000
Water Department Vehicles and Trailers	610-29-01	5	10,000	50,000	40,000					100,000
Water Distribution Total			1,085,000	1,050,000	100,000	645,000	495,000	0	0	3,375,000
GRAND TOTAL										
			7,372,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Projects by Funding Source And Department

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Campbell Fund (CF)										
Water Distribution										
Lead Line Replacement South Grinnell SRF	610-27-02	1	615,000							615,000
Water Distribution Total			615,000	0	0	0	0	0	0	615,000
Campbell Fund (CF) Total			615,000	0	0	0	0	0	0	615,000
Capital Loan Notes (CLN)										
Police										
Police Vehicle Replacements	115-33-01	3	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Police Total			72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Capital Loan Notes (CLN) Total			72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Grinnell College (GC)										
Fire										
Ambulance Replacement	160-33-01	3							200,000	200,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Fire Total			200,000	0	0	0	0	0	200,000	400,000
Parks										
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000			500,000
Parks Total			100,000	100,000	100,000	100,000	100,000	0	0	500,000
Grinnell College (GC) Total			300,000	100,000	100,000	100,000	100,000	0	200,000	900,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
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Hotel Tax (HT)

Parks

Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Parks Total			100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Hotel Tax (HT) Total			100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000

Intergovernmental Grants (IG)

Airport

Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3					54,000			54,000
Taxiway and Apron Rehabilitation	350-27-01	3	600,000							600,000
Airport Total			600,000	0	0	0	54,000	0	0	654,000

Parks

Master Park Plan Implementation	201-27-01	3						100,000	100,000	200,000
Lakes Restoration Project	435-27-01	2	660,000	1,388,250	660,000	1,080,750	956,250			4,745,250
Parks Total			660,000	1,388,250	660,000	1,080,750	956,250	100,000	100,000	4,945,250

Street Construction/Repair

Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	1,050,000							1,050,000
Street Construction/Repair Total			1,050,000	0	0	0	0	0	0	1,050,000

Water Distribution

Lead Line Replacement South Grinnell SRF	610-27-02	1	460,000							460,000
Water Distribution Total			460,000	0	0	0	0	0	0	460,000
Intergovernmental Grants (IG) Total			2,770,000	1,388,250	660,000	1,080,750	1,010,250	100,000	100,000	7,109,250

Local Option Sales Tax Bond 2031 (STB2031)

Street Construction/Repair

Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3						445,000		445,000
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4							504,984	504,984

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2					900,000			900,000
1st Avenue from West Street to east termination	272-32-02	3						861,667		861,667
11th Avenue from Sunset Street to West Street	272-32-01	3					65,500	1,300,000		1,365,500
Hamilton Avenue from Main Street to State Street	272-31-01	3					500,000			500,000
Washington Avenue from West Street to East Street	272-31-02	3					148,333			148,333
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3					842,333			842,333
Prince Street from 13th Avenue to N Termination	272-32-04	3						395,000		395,000
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3					452,917			452,917
5th Avenue from West Street to Spring Street	272-33-02	4							182,000	182,000
7th Avenue from Main Street to Park Street	272-33-01	4							264,833	264,833
13th Avenue from Reed Street to Spencer Street	272-33-04	4							390,833	390,833
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1					46,600			46,600
Street Construction/Repair Total			0	0	0	0	2,955,683	3,001,667	1,342,650	7,300,000
Local Option Sales Tax Bond 2031 (STB2031) Total			0	0	0	0	2,955,683	3,001,667	1,342,650	7,300,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
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Local Option Sales Tax (ST)

Fire										
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Fire Total			200,000	0	0	0	0	0	0	200,000
Parks										
Master Park Plan Implementation	201-27-01	3		200,000	330,000	189,750	300,000	400,000	400,000	1,819,750
Lakes Restoration Project	435-27-01	2	220,000	200,000	70,000	210,250	100,000			800,250
Parks Total			220,000	400,000	400,000	400,000	400,000	400,000	400,000	2,620,000
Street Construction/Repair										
8th Avenue from East Street to Hobart Street	272-27-01	2	100,000							100,000
11th Avenue from Sunset Street to West Street	272-32-01	3					49,000			49,000
Street Construction/Repair Total			100,000	0	0	0	49,000	0	0	149,000
Local Option Sales Tax (ST) Total			520,000	400,000	400,000	400,000	449,000	400,000	400,000	2,969,000

Private Donations (PD)

Fire										
Ambulance Replacement	160-33-01	3							100,000	100,000
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	100,000							100,000
Fire Total			100,000	0	0	0	0	0	100,000	200,000
Library										
Drake Community Library Building	003-01-29	3			20,000	20,000				40,000
Library Total			0	0	20,000	20,000	0	0	0	40,000
Parks										
Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Parks Total			100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Private Donations (PD) Total			200,000	100,000	120,000	120,000	100,000	100,000	200,000	940,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Revenue Bonds (RB)										
Water Distribution										
10th Avenue Water Main Project - East to Penrose	610-30-01	3			60,000	590,000				650,000
Ann Street Water Main Project	610-28-01	2				30,000	270,000			300,000
Hobart Street Water Main	610-31-02	2				25,000	225,000			250,000
Country Club Drive Water Main Replacement	610-31-01	3		800,000						800,000
Water Distribution Total			0	800,000	60,000	645,000	495,000	0	0	2,000,000
Revenue Bonds (RB) Total			0	800,000	60,000	645,000	495,000	0	0	2,000,000

Road Use Tax Fund (RUTF)

Sidewalks/Trails										
Sidewalk Additions and Improvements	372-31-01	3	50,000	50,000		50,000	50,000			200,000
Sidewalks/Trails Total			50,000	50,000	0	50,000	50,000	0	0	200,000
Street Construction/Repair										
Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3					43,750			43,750
Spring - 3rd Avenue to 8th Avenue	272-32-06	4						100,000		100,000
4th Avenue from State Street to East Street	272-27-03	2	50,000							50,000
8th Avenue from East Street to Hobart Street	272-27-01	2	158,519							158,519
1st Avenue from West Street to east termination	272-32-02	3					156,750			156,750
Hamilton Avenue from Main Street to State Street	272-31-01	3				68,000				68,000
Harrison Avenue from Main Street to Broad Street	272-30-01	3			39,625					39,625
Washington Avenue from West Street to East Street	272-31-02	3				66,250				66,250
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				18,850				18,850
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3					40,000			40,000
5th Avenue from West Street to Spring Street	272-33-02	4						25,050		25,050

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
7th Avenue from Main Street to Park Street	272-33-01	4						35,225		35,225
13th Avenue from Reed Street to Spencer Street	272-33-04	4						35,625		35,625
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1				25,140				25,140
Street Construction/Repair Total			208,519	0	39,625	178,240	240,500	195,900	0	862,764
Road Use Tax Fund (RUTF) Total			258,519	50,000	39,625	228,240	290,500	195,900	0	1,062,764

Sanitary Sewer Equipment Depreciation (SSED)

Sanitary Sewer Collection

Replace the Jet/Vacuum Truck	493-28-01	2		550,000						550,000
Sanitary Sewer Collection Total			0	550,000	0	0	0	0	0	550,000
Sanitary Sewer Equipment Depreciation (SSED) Total			0	550,000	0	0	0	0	0	550,000

Solar Lease Revenue (SLR)

Fire

Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	200,000							200,000
Fire Total			200,000	0	0	0	0	0	0	200,000

Parks

Master Park Plan Implementation	201-27-01	3				100,000	100,000	100,000	100,000	400,000
Parks Total			0	0	0	100,000	100,000	100,000	100,000	400,000

Sidewalks/Trails

Sidewalk Additions and Improvements	372-31-01	3			100,000					100,000
Sidewalks/Trails Total			0	0	100,000	0	0	0	0	100,000

Water Distribution

Country Club Drive Water Main Replacement	610-31-01	3		200,000						200,000
Water Distribution Total			0	200,000	0	0	0	0	0	200,000
Solar Lease Revenue (SLR) Total			200,000	200,000	100,000	100,000	100,000	100,000	100,000	900,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Solid Waste Fees Res Deprec (SW-RD)										
Solid Waste Residential										
Replace Residential Automated Truck	672-28-01	3		275,000						275,000
Solid Waste Residential Total			0	275,000	0	0	0	0	0	275,000
Solid Waste Fees Res Deprec (SW-RD) Total			0	275,000	0	0	0	0	0	275,000
Storm Sewer Fees (StSw)										
Parks										
Lakes Restoration Project	435-27-01	2		262,750	150,000	150,000	218,750			781,500
Parks Total			0	262,750	150,000	150,000	218,750	0	0	781,500
Street Construction/Repair										
CBD Maintenance	272-29-01	1		15,000						15,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4					40,000	150,000		190,000
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4						69,550	59,566	129,116
8th Avenue from East Street to Hobart Street	272-27-01	2	150,000							150,000
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2				100,000	100,000			200,000
1st Avenue from West Street to east termination	272-32-02	3						150,000		150,000
Hamilton Avenue from Main Street to State Street	272-31-01	3					36,667			36,667
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				50,000				50,000
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3				44,938				44,938
5th Avenue from West Street to Spring Street	272-33-02	4							100,000	100,000
7th Avenue from Main Street to Park Street	272-33-01	4							100,000	100,000
Street Construction/Repair Total			150,000	15,000	0	194,938	176,667	369,550	259,566	1,165,721
Storm Sewer Fees (StSw) Total			150,000	277,750	150,000	344,938	395,417	369,550	259,566	1,947,221

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
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**Street Equipment
Depreciation (ST DEP)**

Street Equipment										
Street Dump Truck with Box and Plow #2	214-28-01	3		250,000						250,000
Cemetery Dump Truck Replacement - 1982	214-27-01	3	100,000							100,000
Street Equipment Total			100,000	250,000	0	0	0	0	0	350,000
Street Equipment Depreciation (ST DEP) Total			100,000	250,000	0	0	0	0	0	350,000

Tax Increment Financing (TIF)

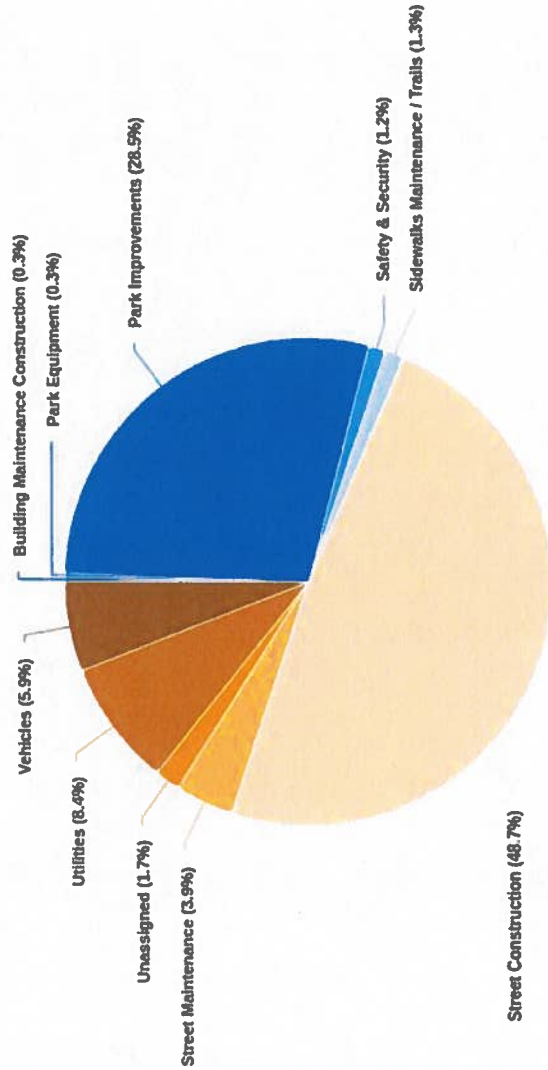
Airport										
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3		6,000						6,000
Taxiway and Apron Rehabilitation	350-27-01	3	66,667							66,667
Airport Total			66,667	0	0	6,000	0	0	0	72,667

