



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JULY 6, 2020 at 7:00 PM

VIA ZOOM

1. Roll Call

2. Perfecting And Approval Of Agenda

2.A. Perfecting And Approval Of The Agenda

Documents:

[07.06.20 - AGENDA - COUNCIL.PDF](#)

3. Consent Agenda

3.A. Consent Agenda

Documents:

[3 - CONSENT AGENDA.PDF](#)

4. Meeting Minutes/Communications

4.A. Meeting Minutes And Communications

Documents:

[4 - MEETING MINUTES AND COMMUNICATIONS.PDF](#)

5. Committee Business

5.A. Report From The Finance Committee

5.A.1. Report From The Finance Committee

Documents:

[5A - FINANCE COMMITTEE AGENDA AND SUPPORTING DOCUMENTS.PDF](#)

5.B. Report From Public Works And Grounds Committee

5.B.1. Report From The Public Works And Grounds Committee

Documents:

[5B - PUBLIC WORKS AND GROUNDS AGENDA AND SUPPORTING DOCUMENTS.PDF](#)

5.C. Report From Public Safety Committee

5.C.1. Report From The Public Safety Committee

Documents:

[5C - PUBLIC SAFETY AGENDA AND SUPPORTING DOCUMENTS.PDF](#)

5.D. Report From Planning Committee

5.D.1. Report From The Planning Committee

Documents:

[5D - PLANNING COMMITTEE AGENDA AND SUPPORTING DOCUMENTS.PDF](#)

6. Ordinances

6.A. Ordinances

Documents:

[ORD NO. 1484 - ORD AMENDING ANIMAL PROTECTION AND CONTROL.PDF](#)

7. Inquiries

8. Adjournment



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JULY 6, 2020 AT 7:00 P.M.
VIA ZOOM

Join Zoom Meeting

<https://zoom.us/j/97830195891?pwd=WWpkSUIOaCtCM3hLWE4xOVZCYmF4QT09>

Meeting ID: 978 3019 5891

Password: 091579

One tap mobile

+13017158592,,97830195891#,,,,0#,,091579# US (Germantown)

+13126266799,,97830195891#,,,,0#,,091579# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 978 3019 5891

Password: 091579

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TENTATIVE AGENDA

1) Call to Order:

2) Perfecting and Approval of Agenda:

3) Consent Agenda:

- a) Previous minutes as drafted from the Monday, June 15, 2020 Regular Session.
- b) Approve City Claims and Payroll Claims from June 2, 2020 through and including July 6, 2020 in the amount of \$2,112,876.79.
- c) Approve Liquor License renewals:
 - 1) Casey's General Stores, Inc, 312 West St.
 - 2) Fraternal Order of Eagles, 616 4th Ave.
 - 3) The Peppertree at The Depot Crossing, 1014 3rd Ave.
 - 4) Prairie Canary, 924 Main St.
- d) Approve Mayor and Council Appointments, Effective July 1, 2020:
 - 1) Board Adjustment (4 yr term)
 1. Sondi Burnell
- e) Review Campbell Fund requests.

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

4) Meeting Minutes and Communications:

- a) Finance Committee minutes: June 15, 2020.
- b) Public Works & Grounds Committee minutes: June 15, 2020.
- c) Public Safety Committee minutes: June 15, 2020.
- d) Planning Committee minutes: June 15, 2020.
- e) Library Board minutes: May 27, 2020.
- f) May 2020 Monthly Police Report.
- g) May 2020 Central Park Campaign Report.
- h) May 2020 Skatepark Campaign Report.
- i) May 2020 Veterans Memorial Building Campaign Report.

5) Committee Business:

A. Report from the Finance Committee Meet at 8:00 a.m.

- 1. Consider resolution setting public hearing date for the Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed \$3,190,000 General Obligation Refunding Capital Loan Notes of the City (For Essential Corporate Purposes) (See Resolution 2020-106).
- 2. Consider resolution setting public hearing date for the Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed \$5,000,000 General Obligation Capital Loan Notes of the City (For Essential Corporate Purposes) (See Resolution 2020-107).
- 3. Consider resolution setting salary and benefits for non-bargaining unit and supervisory personnel for the city of Grinnell for FY 21 (See Resolution No. 2020-108).

B. Report from the Public Works and Grounds Committee Meet at 5:30 p.m.

- 1. Consider resolution awarding contract for the 8th Avenue (Park Street to East Street) Repairs Project to Jasper Construction Services, Inc, Newton, IA in the amount of \$58,430.00 (See Resolution No. 2020-109).
- 2. Consider resolution authorizing payment of contractor's pay request No. 4 in the amount of \$23,539.73 to Unified Contracting Services, Inc. of Des Moines, Iowa for the Fuel System Improvements Project (See Resolution No. 2020-110).
- 3. Consider resolution adopting the city fees and policies for rental and services for the city of Grinnell (See Resolution No. 2020-111).
- 4. Consider resolution approving rate changes for disposal of yard waste and brush material (See Resolution No. 2020-112).
- 5. Consider request from Poweshiek Water Association to connect property at 812 6th Ave W (house at former Four Winds Motel property – in city limits).
- 6. Consider Commdatalink ROW request, 5th Ave.
- 7. Consider Commdatalink ROW request, Pearl St.

C. Report from the Public Safety Committee

No meeting

D. Report from the Planning Committee

- 1. Discuss ongoing COVID-19 issues – discuss methods to promote voluntary mask wearing.
- 2. Consider resolution setting dates of a consultation and a public hearing on a proposed amendment No. 8 to the Grinnell Urban Renewal Plan in the city of Grinnell (See Resolution No. 2020-113).

3. Consider resolution approving agreement with Real Property Research Group, Inc, Woodstock, GA for a housing market study (See Resolution No. 2020-114).
 4. Discuss waiver document and handling of special events during the COVID-19 pandemic.
- 6) **Ordinances** (third reading)
- a) Ordinance No. 1483 – An ordinance amending provisions pertaining to Animal Protection and Control.
- 7) **Inquiries:**
- 8) **Adjourn**



GRINNELL CITY COUNCIL REGULAR SESSION MEETING
MONDAY, JUNE 15, 2020 AT 7:00 P.M.

VIA ZOOM

<https://zoom.us/j/97577986329?pwd=Z2lwTzhoengzSCtZS3ludXBmVWhlUT09>

MINUTES

Mayor Agnew called the meeting to order at 7:00 p.m. with all the council members in attendance. Hueftle-Worley joined the meeting at approximately 7:09 p.m.

White made the motion, second by Gaard to approve the agenda. AYES: 5-0. Motion carried.

Reading of statement by Mayor Agnew denouncing discrimination.

Reading of a statement by the Committee to Reimagine Policing in Grinnell regarding policing in Grinnell. (Item No. 1 under the Public Safety Committee.)

Hueftle-Worley made the motion, second by Wray to approve the consent agenda as follows:

- a) Previous minutes as drafted from the Monday, June 1, 2020 Regular Session.
- b) Approve Liquor License renewals:
 - 1) Casa Margaritas, 707 West St S.
 - 2) Casey's General Store, 217 6th Ave.
 - 3) Elks Lodge, 7203rd Ave.
 - 4) Kum & Go, 715 Lang Creek Ave.
 - 5) Kum & Go, 1002 West St.
- c) Approve Mayor and Council Appointments, Effective July 1, 2020:
Parks and Recreation Board (3 yr term)
 - 1) Russ Crawford
 - 2) Ralph Eyberg
 - 3) Whitney Jensen
- d) Approve FY 2021 tobacco permits for Casey's #1134, Casey's #1527, Casey's #1950, Casey's 3617, Dollar Store #7109, Fareway Stores, Inc. #737, Hy-Vee Food Stores, Kum & Go #22, Kum & Go #222, Phillips 66, McNally's Foods, Rabbitt's Tavern, and Wal-Mart #647.
- e) Review Campbell Trust Annual Report.
- f) Review Campbell Fund requests.

AYES: 6-0. Motion carried.

The Council acknowledged receipt of the previous meeting minutes and other communications as follows:

- a) Finance Committee minutes: June 1, 2020.
- b) Public Works & Grounds Committee minutes: June 1, 2020.

- c) Public Safety Committee minutes: June 1, 2020.
- d) Planning Committee minutes: June 1, 2020.
- e) Parks & Recreation Board minutes: June 8, 2020.
- f) Veterans Memorial Commission minutes: May 11, 2020
- g) Veterans Memorial Commission minutes: June 8, 2020.
- h) May 2020 Treasurer's Report.
- i) May 2020 Monthly Building Permit Report.
- j) May 2020 Central Park Campaign Report.
- k) May 2020 Veterans Memorial Building Campaign Report.
- l) Letter from Mediacom: May 28, 2020.

No action taken.

The Mayor announced it was the time and place for the public hearing regarding FY20 Budget Amendment. He asked for any comments written or verbal, for or against the FY20 Budget Amendment. There were none.

Hueftle-Worley made the motion, second by Gaard to close the public hearing. AYES: 6-0. Motion carried.

The Mayor announced it was the time and place for the public hearing regarding adopting plans and specifications, proposed form of contract and estimate of cost for the construction of the 8th Avenue (Park St. to East St.) Repairs Project. He asked for any comments written or verbal, for or against the plans and specifications, proposed form of contract and estimate of cost for the construction of the 8th Avenue (Park St. to East St.) Repairs Project. There were none.

White made the motion, second by Hueftle-Worley to close the public hearing. AYES: 6-0. Motion carried.

FINANCE COMMITTEE

Wray made the motion, second by White to approve Resolution No. 2020-99 – A resolution approving FY20 Budget Amendment. AYES: 6-0. Motion carried.

Wray made the motion, second by Bly to approve Resolution No. 2020-100 – A resolution approving transfers of funds per budget. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve Resolution No. 2020-101 – A resolution approving quotes from Tyler Technologies for upgrade to financial and services software. AYES: 6-0. Motion carried.

Wray made the motion, second by Bly to approve submitting an application to the Iowa Great Places program on behalf of the Veterans Memorial Commission. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve issuance of General Obligation Debt repayable with Tax Increment Financing for various projects in the FY 21 to FY 25 Capital Improvement Plan. AYES: 6-0. Motion carried.

Wray made the motion, second by Bly to approve setting a time to meet with downtown developer to review project and discuss development agreement. AYES: 6-0. Motion carried.

PUBLIC WORKS AND GROUNDS COMMITTEE

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2020-102 - A resolution adopting plans and specifications, proposed form of contract and estimate of cost for the construction of the 8th Avenue (Park St. to East St.) Repairs Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Gaard to approve Resolution No. 2020-103 – A resolution approving contract change order No. 2 in the amount of \$31,090.27 for a decrease to the contract with Bushong Construction Co., Inc. of Montezuma, Iowa for the Airport Hangar Improvement Project. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2020-104 – A resolution accepting work on the Airport Hangar Improvement Project for a total of \$876,582.73 and paying the retainage of \$43,829.14. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Resolution No. 2020-105 - A resolution awarding contract for the Immanuel Lutheran Church Storm Sewer Project to Gator Excavating, dba Absolute Infrastructure in the amount of \$34,978.00. AYES: 6-0. Motion carried.

Hueftle-Worley made the motion, second by Wray to approve Iowa Department of Transportation Supplemental Agreement for maintenance of primary roads in Municipalities. AYES: 6-0. Motion carried.

Wray made the motion, second by White to approve request from Honeybee Ministries to hold concerts in Central Park July 24, 2020 through July 26, 2020 with the condition that they submit social distancing guidelines. AYES: 2, NAYS: 4. Motion failed.

Hueftle-Worley made the motion, second by Gaard to deny request from Honeybee Ministries to hold concerts in Central Park July 24, 2020 through July 26, 2020. AYES: 5, NAYS: 1. Motion carried.