Street Construction/Repair										
Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	900,000	900,000	900,000					2,700,000
Spring Street 1st Avenue to 3rd Avenue	272-33-05	4					40,000	460,000		500,000
Streets Near Water Plant	272-28-01	2		1,000,000	456,500					1,456,500
CBD Maintenance	272-29-01	1			250,000					250,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4					315,000			315,000
4th Avenue from State Street to East Street	272-27-03	2	536,792							536,792
1st Avenue from West Street to east termination	272-32-02	3						800,000		800,000
Hamilton Avenue from Main Street to State Street	272-31-01	3					300,000			300,000
Harrison Avenue from Main Street to Broad Street	272-30-01	3				647,500				647,500
Washington Avenue from West Street to East Street	272-31-02	3					600,000			600,000
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3						385,000		385,000
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1					200,000			200,000

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Utility Franchise Fee (UFF)										
Fire	Street Construction/Repair Total		1,436,792	1,900,000	1,606,500	647,500	1,140,000	1,960,000	0	8,690,792
	Tax Increment Financing (TIF) Total		1,503,459	1,900,000	1,606,500	653,500	1,140,000	1,960,000	0	8,763,459
	Fire Total	3	0	0	0	0	0	0	100,000	100,000
Library										
Library	Drake Community Library Building	003-01-29	3		40,000	30,000				70,000
	Library Total		0	0	40,000	30,000	0	0	0	70,000
Parks										
Parks	Master Park Plan Implementation	201-27-01	3	100,000	100,000	100,000	100,000			500,000
	Parks Total		100,000	100,000	100,000	100,000	100,000	0	0	500,000
Sidewalks/Trails										
Sidewalks/Trails	Sidewalk Additions and Improvements	372-31-01	3	50,000		50,000	50,000			200,000
	Sidewalks/Trails Total		50,000	50,000	0	50,000	50,000	0	0	200,000
Street Construction/Repair										
Street Construction/Repair	Streets Near Water Plant	272-28-01	2	118,475		100,000				218,475
	Spring - 3rd Avenue to 8th Avenue	272-32-06	4					150,000		150,000
	Broad Street from 6th Avenue to 8th Avenue	272-33-03	4						130,450	130,450
	8th Avenue from East Street to Hobart Street	272-27-01	2	150,000						150,000
	11th Avenue from Sunset Street to West Street	272-32-01	3					200,000		200,000
	Prince Street from 13th Avenue to N Termination	272-32-04	3				35,000			35,000
	7th Avenue from Main Street to Park Street	272-33-01	4						100,000	100,000
	Street Construction/Repair Total		268,475	100,000	0	0	35,000	350,000	230,450	983,925
	Utility Franchise Fee (UFF) Total		418,475	250,000	140,000	180,000	185,000	350,000	330,450	1,853,925

Source	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Water Fees / Reserves (WF)										
Street Construction/Repair										
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4							152,000	152,000
4th Avenue from State Street to East Street	272-27-03	2	85,000							85,000
8th Avenue from East Street to Hobart Street	272-27-01	2	70,000							70,000
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2					53,067			53,067
11th Avenue from Sunset Street to West Street	272-32-01	3						30,000		30,000
Street Construction/Repair Total			155,000	0	0	0	53,067	30,000	152,000	390,067
Water Distribution										
Water Department Vehicles and Trailers	610-29-01	5	10,000	50,000	40,000					100,000
Water Distribution Total			10,000	50,000	40,000	0	0	0	0	100,000
Water Fees / Reserves (WF) Total			165,000	50,000	40,000	0	53,067	30,000	152,000	490,067
GRAND TOTAL			7,372,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Category Summary



Category	2027	2028	2029	2030	2031	2032	2033	Total
Building Maintenance Construction								110,000
Park Equipment	100,000			50,000				100,000
Park Improvements	1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Safety & Security				6,000	54,000		400,000	460,000
Sidewalks Maintenance / Trails	100,000	100,000	100,000	100,000	100,000			500,000
Street Construction	3,368,786	2,000,000	1,396,125	1,020,678	4,569,917	4,732,117	1,984,666	19,072,289
Street Maintenance		15,000	250,000		80,000	1,175,000		1,520,000
Unassigned	666,667							666,667
Utilities	1,075,000	1,000,000	60,000	645,000	495,000			3,275,000
Vehicles	782,400	1,197,400	115,000		77,500	77,500		2,327,300
GRAND TOTAL	7,572,853	6,763,400	3,991,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

2027 through 2033
Capital Improvement Plan
 Grinnell, IA
Projects By Category

Category	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Building Maintenance Construction										
Drake Community Library Building	003-01-29	3			60,000	50,000				110,000
Building Maintenance Construction Total			0	0	60,000	50,000	0	0	0	110,000
Park Equipment										
Cemetery Dump Truck Replacement - 1982	214-27-01	3	100,000							100,000
Park Equipment Total			100,000	0	0	0	0	0	0	100,000
Park Improvements										
Master Park Plan Implementation	201-27-01	3	400,000	600,000	730,000	689,750	800,000	800,000	800,000	4,819,750
Lakes Restoration Project	435-27-01	2	880,000	1,851,000	880,000	1,441,000	1,275,000			6,327,000
Park Improvements Total			1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Safety & Security										
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3				6,000	54,000			60,000
Ambulance Replacement	160-33-01	3							400,000	400,000
Safety & Security Total			0	0	0	6,000	54,000	0	400,000	460,000
Sidewalks Maintenance / Trails										
Sidewalk Additions and Improvements	372-31-01	3	100,000	100,000	100,000	100,000	100,000			500,000
Sidewalks Maintenance / Trails Total			100,000	100,000	100,000	100,000	100,000	0	0	500,000
Street Construction										
Iowa Highway 146 Rebuild and Enhancements	272-27-02	2	1,950,000	900,000	900,000					3,750,000
Streets Near Water Plant	272-28-01	2	118,475	1,100,000	456,500					1,674,975

Category	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Sunset Street from 13th Avenue to 14th Avenue	272-32-03	3					43,750	445,000		488,750
Broad Street from 6th Avenue to 8th Avenue	272-33-03	4						69,550	847,000	916,550
4th Avenue from State Street to East Street	272-27-03	2	671,792							671,792
8th Avenue from East Street to Hobart Street	272-27-01	2	628,519							628,519
Elm Street from 6th Avenue to 10th Avenue	272-31-06	2				100,000	1,053,067			1,153,067
1st Avenue from West Street to east termination	272-32-02	3					156,750	1,811,667		1,968,417
11th Avenue from Sunset Street to West Street	272-32-01	3					114,500	1,530,000		1,644,500
Hamilton Avenue from Main Street to State Street	272-31-01	3				68,000	836,667			904,667
Harrison Avenue from Main Street to Broad Street	272-30-01	3		39,625		647,500				687,125
Washington Avenue from West Street to East Street	272-31-02	3				66,250	748,333			814,583
Spring Street/Circle from 13th Ave to 14th Ave	272-31-05	3				68,850	842,333			911,183
Prince Street from 13th Avenue to N Termination	272-32-04	3					35,000	395,000		430,000
Ann Street from 9th Avenue to 10th Avenue	272-31-04	3				44,938	452,917			497,855
3rd Avenue from Penrose Street to Holyoke Street	272-32-05	3					40,000	385,000		425,000
5th Avenue from West Street to Spring Street	272-33-02	4						25,050	282,000	307,050
7th Avenue from Main Street to Park Street	272-33-01	4						35,225	464,833	500,058
13th Avenue from Reed Street to Spencer Street	272-33-04	4						35,625	390,833	426,458
Broad Street from Harrison Avenue to Marvin Avenue	272-31-03	1				25,140	246,600			271,740
Street Construction Total			3,368,786	2,000,000	1,396,125	1,020,678	4,569,917	4,732,117	1,984,666	19,072,289

Category	Project #	Priority	2027	2028	2029	2030	2031	2032	2033	Total
Street Maintenance										
Spring Street 1st Avenue to 3rd Avenue	272-33-05	4					40,000	460,000		500,000
CBD Maintenance	272-29-01	1		15,000	250,000					265,000
Spring - 3rd Avenue to 8th Avenue	272-32-06	4					40,000	715,000		755,000
Street Maintenance Total			0	15,000	250,000	0	80,000	1,175,000	0	1,520,000
Unassigned										
Taxiway and Apron Rehabilitation	350-27-01	3	666,667							666,667
Unassigned Total			666,667	0	0	0	0	0	0	666,667
Utilities										
10th Avenue Water Main Project - East to Penrose	610-30-01	3			60,000	590,000				650,000
Ann Street Water Main Project	610-28-01	2				30,000	270,000			300,000
Hobart Street Water Main	610-31-02	2				25,000	225,000			250,000
Country Club Drive Water Main Replacement	610-31-01	3		1,000,000						1,000,000
Lead Line Replacement South Grinnell SRF	610-27-02	1	1,075,000							1,075,000
Utilities Total			1,075,000	1,000,000	60,000	645,000	495,000	0	0	3,275,000
Vehicles										
Replace 2002 Spartan Fire Pumper Truck	150-27-01	2	700,000							700,000
Replace Residential Automated Truck	672-28-01	3		275,000						275,000
Police Vehicle Replacements	115-33-01	3	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Replace the Jet/Vacuum Truck	493-28-01	2		550,000						550,000
Street Dump Truck with Box and Plow #2	214-28-01	3		250,000						250,000
Water Department Vehicles and Trailers	610-29-01	5	10,000	50,000	40,000					100,000
Vehicles Total			782,400	1,197,400	115,000	0	77,500	77,500	77,500	2,327,300
GRAND TOTAL										
			7,372,853	6,763,400	3,591,125	3,952,428	7,451,617	6,784,617	3,262,166	39,178,006

2027 through 2033
Capital Improvement Plan
Grinnell, IA
Category Summary By Department

Department	2027	2028	2029	2030	2031	2032	2033	Total
Airport								
Safety & Security				6,000	54,000			60,000
Unassigned	666,667							666,667
Airport Total	666,667	0	0	6,000	54,000	0	0	726,667
Fire								
Safety & Security							400,000	400,000
Vehicles	700,000							700,000
Fire Total	700,000	0	0	0	0	0	400,000	1,100,000
Library								
Building Maintenance Construction			60,000	50,000				110,000
Library Total	0	0	60,000	50,000	0	0	0	110,000
Parks								
Park Improvements	1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Parks Total	1,280,000	2,451,000	1,610,000	2,130,750	2,075,000	800,000	800,000	11,146,750
Police								
Vehicles	72,400	72,400	75,000		77,500	77,500	77,500	452,300
Police Total	72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Sanitary Sewer Collection								
Vehicles		550,000						550,000
Sanitary Sewer Collection Total	0	550,000	0	0	0	0	0	550,000

Department	2027	2028	2029	2030	2031	2032	2033	Total
Sidewalks/Trails								
Sidewalks Maintenance / Trails	100,000	100,000	100,000	100,000	100,000			500,000
<u>Sidewalks/Trails Total</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>0</u>	<u>0</u>	<u>500,000</u>
Solid Waste Residential								
Vehicles		275,000						275,000
<u>Solid Waste Residential Total</u>	<u>0</u>	<u>275,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>275,000</u>
Street Construction/Repair								
Street Construction	3,368,786	2,000,000	1,396,125	1,020,678	4,569,917	4,732,117	1,984,666	19,072,289
Street Maintenance		15,000	250,000		80,000	1,175,000		1,520,000
<u>Street Construction/Repair Total</u>	<u>3,368,786</u>	<u>2,015,000</u>	<u>1,646,125</u>	<u>1,020,678</u>	<u>4,649,917</u>	<u>5,907,117</u>	<u>1,984,666</u>	<u>20,592,289</u>
Street Equipment								
Park Equipment	100,000							100,000
Vehicles		250,000						250,000
<u>Street Equipment Total</u>	<u>100,000</u>	<u>250,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>350,000</u>
Water Distribution								
Utilities	1,075,000	1,000,000	60,000	645,000	495,000			3,275,000
Vehicles	10,000	50,000	40,000					100,000
<u>Water Distribution Total</u>	<u>1,085,000</u>	<u>1,050,000</u>	<u>100,000</u>	<u>645,000</u>	<u>495,000</u>	<u>0</u>	<u>0</u>	<u>3,375,000</u>
GRAND TOTAL	7,372,853	6,763,400	3,591,125	3,952,428	7,451,417	6,784,617	3,262,166	39,178,006

Capital Improvement Plan

Grinnell, IA

Project # 610-30-01
Project Name 10th Avenue Water Main Project - East to Penrose

Total Project Cost \$650,000
Department Water Distribution
Category Utilities
Status Active
Budget Code 492-4.750.3.6775

Contact
Type
Priority
Useful Life
Water Director
Improvement
3 Important
50 years

Description

The project will replace the existing water main on 10th Avenue from East Street to Penrose Street. Consider going north on Penrose to newer 12" main across from Ahrens Park entrance.

Justification

The replacement follows the 1989 Stanley Report for improving flows in northeast Grinnell. This also positions the city to loop a large diameter water main to 16th Avenue, west of the UP rail line. This project schedule may be adjusted for better coordination with the possible reconstruction of this segment of 10th Avenue in the future.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	0	550,000	0	0	0	550,000
Planning/Design/Engineering	0	0	60,000	40,000	0	0	0	100,000
Total	0	0	60,000	590,000	0	0	0	650,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Revenue Bonds (RB)	0	0	60,000	590,000	0	0	0	650,000
Total	0	0	60,000	590,000	0	0	0	650,000

Capital Improvement Plan
Grinnell, IA

Project #	272-32-01
Project Name	11th Avenue from Sunset Street to West Street

Total Project Cost	\$1,644,500	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	3 Important
Status	Active	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of 11th Avenue from Sunset Street to West Street. The project length 2,800' 35" wide \$1,644,500. The project will include reconstruction of 11th Avenue as an inlay project. The existing curb and gutter section will be retained and new subbase, subdrains, and HMA placed. This road segment serves the Grinnell High School and all of northwest Grinnell.

Engineering fees included in the prices above - total \$214,500. The price above also include \$30,000 for water main improvements/services and \$93,333 for sidewalks and drives.

This will include a abandonment of a 4" water main.

Justification

This street serves as an important link between several residential neighborhoods and the Grinnell High School. It also links east and west halves of Grinnell. This street segment is in poor condition, especially near Prince Street and Spencer street where Pavement Condition Index is 27. This segment has been recommended for replacement as of the Pavement Management Report. This segment has an ADT count of 1,620 and is considered a Minor Arterial. This is listed as priority for reconstruction in the Report.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Street Construction		0	0	0	0	0	1,306,667	0	1,306,667
Planning/Design/Engineering		0	0	0	0	114,500	100,000	0	214,500
Sidewalks and Driveways		0	0	0	0	0	123,333	0	123,333
Total		0	0	0	0	114,500	1,530,000	0	1,644,500
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)		0	0	0	0	65,500	1,300,000	0	1,365,500
Utility Franchise Fee (UFF)		0	0	0	0	0	200,000	0	200,000
Local Option Sales Tax (ST)		0	0	0	0	49,000	0	0	49,000
Water Fees / Reserves (WF)		0	0	0	0	0	30,000	0	30,000
Total		0	0	0	0	114,500	1,530,000	0	1,644,500

Capital Improvement Plan

Grinnell, IA

Supplemental Attachments	
 Pavement Report 2025 Matrix.pdf	 Pavement Report 2025 Narrative.pdf
Description This project includes the reconstruction 13th Avenue from Reed Street to Spencer Street. The project length 325' 30' wide \$426,458. Engineering fees included in the prices above - total \$55,625. The price above also include \$100,000 for sidewalks and drives and \$270,833 for the street work. This road is consider Local and serves a single family residential area.	

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT 140. There are many PCC streets in the NW part of Grinnell that are in a similar state.

Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase. Sidewalks will also be installed.

Expenditures									
	2027	2028	2029	2030	2031	2032	2033	Total	
Street Construction	0	0	0	0	0	0	270,833	270,833	
Sidewalks and Driveways	0	0	0	0	0	0	100,000	100,000	
Planning/Design/Engineering	0	0	0	0	0	35,625	20,000	55,625	
Total	0	0	0	0	0	35,625	390,833	426,458	
Funding Sources									
	2027	2028	2029	2030	2031	2032	2033	Total	
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	0	0	390,833	390,833	
Road Use Tax Fund (RUTF)	0	0	0	0	0	35,625	0	35,625	
Total	0	0	0	0	0	35,625	390,833	426,458	

2027 thru 2033

Capital Improvement Plan

Grinnell, IA

Project #	272-32-02				
Project Name	1st Avenue from West Street to east termination				
Total Project Cost	\$1,968,417				City Manager
Department	Street Construction/Repair			Type	New Construction
Category	Street Construction			Priority	3 Important
Status	Active			Useful Life	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes both the reconstruction and rehabilitation of 1st Avenue from West Street to the east termination of the street. The project length 3,900' and the width varies from 27' to 32' wide \$1,968,417. Engineering fees included in the prices above - total \$256,750. The price above also includes \$117,000 for drives and sidewalks.

Justification

This street serves as an important link between the east and west Grinnell. It connects residential areas to Iowa Highway 146. This road also provides critical access to Unity Point - Grinnell. This street segment is in poor condition.

The Pavement Condition Index (PCI) for the street segment ranges from 20 to 68. This is why portions will be rebuilt and portions with be rehabilitated. The segment from East Street to the east termination was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count ranging from 2,180 to 750 and is considered a Collector. The areas scheduled for rehabilitation will continue to decline over the next five years and will benefit from the rehabilitation, extending their life.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance		0	0	0	0	0	1,594,667	0	1,594,667
Planning/Design/Engineering		0	0	0	0	156,750	100,000	0	256,750
Sidewalks and Driveways		0	0	0	0	0	117,000	0	117,000
Total		0	0	0	0	156,750	1,811,667	0	1,968,417
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)		0	0	0	0	0	861,667	0	861,667
Tax Increment Financing (TIF)		0	0	0	0	0	800,000	0	800,000
Road Use Tax Fund (RUTF)		0	0	0	0	156,750	0	0	156,750
Storm Sewer Fees (SSW)		0	0	0	0	0	150,000	0	150,000
Total		0	0	0	0	156,750	1,811,667	0	1,968,417

Capital Improvement Plan

Grinnell, IA

Project # 272-32-05
Project Name 3rd Avenue from Penrose Street to Holyoke Street

Total Project Cost \$425,000
Department Street Construction/Repair
Category Street Construction
Status Active

Contact
Type New Construction
Priority 3 Important
Useful Life 40 years

Supplemental Attachments

[Pavement Report 2025 Matrix.pdf](#) [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of 3rd Avenue from Penrose Street to Holyoke Street. The project length 730' 31" wide \$425,000. The project will likely be an asphalt inlay as the curb section is in good condition.

Engineering fees included in the prices above - total \$60,000. The price above also include \$80,000 for sidewalks and drives plus \$285,000 for the street work.

Justification

This street segment serves a residential community, connecting it to Penrose which is a Minor Arterial. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is 0 for the segment from Beck Court to Holyoke Street and 19 for the segment from Beck Court to Penrose Street. It is recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 464 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	0	285,000	0	285,000
Sidewalks and Driveways	0	0	0	0	0	80,000	0	80,000
Planning/Design/Engineering	0	0	0	0	40,000	20,000	0	60,000
Total	0	0	0	0	40,000	385,000	0	425,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	0	0	0	385,000	0	385,000
Road Use Tax Fund (RUTF)	0	0	0	0	40,000	0	0	40,000
Total	0	0	0	0	40,000	385,000	0	425,000

Capital Improvement Plan
Grinnell, IA

Project # 272-27-03
Project Name 4th Avenue from State Street to East Street

Total Project Cost	\$671,792	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	2 Very Important
Status	Active	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of 4th Avenue from State Street to East Street. The project length 850' 31' wide \$671,792
Engineering fees included in the prices above - total \$87,625. The price above also include \$85,000 for water main improvements/services and \$50,000 for sidewalks and drives.