PUBLIC SAFETY COMMITTEE

Item No. 1 - Read a statement from concerned citizens regarding policing in Grinnell on the committee agenda was moved to the beginning of the meeting following the approval of the agenda.

White made the motion, second by Hueftle-Worley to approve request from Grinnell College for extension/change of shutdown period for Park St. from 6th to 8th Ave. AYES: 6-0. Motion carried.

White made the motion, second by Davis to approve request from McGough Construction for an extension of shutdown period for 8th Ave for work for Grinnell College. AYES: 6-0. Motion carried.

The request from Grinnell Vintage Auto Club to close use Commercial (to the alley), Broad St, 3rd Ave, and Park St for their 47th Annual Car & Hotrod Show & Shine on Sunday, August 16, 2020 was tabled until the July 6, 2020 council meeting. Social distancing guidelines would need to be provided by the Grinnell Vintage Auto Club before the council will consider the request at that date.

White made the motion, second by Hueftle-Worley to approve County-Wide 700-800 MHz Digital Radio project. AYES: 6-0. Motion carried.

PLANNING COMMITTEE

The committee discussed amending Chapter 154, entitled “Rental Inspections,” to require radon testing and mitigation in all rental housing. No action was taken.

ORDINANCE

White made the motion, second by Gaard to approve the second reading of Ordinance No. 1483 – An ordinance amending provisions pertaining to Animal Protection and Control. AYES: 6-0. Motion carried.

INQUIRIES

There were no inquiries.

ADJOURNMENT

The Mayor declared the meeting adjourned at 8:02 p.m.

DAN F. AGNEW, MAYOR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

=====PAYMENT DATES=====

=====ITEM DATES=====

=====POSTING DATES=====

PAID ITEMS DATES : 6/02/2020 THRU 7/06/2020 0/00/0000 THRU 99/99/9999 0/00/0000 THRU 99/99/9999

UNPAID ITEMS DATES : 0/00/0000 THRU 99/99/9999 0/00/0000 THRU 99/99/9999

VENDOR NAME	DESCRIPTION	GROSS AMOUNT
4 SEASONS LAWN & SNOW, LLC	MULCH	1,372.00
911 CUSTOM	VEST	895.00
ACCESS SYSTEMS LEASING	COPIER LEASE	672.09
ACCO	TECH SVC	19,143.95
AHLERS & COONEY, PC	LEGAL FEES - SAPPHIRE LAKE	1,972.86
AHRENS PARK FOUNDATION	JULY LEASE-AFC	4,017.50
ALLIANT ENERGY	UTILITIES	68,479.87
AMAZON	BKS	144.32
ARL OF IOWA	SVCS	1,000.00
ARNOLD MOTOR SUPPLY	RETURN-SUPPLIES	89.37
ASI SIGNAGE INNOVATIONS	VEH GRAPHICS	1,050.00
BAKER & TAYLOR -ENT #5103	BKS	336.06
BERNIE LOWE & ASSOCIATES,	411 WORK COMP (CW)	1,675.72
BILL MILLER WOOD PRODUCTS,	PLAYGROUND MULCH	4,548.00
BUSHONG CONSTRUCTION COMPA	PAY REQ #9-RETAINAGE-HANGR IMP	43,829.14
CAPITAL ONE	SUPPLIES	8,618.75
CAPITAL SANITARY SUPPLY	SUPPLIES	478.11
CARGILL INCORPORATED	SALT	15,495.78
CARROT-TOP INDUSTRIES, INC	FLAGS	133.32
CESSFORD CONSTRUCTION COMP	COLD MIX	1,070.10
CHEMSEARCH	SUPPLIES	367.00
CLAPSADDLE-GARBER ASSOCIAT	RUNWAY RECONST	82,079.89
COLLECTION SERVICE CENTER	CHILD SUPPORT	1,072.93
CPI TELECOM	PHONE	863.20
D5 SOLUTIONS, INC.	BANNER POSTS	1,140.91
DOOR DOCTOR	REP	170.00
EA MEDICAL, LLC	UV LIGHT	4,045.00
ED M FELD EQUIPMENT	REP	78.95
EFTPS	FEDERAL WITHHOLDING	58,660.09
ELECTRIC PUMP, INC.	PUMP	1,123.26
ELLIOTT EQUIPMENT COMPANY	CART LIDS	167,867.00
FARM BUREAU LIFE INS CO	ANNUITY	625.00
FASTENAL COMPANY	SUPPLIES-BANNERS	80.99
FORBES OFFICE EQUIPMENT	SUPPLIES	194.49
GATOR EXCAVATING, INC.	REP SAN SWR	70,889.31
GERMAN PLUMBING & HEATING	REP	430.19
GLOCK PROFESSIONAL, INC	TRAINING (HJ)	250.00
GORDON FLESCH COMPANY, INC	AVAYA IP 500 V2	1,695.96
GREATER POWESHIEK COMMUNIT	GREATER POWESHIEK FOUNDATION	80.00
GRINNELL CITY OF	SM BUS UTILITY GRANT	1,893.94
GRINNELL CITY OF (TRANSFER	TRANS PER BUDGET	733,537.59
GRINNELL IMPLEMENT STORE	PARTS	1,311.97
GRINNELL OUTDOOR POWER & S	PARTS	79.90
GRINNELL VOL FIRE DEPT	FIRE CONVENTION	23,060.00

VENDOR SET: 01 City of Grinnell, IA

O P E N I T E M R E P O R T

BANK: ALL

REPORTING: PAID, UNPAID

P U B L I C A T I O N

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	6/02/2020 THRU 7/06/2020	0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999
UNPAID ITEMS DATES :		0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999

VENDOR NAME	DESCRIPTION	GROSS AMOUNT		
TEMP ASSOCIATES	TEMP HIRES	5,764.98		
THE MUSIC SHOP	PHONE	49.99		
THE STANDARD	LIFE INSURANCE	433.86		
TNT TUCKPOINTING & BLDG RE	EXTERIOR MASONRY CLEANING	5,900.00		
TOTAL CHOICE SHIPPING & PR	SUPPLIES	475.58		
TREASURER STATE OF IOWA	STATE WITHHOLDING	11,615.00		
TRIPLETT COMPANIES	SUPPLIES	13.23		
TRUGREEN LIMITED PARTNERSH	SPRAYING	52.50		
TYLER TECHNOLOGIES	ANNUAL MTNCE	27,138.21		
UNIFIED CONTRACTING SERVIC	PAY REQ #4 - FUEL SYS IMP	23,539.73		
UNIFIRST CORPORATION	SHOP TOWELS	92.94		
US BANK EQUIPMENT FINANCE	COPIER LEASES	1,548.61		
USA BLUE BOOK	GLOVES	268.08		
VAN MAANEN ELECTRIC, INC.	REP	630.55		
VEENSTRA & KIMM	I80 UTILITY RELOC ENG SVC	50,005.14		
VERIZON WIRELESS	WIRELESS SVC	2,335.27		
VERIZON WIRELESS - VSAT	SVC	150.00		
VOYA (ING)	EMPLOYEE VOLTRY CONTR.	7,234.40		
WALMART	SUPPLIES	204.26		
WESTRUM LEAK DETECTION IN	WA LOSS SURVEY	4,750.00		
WEX BANK	FUEL	23.99		
WINDSTREAM	TELEPHONE	2,265.51		
WINDSTREAM COMMUNICATIONS,	PC SVC-APRIL 2020	1,620.00		
WOODRIVER ENERGY LLC	GAS	113.53		
WRH, INC	PAY REQ #28	277,980.63		
** TOTAL **	-City of Grinnell	2,112,876.79	1,276,297.72-	836,579.07

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	6/02/2020 THRU 7/06/2020	0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999
UNPAID ITEMS DATES :		0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999

R E P O R T T O T A L S

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	1,276,376.93	1,276,376.93CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	836,579.07	0.00	836,579.07
VOID ITEMS	79.21CR	79.21	0.00
** TOTALS **	2,112,876.79	1,276,297.72CR	836,579.07

U N P A I D R E C A P

UNPAID INVOICE TOTALS	836,593.79
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	14.72CR
** UNPAID TOTALS **	836,579.07

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	6/02/2020 THRU 7/06/2020	0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999
UNPAID ITEMS DATES :		0/00/0000 THRU 99/99/9999	0/00/0000 THRU 99/99/9999

FUND TOTALS

001	GENERAL FUND	196,538.73
002	VETERANS MEM - GEN	2,475.66
003	LIBRARY - GENERAL FUND	20,225.43
004	CITY HALL RES - GENERAL	863.20
009	SPORTS AUTHORITY - GEN	1,240.00
010	BUILDING & PLANNING - GEN	45,786.00
011	UTILITY FRANCHISE - GEN	154,359.03
110	ROAD USE FUND - SPEC REV	96,495.59
112	T&A EMP BEN- SPEC REV	212,450.50
121	LOCAL OPTION SALES TAX	80,692.63
138	MED INS RESERVE - SPEC RV	4,461.44
140	MFPRSI MED ONLY - SPEC RV	178.23
145	HOTEL/MOTEL TAX - SPC REV	30,971.42
167	LIBRARY GIFTS - SPEC REV	18,000.00
305	HWY 6 WA MAIN RELOCATE	9,126.38
310	CENTRAL PARK PROJECT	11,554.09
313	ITM/CITY HALL RELOCATION	79,148.90
314	CLN FY 18-19	12,181.58
315	CLNS FY 19-20	61,611.42
317	WATER MAIN PROJECT	452.00
318	REED STREET (1ST TO 6TH)	3,803.95
319	PARK STREET PROJECTS	8,888.37
320	SE SEWER LINING & MANHOLE	1,015.00
350	AIRPORT DEV - CAP PROJ	149,623.76
361	STORM WA QUALITY PROJECTS	7,326.49
367	CLNS FY 20-21 - CAP PROJ	4,800.54
371	WATER TOWER PROJECT	3,832.30
372	BIKE TRAIL PROJECT	10,440.59
373	8TH AVENUE STR CONST PROJ	4,351.06
375	I-80 INTERCHANGE PROJECT	769.00
378	WW TRMT PLANT PROJECT	277,980.63
491	GEN EQMT REP FUND- SP RV	167,015.00
496	WATER TOWER RES - SP REV	7,629.09
610	WATER FUND	159,988.87
620	SEWER OPERATION AND MAINT	77,752.49
630	STORM SEWER FUND	123,621.20
670	SOLID WASTE	65,226.22

GRAND TOTAL 2,112,876.79

Applicant License Application (BC0017916)

Name of Applicant: <u>Casey's Marketing Company</u>		
Name of Business (DBA): <u>Casey's General Store #1527</u>		
Address of Premises: <u>312 West Street</u>		
City <u>Grinnell</u>	County: <u>Poweshiek</u>	Zip: <u>5011200</u>
Business <u>(641) 236-3773</u>		
Mailing <u>P.O. Box 3001</u>		
City <u>Ankeny</u>	State <u>IA</u>	Zip: <u>500218045</u>

Contact Person

Name <u>JESSICA FISHER, Store Operations</u>
Phone: <u>(515) 446-6404</u> Email <u>JESSICA.FISHER@caseys.com</u>

Classification Class C Beer Permit (BC)

Term: 12 months

Effective Date: 07/15/2019

Expiration Date: 07/14/2020

Privileges:

- Class B Native Wine Permit
- Class B Wine Permit
- Class C Beer Permit (BC)
- Sunday Sales

Status of Business

BusinessType: <u>Publicly Traded Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

42-0935283 Casey's General Store, Inc.