Justification

This street serves as an important link between the downtown and residential properties in eastern Grinnell. It also links Seeland Park with the downtown. This road also provides critical access to Unity Point - Grinnell. This street segment is in poor condition. Rehabilitation is not recommended.
The Pavement Condition Index (PCI) for the street segment 19-45 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 2000 and is considered a Minor Arterial. This is listed as priority for reconstruction in the Report.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Street Construction		439,167	0	0	0	0	0	0	439,167
Water Distribution		95,000	0	0	0	0	0	0	95,000
Planning/Design/Engineering		87,625	0	0	0	0	0	0	87,625
Sidewalks and Driveways		50,000	0	0	0	0	0	0	50,000
Total		671,792	0	0	0	0	0	0	671,792
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)		536,792	0	0	0	0	0	0	536,792
Water Fees / Reserves (WF)		85,000	0	0	0	0	0	0	85,000
Road Use Tax Fund (RUTF)		50,000	0	0	0	0	0	0	50,000
Total		671,792	0	0	0	0	0	0	671,792

Capital Improvement Plan Grinnell, IA

Project # 272-33-02
Project Name 5th Avenue from West Street to Spring Street

Total Project Cost \$307,050
Department Street Construction/Repair
Category Street Construction
Status Active
Contact Type New Construction
Priority 4 Less Important
Useful Life 40 years

Supplemental Attachments

[Pavement Report 2025 Matrix.pdf](#) [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of 5th Avenue from West Street to Spring Street. The project length 420' 31" wide \$307,050

Engineering fees included in the prices above - total \$40,050. The price above also include \$50,000 for sidewalks and drives.

Justification

This street serves as an important link between the downtown and residential properties in western Grinnell. It also serves the Grinnell Public Safety Building. This street segment is in poor condition. Rehabilitation is not recommended. An asphalt inlay is a probable solution.

The Pavement Condition Index (PCI) for the street segment 32. This segment has an ADT count of 1270 and is considered Local. This was recommended for replacement by city staff.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	0	0	217,000	217,000
Sidewalks and Driveways	0	0	0	0	0	0	50,000	50,000
Planning/Design/Engineering	0	0	0	0	0	25,050	15,000	40,050
Total	0	0	0	0	0	25,050	282,000	307,050

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	0	0	182,000	182,000
Storm Sewer Fees (SSw)	0	0	0	0	0	0	100,000	100,000
Road Use Tax Fund (RUTF)	0	0	0	0	0	25,050	0	25,050
Total	0	0	0	0	0	25,050	282,000	307,050

Capital Improvement Plan
Grinnell, IA

Project #	272-33-01
Project Name	7th Avenue from Main Street to Park Street

Total Project Cost	\$500,058	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	4 Less Important
Status	Active	40 years

Supplemental Attachments

 [Pavement Report 2025 Narrative.pdf](#)  [Pavement Report 2025 Matrix.pdf](#)

Description

This project includes the reconstruction of 7th Avenue from Main Street to Park Street. The project length 865' 26' wide \$500,058. Engineering fees included in the prices above - total \$65,225. The price above also include \$30,000 for water main improvements, \$30,000 for sidewalks and drives, and \$374,833 for street construction.

Justification

This street serves a neighborhood that includes Grinnell College, several rental properties, a bed and breakfast, and several single family residences. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is 37-38. Replacement was suggested by city staff. This segment has an ADT count of 200 and is considered Local. This project would be lower priority than most other projects in this plan due to low traffic count and PCI scores that are below average but not as bad as other segments.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Street Construction		0	0	0	0	0	0	374,833	374,833
Planning/Design/Engineering		0	0	0	0	0	35,225	30,000	65,225
Sidewalks and Driveways		0	0	0	0	0	0	30,000	30,000
Water Distribution		0	0	0	0	0	0	30,000	30,000
Total		0	0	0	0	0	35,225	464,833	500,058
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)		0	0	0	0	0	0	264,833	264,833
Storm Sewer Fees (StSw)		0	0	0	0	0	0	100,000	100,000
Utility Franchise Fee (UFF)		0	0	0	0	0	0	100,000	100,000
Road Use Tax Fund (RUTF)		0	0	0	0	0	35,225	0	35,225
Total		0	0	0	0	0	35,225	464,833	500,058

Capital Improvement Plan
Grinnell, IA

Project #	272-27-01				
Project Name	8th Avenue from East Street to Hobart Street				
Total Project Cost	\$628,519				City Manager
Department	Street Construction/Repair			Type	New Construction
Category	Street Construction			Priority	2 Very Important
Status	Active			Useful Life	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of 8th Avenue from East Street to Hobart Street. The project length 1,290' 26" wide \$628,519. The project will include reconstruction of 8th Avenue from East Street to Elm Street. The project will include rehabilitation of 8th Avenue from Elm Street to Hobart Street.

Engineering fees included in the prices above - total \$81,981. The price above also includes \$70,000 for water main improvements/services and \$30,000 for sidewalks and drives.

Justification

This street serves as an important link between several residential neighborhoods, Grinnell College, and Ahrens Park. It also links east and west halves of Grinnell. This street segment is in poor condition, especially East Street to Elm Street.

The Pavement Condition Index (PCI) for the East Street to Elm Street is segment is11 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 780 and is considered a Collector. This is listed as priority for reconstruction in the Report.

The PCI for 8th Avenue from Elm Street to Hobart Street is 62 with an ADT count of 540. This segment will benefit from rehabilitation and extend its life.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance		446,538	0	0	0	0	0	0	446,538
Planning/Design/Engineering		81,981	0	0	0	0	0	0	81,981
Water Distribution		70,000	0	0	0	0	0	0	70,000
Sidewalks and Driveways		30,000	0	0	0	0	0	0	30,000
Total		628,519	0	0	0	0	0	0	628,519
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Road Use Tax Fund (RUTF)		158,519	0	0	0	0	0	0	158,519
Storm Sewer Fees (StSw)		150,000	0	0	0	0	0	0	150,000
Utility Franchise Fee (UFF)		150,000	0	0	0	0	0	0	150,000
Local Option Sales Tax (ST)		100,000	0	0	0	0	0	0	100,000
Water Fees / Reserves (WF)		70,000	0	0	0	0	0	0	70,000
Total		628,519	0	0	0	0	0	0	628,519

Capital Improvement Plan Grinnell, IA

Project # 160-33-01
Project Name Ambulance Replacement

Total Project Cost \$400,000
Department Fire
Category Safety & Security
Status Active

Contact
Type
Priority
Useful Life

Fire Chief
Equipment
3 Important
10 years

Description

This involves the replacement of A63. Our EMS system continues to advance and call volume is rising. The ambulance is a 2012 diesel GMC and by that 2033 it would be 21 years old.

Justification

Replacement of these items should be ongoing to ensure we continue to provide our volunteers and staff with the resources necessary to effectively and safely serve the community. The price listed (\$400,000) includes anticipated replacement of all associated equipment.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	0	0	0	0	0	0	400,000	400,000
Total	0	0	0	0	0	0	400,000	400,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Grinnell College (GC)	0	0	0	0	0	0	200,000	200,000
Private Donations (PD)	0	0	0	0	0	0	100,000	100,000
Utility Franchise Fee (UFF)	0	0	0	0	0	0	100,000	100,000
Total	0	0	0	0	0	0	400,000	400,000

Capital Improvement Plan
Grinnell, IA

Project # 272-31-04
Project Name Ann Street from 9th Avenue to 10th Avenue

Total Project Cost \$497,855
Department Street Construction/Repair
Category Street Construction
Status Active
City Manager New Construction
Type 3 Important
Priority 40 years
Useful Life

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Ann Street from 9th Avenue to 10th Avenue. The project length 525' 28" wide \$497,854.
Engineering fees included in the prices above - total \$64,938. The price above also include \$62,500 for water main improvements, \$10,000 for water services, and \$43,750 for sidewalks and drives.

Justification

This street serves a single family residential neighborhood. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is 3 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 150 and is considered Local.
This is listed as priority for reconstruction in the Report.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	326,667	0	0	326,667
Planning/Design/Engineering	0	0	0	44,938	20,000	0	0	64,938
Water Distribution	0	0	0	0	62,500	0	0	62,500
Sidewalks and Driveways	0	0	0	0	43,750	0	0	43,750
Total	0	0	0	44,938	452,917	0	0	497,855

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	452,917	0	0	452,917
Storm Sewer Fees (SSw)	0	0	0	44,938	0	0	0	44,938
Total	0	0	0	44,938	452,917	0	0	497,855

Budget Impact
This will reduce cost associated with water main break repairs.

Capital Improvement Plan

Supplemental Attachments

Description

Engineering fees included in the prices above - total \$119,500. The price above also include \$50,000 for sidewalks and drives, \$152,000 for water/service line improvements and \$595,000 for the street work.

Justification

Lighting needs to be improved to increase pedestrian safety and security.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance		0	0	0	0	0	0	595,000	595,000
Water Distribution		0	0	0	0	0	0	152,000	152,000
Planning/Design/Engineering		0	0	0	0	0	69,550	50,000	119,550
Sidewalks and Driveways		0	0	0	0	0	0	50,000	50,000
Total		0	0	0	0	0	69,550	847,000	916,550
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)		0	0	0	0	0	0	504,984	504,984
Water Fees / Reserves (WF)		0	0	0	0	0	0	152,000	152,000
Utility Franchise Fee (UFF)		0	0	0	0	0	0	130,450	130,450
Storm Sewer Fees (SSw)		0	0	0	0	0	69,550	59,566	129,116
Total		0	0	0	0	0	69,550	847,000	916,550

Budget Impact

This will reduce long term maintenance costs. There is \$100,000 added to the construction costs for water main upgrades.

Capital Improvement Plan Grinnell, IA

Project # 272-31-03
Project Name Broad Street from Harrison Avenue to Marvin Avenue

Total Project Cost \$271,740
Department Street Construction/Repair
Category Street Construction
Status Active
City Manager New Construction
Contact Type 1 High Priority
Priority Useful Life 40 years

Supplemental Attachments

[Pavement Report 2025 Matrix.pdf](#) [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Broad Street from Harrison Avenue to Marvin Avenue. The project length 540' 28" wide \$307,740. The project will likely be an asphalt inlay as the curb section is in good condition.

Engineering fees included in the prices above - total \$40,140. The price above also include \$36,000 for sidewalks and drives plus \$201,600 for the street work.

Justification

This street segment serves a residential community and is consider Local. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is 0. It is recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 180. This is listed as priority for reconstruction in the Report.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	201,600	0	0	201,600
Planning/Design/Engineering	0	0	0	25,140	15,000	0	0	40,140
Water Distribution	0	0	0	0	30,000	0	0	30,000
Total	0	0	0	25,140	246,600	0	0	271,740

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	0	0	200,000	0	0	200,000
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	46,600	0	0	46,600
Road Use Tax Fund (RUTF)	0	0	0	25,140	0	0	0	25,140
Total	0	0	0	25,140	246,600	0	0	271,740

2027 thru 2033
Capital Improvement Plan
Grinnell, IA

Project # 272-29-01
Project Name CBD Maintenance

Total Project Cost \$265,000
Type Maintenance
Priority 1 High Priority
Useful Life 15 years

Department
Category Street Construction/Repair
Status Street Maintenance
Active

Description

This project will provide funding to complete a variety of maintenance work in the CBD. This will include replacement of curbs damaged during snow removal operations, brick resetting and replacement, possible light pole replacements, fix sidewalk offsets, and painting.

Justification

The city has invested \$18 million in the public infrastructure in the downtown and proper maintenance will extend the life of this investment. This will be the fourth round of maintenance work completed. The most recent was in 2025.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	250,000	0	0	0	0	250,000
Planning/Design/Engineering	0	15,000	0	0	0	0	0	15,000
Total	0	15,000	250,000	0	0	0	0	265,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	250,000	0	0	0	0	250,000
Storm Sewer Fees (SSW)	0	15,000	0	0	0	0	0	15,000
Total	0	15,000	250,000	0	0	0	0	265,000

Budget Impact

This will limit the amount of time required by city employees to make repairs in the downtown.

2027 thru 2033
Capital Improvement Plan
Grinnell, IA

Project # 214-27-01
Project Name Cemetery Dump Truck Replacement - 1982

Total Project Cost \$100,000
Type Vehicle
Priority 3 Important
Useful Life 25 years
Department Category Status
Street Equipment Park Equipment Active

Description
The current truck is a 1982 and has been fully depreciated.

Justification
The current truck is 40 years old.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	100,000	0	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	0	100,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Street Equipment Depreciation (ST DEP)	100,000	0	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	0	100,000

Budget Impact
Reduced maintenance costs.

Capital Improvement Plan Grinnell, IA

Project # 610-31-01
Project Name Country Club Drive Water Main Replacement

Total Project Cost \$1,000,000
Department Water Distribution
Category Utilities
Status Active

Contact
Type New Construction
Priority 3 Important
Useful Life 50 years

Description

This project will replace the water main in the right-of-way along Country Club Drive from 13th Avenue to Manor Circle. It will replace all existing 6" water main on Manor Circle. We will also replace the 6" water main on 16th Avenue from West Street to the existing 12" water main. The redundant 6" water main on the north side of 16th Avenue will be abandoned. This will include valve replacements, water service replacement to the curb stops as needed, and hydrants. May consider expanding this project to connect with the Broad Street reconstruction and water main replacement along that route.

Justification

There has been an increasing frequency of water main breaks on Country Club Drive from 13th Avenue to Manor Circle. There have also been water main breaks on the western portion of Manor Circle. This will increase water supply to the area. This also sets up the looping of a larger diameter pipe to 10th Avenue in the future.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	900,000	0	0	0	0	0	900,000
Planning/Design/Engineering	0	100,000	0	0	0	0	0	100,000
Total	0	1,000,000	0	0	0	0	0	1,000,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Revenue Bonds (RB)	0	800,000	0	0	0	0	0	800,000
Solar Lease Revenue (SLR)	0	200,000	0	0	0	0	0	200,000
Total	0	1,000,000	0	0	0	0	0	1,000,000

Budget Impact

This will reduce the costs of repairs for water main breaks.

Capital Improvement Plan Grinnell, IA

Project # 003-01-29
Project Name Drake Community Library Building

Total Project Cost \$110,000
Department Library
Category Building Maintenance Construction
Status Active
Library Director Maintenance
Contact Type 3 Important
Priority 25 years
Useful Life

Supplemental Attachments

 [Library Building Maintenance FY 27-33.pdf](#)

Description

Drake Community Library opened in 2009 as the public library for the city of Grinnell. The building serves a wide range of needs for the community ranging from public meeting space, youth services, community services, adult recreation and learning, and many others. The building is 16 years old and will require on going maintenance. In FY 24 the city provided \$170,000 to the library for a variety of repairs.

Cost estimates are linked to this project.

Justification

Proper building maintenance reduces future expenses and it critical to avoid larger expenses in the future. Painting these lintels, repairing the soffit panels, caulking the masonry joints, caulking the steel panel joints, and sidewalk joints is recommended.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	60,000	50,000	0	0	0	110,000
Total	0	0	60,000	50,000	0	0	0	110,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Utility Franchise Fee (UFF)	0	0	40,000	30,000	0	0	0	70,000
Private Donations (PD)	0	0	20,000	20,000	0	0	0	40,000
Total	0	0	60,000	50,000	0	0	0	110,000

Capital Improvement Plan
Grinnell, IA

Project #	272-31-06
Project Name	Elm Street from 6th Avenue to 10th Avenue

Total Project Cost	\$1,153,067	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	2 Very Important
Status	Active	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Elm Street from 6th Avenue to 10th Avenue. The project length 2,060' 25" wide \$1,353,067.

Engineering fees included in the prices above - total \$150,400. The price above also includes \$206,000 for water main improvements and \$110,000 for replacement of lead service lines. We do not plan to alter the sidewalks or driveways.

Justification

This street segment serves an historic residential neighborhood - connecting it to Grinnell College and US Highway 6. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment averages 32 with the segment from 8th Avenue to 9th Avenue having a PCI score of 17 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 650 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures									
	2027	2028	2029	2030	2031	2032	2033	Total	
Construction/Maintenance	0	0	0	0	686,667	0	0	686,667	
Water Distribution	0	0	0	0	316,000	0	0	316,000	
Planning/Design/Engineering	0	0	0	100,000	50,400	0	0	150,400	
Total	0	0	0	100,000	1,053,067	0	0	1,153,067	
Funding Sources									
	2027	2028	2029	2030	2031	2032	2033	Total	
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	900,000	0	0	900,000	
Storm Sewer Fees (StSw)	0	0	0	100,000	100,000	0	0	200,000	
Water Fees / Reserves (WF)	0	0	0	0	53,067	0	0	53,067	
Total	0	0	0	100,000	1,053,067	0	0	1,153,067	

Capital Improvement Plan
Grinnell, IA

Project # 272-31-01
Project Name Hamilton Avenue from Main Street to State Street

Total Project Cost \$904,667
Department Street Construction/Repair
Category Street Construction
Status Active
Contact Type
Priority
Useful Life
City Manager
New Construction
3 Important
40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Hamilton Avenue from Main Street to State Street. The project length 1,300' 34" wide \$904,667.
Engineering fees included in the prices above - total \$118,000. The price above also includes \$50,000 sidewalks and driveways.

Justification

This street segment serves a residential community. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is as low as 14 and is recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 410 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	736,667	0	0	736,667
Planning/Design/Engineering	0	0	0	68,000	50,000	0	0	118,000
Sidewalks and Driveways	0	0	0	0	50,000	0	0	50,000
Total	0	0	0	68,000	836,667	0	0	904,667

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	500,000	0	0	500,000
Tax Increment Financing (TIF)	0	0	0	0	300,000	0	0	300,000
Road Use Tax Fund (RUTF)	0	0	0	68,000	0	0	0	68,000
Storm Sewer Fees (SSw)	0	0	0	0	36,667	0	0	36,667
Total	0	0	0	68,000	836,667	0	0	904,667

Capital Improvement Plan

Grinnell, IA

Project # 272-30-01
 Project Name Harrison Avenue from Main Street to Broad Street

Total Project Cost \$687,125
 Department Street Construction/Repair
 Category Street Construction
 Status Active
 City Manager New Construction
 Contact Type 3 Important
 Priority 30 years
 Useful Life

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Harrison Avenue from Main Street to Park Street. The project length 885' 29" wide \$687,125. Engineering fees included in the prices above - total \$89,625. The price above also includes \$73,750 for sidewalks and driveways, \$96,000 water improvements, and \$427,750 for street construction.

Justification

This street segment serves a residential community. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is as low as 1 (that is not a typo) for Broad Street to Park Street and 36 for Main Street to Broad Street and is recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 410 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	427,750	0	0	0	427,750
Water Distribution	0	0	0	96,000	0	0	0	96,000
Planning/Design/Engineering	0	0	39,625	50,000	0	0	0	89,625
Sidewalks and Driveways	0	0	0	73,750	0	0	0	73,750
Total	0	0	39,625	647,500	0	0	0	687,125

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	0	647,500	0	0	0	647,500
Road Use Tax Fund (RUTF)	0	0	39,625	0	0	0	0	39,625
Total	0	0	39,625	647,500	0	0	0	687,125

2027 thru 2033

Capital Improvement Plan

Grinnell, IA

Project # 610-31-02

Project Name Hobart Street Water Main

Total Project Cost \$250,000

Type New Construction

Priority 2 Very Important

Useful Life 50 years

Department Category Status

Water Distribution Utilities Active

Description

This project will replace the 4" water main at Hobart from 8th Avenue to 10th Avenue with an 8" water main.

Justification

This section of water main has a significant amount of water main breaks. This will increase fire flows in the area around Fairview School. This compliments the installation of the new larger water main on 10th Avenue to the north.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	0	0	225,000	0	0	225,000
Planning/Design/Engineering	0	0	0	25,000	0	0	0	25,000
Total	0	0	0	25,000	225,000	0	0	250,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Revenue Bonds (RB)	0	0	0	25,000	225,000	0	0	250,000
Total	0	0	0	25,000	225,000	0	0	250,000

Budget Impact

This will reduce costs associated with water main breaks.

Capital Improvement Plan
Grinnell, IA



Project #	272-27-02
Project Name	Iowa Highway 146 Rebuild and Enhancements

Total Project Cost	\$3,750,000	Contact	City Manager
Department	Street Construction/Repair	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

The city of Grinnell will partner with the Iowa DOT to rebuild Iowa Highway 146 from 180 north to 6th Avenue. The Iowa DOT will fund the improvements to the roadway and the city of Grinnell will be responsible for utility improvements, pedestrian facility improvements, lighting, landscaping, some signs, traffic signals, and related work. The community has long expressed interest in improving the aesthetic of the 146 corridor from 180 to 6th Avenue. RDG has completed a series of designs for consideration. The construction of the trail from Industrial Avenue to Stage Coach Road will be included in this project. We will also be adding street lights similar to those on highway 146 north of 6th Avenue. We will be completing significant improvements to the water distribution system to improve reliability and replace several lead service lines. We will abandon 4" service lines where possible. We will also replace sanitary manholes and perform some sanitary sewer lining.

Justification

Iowa Highway 146 from 180 north to 6th Avenue is the highest traffic count route in Grinnell. This is our primary entrance and our primary commercial route. Improving the aesthetic of the Iowa Highway 146 corridor has been identified as a priority in several community planning sessions over the past 20 years. A number of studies and design options have been created. We are working on an agreement to convert a portion of this roadway from 4 lane to 3 lane - 6th Avenue to about Hy-Vee. We will be performing significant work on the water distribution system to remove 4" water mains and lead service lines. We will be adding street lighting, trees, and making other safety improvements.

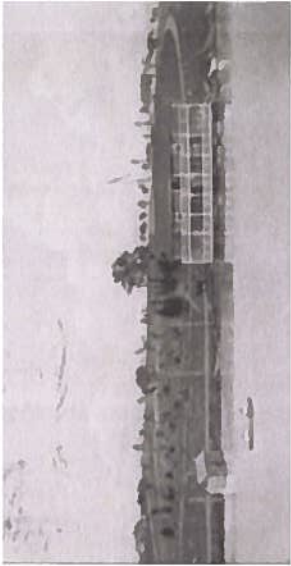
Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
IDOT Short Term Loan Repayment		1,950,000	900,000	900,000	0	0	0	0	3,750,000
Total		1,950,000	900,000	900,000	0	0	0	0	3,750,000
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)		900,000	900,000	900,000	0	0	0	0	2,700,000
Intergovernmental Grants (IG)		1,050,000	0	0	0	0	0	0	1,050,000
Total		1,950,000	900,000	900,000	0	0	0	0	3,750,000

Budget Impact

We have been awarded a \$600,000 Surface Transportation Grant in addition to the \$450,000 for the trail. Cost estimates are still being refined as the project develops.