First Name: 42-0935283 **Last Name:** Casey's General Store, Inc.
City: Ankeny **State:** Iowa **Zip:** 50021-804
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** No

JULIA L. JACKOWSKI

First Name: JULIA L. **Last Name:** JACKOWSKI
City: URBANDALE **State:** Iowa **Zip:** 50322
Position: ASSISTANT SECRETARY
% of Ownership: 0.00% **U.S. Citizen:** Yes

James Pistillo

First Name: James **Last Name:** Pistillo

City: Urbandale **State:** Iowa **Zip:** 50323
Position: Treasurer
% of Ownership: 0.00% **U.S. Citizen:** Yes

JOHN SOUPENE

First Name: JOHN **Last Name:** SOUPENE
City: ANKENY **State:** Iowa **Zip:** 50023
Position: VICE-PRESIDENT
% of Ownership: 0.00% **U.S. Citizen:** Yes

MEGAN ELFERS

First Name: MEGAN **Last Name:** ELFERS
City: CLIVE **State:** Iowa **Zip:** 50325
Position: PRESIDENT
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>First Western Insurance</u>	
Policy Effective Date:	Policy Expiration
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:

Applicant License Application (LC0003502)

Name of Applicant: <u>Grinnell Aerie No 2545 Fraternal</u>		
Name of Business (DBA): <u>Fraternal Order Of Eagles, Grinnell Aerie #2545</u>		
Address of Premises: <u>616 4th Ave</u>		
City <u>Grinnell</u>	County: <u>Poweshiek</u>	Zip: <u>5011200</u>
Business <u>(515) 236-4787</u>		
Mailing <u>616 4th Avenue</u>		
City <u>Grinnell</u>	State <u>IA</u>	Zip: <u>501120000</u>

Contact Person

Name <u>Jim Stevenson</u>	
Phone: <u>(641) 236-4787</u>	Email <u>jimpack1@gmail.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 07/16/2019

Expiration Date: 07/15/2020

Privileges:

Catering Privilege

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Wilbur Anderson

First Name: Wilbur **Last Name:** Anderson
City: Grinnell **State:** Iowa **Zip:** 50112
Position: Trustee
% of Ownership: 0.00% **U.S. Citizen:** Yes

Eric Harms

First Name: Eric **Last Name:** Harms
City: Grinnell **State:** Iowa **Zip:** 50112
Position: Trustee
% of Ownership: 0.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: Nova Casualty Company

Policy Effective Date: 07/16/2019

Policy Expiration 07/15/2020

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Applicant License Application (LC0038537)

Name of Applicant: <u>Peppers Crossing INC.</u>		
Name of Business (DBA): <u>The Peppertree at The Depot Crossing</u>		
Address of Premises: <u>1014 3rd Ave</u>		
City <u>Grinnell</u>	County: <u>Poweshiek</u>	Zip: <u>50112</u>
Business	<u>(641) 236-6886</u>	
Mailing	<u>1014 3rd Ave</u>	
City <u>Grinnell</u>	State <u>IA</u>	Zip: <u>50112</u>

Contact Person

Name Steve Tibbitts
Phone: (641) 295-3495 Email info@thepeppertree.com

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 07/14/2019

Expiration Date: 07/13/2020

Privileges:

- Catering Privilege
- Class C Liquor License (LC) (Commercial)
- Outdoor Service
- Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>
Corporate ID Number: <u>XXXXXXXXXX</u> Federal Employer ID <u>XXXXXXXXXX</u>

Ownership

Steve Tibbitts

First Name: Steve **Last Name:** Tibbitts
City: Oskaloosa **State:** Iowa **Zip:** 52577
Position: Owner
% of Ownership: 100.00% **U.S. Citizen:** Yes

Insurance Company Information

Insurance Company: <u>Illinois Union Insurance Company</u>
Policy Effective Date: <u>07/14/2019</u> Policy Expiration <u>07/14/2020</u>
Bond Effective Dram Cancel Date:
Outdoor Service Effective Outdoor Service Expiration

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Applicant License Application (LC0041040)

Name of Applicant: <u>Prairie Canary of Grinnell Inc</u>		
Name of Business (DBA): <u>Prairie Canary</u>		
Address of Premises: <u>924 Main Street</u>		
City <u>Grinnell</u>	County: <u>Poweshiek</u>	Zip: <u>50112</u>
Business <u>(641) 236-0205</u>		
Mailing <u>924 Main Street</u>		
City <u>Grinnell</u>	State <u>IA</u>	Zip: <u>50112</u>

Contact Person

Name <u>Paul Durr</u>		
Phone: <u>(641) 990-9614</u>	Email <u>paul.durr70@gmail.com</u>	

Classification Class C Liquor License (LC) (Commercial)

Term:12 months

Effective Date: 07/18/2019

Expiration Date: 07/17/2020

Privileges:

- Catering Privilege
- Class C Liquor License (LC) (Commercial)
- Outdoor Service
- Sunday Sales

Status of Business

BusinessType: <u>Limited Liability Company</u>		
Corporate ID Number: <u>XXXXXXXXXX</u>	Federal Employer ID <u>XXXXXXXXXX</u>	

Ownership

Paul Durr

First Name: <u>Paul</u>	Last Name: <u>Durr</u>		
City: <u>grinnell</u>	State: <u>Iowa</u>	Zip: <u>50112</u>	
Position: <u>President</u>			
% of Ownership: <u>100.00%</u>	U.S. Citizen: <u>Yes</u>		

Insurance Company Information

Insurance Company: <u>Farm Bureau Financial Services</u>			
Policy Effective Date: <u>07/18/2019</u>	Policy Expiration <u>07/18/2020</u>		
Bond Effective	Dram Cancel Date:		
Outdoor Service Effective	Outdoor Service Expiration		

Temp Transfer Effective Date:

Temp Transfer Expiration Date:



Grinnell FINANCE COMMITTEE Meeting
MONDAY, JUNE 15, 2020 AT 8:00 A.M.
VIA ZOOM

<https://zoom.us/j/98146891135?pwd=UzIDRDhieDhibVRNzktTUFNOR0NidzO9>

MINUTES

ROLL CALL: Wray (Chair), White, Bly. Also present: Mayor Agnew, Julie Davis, Lamoyne Gaard, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. White made the motion, second by Bly to recommend approval of Resolution No. 2020-99 – A resolution approving FY20 Budget Amendment. AYES: 3-0. Motion carried.
2. Bly made the motion, second by White to recommend approval of Resolution No. 2020-100 – A resolution approving transfers of funds per budget. AYES: 3-0. Motion carried.
3. White made the motion, second by Bly to recommend approval of Resolution No. 2020-101 – A resolution approving quotes from Tyler Technologies for upgrade to financial and services software. AYES: 3-0. Motion carried.
4. Bly made the motion, second by White to recommend approval of an application to the Iowa Great Places program for the Veterans Memorial Commission. AYES: 3-0. Motion carried.
5. The consensus of the committee was to proceed with the issuance of General Obligation Debt repayable with Tax Increment Financing for various projects in the FY 21 to FY 25 Capital Improvement Plan.
6. Mayor Agnew, Wray White will be a part of a committee to meet with downtown developer to review project and discuss development agreement. AYES: 3-0. Motion carried.

INQUIRIES: None.

The meeting was adjourned at 8:28 a.m.

JO WRAY, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



Grinnell PUBLIC WORKS AND GROUNDS Meeting
MONDAY, JUNE 15, 2020 AT 4:45 P.M.
VIA ZOOM

<https://zoom.us/j/99249468045?pwd=SnhNYWgwTEU5MUJiWHphRDR1NmNKQT09>

MINUTES

ROLL CALL: Hueftle-Worley (Chair), Wray. Gaard arrived late and did not participate in the meeting. Also present: Mayor Agnew, Jim White, Rachel Bly, Julie Davis, Greg Roth, Melissa Doll, Jan Anderson, Jordan Allsup, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Wray made the motion, second by Hueftle-Worley to recommend approval of Resolution No. 2020-102 - A resolution adopting plans and specifications, proposed form of contract and estimate of cost for the construction of the 8th Avenue (Park St. to East St.) Repairs Project. AYES: 2-0. Motion carried.
2. Wray made the motion, second by Hueftle-Worley to recommend approval of resolution approving contract change order No. 2 in the amount of \$31,090.27 for a decrease to the contract with Bushong Construction Co., Inc. of Montezuma, Iowa for the Airport Hangar Improvement Project (See Resolution No. 2020-103). AYES: 2-0. Motion carried.
3. Wray made the motion, second by Hueftle-Worley to recommend approval of resolution accepting work on the Airport Hangar Improvement Project for a total of \$876,582.73 and paying the retainage of \$43,829.14 (See Resolution No. 2020-104). AYES: 2-0. Motion carried.
4. Wray made the motion, second by Hueftle-Worley to recommend approval of resolution awarding contract for the Immanuel Lutheran Church Storm Sewer Project to Gator Excavating, dba Absolute Infrastructure in the amount of \$34,978.00 (See Resolution No. 2020-105). AYES: 2-0. Motion carried.
5. Wray made the motion, second by Hueftle-Worley to recommend approval of approval of Iowa Department of Transportation Supplemental Agreement for maintenance of primary roads in Municipalities. AYES: 2-0. Motion carried.
6. Wray made the motion, second by Hueftle-Worley to recommend approval of request from Honeybee Ministries to hold concerts in Central Park July 24, 2020 through July 26, 2020 contingent on the submission of plans on how they would assure . AYES: 2-0. Motion carried.

INQUIRIES: None.

The meeting was adjourned at 4:54 p.m.

BYRON HUEFTLE-WORLEY, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



**GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, JUNE 15, 2020 AT 5:30 P.M.
VIA ZOOM**

<https://zoom.us/j/95453547842?pwd=N2N2KzkzZW8rdjhGaEdsNUk1WTZvdz09>

MINUTES

ROLL CALL: White (Chair), Hueftle-Worley, Davis. Also present: Mayor Agnew, Jo Wray, Rachel Bly, Lamoyne Gaard, Todd Reding, Maggie Levandoski, Kirsten Klepfer, Kesho Scott, Jennie Jackson, Larry Jackson, Lily Hamilton, Vicky Springer, Rick Whitney, Matt Schroeder, Dennis Reilly, Dan Sicard, Russ Behrens, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA: Approved as presented.

COMMITTEE BUSINESS:

1. Members from the Committee to Reimagine Policing in Grinnell read a statement regarding policing in Grinnell.
2. Hueftle-Worley made the motion, second by Davis to recommend approval of request from Grinnell College for extension/change of shutdown period for Park St. from 6th to 8th Ave. AYES:3-0. Motion carried.
3. Hueftle-Worley made the motion, second by Davis request from McGough Construction for an extension of shutdown period for 8th Ave for work for Grinnell College. AYES:3-0. Motion carried.
4. Davis made the motion, second by Hueftle-Worley to recommend reviewing the request from Grinnell Vintage Auto Club to close use Commercial (to the alley), Broad St, 3rd Ave, and Park St for their 47th Annual Car & Hotrod Show & Shine on Sunday, August 16, 2020 at the next meeting on July 6, 2020. The auto club will need to submit plans on how they will promote social distancing. AYES:3-0. Motion carried.
5. Davis made the motion, second by Hueftle-Worley to proceed with the County-Wide 700-800 MHz Digital Radio project. AYES:3-0. Motion carried.

INQUIRIES:

Davis inquired about the statement that will be read by Mayor Agnew at the City Council meeting.

The meeting was adjourned at 5:59 p.m.

JIM WHITE, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, JUNE 15, 2020 AT 6:15 P.M.
VIA ZOOM**

<https://zoom.us/j/92892058212?pwd=ZVdpQVJnc0VGU0dhMDhtOGh0cWd2dz09>

MINUTES

ROLL CALL: Bly (Chair), Davis, Gaard. Also present: Mayor Agnew, Jo Wray, Tyler Avis, and Ann Wingerter.