The project cost paid for by the Iowa DOT appear in this report as Intergovernmental Grants paid in FY 27 as the grants will go directly to the IDOT.

Capital Improvement Plan
Grinnell, IA



Project #	435-27-01				
Project Name	Lakes Restoration Project				
Total Project Cost	\$7,539,000				
Department	Parks				Parks and Recreation Director
Category	Park Improvements				Improvement
Status	Active				2 Very Important
					40 years

Supplemental Attachments

 [Lakes Full Feasibility Report 2024.09.12 comp](#)

Description

The City of Grinnell Park and Recreation Board in partnership with the Iowa DNR and the Grinnell City Council have completed the Grinnell Lakes Restoration Feasibility Study for Arbor Lake and Lake Nyanza. The Park and Recreation Board and City Council have directed staff to work with the Iowa DNR to advance implementation of the work items recommended by this study. Best Management Practices (BMP) such as riffle pools and sediment capture basins installed 15 years ago have performed well. The project will include a collection of both in lake enhancements and watershed BMPs. These will include storm water detention basins, stream bank restoration and stabilization, dredging of existing BMPs, riparian easements, iron enhanced sand filtration, Arbor Lake dam improvements (draw down structure), mechanical dredging to Arbor Lake, jetty improvements, alum applications, shoreline improvements, ADA facilities, kayak launch, and related work.

Justification

Nutrient loads and sediment are negatively affecting these lakes. Both lakes need significant investment to protect and improve their ability to support desired uses and ecological health. Both lakes receive point source pollutants, have shallowness issues, and receive non-point source pollutants. Three problems associated with urban watersheds are prevalent here: urban runoff pollution, poor water quality, and winter fish kills. The sediment load to Arbor Lake annually is estimated at 780 tons and existing watershed practices reducing that by 281 tons/year. It is estimated that there has been 35,000 CY of sediment deposited in Arbor Lake since it was dredged in the 1970's. Sediment in Lake Nyanza has resulted in average depth of only 2.8' and a maximum depth of 9.6'. Sediment phosphorous levels in the lakes are high and internal phosphorous release is contributing to to phosphorous concentrations and high algal levels in the lake.

Prior	Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
1,212,000	Construction/Maintenance	830,000	1,701,000	830,000	1,391,000	1,250,000	0	0	6,002,000
	Planning/Design/Engineering	50,000	150,000	50,000	50,000	25,000	0	0	325,000
	Total	880,000	1,851,000	880,000	1,441,000	1,275,000	0	0	6,327,000
Prior	Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
1,212,000	Intergovernmental Grants (IG)	660,000	1,388,250	660,000	1,080,750	956,250	0	0	4,745,250
	Local Option Sales Tax (ST)	220,000	200,000	70,000	210,250	100,000	0	0	800,250
	Storm Sewer Fees (StSw)	0	262,750	150,000	150,000	218,750	0	0	781,500
	Total	880,000	1,851,000	880,000	1,441,000	1,275,000	0	0	6,327,000

Budget Impact

The Iowa DNR is stating that they will fund 75% of the improvements and possibly a higher share for certain practice such as the Enhanced Iron/Sand Filtration.

We will be leaning on the Storm Water Utility and Local Option Sales Tax revenues to fund the city share. This will require the renewal vote for the local option sales tax. There appears to be strong support from the public for the restoration of these lakes and associated improvements.

Capital Improvement Plan
Grinnell, IA

Project # 350-26-01
Project Name Land Acquisition for Partial Parallel Taxiway 31

Total Project Cost	\$60,000	Department	Airport
Type	New Construction	Category	Safety & Security
Priority	3 Important	Status	Active
Useful Life	50 years		

Description

The project will purchase land to construct a partial parallel taxiway to runway end 31 creating a link for planes to travel from the apron/hangars to the holding area at 31.

Justification

This will improve safety and efficiency since planes will be able to taxi without using the runway.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Land Acquisition	0	0	0	0	54,000	0	0	54,000
Planning/Design/Engineering	0	0	0	6,000	0	0	0	6,000
Total	0	0	0	6,000	54,000	0	0	60,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Intergovernmental Grants (IG)	0	0	0	0	54,000	0	0	54,000
Tax Increment Financing (TIF)	0	0	0	6,000	0	0	0	6,000
Total	0	0	0	6,000	54,000	0	0	60,000

Capital Improvement Plan

Grinnell, IA

Project # 610-27-02
Project Name Lead Line Replacement South Grinnell SRF

Total Project Cost \$1,075,000
Department Water Distribution
Category Utilities
Status Active

Contact City Manager
Type Improvement
Priority 1 High Priority
Useful Life 50 years

Description

The city of Grinnell has applied for grant funds to aid with the replacement of private lead service lines in south Grinnell. South Grinnell is the only area in Grinnell eligible for the grant funding. It is estimated that this area has 169 services with full or partial lead that needs to be replaced. This area is Census Tract 3704. The area north of US Highway 6 is Census Tract 3703. It contains 204 service lines with full or partial lead. This may be a future project but our focus will be on 3704.

Justification

Lead piping is a concern and possible danger due to pipe corrosion. This can cause premature births, increased blood pressure, and anemia. There is a national effort to inventory and replace lead services. Although the risk in Grinnell is low based on water sampling completed, no amount of lead is good.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	1,000,000	0	0	0	0	0	0	1,000,000
Planning/Design/Engineering	75,000	0	0	0	0	0	0	75,000
Total	1,075,000	0	0	0	0	0	0	1,075,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Campbell Fund (CF)	615,000	0	0	0	0	0	0	615,000
Intergovernmental Grants (IG)	460,000	0	0	0	0	0	0	460,000
Total	1,075,000	0	0	0	0	0	0	1,075,000

Capital Improvement Plan
Grinnell, IA

Project # 201-27-01
Project Name Master Park Plan Implementation

Total Project Cost \$4,819,750
Department Parks
Category Park Improvements
Status Active
Contact Type Parks and Recreation Director
Priority Improvement
Useful Life 3 Important
30 years

Description

The community is working to update the Master Parks Plan and these place holder funds will aid in that effort.

Justification

The Master Parks Plan has been completed and the Park Board will be recommending to the City Council which projects it wishes to prioritize. These are simply placeholders and specific projects will be added in the FY 28-32 Capital Improvement Plan.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	400,000	600,000	730,000	689,750	800,000	800,000	800,000	4,819,750
Total	400,000	600,000	730,000	689,750	800,000	800,000	800,000	4,819,750
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax (ST)	0	200,000	330,000	189,750	300,000	400,000	400,000	1,819,750
Hotel Tax (HT)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Private Donations (PD)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Grinnell College (GC)	100,000	100,000	100,000	100,000	100,000	0	0	500,000
Utility Franchise Fee (UFF)	100,000	100,000	100,000	100,000	100,000	0	0	500,000
Solar Lease Revenue (SLR)	0	0	0	100,000	100,000	100,000	100,000	400,000
Intergovernmental Grants (IG)	0	0	0	0	0	100,000	100,000	200,000
Total	400,000	600,000	730,000	689,750	800,000	800,000	800,000	4,819,750

Capital Improvement Plan Grinnell, IA



Project #	115-33-01				
Project Name	Police Vehicle Replacements				
Total Project Cost	\$452,300				
Department	Police	Contact	Chief of Police		
Category	Vehicles	Type	Vehicle		
Status	Active	Priority	3 Important		
		Useful Life	5 years		

Description

This plan calls for the replacement of one vehicle annually except for FY 30. The estimated cost to replace with Ford Explorer Interceptor is \$48,000 for the vehicle and \$24,000 for the equipment. The police department maintains five vehicles, four patrol and one unmarked patrol vehicle. Cars are typically taken out of service at 100,000 miles, approximately, and/or 5 years after purchase to rotate older vehicles out of the fleet. We anticipate purchasing Ford Explorers to maximize potential equipment reuse and consistency. We have also had good experiences with this model. We strongly advise against mixing brands and models within such a small fleet. Vehicles will not be rotated out of the fleet with less than 100,000 miles without approval of the City Manager.

FY 27: PL-4 2026 Ford Explorer (no current vehicles totaled)

FY 28: PL6 2021 Chevy Tahoe 59,585 miles

FY29: 2021 Ford F-150 51,692 miles

FY 31: 2023 Ford Explorer 21,458 miles

FY 32: 2023 Ford Explorer 12,805 miles

FY 33: 2026 Ford Explorer (not in fleet yet)

Justification

With a forecasted staff of 10 to 14 sworn officers over the next three years (two or three on duty at all times), the police department requests five patrol vehicles and one 24/7 use vehicle for the Chief of Police/ Training. In May 2023, our fleet was damaged by a hailstorm. PL-4 was totaled by insurance and not replaced. Maintaining a quality fleet of vehicles is critical to PD operations. Officers work many hours in these vehicles, and units are extremely visible to the community. Vehicles are expensive to purchase, maintain, and operate; thus, it is essential to control these costs as best as possible. The addition of one more patrol vehicle (PL-4) to our fleet would give each shift three patrol vehicles, lower constant 24/7 rotation, and decrease mileage and maintenance costs over time.

Maintaining a quality fleet of vehicles is critical to the Police Department operations. Officers work many hours in these vehicles and units are extremely visible in the community. Vehicles are expensive to purchase, maintain, and operate; thus it is important to control these costs as best as possible.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Total	72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Capital Loan Notes (CLN)	72,400	72,400	75,000	0	77,500	77,500	77,500	452,300
Total	72,400	72,400	75,000	0	77,500	77,500	77,500	452,300

Capital Improvement Plan

Grinnell, IA

Project # 272-32-04
Project Name Prince Street from 13th Avenue to N Termination

Total Project Cost \$430,000
Department Street Construction/Repair
Category Street Construction
Status Active
City Manager New Construction
Type 3 Important
Priority 40 years
Useful Life

Supplemental Attachments

[Pavement Report 2025 Matrix.pdf](#) [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction of Prince Street from 13th Avenue to the north termination. The project length 340' 29' wide \$430,000. Engineering fees included in the prices above - total \$55,000. The price above also includes \$100,000 for sidewalks or driveways.

Justification

This street segment serves a residential neighborhood. This street segment is in poor condition. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the street segment is 14 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 50 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Street Construction	0	0	0	0	0	275,000	0	275,000
Sidewalks and Driveways	0	0	0	0	0	100,000	0	100,000
Planning/Design/Engineering	0	0	0	0	35,000	20,000	0	55,000
Total	0	0	0	0	35,000	395,000	0	430,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	0	395,000	0	395,000
Utility Franchise Fee (UFF)	0	0	0	0	35,000	0	0	35,000
Total	0	0	0	0	35,000	395,000	0	430,000

2027 thru 2033
Capital Improvement Plan
 Grinnell, IA



Project # 150-27-01
Project Name Replace 2002 Spartan Fire Pumper Truck

Total Project Cost \$700,000
Department Fire
Category Vehicles
Status Active
Contact Type Fire Chief Vehicle
Priority 2 Very Important
Useful Life 25 years

Description

This project will replace the city fire pumper. We show Grinnell College contributing \$200,000 and this is based on their past support for the aerial truck and ambulances. This request has not been formally made.