PERFECTING AND APPROVAL OF AGENDA COMMITTEE BUSINESS:

1. Gaard made the motion, second by Davis to table amending Chapter 154, entitled "Rental Inspections," to require radon testing and mitigation in all rental housing until after the first round of inspections have been completed. AYES:3-0. Motion carried.

INQUIRIES: None.

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

RACHEL BLY, CHAIR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

MINUTES of the DRAKE COMMUNITY LIBRARY BOARD OF TRUSTEES

May 27, 2020, 5:15 p.m

Electronic Meeting

made available via Zoom from the online City Agenda Center

**allowed as per Governor Reynold's State Public Health Emergency Declaration, March 20, 2020
due to potential for spread of COVID-19**

ROLL CALL: _X_Elfenbein _X_Hardin _X_Hammond _X_McFee
 _X_Pagliai _X_Rudolph _X_Swick Others present: _X_Kennett

President Pagliai called the meeting to order at 5:25 p.m.

APPROVAL OF AGENDA: Swick moved and Hardin seconded approval of the agenda, noting the need to meet electronically due to COVID-19 social distancing practices.

Roll call vote: _Aye_Elfenbein _Aye_Hardin _n/a_Hammond _n/a_McFee _Aye_Pagliai
 _n/a_Rudolph _Aye_Swick

[Hammond joined meeting]

APPROVAL OF MINUTES: Hardin moved and Swick seconded approval of the April 22, 2020 Regular Board Meeting minutes.

Roll call vote: _Aye_Elfenbein _Aye_Hardin _Aye_Hammond _n/a_McFee _Aye_Pagliai
 _n/a_Rudolph _Aye_Swick

COMMUNICATIONS:

1. Endowment report for April was received from the Greater Poweshiek Community Foundation. Fund balance, as of 4/30/2020, is \$116,886.92.

[McFee joined meeting]

REPORT OF DIRECTOR:

1. Statistical reports for April were not available at this time.

2. Kennett reported on the library's service response due to Coronavirus (COVID-19) conditions since the last board meeting.

1. City administration provided guidance for establishing a plan for gradually resuming city services. Kennett presented the library's three-phase plan to local public health and medical authorities, Mayor Agnew, & City Manager Behrens via Zoom connection on May 13. Discussion occurred and general consensus for the plan was achieved. See attached.
2. A recall of Library Assistant position was issued May 15th.
3. Curbside delivery of physical materials will begin June 3rd
4. Access to a public work station with Internet connection, by appointment only, will begin June 3rd. A maximum of two stations will be located in the community room.
5. Demand for LINK daycare sites has been met by other community entities. The library facility is no longer being considered for this service.
6. S&S Plumbing replaced a geothermal system compressor
7. TnT Tuckpointing is expected to begin cleaning the building exterior June 1st.

8. Repair of basement door structure has been approved by City Manager, but not yet scheduled.

COMMITTEE REPORTS:

Building & Grounds – none

- *Finance, Salary, & Personnel -*
Hardin reported on committee meeting held May 20, via Zoom.
Hardin, Pagliai, Rudolph, and Kennett were present.
The “GUIDANCE FOR THE RESPONSIBLE AND STRATEGIC REOPENING OF THE CITY OF GRINNELL PUBLIC LIBRARY AND RELATED ADMINISTRATIVE CONSIDERATIONS” document and a three-phase plan for staffing the library were reviewed. Plans for conducting the performance evaluation of the Library Director in June were established.

Long Range Planning – none

Policy – none

[Rudolph joined meeting]

TRUSTEE REPORTS: *None.*

FINANCIAL REPORT AND APPROVAL OF BILLS: Financials were reviewed. McFee moved and Swick seconded the approval of bills payable in June.

Roll call vote: Aye_Elfenbein Aye_Hardin Aye_Hammond Aye_McFee Aye_Pagliai
 Aye_Rudolph Aye_Swick

OLD BUSINESS:

As follow-up to the October 23, 2019 board of trustees meeting, Kennett presented product information for a 20 foot commercial flagpole with external halyard, Martin’s Flag Company, Des Moines and a commercial solar flag light from Outdoor SolarStore.com.

1. McFee moved and Elfenbein seconded the purchase of the flagpole and solar lighting and Kennett to make arrangements with Public Service regarding installation.

Roll call vote: Aye_Elfenbein Aye_Hardin Aye_Hammond Aye_McFee Aye_Pagliai
 Aye_Rudolph Aye_Swick

NEW BUSINESS:

1. Public Art Policy was reviewed. Rudolph moved and Swick seconded approval of policy without revision.

Roll call vote: Aye_Elfenbein Aye_Hardin Aye_Hammond Aye_McFee Aye_Pagliai
 Aye_Rudolph Aye_Swick

2. Contracts with Other Communities Policy was reviewed. Hardin moved and Swick seconded approval of policy without revision.

Roll call vote: Aye_Elfenbein Aye_Hardin Aye_Hammond Aye_McFee Aye_Pagliai
 Aye_Rudolph Aye_Swick

3. Contracts for library service with Kellogg, Malcom, Oakland Acres, & Searsboro were reviewed. Swick moved and Elfenbein seconded issuance of the contracts.

Roll call vote: _Aye_Elfenbein _Aye_Hardin _Aye_Hammond _Aye_McFee _Aye_Pagliai
_Aye_Rudolph _Aye_Swick

TRUSTEE CONTINUING EDUCATION: Pagliai mentioned the strong selection of continuing education webinars currently being offered by the State Library.

Swick moved and Hardin seconded adjournment.

Meeting adjourned at 6:08 p.m.

Next meeting: June 24, 2020 at 5:15 p.m.

Theresa Pagliai
Library Board President


Marilyn Kennett, Director
Recording Secretary

GRINNELL POLICE DEPARTMENT

CITY OF GRINNELL, IOWA INTER-OFFICE MEMORANDUM

FROM: Dennis Reilly
Chief of Police

DATE: June 22, 2020

TO: Honorable Dan Agnew
Honorable Council Persons
Mr. Russell Behrens, City Manager
Mrs. Ann Wingerter, City Clerk

SUBJECT: Monthly Report for **May**

Areas of Interest/Accomplishments:

- Collected 0 pounds of prescription drugs from the prescription drug box located in the Public Safety Building lobby.
- Continued operational adjustments made due to COVID-19.
- Public Safety Building remains closed to visitors.
- Jasper County ARL ceased operations with Grinnell
- I attended the following, a majority of which were web based: Council and Public Safety meetings; Department Head meetings; weekly Public Health update; CIRT Board meeting; KGRN Let's Talk.

Listed below is a summary of activities for the police department during the reporting period.

	May 20	April 20	May 19
Incident Reports	96	77	125
Arrests	18	11	38
Citations	21	7	51
Warnings	11	0	133
PD Collisions	5	4	9
PI Collisions	0	0	0
Hit & Run	0	4	6
Parking Tickets	1	0	136
Calls for Service	815	767	1235

Respectfully Submitted,



Dennis Reilly
Chief of Police

Fund Balance as of May 31st., 2020
Central Park Campaign - 0121

	Current Period	YTD
Gifts	0.00	5,000.00
Investment Income (Loss)	(2.80)	3.13
	-----	-----
Total Revenues	(2.80)	5,003.13
Distributions	0.00	95,554.09
Administrative Cost Share	0.00	250.00
Printing & Reproduction	0.00	2.16
	-----	-----
Total Expenses	0.00	95,806.25
	-----	-----
Net Income (Loss)	(2.80)	(90,803.12)
	=====	=====
Beginning Fund Balance		101,891.09
Net Income (Loss)		(90,803.12)
Ending Fund Balance		11,087.97
Net Pledges Receivable		10,083.40

Central Park Campaign - 0121

Type	Name	Date	Amount
Gift	Jeff and Gina Finch	07/29/2019	1,000.00
Gift	Ramsey Weeks, Inc.	08/29/2019	4,000.00
** Total Gifts			5,000.00

Fund Balance as of May 31st., 2020
Grinnell Skatepark Campaign - 0053

	Current Period	YTD
Gifts	0.00	290.00
Investment Income (Loss)	21.35	(3.93)
	-----	-----
Total Revenues	21.35	286.07
Distributions	0.00	162,744.21
Administrative Cost Share	0.00	14.50
Printing & Reproduction	0.00	0.15
	-----	-----
Total Expenses	0.00	162,758.86
	-----	-----
Net Income (Loss)	21.35	(162,472.79)
	=====	=====
Beginning Fund Balance		162,437.90
Net Income (Loss)		(162,472.79)
Ending Fund Balance		(34.89)

Grinnell Skatepark Campaign - 0053

Type	Name	Date	Amount
Gift	Clem and Leona Bodensteiner	08/27/2019	50.00
Gift	Rachel Bly and Bob Hamilton	09/30/2019	60.00
Gift	Roger Hill and Vida Praitis	09/30/2019	60.00
Gift	Rachel Bly and Bob Hamilton	12/31/2019	60.00
Gift	Roger Hill and Vida Praitis	12/31/2019	60.00
** Total Gifts			290.00

Fund Balance as of May 31st., 2020
 Grinnell Veterans Memorial Commission Building Campaign - 0136

	Current Period	YTD
Gifts	4,500.00	42,057.00
Pledge Income	0.00	143,020.00
Investment Income (Loss)	0.00	55.05

Total Revenues	4,500.00	185,132.05
Administrative Cost Share	225.00	8,255.10
Bank Charges/Online Donation Fees	0.00	2.69
Office Supplies	0.00	48.45
On-Site Meeting Expenses	0.00	282.86
Postage	0.00	53.49
Printing & Reproduction	0.00	895.02

Total Expenses	225.00	9,537.61

Net Income (Loss)	4,275.00	175,594.44
=====		
Beginning Fund Balance		80,149.90
Net Income (Loss)		175,594.44
Ending Fund Balance		255,744.34

Net Pledges Receivable 146,754.67

Grinnell Veterans Memorial Commission Building Campaign - 0136

Type	Name	Date	Amount
Gift	Paul Levy	07/25/2019	1,000.00
Gift	Betty Hammond	08/07/2019	1,000.00
Gift	Clem and Leona Bodensteiner	08/27/2019	50.00
Gift	Dorothy W. Williams	09/26/2019	100.00
Gift	Rachel Bly and Bob Hamilton	09/30/2019	60.00
Gift	Michael Dalen	10/08/2019	100.00
Gift	Jo Ann Cogley-Hunter	10/08/2019	25.00
Gift	Eleanor Osland	10/10/2019	250.00
Gift	Nancy Hendrickson	10/15/2019	1,000.00
Gift	Darla Pearce	10/15/2019	10.00
Gift	Transfer from GPCF Spirit of Giving Event	10/31/2019	15.00
Gift	Larry and Peggy Black	11/07/2019	1,000.00
Gift	Larry and Peggy Black	11/07/2019	1,000.00
Gift	Dan and JoAnn Becker	11/25/2019	10,000.00
Gift	Miscellaneous Receipts	11/25/2019	15.00
Gift	Rachel Bly and Bob Hamilton	12/31/2019	60.00
Gift	The Merlin and Verna Manatt Family Foundation	12/31/2019	10,000.00
Gift	Albert Munitz and Elissa Lett	02/11/2020	25.00
Gift	Janis Peak	03/10/2020	11,747.00
Gift	William E. Senn	04/27/2020	100.00
Gift	YourCause, LLC	05/26/2020	4,500.00
** Total Gifts			42,057.00
Pledge	Sarah Joan Baker	09/12/2019	30,000.00
Pledge	Bill Lannom	09/24/2019	750.00
Pledge	George and Sue Drake	10/01/2019	5,000.00
Pledge	John and Alice DeRooi	10/08/2019	1,500.00
Pledge	Bill Menner and Barb Tish	10/08/2019	2,520.00
Pledge	American Legion #53	12/16/2019	37,000.00
Pledge	Kent and Katherine McClelland	12/31/2019	25,000.00
Pledge	Raffety/Veldboom Family	12/31/2019	5,500.00
Pledge	George and JoAnn Britton	01/14/2020	1,500.00
Pledge	GreenState Credit Union	02/04/2020	10,000.00
Pledge	Grinnell State Bank	04/27/2020	25,000.00
** Total Pledges			143,770.00