Justification

The current pumper was purchased new in 2002. The expected useful life a fire pumper is 20-25 years.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	700,000	0	0	0	0	0	0	700,000
Total	700,000	0	0	0	0	0	0	700,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Grinnell College (GC)	200,000	0	0	0	0	0	0	200,000
Local Option Sales Tax (ST)	200,000	0	0	0	0	0	0	200,000
Solar Lease Revenue (SLR)	200,000	0	0	0	0	0	0	200,000
Private Donations (PD)	100,000	0	0	0	0	0	0	100,000
Total	700,000	0	0	0	0	0	0	700,000

Budget Impact

The debt issued to pay for the new ladder truck will be retired by this time.

Capital Improvement Plan Grinnell, IA

Project # 672-28-01
Project Name Replace Residential Automated Truck

Total Project Cost \$275,000
Department Solid Waste Residential
Category Vehicles
Status Active
Contact Type Priority Useful Life
Public Services Director Vehicle 3 Important 5 years

Description

We bought a new truck in the winter of 2022/2023. We anticipate that truck will last five years and be reliable during that time. We only have one truck and it is a significant disruption to our efficiency when it is not available.

Justification

The first unit we purchased was very unreliable and it was a major disruption when it was not in service. The system is very inefficient when the automated truck is not operating.

Expenditures

Equip/Vehicles/Furnishings	2027	2028	2029	2030	2031	2032	2033	Total
	0	275,000	0	0	0	0	0	275,000
Total	0	275,000	0	0	0	0	0	275,000

Funding Sources

Solid Waste Fees Res Deprec (SW-RD)	2027	2028	2029	2030	2031	2032	2033	Total
	0	275,000	0	0	0	0	0	275,000
Total	0	275,000	0	0	0	0	0	275,000

2027 thru 2033
Capital Improvement Plan
 Grinnell, IA



Project # 493-28-01
Project Name Replace the Jet/Vacuum Truck

Total Project Cost \$550,000
Department Sanitary Sewer Collection
Category Vehicles
Status Active

Contact
Type Wastewater Director
Priority Vehicle
Useful Life 2 Very Important
 20 years

Description

The jet/vacuum truck is used in a variety of storm sewer, sanitary sewer, and other maintenance applications. Its primary function is to perform routine cleaning on sanitary sewer mains. The current truck was purchased in 2005.

Justification

The vehicle is nearing the end of its useful life and a reliable unit is critical to care of a variety of infrastructure. Finding parts and making repairs becomes more difficult and expensive each season. Safety for operators will also be improved with the new vehicle.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	0	550,000	0	0	0	0	0	550,000
Total	0	550,000	0	0	0	0	0	550,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Sanitary Sewer Equipment Depreciation (SSED)	0	550,000	0	0	0	0	0	550,000
Total	0	550,000	0	0	0	0	0	550,000

Budget Impact

New unit will be more reliable and reduce maintenance costs.

SW Equip Reserve Fund Balance at end of FY 26 \$202,817 + \$120,000 from FY 26 transfer from SW and St Sw = \$322,817. Adding \$120,000 in FY 27 and FY 28 will bring the total to \$562,817 which will provide some cushion for inflation and equipment.

Capital Improvement Plan
Grinnell, IA

Project # 372-31-01
Project Name Sidewalk Additions and Improvements

Total Project Cost \$500,000
Type Maintenance
Priority 3 Important
Useful Life 50 years
Department Category Status
Sidewalks/Trails
Sidewalks Maintenance / Trails
Active

Description

The city of Grinnell has made significant improvements related to sidewalks and trails in recent history but the City Council has made it a priority to accomplish more improvement. This project is not clearly defined at this time; however the intent would be to both improve existing sidewalks and add sidewalks to areas where they do not currently exist.

Justification

Sidewalks are critical for resident safety, health, and for many it is a primary source of transportation. It is expected that these funds will be used to improve areas where the population is most concentrated, access to community facilities, and in areas where residents may struggle to fund these improvements on their own.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	100,000	100,000	100,000	100,000	100,000	0	0	500,000
Total	100,000	100,000	100,000	100,000	100,000	0	0	500,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Road Use Tax Fund (RUTF)	50,000	50,000	0	50,000	50,000	0	0	200,000
Utility Franchise Fee (UFF)	50,000	50,000	0	50,000	50,000	0	0	200,000
Solar Lease Revenue (SLR)	0	0	100,000	0	0	0	0	100,000
Total	100,000	100,000	100,000	100,000	100,000	0	0	500,000

Capital Improvement Plan Grinnell, IA

Project # 272-32-06
Project Name Spring - 3rd Avenue to 8th Avenue

Total Project Cost \$755,000
Type Maintenance
Priority 4 Less Important
Useful Life 25 years

Department
Category
Status
Street Construction/Repair
Street Maintenance
Active

Description

This street segment serves the Grinnell Public Safety Building, City Hall, several single-family homes, a large multi-family residential complex, and several commercial uses. This will be a mill and overlay. We will install new walks as needed, the one challenge to this will be the railroad crossing between 3rd Avenue and 4th Avenue. All ADA ramps will be improved. Water main is in good condition. There are likely lead and galvanized lead service lines in this area.

Justification

The road has a significant 'crown' and needs to be reduced. This will also greatly improve the road profile and increase the longevity of the street. This area has moderate to high pedestrian traffic and improving the sidewalks and ADA ramps will be helpful.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	0	0	0	675,000	0	675,000
Planning/Design/Engineering	0	0	0	0	40,000	40,000	0	80,000
Total	0	0	0	0	40,000	715,000	0	755,000
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	0	0	0	315,000	0	315,000
Storm Sewer Fees (SSW)	0	0	0	0	40,000	150,000	0	190,000
Utility Franchise Fee (UFF)	0	0	0	0	0	150,000	0	150,000
Road Use Tax Fund (RUTF)	0	0	0	0	0	100,000	0	100,000
Total	0	0	0	0	40,000	715,000	0	755,000

Budget Impact

This will reduce our maintenance costs.

Capital Improvement Plan
Grinnell, IA

Project # 272-33-05
Project Name Spring Street 1st Avenue to 3rd Avenue

Total Project Cost \$500,000
Type New Construction
Priority 4 Less Important
Useful Life 40 years

Department Street Construction/Repair
Category Street Maintenance
Status Active

Description

Spring Street from 1st Avenue to 3rd Avenue serves both a residential area and the southwest corner of our downtown. The curb and gutter is generally in good condition. The pedestrian facilities are in good condition; however there are some ADA ramps at 2nd Avenue that need to be improved. This will require substantial grading and addition of retaining walls. Water main in good condition.

Justification

The street surface is in poor condition. Portions of this street segment carry more than 4,000 vehicles per day. Much of this traffic is using this route to avoid use of Iowa Highway 146 to access the commercial uses in this area. There is very little underground work necessary so costs are lower and overall the budget is modest for this many blocks of street rehab.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	0	0	0	450,000	0	450,000
Planning/Design/Engineering	0	0	0	0	40,000	10,000	0	50,000
Total	0	0	0	0	40,000	460,000	0	500,000

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)	0	0	0	0	40,000	460,000	0	500,000
Total	0	0	0	0	40,000	460,000	0	500,000

2027 thru 2033
Capital Improvement Plan
Grinnell, IA

Project # 272-31-05
Project Name Spring Street/Circle from 13th Ave to 14th Ave

Total Project Cost	\$911,183	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	3 Important
Status	Active	40 years

Supplemental Attachments
[Pavement Report 2025 Matrix.pdf](#) [Pavement Report 2025 Narrative.pdf](#)

Description
This project includes the reconstruction of Spring Street/Spring Street Circle from 13h Avenue to 14th Avenue. The project length 700' 21' wide \$911,183.
Engineering fees included in the prices above - total \$118,850. The price above also includes \$90,000 for water main/ improvements and \$35,000 for replacement of lead service lines. It also includes \$84,000 for sidewalks or driveways.

Justification
This street segment serves a residential neighborhood. This street segment is in poor condition. Rehabilitation is not recommended.
The Pavement Condition Index (PCI) for the street segment is 18and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 627 and is considered Local. This is listed as priority for reconstruction in the Report.

Expenditures									
	2027	2028	2029	2030	2031	2032	2033	Total	
Street Construction	0	0	0	0	583,333	0	0	583,333	
Water Distribution	0	0	0	0	125,000	0	0	125,000	
Planning/Design/Engineering	0	0	0	68,850	50,000	0	0	118,850	
Sidewalks and Driveways	0	0	0	0	84,000	0	0	84,000	
Total	0	0	0	68,850	842,333	0	0	911,183	
Funding Sources									
	2027	2028	2029	2030	2031	2032	2033	Total	
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	842,333	0	0	842,333	
Storm Sewer Fees (StSw)	0	0	0	50,000	0	0	0	50,000	
Road Use Tax Fund (RUTF)	0	0	0	18,850	0	0	0	18,850	
Total	0	0	0	68,850	842,333	0	0	911,183	

Capital Improvement Plan
Grinnell, IA

Project # 214-28-01
Project Name Street Dump Truck with Box and Plow #2

Total Project Cost \$250,000
Department Street Equipment
Category Vehicles
Status Active

Contact
Type
Priority
Useful Life

Public Services Director
Equipment
3 Important
25 years

Description
This is part of our equipment replacement program. These trucks are vital to our operations, especially in the winter months.

Justification
This purchase will replace a vehicle that is 30+ years old and simply needs to be replaced due to age.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishings	0	250,000	0	0	0	0	0	250,000
Total	0	250,000	0	0	0	0	0	250,000

Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Street Equipment Depreciation (ST DEP)	0	250,000	0	0	0	0	0	250,000
Total	0	250,000	0	0	0	0	0	250,000

Budget Impact
This will reduce vehicle maintenance and costly unplanned repairs.

Capital Improvement Plan
Grinnell, IA



Project # 272-28-01
Project Name Streets Near Water Plant

Total Project Cost \$1,674,975
Department Street Construction/Repair
Category Street Construction
Status Active

City Manager
New Construction
2 Very Important
40 years

Contact
Type
Priority
Useful Life

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes three street segments:

- Main Street from 3rd Avenue to 1st Avenue 840' length 30' wide \$483,000
- 3rd Avenue from West Street to Broad Street 840' length 31' wide \$556,000
- 2nd Avenue from West Street to Broad Street 1,045 length 30' wide \$635,375

Engineering fees included in the prices above - total \$218,475. Note: Abandon the 4" water main on Main Street. Move services to 12" main.