Grinnell FINANCE COMMITTEE Meeting
MONDAY, JULY 6, 2020 AT 8:00 A.M.
VIA ZOOM

Join Zoom Meeting

<https://zoom.us/j/92828348820?pwd=NjdzYWJVK1JVSmVtMitjMktsTTdBdz09>

Meeting ID: 928 2834 8820

Password: 171451

One tap mobile

+13017158592,,92828348820#,,,,0#,,171451# US (Germantown)

+13126266799,,92828348820#,,,,0#,,171451# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 928 2834 8820

Password: 171451

Find your local number: <https://zoom.us/u/azFpCjD2>

TENTATIVE AGENDA

ROLL CALL: Wray (Chair), White, Bly.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider resolution setting public hearing date for the Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed \$3,190,000 General Obligation Refunding Capital Loan Notes of the City (For Essential Corporate Purposes) (See Resolution 2020-106).
2. Consider resolution setting public hearing date for the Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed \$5,000,000 General Obligation Capital Loan Notes of the City (For Essential Corporate Purposes) (See Resolution 2020-107).
3. Consider resolution setting salary and benefits for non-bargaining unit and supervisory personnel for the city of Grinnell for FY 21 (See Resolution No. 2020-108).

INQUIRIES:

ADJOURN:

RESOLUTION NO. 2020-106

RESOLUTION FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$3,190,000 GENERAL OBLIGATION REFUNDING
CAPITAL LOAN NOTES OF THE CITY OF GRINNELL, STATE OF IOWA
(FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Grinnell, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Refunding Capital Loan Notes, to the amount of not to exceed \$3,190,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Refunding Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 520 - 4th Avenue, Grinnell, Iowa, at 7:00 P.M., on the 3rd day of August, 2020, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$3,190,000 General Obligation Refunding Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of (a) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of the City including refunding of the City's General Obligation Capital Loan Notes, Series 2009, dated October 1, 2009; and (b) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of the City including refunding of the City's General Obligation Urban Renewal Bonds, Series 2013B, dated December 19, 2013.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Refunding

Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$3,190,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between July 15, 2020 and July 22, 2020, inclusive)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF GRINNELL, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,190,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Grinnell, State of Iowa, will hold a public hearing on the 3rd day of August, 2020, at 7:00 P.M., in the Council Chambers, City Hall, 520 - 4th Avenue, Grinnell, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$3,190,000 General Obligation Refunding Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of (a) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of the City including refunding of the City's General Obligation Capital Loan Notes, Series 2009, dated October 1, 2009; and (b) the settlement, adjustment, renewing, or extension of any part or all of the legal indebtedness of the City including refunding of the City's General Obligation Urban Renewal Bonds, Series 2013B, dated December 19, 2013. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund. Due to public health concerns and guidance, in accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Grinnell City Council may be conducted electronically, as holding the meeting in person may be impossible or impractical.

The public may access the meeting electronically in the manner specified below:

To join this meeting via the internet, access:

Internet access:

<https://zoom.us/j/98969338040?pwd=aW9ZaC9zUDhsa2U3bIVzaE9ZckRNZz09>

Telephone access: (312) 626-6799

Meeting ID: 989 6933 8040 Password: 656131

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of July, 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2020-107

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$5,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF GRINNELL, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 1687, adopted March 21, 1994, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grinnell Urban Renewal Plan (the "Plan") for the Grinnell Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Poweshiek County, Iowa; and

WHEREAS, it is expected that this Council will approve and adopt an Amendment No. 8 to the Plan at its meeting on the 3rd day of August, 2020, which Amendment will confirm, modify, and add urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, it is deemed necessary and advisable that the City of Grinnell, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$5,000,000, as authorized by Sections 384.24(3)(q), 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action; and

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 520 - 4th Avenue, Grinnell, Iowa, at 7:00 P.M., on the 3rd day of August, 2020, for the purpose of taking action on

the matter of the authorization of a Loan Agreement and issuance of not to exceed \$5,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$5,000,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between July 15, 2020 and July 22, 2020, inclusive)
NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF
GRINNELL, STATE OF IOWA, ON THE MATTER OF THE PROPOSED
AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$5,000,000 GENERAL OBLIGATION CAPITAL LOAN
NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND
THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Grinnell, State of Iowa, will hold a public hearing on the 3rd day of August, 2020, at 7:00 P.M., in the Council Chambers, City Hall, 520 - 4th Avenue, Grinnell, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$5,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of Chapter 403. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund. Due to public health concerns and guidance, in accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the

Grinnell City Council may be conducted electronically, as holding the meeting in person may be impossible or impractical.

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Internet access:

<https://zoom.us/j/98969338040?pwd=aW9ZaC9zUDhsa2U3bIVzaE9ZckRNZz09>

Telephone access: (312) 626-6799

Meeting ID: 989 6933 8040

Password: 656131

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City, including the drop box at the north side of the City Hall building during non-business hours, in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Date this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

PASSED AND APPROVED this 6th day of July, 2020.

Mayor

ATTEST:

City Clerk

RESOLUTION NO. 2020-108

“RESOLUTION SETTING SALARY AND BENEFITS FOR NON-BARGAINING UNIT AND SUPERVISORY PERSONNEL FOR THE CITY OF GRINNELL FOR FY 2020-2021.”

BE IT RESOLVED by the City Council of the City of Grinnell that this salary range (to include merit and/or special consideration pay) be adopted. This salary range does not include longevity pay. (See Attachment A for actual salaries and hourly rates set for FY 2021),

Title	Salary
City Manager	\$12,457/month
City Clerk/Finance Director	\$6,491/month to \$8,438/month
Water Resources Director	\$6,491/month to \$8,438/month
Fire Chief	\$6,491/month to \$8,438/month
Police Chief	\$6,491/month to \$8,438/month
Public Services Director	\$6,128/month to \$8,232/month
Building & Planning Director	\$6,128/month to \$8,232/month
Recreation Director	\$6,128/month to \$8,232/month
Library Director	\$6,128/month to \$8,232/month
Wastewater Director	\$6,128/month to \$8,232/month
Police Captain/Assistant Chief	\$5,195/month to \$6,754/month
Police Sergeant	\$4,574/month to \$6,351/month
Supervisor Water Department	\$4,574/month to \$6,351/month
Youth Services Director	\$4,004/month to \$5,204/month
Assistant Wastewater Supervisor	\$23.01/hour to \$29.91/hour
Deputy City Clerk/Deputy Treasurer	\$23.01/hour to \$29.91/hour
Technical Administrator	\$23.01/hour to \$29.91/hour
Water/Wastewater Operator I – III, Apprentice	\$22.48/hour to \$28.37/hour
Library Assistants	\$22.10/hour to \$27.74/hour
Assistant Public Services Supervisor	\$22.10/hour to \$27.74/hour
Fire Driver/Firefighter	\$21.81/hour to \$30.51/hour
Accounts Payable/Accounts Receivable Clerk	\$20.62/hour to \$26.82/hour
Admin Assistant (Administration)	\$20.62/hour to \$26.82/hour
Admin Asst/Property Room Manager	\$20.62/hour to \$26.82/hour
Assistant Recreation Director/GET 12	\$20.62/hour to \$26.82/hour
Assistant Foreman	\$19.78/hour to \$25.40/hour
Groundskeeper	\$19.78/hour to \$25.40/hour
Street Maintenance	\$19.78/hour to \$25.40/hour
Laborer	\$19.78/hour to \$25.40/hour
Residential Solid Waste Operator	\$18.55/hour to \$25.30/hour
Building and Planning Assistant	\$18.24/hour to \$23.72/hour
Clerk/Data Entry – Police	\$18.24/hour to \$23.72/hour
Admin Assistant (Public Services/Recreation)	\$18.24/hour to \$23.72/hour

PASSED AND APPROVED this 6th day of July 2020.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk

Employee	Title/Position	FT/PT	Salary	Exempt/ Non-Exempt
Behrens, Russ	City Manager	FT	\$149,478.87/yr	Exempt
Neff, Duane	Building & Planning Director	FT	\$98,778.84/yr	Exempt
Anderson, Jan	Water Resources Director	FT	\$98,778.84/yr	Exempt
Reilly, Dennis	Police Chief	FT	\$98,494.20/yr	Exempt
Sicard, Dan	Fire Chief	FT	\$96,473.52/yr	Exempt
Ramos, Daniel	Wastewater Director	FT	\$85,618.80/yr	Exempt
Wingerter, Ann	City Clerk/Finance Director	FT	\$81,231.90/yr	Exempt
Allsup, Jordan	Recreation Director	FT	\$79,515.72/yr	Exempt
Avis, Tyler	Building & Planning Director	FT	\$79,515.72/yr	Exempt
Sittig, Zach	Police Captain	FT	\$78,780.00/yr	Exempt
Kennett, Marilyn	Library Director	FT	\$78,748.80/yr	Exempt
Wray, Chris	Police Sergeant	FT	\$76,206.84/yr	Exempt
Johnson, Dan	Police Sergeant	FT	\$72,998.76/yr	Exempt
Brown, Jim	Water Department Supervisor	FT	\$67,761.00/yr	Exempt
Moore, Matt	Police Sergeant	FT	\$67,273.42/yr	Exempt
Neal, Karen	Library Youth Services Director	FT	\$57,012.80/yr	Exempt
Jepson, Heath	Patrol Officer	FT	\$30.17/hr	Non-Exempt
Nelson, Greg	Patrol Officer	FT	\$30.17/hr	Non-Exempt
Doane, Bryce	Patrol Officer	FT	\$29.06/hr	Non-Exempt
Anderson, Nathan	Patrol Officer	FT	\$28.61/hr	Non-Exempt
Smith, Ben	Patrol Officer	FT	\$28.61/hr	Non-Exempt
Kies, Dalton	Patrol Officer	FT	\$27.08/hr	Non-Exempt
Criswell, Jeff	Patrol Officer	FT	\$27.08/hr	Non-Exempt
Kolars, Kim	Deputy City Clerk	FT	\$26.81/hr	Non-Exempt
Shore, Monique	Library Technology Administrator	FT	\$26.63/hr	Non-Exempt
Flander, Barb	Accounting Clerk	FT	\$25.89/hr	Non-Exempt
Mealey, Sharon	Administrative Assistant	FT	\$25.89/hr	Non-Exempt
Eggermont, Carl	Assistant Public Services Supervisor	FT	\$25.50/hr	Non-Exempt
Elliott, Patrick	Assistant Street/Solid Waste Foreman	FT	\$25.40/hr	Non-Exempt
Garwood, Brian	Groundskeeper	FT	\$25.40/hr	Non-Exempt
Carr, Bud	Residential Solid Waste Operator	FT	\$25.30/hr	Non-Exempt
Cooper, Blake	Water Operator III	FT	\$25.18/hr	Non-Exempt
Creelius, Scott	Water Operator II	FT	\$25.13/hr	Non-Exempt
Schultz, Aaron	Water Operator II	FT	\$25.03/hr	Non-Exempt
Kriegel, Joshua	Operator II WW	FT	\$25.03/hr	Non-Exempt
	Flag Football Supervisor	PT	\$25.00/hr	Non-Exempt
	Soccer Field Supervisor	PT	\$25.00/hr	Non-Exempt
Snodgrass, Travis	Street Maintenance	FT	\$24.61/hr	Non-Exempt
Ellis, Don	Laborer	FT	\$24.32/hr	Non-Exempt
Dewey, Brandon	Laborer	FT	\$24.17/hr	Non-Exempt
Ford, Robert	Laborer	FT	\$24.17/hr	Non-Exempt
Spencer, Tom	Laborer	FT	\$24.17/hr	Non-Exempt
Stewart, Keith	Laborer	FT	\$24.17/hr	Non-Exempt
Richmond, Keagan	Operator I WW	FT	\$23.80/hr	Non-Exempt