Justification

This street serves as an important link between the downtown and residential properties in south Grinnell. It also links to Davis School (soon to be converted to housing), Mayflower, and several commercial business. This road also provides critical access to Alliant Energy's substation and the Grinnell Water Production Plant. These streets were in poor condition and the construction of the new transmission main and water plant have caused additional damage. Rehabilitation is not recommended.

The Pavement Condition Index (PCI) for the Main Street segment ranges from 16-25 and was recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 1130. This is listed as priority for reconstruction in the Report.

PCI for 3rd Avenue is 44 with an ADT count of 790. PCI for 2nd Avenue is 39 with an ADT count of 500.

Expenditures		2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance		0	1,000,000	456,500	0	0	0	0	1,456,500
Planning/Design/Engineering		118,475	100,000	0	0	0	0	0	218,475
Total		118,475	1,100,000	456,500	0	0	0	0	1,674,975
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total
Tax Increment Financing (TIF)		0	1,000,000	456,500	0	0	0	0	1,456,500
Utility Franchise Fee (UFF)		118,475	100,000	0	0	0	0	0	218,475
Total		118,475	1,100,000	456,500	0	0	0	0	1,674,975

Capital Improvement Plan
Grinnell, IA

Project #	272-32-03
Project Name	Sunset Street from 13th Avenue to 14th Avenue

Total Project Cost	\$488,750	City Manager
Department	Street Construction/Repair	New Construction
Category	Street Construction	3 Important
Status	Active	40 years

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction Sunset Street from 13th Avenue to 14th Avenue. The project length 750' 30' wide \$488,750.
Engineering fees included in the prices above - total \$63,750. The price above also include \$100,000 for sidewalks and drives and \$325,000 for the street work.
This road is consider Local and serves a single family residential area.

Justification

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT 130. There are many PCC streets in the NW part of Grinnell that are in a similar state.
This street segment has a Pavement Score Index score of 38.
Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase. Sidewalks will also be installed.

Expenditures	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	0	0	0	0	0	325,000	0	325,000
Sidewalks and Driveways	0	0	0	0	0	100,000	0	100,000
Planning/Design/Engineering	0	0	0	0	43,750	20,000	0	63,750
Total	0	0	0	0	43,750	445,000	0	488,750
Funding Sources	2027	2028	2029	2030	2031	2032	2033	Total
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	0	445,000	0	445,000
Road Use Tax Fund (RUTF)	0	0	0	0	43,750	0	0	43,750
Total	0	0	0	0	43,750	445,000	0	488,750

Budget Impact

This will reduce our long term maintenance costs.

Capital Improvement Plan Grinnell, IA

Project # 350-27-01
Project Name Taxiway and Apron Rehabilitation

Total Project Cost \$666,667
Type New Construction
Priority 3 Important
Useful Life 40 years

Department Airport
Category Unassigned
Status Active

Description

This project involves the reconstruction of the apron areas and taxiways within the aprons. The grants are broken down as follows but the project will be built as one project: Taxiway Rehab Phase I (FAA Funded) - \$600,000 (90% federal) FY 24 Apron Rehab (FAA Funded) - \$750,000 (90% federal) FY 25 Taxiway Rehab Phase I (State Funded) - \$368,000 (80% state) FY 24 The first phase includes all the taxiway and apron areas from the runway in the area of the hangars. Phase 2 is the large apron area south of the terminal building and southeast of the fuel station to the main taxiway.

Justification

The existing pavement is failing and is more than 30 years old. There has been significant patching and crack sealing done; however the pavement is now simply failing and additional maintenance is not the proper solution.

Expenditures

	2027	2028	2029	2030	2031	2032	2033	Total
Construction/Maintenance	567,667	0	0	0	0	0	0	567,667
Planning/Design/Engineering	99,000	0	0	0	0	0	0	99,000
Total	666,667	0	0	0	0	0	0	666,667

Funding Sources

	2027	2028	2029	2030	2031	2032	2033	Total
Intergovernmental Grants (IG)	600,000	0	0	0	0	0	0	600,000
Tax Increment Financing (TIF)	66,667	0	0	0	0	0	0	66,667
Total	666,667	0	0	0	0	0	0	666,667

Capital Improvement Plan
Grinnell, IA

Project # 272-31-02
Project Name Washington Avenue from West Street to East Street

Total Project Cost \$814,583
Department Street Construction/Repair
Category Street Construction
Status Active

Contact
Type New Construction
Priority 3 Important
Useful Life 40 years

City Manager

Supplemental Attachments

 [Pavement Report 2025 Matrix.pdf](#)  [Pavement Report 2025 Narrative.pdf](#)

Description

This project includes the reconstruction and rehabilitation of Washington Avenue from West Street to East Street. The project length 2,625' 40' wide \$814,583. The project will include reconstruction of Washington Avenue from Park Street to East Street. The project will include rehabilitation of other segments.

Engineering fees included in the prices above - total \$106250. The price above also include \$300,000 for sidewalks and drives plus \$408,333 for the street work.

Justification

This street serves as an important link between several residential neighborhoods and the Grinnell Middle School. It also links east and west halves of Grinnell. This street segment is in poor condition, especially Park Street to East Street.

The Pavement Condition Index (PCI) for the Park Street to State Street is 20, State Street to High Street is 5, and High Street to East Street is 16. These segments were recommended for replacement as part of the Pavement Management Report. This segment has an ADT count of 590 and is considered a Local. This is listed as priority for reconstruction in the Report.

The other segments have PCI scores in the 50s and will benefit from rehabilitation and extending their life.

Expenditures									
	2027	2028	2029	2030	2031	2032	2033	Total	
Street Construction	0	0	0	0	408,333	0	0	408,333	
Sidewalks and Driveways	0	0	0	0	300,000	0	0	300,000	
Planning/Design/Engineering	0	0	0	66,250	40,000	0	0	106,250	
Total	0	0	0	66,250	748,333	0	0	814,583	
Funding Sources									
	2027	2028	2029	2030	2031	2032	2033	Total	
Tax Increment Financing (TIF)	0	0	0	0	600,000	0	0	600,000	
Local Option Sales Tax Bond 2031 (STB2031)	0	0	0	0	148,333	0	0	148,333	
Road Use Tax Fund (RUTF)	0	0	0	66,250	0	0	0	66,250	
Total	0	0	0	66,250	748,333	0	0	814,583	

Capital Improvement Plan
Grinnell, IA

Project #	610-29-01										
Project Name	Water Department Vehicles and Trailers										
Total Project Cost	\$100,000	Contact	Water Director								
Department	Water Distribution	Type	Vehicle								
Category	Vehicles	Priority	5 Future Consideration								
Status	Active	Useful Life	10 years								
Description											
The water department is requesting replacement of the 2009 Ford F-150. The department is also requesting to purchase a 8.5' x 16' enclosed trailer for their main break and trench safety equipment. The department also requests to purchase a Wachs Valve Maintenance trailer.											
We will also mention that the department has an interest in purchasing a replacement set of nano filtration membranes. They would also like to consider options for Smart Metering in the future.											
Justification											
The 2009 Ford F-150 will be nearly 20 years old at time of replacement and the body is in poor condition. It is critical that staff have proper equipment, especially safety equipment available at main breaks. The water department has made improvements replated exercising of valves and this trailer will improve this vital maintenance process.											
Expenditures		2027	2028	2029	2030	2031	2032	2033	Total		
Equip/Vehicles/Furnishings		10,000	50,000	40,000	0	0	0	0	100,000		
Total		10,000	50,000	40,000	0	0	0	0	100,000		
Funding Sources		2027	2028	2029	2030	2031	2032	2033	Total		
Water Fees / Reserves (WF)		10,000	50,000	40,000	0	0	0	0	100,000		
Total		10,000	50,000	40,000	0	0	0	0	100,000		

**IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR
IMMEDIATE SAFETY ENHANCEMENT (ISE) PROGRAM**

PROJECT NUMBER: 9I26GGI140
CONTRACT NUMBER: 9680

This is an agreement between the City of Grinnell (hereinafter referred to as SPONSOR) and the Iowa Department of Transportation (hereinafter referred to as the Iowa DOT) for the purpose of funding Immediate Safety Enhancements at the Grinnell Regional Airport. Pursuant to the terms of this agreement, applicable statutes, administrative rules, and program guidelines, the Iowa DOT agrees to provide authorized funding to the SPONSOR for the following project:

Replacement and installation of new regulator for lighting at the airport.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The SPONSOR shall be the lead local agency for carrying out the provisions of this agreement, will follow all applicable statutes and administrative rules, and is responsible to complete the project as specified.
2. The Iowa DOT agrees to reimburse the Sponsor up to 70% of eligible project costs, not to exceed the maximum amount of \$10,000 incurred according to the terms of this agreement. Reimbursements will be made in whole dollar amounts only, rounded down.
3. The Iowa DOT shall determine what costs are eligible for reimbursement. Only costs incurred after authorization from the Iowa DOT are eligible. All other costs, including costs above the maximum amount in this agreement, are the responsibility of the Sponsor.
4. The SPONSOR shall complete and submit the Claim for Reimbursement form to the Iowa DOT, along with copies of the invoices and proof of payment, within six months after this agreement has been signed by the SPONSOR and the Iowa DOT.
5. All notices required under this agreement shall be made in writing to the Iowa DOT and the SPONSOR's contact person. The Iowa DOT's contact shall be the Modal Transportation Bureau-Aviation (515/239-1468). The SPONSOR's contact person shall be Russ Behrens.
6. This agreement is not assignable without the prior written consent of the Iowa DOT.
7. It is the intent of both parties that no third-party beneficiaries be created by this agreement.
8. This agreement shall be executed and delivered in two or more copies, each of which so executed and delivered shall be deemed to be an original and shall constitute but one and the same instrument.
9. The SPONSOR shall comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by the Iowa Code Chapter 216. No person shall, on the grounds of age, race, creed, sex, color, national origin, religion, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination

under any program or activity for which the SPONSOR receives state funds from the Iowa DOT.

10. The Iowa DOT's obligation hereunder shall cease immediately, without penalty of further payment being required, in any year for which the General Assembly of the State of Iowa fails to make an appropriation or reappropriation to pay such obligations, and the Iowa DOT's obligations hereunder shall cease immediately without penalty of further payment being required at any time where there are not sufficient authorized funds lawfully available to the Iowa DOT to meet such obligations. The Iowa DOT shall give the SPONSOR notice of any termination of funding as soon as practicable after the Iowa DOT becomes aware of the failure of funding for this program. In the event the Iowa DOT provides such notice, the SPONSOR may terminate this agreement or any part thereof.
11. This agreement constitutes the entire agreement between the Iowa DOT and the SPONSOR concerning this project. Representations made before the signing of this agreement are not binding, and neither party has relied upon conflicting representations in entering into this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement. Said addendum shall become effective only upon written approval of the Iowa DOT and the SPONSOR.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below.

SPONSOR:

ATTEST: (for SPONSOR)

Signed _____

By _____

Title _____

Title _____

Date _____

Date _____

IOWA DEPARTMENT OF TRANSPORTATION

By _____ Date _____

Tammy Nicholson, PE
Director
Modal Transportation Bureau