Vest, Rob	Firefighter/Driver	FT	\$22.94/hr	Non-Exempt
	Safety Coordinator	PT	\$1.09/hr	Non-Exempt
Zell, Todd	Firefighter/Driver	FT	\$22.94/hr	Non-Exempt
McClenathan, Matt	Apprentice WW	FT	\$22.48/hr	Non-Exempt
	Assistant Librarian	FT	\$22.10/hr	Non-Exempt
Petersen, Jed	Firefighter/Driver	FT	\$22.04/hr	Non-Exempt
Pritchard, Nick	Assistant Recreation Director	Ft	\$21.91/hr	Non-Exempt
Simmons, Wanda	Administrative Assistant	FT	\$21.64/hr	Non-Exempt
Chang, Lucy	Library Assistant	PT/24 hrs per wk	\$21.50/hr	Non-Exempt
Owens, Julie	Library Assistant	PT/24 hrs per wk	\$21.50/hr	Non-Exempt
Romero, Rachel	Library Assistant	PT/24 hrs per wk	\$21.50/hr	Non-Exempt
Shaffer, Michelle	Library Assistant	PT/24 hrs per wk	\$21.50/hr	Non-Exempt
Vigil, Mary	Library Assistant	PT/24 hrs per wk	\$21.50/hr	Non-Exempt
Williams, Christian	Firefighter/Driver	FT	\$21.23/hr	Non-Exempt
Benz, Kristin	Public Services Administrative Assistant	PT/28 hrs per wk	\$20.71/hr	Non-Exempt
Phelps, Jan	Clerk/Data Entry	FT	\$19.44/hr	Non-Exempt
Brus, Jamison	Assistant to Building & Planning Director	FT	\$18.85/hr	Non-Exempt
	Firefighter/Driver	PT	\$16.20/hr	Non-Exempt
	Soccer Referee	PT	\$15.00 - \$35.00/game	Non-Exempt
	Program Instructor	PT	\$15.00 - \$25.00/hr	Non-Exempt
	Flag Football Referee	PT	\$15.00 - \$25.00/game	Non-Exempt
	Umpire/Referee/Official – Adult Leagues	PT	\$15.00 - \$25.00/game	Non-Exempt
	Field Supervisor	PT	\$15.00/hr	Non-Exempt
	Circulation Clerk	PT/10 hrs per wk	\$13.30/hr	Non-Exempt
Bell, Walker	Circulation Clerk	PT/10 hrs per wk	\$13.30/hr	Non-Exempt
Hiner, Susan	Circulation Clerk	PT/10 hrs per wk	\$13.30/hr	Non-Exempt
Perrin, Kristi	Circulation Clerk	PT/1 hr per wk	\$13.30/hr	Non-Exempt
	Recreation Administrative Assistant	PT/28 hrs per wk	\$12.00/hr	Non-Exempt
	Reserve Police Officers	PT	\$11.37/hr	Non-Exempt
	Head Lifeguard/Lifeguard Manager	PT	\$11.00 - \$15.00/hr	Non-Exempt
	CBD Watering/Compost Site	PT	\$10.00 - \$14.85/hr	Non-Exempt
	Swim Team Coach	PT	\$10.00 - \$25.00/hr	Non-Exempt
	GET-12 Videotaping	PT	\$10.00 - \$15.00/hr	Non-Exempt
	Office Help/Recreation Associate	PT	\$10.00 - \$12.00/hr	Non-Exempt
	Water Safety Instructor	PT	\$8.50 - \$11.00/hr	Non-Exempt
	Program Assistant	PT	\$8.00 - \$15.00/hr	Non-Exempt
	Intern/Office Help	PT	\$8.00 - \$10.00/hr	Non-Exempt
	Waterslide Attendant	PT	\$8.00 - \$9.00/hr	Non-Exempt
	Cashier/Concession Stand Worker	PT	\$7.50 - \$12.00/hr	Non-Exempt
	Lifeguard	PT	\$7.50 - \$11.00/hr	Non-Exempt
	Water Safety Aide	PT	\$7.50 - \$8.50/hr	Non-Exempt
	Monitor	PT	\$7.50 - \$8.50/hr	Non-Exempt
	Library Pages	PT	\$7.35/hr	Non-Exempt



Grinnell PUBLIC WORKS AND GROUNDS Meeting
MONDAY, JULY 6, 2020 AT 5:30 P.M.
VIA ZOOM

Join Zoom Meeting

<https://zoom.us/j/98145304172?pwd=YXBPbVdEYnM3bEt3TmtkOHprZlVHZz09>

Meeting ID: 981 4530 4172

Password: 577026

One tap mobile

+13126266799,,98145304172#,,,,0#,,577026# US (Chicago)

+19292056099,,98145304172#,,,,0#,,577026# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 981 4530 4172

Password: 577026

Find your local number: <https://zoom.us/u/aelUitEMk4>

TENTATIVE AGENDA

ROLL CALL: Hueftle-Worley (Chair), Wray, Gaard.

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

1. Consider resolution awarding contract for the 8th Avenue (Park Street to East Street) Repairs Project to Jasper Construction Services, Inc, Newton, IA in the amount of \$58,430.00 (See Resolution No. 2020-109).
2. Consider resolution authorizing payment of contractor's pay request No. 4 in the amount of \$23,539.73 to Unified Contracting Services, Inc. of Des Moines, Iowa for the Fuel System Improvements Project (See Resolution No. 2020-110).
3. Consider resolution adopting the city fees and policies for rental and services for the city of Grinnell (See Resolution No. 2020-111).
4. Consider resolution approving rate changes for disposal of yard waste and brush material (See Resolution No. 2020-112).
5. Consider request from Poweshiek Water Association to connect property at 812 6th Ave W (house at former Four Winds Motel property – in city limits).
6. Consider Commdatalink ROW request, 5th Ave.
7. Consider Commdatalink ROW request, Pearl St.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2020-109

**RESOLUTION MAKING AWARD OF THE CONTRACT FOR 8TH AVENUE REPAIRS
PARK STREET TO EAST STREET PROJECT.**

WHEREAS, the following bid for the 8th Avenue (Park Street to East Street) Repairs Project is hereby accepted, the same being the lowest responsible bid for the said work, as follows:

1) CONTRACTOR: Jasper Construction Services, Inc.
Newton, IA

AMOUNT OF BID: \$58,430.00
PORTION OF PROJECT: All

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grinnell, Iowa, that the Mayor and City Clerk are hereby directed and authorized to execute a contract with the Contractor for the 8th Avenue (Park Street to East Street) Repairs Project.

Passed and approved this 6th day of July 2020.

DAN F. AGNEW, MAYOR

ATTEST:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

**BID TABULATION
GRINNELL, IOWA
8TH AVENUE REPAIRS PARK STREET TO EAST STREET PROJECT**

1. Construct 8th Avenue Repairs Park Street to East Street project for the following unit and lump sum prices:				Jasper Construction Services, Inc. 928 N. 19th Avenue E Newton, Iowa 50208		Mintum, Inc. 144 W. Front Street Brooklyn, Iowa 52211	
ITEM NO.	DESCRIPTION	UNIT	BASE QUANTITY	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1.1	Curb Repair	LF	70	\$ 80.00	\$ 5,600.00	\$ 200.00	\$ 14,000.00
1.2	Epoxy Patch at Intake	EA	1	500.00	500.00	800.00	800.00
1.3	NOT USED						
1.4	Replace Sand and Reseal Pavers	SF	781	30.00	23,430.00	35.00	27,335.00
1.5	Patch by Area (Walk or Street)	SY	20	200.00	4,000.00	325.00	6,500.00
1.6	Patch Count (Walk or Street)	EA	3	300.00	900.00	1,000.00	3,000.00
1.7	Route and Seal Crack	LF	60	10.00	600.00	13.50	810.00
1.8	Joint Repair	LF	30	100.00	3,000.00	385.00	11,550.00
1.9	NOT USED						
1.10	Reset, Sand and Reseal Pavers	SF	100	25.00	2,500.00	26.00	2,600.00
1.11	Remove and Replace Manhole Boxout, Intake, or Paver Base	SF	180	30.00	5,400.00	60.00	10,800.00
1.12	NOT USED						
1.13	Mobilization	LS	1	9,000.00	9,000.00	10,000.00	10,000.00
TOTAL BID (Items 1.1 - 1.13)				\$54,930.00		\$87,395.00	

2. Alternate Bid

This lump sum add alternate is to compensate the contractor for an accelerated work schedule with a completion date of August 15, 2020.

ALTERNATE BID \$ 3,500.00

\$ \$2,000.00

I hereby certify that this is a true tabulation of bids received on June 24, 2020 by Veenstra & Kimm, Inc. on behalf of the City of Grinnell, Iowa.


 Gregory J. Roth
 Iowa License No. 11456
 My license renewal date is December 31, 2020





June 30, 2020

Steve Rhoads
Jasper Construction Services, Inc.
928 N. 19th Avenue E
Newton, Iowa 50208

GRINNELL, IOWA
8TH AVENUE REPAIRS PARK STREET TO EAST STREET
CONTRACT DOCUMENTS

Enclosed are three copies each of the contract and bond for the 8th Avenue Repairs Park Street to East Street project which the City of Grinnell, Iowa anticipates awarding to your company on Monday, July 6, 2020.

Please sign all copies of the contract and attest the signature as provided for on page 2. Note that the contract is dated July 6 2020, the date Grinnell anticipates awarding the contract to your company.

Execute all copies of the bond as provided for on page 2. This instruction applies to the person signing on behalf of the Surety as well. Attach to each copy of the bond a current power of attorney for the person signing on behalf of the Surety.

Please furnish three copies each of the necessary certificates of insurance made in favor of Grinnell showing compliance with the insurance requirements set out in the specifications.

After signing, return all copies to Veenstra & Kimm, Inc. for further processing. A complete set of the contract documents will be returned to you following processing.

If you have any questions regarding the contract documents, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Greg J. Roth

GJR:paj
288157
Enclosures
cc: City of Grinnell

CONTRACT

THIS AGREEMENT, made and entered into this 6th day of July, 2020, by and between the City of Grinnell, Iowa, party of the first part, hereinafter referred to as the "Owner", and Jasper Construction Services, Inc., party of the second part, hereinafter referred to as the "Contractor".

WITNESSETH: THAT WHEREAS, the Owner has heretofore caused to be prepared certain specifications and proposal blanks, dated the 3rd day of June, 2020, for 8th Avenue Repairs Park Street to East Street Project, under the terms and conditions therein fully stated and set forth, and,

WHEREAS, said specifications and proposal blanks accurately and fully describe the terms and conditions upon which the Contractor is willing to perform the work specified:

NOW, THEREFORE, IT IS AGREED:

1. That the Owner hereby accepts the proposal of the Contractor for the work, as follows:

Repair various locations as indicated in the plans including but not limited to pavers, street, curb and gutters and miscellaneous associated work, including traffic control and cleanup for the sum of Fifty-eight Thousand Four Hundred Thirty and 00/100 Dollars (\$58,430.00) based on the unit and lump sum prices as shown on the Proposal.

2. That this contract consists of the following component parts which are made a part of this agreement and contract as fully and absolutely as if they were set out in detail in this contract:

- 2.1 Contract Documents, including:
 - 2.1.1 Notice to Bidders
 - 2.1.2 Instructions to Bidders
 - 2.1.3 Proposal
 - 2.1.4 Bond
 - 2.1.5 General Conditions
 - 2.1.6 Special Conditions
 - 2.1.7 Plans List
 - 2.1.8 Detailed Specifications
 - 2.1.9 Plans listed in the specifications
 - 2.1.10 Numbered addenda issued to the foregoing.

2.2 This Instrument.

2.3 The above components are complementary and what is called for by one shall be as binding as if called for by all.

3. That payments are to be made to the Contractor in accordance with and subject to the provisions embodied in the documents made a part of this contract.

4. That this contract is executed in triplicate.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hand and seals the date first written above.

CONTRACTOR

CITY OF GRINNELL, IOWA

Jasper Construction Services, Inc. _____

_____ Mayor

By _____

Title _____

ATTEST:

ATTEST:

_____ City Clerk

Title _____

BOND

KNOW ALL MEN: That we, Jasper Construction Services, Inc. of Newton, Iowa, hereinafter called the Principal, and

hereinafter called the surety, are held and firmly bound unto the City of Grinnell, Iowa, hereinafter called the Owner in the sum of Fifty-eight Thousand Four Hundred Thirty and 00/100 Dollars (\$58,430.00), for the payment whereof the Principal and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly, by these presents.

WHEREAS, the principal has, by means of a written Agreement dated July 6, 2020, entered into a Contract with the Owner for 8th Avenue Repairs Park Street to East Street Project, which Agreement includes a guarantee of all work against defective workmanship and materials for a period of four (4) years from the date of final acceptance of the work by the Owner, a copy of which Agreement is by reference made a part hereof;

NOW, THEREFORE, the condition of this Obligation is such that, if the Principal shall faithfully perform the Contract on his part and shall fully indemnify and save harmless the Owner from all costs and damage which he may suffer by reason of failure so to do and shall fully reimburse and repay the Owner all outlay and expense which the Owner may incur in making good any such default,

And Further, that if the Principal shall pay all persons who have contracts directly with the Principal for labor or materials, failing which such persons shall have a direct right of action against the Principal and Surety under this Obligation, subject to the Owner's priority,

Then this Obligation shall be null and void, otherwise it shall remain in full force and effect.

Provided, however, that no suit, action or proceeding by reason of any default whatever shall be brought on this Bond after five (5) years from the date of final acceptance of the work.

And Provided, that any alterations which may be made in the terms of the Contract, or in the work to be done under it, or the giving by the Owner of any extension of time for the performance of the Contract, or any other forbearance on the part of either the Owner or the Principal to the other shall not in any way release the Principal and the Surety, or either of them, their heirs, executors, administrators, successors or assigns from their liability hereunder, notice to the Surety of any such alteration, extension or forbearance being hereby waived.

And Further Provided, the Principal and Surety on this Bond hereby agree to pay all persons, firms, or corporations having contracts directly with the Principal or with subcontractors all just claims due them for labor performed or material furnished, in the performance of the Contract on account of which this Bond is given, when the same are not satisfied out of the portion of the contract price which the Owner shall retain until completion of the improvements, but the Principal and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portions of the contract price shall have been established as provided by law.

The Surety on this Bond shall be deemed and held, any contract to the contrary notwithstanding, to consent without notice:

- a. To the extension of time to the Principal in which to perform the Contract.
- b. To changes in the plans, specifications, or Contract, when such changes do not involve an increase of more than twenty percent (20%) of the total contract price, and shall then be released only as to such excess increase.
- c. That no provision of this Bond or of any other contract shall be valid which limits to less than five (5) years from the date of final acceptance of the work the right to sue on this Bond for defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

The Bond is executed in triplicate.

Signed and Sealed this ____ day of _____, 2020.

PRINCIPAL:

Jasper Construction Services, Inc.
Contractor

Signature

Title

SURETY:

Surety Company

Signature, Attorney-in-Fact

Name of Attorney-in-Fact

Company Name

Company Address (Including Zip Code)

Company Telephone Number

RESOLUTION NO. 2020-110

A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 4 IN THE AMOUNT OF \$23,539.73 TO UNIFIED CONTRACTING SERVICES OF DES MOINES, IA FOR WORK COMPLETED ON THE FUEL SYSTEMS IMPROVEMENTS PROJECT

WHEREAS, the City of Grinnell did enter into a contract with Unified Contracting Services of Des Moines, IA on July 15, 2019 for the Fuel Systems Improvements Project and

WHEREAS, Pay Request No. 4 has been initiated by the City of Grinnell and Unified Contracting Services, Inc of Des Moines, IA; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Request No. 4; 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 \$23,539.73 to Unified Contracting Services, Inc of Des Moines, Iowa.

Passed and adopted this 6th day of July 2020.

Dan F. Agnew, Mayor

Attest:

Annmarie Wingerter, City Clerk/Finance Director

CONSTRUCTION PROGRESS REPORT

Project Description: Fuel System Improvements
Grinnell Regional Airport
Grinnell, Iowa

Date of Contract: July 25, 2019

Estimate No: 4

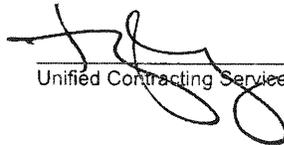
Completion Date:

Contractor: Unified Contracting Services, Inc.

Owner: City of Grinnell, Iowa

Base Contract Price	\$408,613.31	Construction Completed (See Attached Tab)	\$383,294.77
		Stored Materials	\$0.00
		Total Amount Earned	\$383,294.77
		Less 5% Retainage	-\$19,164.74
		Subtotal	\$364,130.03
		Less Previous Payment	\$340,590.30
Total Contract Amount	\$408,613.31	AMOUNT DUE THIS ESTIMATE	\$23,539.73

Requested by Contractor:



Unified Contracting Services, Inc.

Office manager

Title

6/29/20

Date

Recommended by Engineer:



Claydiddle-Garber Associates, Inc.

Project Engineer

Title

6/29/2020

Date

Approved by Owner:

City of Grinnell

Title

Date

Tabulation of Construction Quantities							
Fuel System Improvements							
Grinnell Regional Airport							
Grinnell, Iowa							
Period Ending: June 28, 2020							
Estimate No.: 4							
Item No	Description	Unit	Unit Bid Price	Contract		Completed	
				Quantity	Amount	Quantity	Amount
Fuel System - Iowa DOT Contract No. 18550 (80/20)							
1	Safety Plan, Traffic Control and Mobilization	LS	\$11,700.00	1	\$11,700.00	1	\$11,700.00
2	Relocate Existing Card Reader	LS	\$3,940.00	1	\$3,940.00	1	\$3,940.00
3	Temporarily Relocate Existing Jet A Dispenser	LS	\$6,922.00	1	\$6,922.00	1	\$6,922.00
4	Preliminary Soil Sampling and Testing for Petroleum Contamination	LS	\$3,700.00	1	\$3,700.00	1	\$3,700.00
5	Excavation, Grading and Subgrade Preparation	LS	\$8,958.00	1	\$8,958.00	0.65	\$5,822.70
6	Tank and Dispenser Slab, Bollards and Appurtenances	LS	\$42,771.00	1	\$42,771.00	1	\$42,771.00
9	12,000 Gallon Jet A Fuel Tank System	EA	\$88,660.00	1	\$88,660.00	1	\$88,660.00
10	6,000 Gallon Av Gas Fuel Tank System	EA	\$54,374.00	1	\$54,374.00	1	\$54,374.00
13	Relocate Existing Light Pole and Fixture	LS	\$3,170.00	1	\$3,170.00	1	\$3,170.00
14	Fire Extinguisher and Cabinet	LS	\$855.91	1	\$855.91	1	\$855.91
27	Seeding, Fertilizing And Mulching	LS	\$4,575.00	1	\$4,575.00	1	\$0.00
A1-28	Removal of Existing Underground Tanks	LS	\$17,500.00	1	\$17,500.00	0.30	\$5,250.00
A1-30	Sampling and Testing for Petroleum Contamination	LS	\$5,280.00	1	\$5,280.00	0	\$0.00
Total Fuel System					\$252,405.91		\$227,165.61
Retainage Fuel System							\$11,358.28
Previous Work Paid							\$199,469.60
Current Work Paid							\$16,337.73
Work to Date Paid							\$215,807.33
Fuel Dispenser - Iowa DOT Contract No. 19534 (75/25)							
7	Removal of Sidewalk	SY	\$28.93	30	\$867.90	7.30	\$211.19
8	PCC Sidewalk, 4"	SY	\$100.03	30	\$3,000.90	7.30	\$730.22
11	Av Gas Fuel Cabinet	EA	\$53,034.00	1	\$53,034.00	1	\$53,034.00
12	Jet A Fuel Cabinet	EA	\$55,947.00	1	\$55,947.00	1	\$55,947.00
15	Terminal Building Electrical Improvements	LS	\$18,920.00	1	\$18,920.00	1	\$18,920.00
16	3/4" PVC Coated RGS Conduit, Trenched	LF	\$13.07	80	\$1,045.60	40	\$522.80
17	3/4" HDPE Conduit, Trenched	LF	\$9.52	200	\$1,904.00	1063	\$10,119.76
18	3/4" HDPE Conduit, Directional Bored	LF	\$9.33	600	\$5,598.00	0	\$0.00
19	1" HDPE Conduit, Trenched	LF	\$10.69	100	\$1,069.00	512	\$5,473.28
20	1" HDPE Conduit, Directional Bored	LF	\$8.91	300	\$2,673.00	0	\$0.00
21	#8 AWG, THWN-2 Cable, Installed In Duct Or Conduit	LF	\$2.40	500	\$1,200.00	512	\$1,228.80
22	#8 AWG, THWN-2, Stranded Equipment Ground, Insulated, Installed In Duct Or Conduit	LF	\$2.80	250	\$700.00	256	\$716.80
23	#10 AWG, THWN-2 Cable, Installed In Duct Or Conduit	LF	\$1.97	900	\$1,773.00	978	\$1,926.66
24	#10 AWG, THWN-2, Stranded Equipment Ground, Insulated, Installed In Duct Or Conduit	LF	\$1.40	500	\$700.00	489	\$684.60
25	#12 AWG, THWN-2 Cable, Installed In Duct Or Conduit	LF	\$1.70	3,500	\$5,950.00	3290	\$5,593.00
26	#12 AWG, THWN-2, Stranded Equipment Ground, Insulated, Installed In Duct Or Conduit	LF	\$2.05	500	\$1,025.00	381	\$781.05
A1-29	Removal of Existing Cabinets	LS	\$800.00	1	\$800.00	0.30	\$240.00
Total Fuel Dispenser					\$156,207.40		\$156,129.16
Retainage Fuel Dispenser							\$7,806.46
Previous Work Paid							\$141,120.70
Current Work Paid							\$7,202.00
Work to Date Paid							\$148,322.70
Total Fuel System and Fuel Dispenser (This Period)							\$23,539.73
Total Retainage Fuel System and Fuel Dispenser (This Period)							\$19,164.74
Total Construction Completed							\$383,294.77
Previously Paid							\$340,590.30

Prepared by
Clapsaddle-Garber Associates, Inc.
Marshalltown, Iowa

RESOLUTION NO. 2020-111

RESOLUTION ADOPTING THE CITY FEES AND POLICIES FOR RENTAL AND SERVICES FOR THE CITY OF GRINNELL.

WHEREAS, the City of Grinnell has rental fees, services and charges for city owned equipment and properties by the City of Grinnell, and

WHEREAS, the Grinnell Code of Ordinances prescribes specific charges and fees be approved by resolution; and

WHEREAS, the City of Grinnell does not desire to be considered a rental agency for equipment, however, will help to provide an item or service that cannot be provided by a private business.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grinnell that the City adopt the City Fees and Polices for Rental and Services for fiscal year 2021 to be in effect as of the 1st day of July 2020.

PASSED AND APPROVED this 6th day of July 2020.

DAN F. AGNEW, MAYOR

Attest:

ANNMARIE WINGERTER, CITY CLERK/FINANCE DIRECTOR

CITY OF GRINNELL

**RENTAL
&
EQUIPMENT
FEES AND POLICIES**



**APPROVED BY THE GRINNELL
CITY COUNCIL**

Effective July 1, 2020
~~Pool Rates Effective May 31, 2019~~

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Equipment Usage Prices

The City of Grinnell does not desire to be considered an equipment rental agency in competition with private businesses.

The price list found in **Section 1** is for items typically found in the Public Service, Water or Wastewater Departments. These are listed; first by general use under “**Topical Listing**” and second by the “**City Department**” most likely to use the item or goods.

Section 2 contains established rental rates for parking spaces in City owned parking lots, airport hangar rental rates and establishes rate charges for equipment and personnel at the Fire and Police Departments.

Section 3 contains rental procedures, rules and regulations of city owned/operated buildings and recreational equipment.

Provision for Emergency Rental of City Equipment:

- A. There is a minimum charge of one hour's fee for an item. After the first hour's use of an item, additional time will be calculated in 15 minute intervals.
- B. All equipment rental prices quoted **do not** include the cost of a towing vehicle (if needed) or the cost of a City employee(s) who **must** accompany the equipment as its operator. These additional costs must be figured into the total charge to the customer.
- C. Charges will begin when the equipment and operator leave the garage and will end when the equipment and operator return to the garage. During this period of time the quoted price of an item plus the wages of the City employee(s) operating the item will be the total charge levied.
- D. When using the Sewer Jet, renters will be charged for the water used.
- E. With regard to using the Sewer Tap and Tile Cutter, a tapping saddle and band will be purchased from the City at invoice cost plus 15% handling charge for freight and stocking. Three days' notice **must** be given by those requesting a sewer tap to insure delivery of the tapping saddle and band.
- F. With regard to using the Trash Dumpsters, the rental fee in this policy is intended to cover the use of these containers for a **limited** time. Ten yard dumpsters shall be rented for a maximum of two weeks. Examples of such use are as follows: roofing material removal, remodeling waste, new construction waste or residential waste generated by a general cleanup of a home. A minimum charge of \$32.00 every 15 days will be charged for any container not dumped at least once every 15 days.
- G. Variations to the above provisions can be implemented at a supervisor's discretion.
- H. The City reserves the right to change the prices quoted herein without public notice.

SECTION 1

TOPICAL LISTING

Prices quoted are per hour unless specified otherwise. Equipment operator price is \$35.00 per hour. If equipment is needed outside of normal operating hours of 7:00 a.m. to 3:00 p.m., Monday thru Friday, the equipment operator price will be \$52.50 per hour.

STREETS / ROADS

Air hammer, compressor, 50' hose -----	\$50.00
Backhoe -----	\$100.00
Concrete saw w/o blade -----	\$40.00
Wet diamond blade -----	\$70.00
Dry blade -----	\$60.00
De-watering pump -----	\$25.00
End loader, -----	\$85.00
Maintainer -----	\$100.00
Plate compactor -----	\$20.00
Star drill -----	\$20.00
Skid loader – with bucket-----	\$45.00
Jack-hammer -----	\$77.50
Broom -----	\$65.00
Pallet forks -----	\$65.00
Snow blower -----	\$65.00

SOLID WASTE

Rear packer -----	\$65.00 + landfill fees
Dumpster* (short term const.) per yard, per dump -----	\$40.00

* See item F, page 4

WATER, WASTEWATER & SEWER

(These three also listed under Water & Wastewater Dept)

Generator (small portable) -----	\$25.00
Portable lights -----	\$10.00
Cut saw – gas -----	\$15.00
- Hydraulic -----	\$15.00
Water Main tap: ¾ inch -----	\$120.00
1 inch -----	\$130.00
Sewer tile tap and cutter** -----	\$130.00

* See item D, page 4

** A tapping saddle and band must be purchased from the City at the City's cost plus 15%.

TRUCKS AND VEHICLES

Crane/Lift truck -----	\$100.00
Pickup -----	\$20.00
Flatbed -----	\$40.00

Dump truck -----	\$50.00
Water truck -----	\$45.00
Sweeper -----	\$75.00
Spreader truck -----	\$65.00
End loader -----	\$85.00
Skid loader – with bucket -----	\$45.00
Jack-hammer -----	\$77.50
Broom -----	\$65.00
Pallet forks -----	\$60.00
Snow blower -----	\$65.00
Gehl -----	\$45.00

SNOW REMOVAL (sidewalks)

Business – 0' to 20' -----	\$50.00
Additional (per foot) over first 20' -----	\$ 2.50
Residential – 0' to 25'-----	\$50.00
Additional (per foot) over first 25'-----	\$ 2.50

YARD CARE / MOWING

Brush chipper -----	\$100.00
Chain saw -----	\$25.00
Tractor, Case-International #595 w/ loader -----	\$65.00
Tractor, International 4230 -----	\$40.00
W/ blade or mower -----	\$65.00
Riding Mower -----	\$50.00
Weed Eater -----	\$20.00

PATCHING AND SAWING

Cold patch -----	Current price + 25%
Sawing of street	
Seal Coat (dry blade) -----	\$5.00 / lin. ft.
Asphalt (dry blade) -----	\$5.00 / lin. ft.
Asphalt with cement base (wet blade) -----	\$5.50 / lin. ft.
Cement (wet blade) -----	\$5.50 / lin. ft.
Asphalt or seal coat street (5" asphalt patch)	
Removal -----	Contract Price
Patch -----	Contract Price
Asphalt or seal coat street with concrete base (5" concrete base and 2' asphalt patch)	
Removal -----	\$8.00 / sq. ft.
Concrete -----	\$6.85 / sq. ft.
Asphalt -----	Contract Price
Concrete street (6" concrete patch)	
Removal -----	\$8.00 / sq. ft.
Patch -----	\$6.85 / sq. ft.
If less than 3 yds concrete add small load fee	\$150.00

MISCELLANEOUS

Barricades

Plain (per day) ----- \$3.00

Price is per barricade. Note: If barricades are damaged or stolen during use by renter, they must pay for repair or replacement of barricade.

SUPPLIES

Materials (per ton) ----- Current Price + 25%

SECTION TWO

RENTAL RATES BY DEPARTMENT see page 5

(All prices quoted are per hour unless stated otherwise)

PUBLIC SERVICE DEPARTMENT

Equipment operator -----	\$35.00/\$52.50 OT
Laborer -----	\$35.00/\$52.50 OT

HEAVY EQUIPMENT

Backhoe -----	\$100.00
Crane/Lift truck -----	\$100.00
Dump truck -----	\$50.00
End loader, Case -----	\$85.00
Flatbed truck -----	\$40.00
Maintainer -----	\$100.00
Pickup -----	\$20.00
Sewer jet -----	\$100.00
Spreader truck -----	\$65.00
Sweeper -----	\$75.00
Water truck -----	\$45.00

OTHER EQUIPMENT

Air hammer, compressor, 50' hose -----	\$50.00
Concrete saw – dry blade -----	\$60.00
- wet diamond blade * -----	\$70.00
De-watering pump -----	\$25.00
Plate compactor -----	\$20.00
Star drill -----	\$20.00

* Note: Customer will be responsible for replacement of wet diamond blade if damaged other than normal wear.

SOLID WASTE

Rear packer -----	\$65.00 + landfill fees
Dumpster ** (short term) per yard, per dump -----	\$40.00

** See Item F, Page 4

Note: All equipment shall be accompanied and operated by an operator.

PARKS DEPARTMENT

HEAVY EQUIPMENT

Tractor, Case-International #595 w/ loader -----	\$65.00
Tractor, Case-International 4230 With blade or mower -----	\$65.00
Riding Mower -----	\$50.00

OTHER EQUIPMENT

Brush chipper -----	\$100.00
Chain saw -----	\$25.00

WATER AND WASTEWATER DEPARTMENTS

Equipment operator (per hour) -----	\$35.00/\$52.50 OT
-------------------------------------	--------------------

SERVICES

Water Main tap ¾ inch tap -----	\$120.00
1 inch tap -----	\$130.00
Sewer tile tap and cutter * -----	\$130.00

* Note: A tapping saddle and band must be purchased from the City at the City's cost plus 15%.

HEAVY MACHINERY

Pickup truck -----	\$20.00
Sewer jet -----	\$100.00
Water truck -----	\$45.00

OTHER EQUIPMENT

De-watering pump -----	\$25.00
Chain saw -----	\$25.00

FIRE DEPARTMENT

Rates established:

The following rate charges for equipment and personnel are established.

Pumper -----	\$80.00 / hr.
Tankers -----	\$55.00 / hr.
Rescue truck -----	\$80.00 / hr.
Ladder truck -----	\$120.00 / hr.
Service vehicle -----	\$40.00 / hr.

All equipment rental prices quoted **do not** include the cost of a City Employee(s) who **must** accompany the equipment as its operator. These additional costs must be figured into the total charge.

Apparatus operator -----	\$40.00 / hr.
Full-time Firefighter -----	\$40.00 / hr.
Volunteer Firefighter -----	\$20.00 / hr.
Part-time -----	\$25.00 / hr.
Hazardous Materials technician -----	\$10.00 / hr. additional

Services:

Refill SCBA-----	\$10.00 / tank
Water -----	\$00.016 / gallon
Gas meter (recalibration) -----	\$25.00 / meter
Turnout gear wash -----	\$10.00 / set
Dry Hydrant (backflow and test) -----	\$30.00 / hydrant

Equipment contaminated or damaged due to hazardous materials spill/leak – actual replacement costs.

Mitigation supplies (ex. Booms, pads, peat moss etc.) actual costs.

All charges are for hazardous materials incidents or private hire arrangements only. No charges are levied for fire or rescue calls.

POLICE DEPARTMENT

The following rate charges for equipment and personnel are established.

Squad-car ----- \$35.00 / hr.

Equipment rental prices quoted **do not** include the cost of a City Employee(s) who **must** accompany the equipment as its operator. These additional costs must be figured into the total charge.

Officer ----- \$60.00 / hr.

Reserve Officer ----- \$18.00 / hr.

Nuisance animal trap** ----- \$50.00 deposit

Animal Snare** ----- \$50.00 deposit

**may be used up to 10 days free, if not returned within 10 days the deposit will be forfeited

Existing agreements between the Grinnell Police Department and Grinnell College and Grinnell/Newburg Schools will remain in effect until renegotiated.

SECTION 3

3A – RENTAL – PARKING SPACES

The City of Grinnell has provisions, which allow the rental of parking spaces in the City owned parking lots.

Designated Downtown resident permit area is limited to 25% of the available spaces in the lot.

Lot spaces are rented and billed quarterly 24 hour parking spaces only

Cost is \$20.00 per month per space.

Effective July 17, 2014 there will be no 24 hour spaces rented. Those currently renting 24 hour spaces are “grandfathered” and can retain their 24 hour spaces until which time they no longer wish to rent the same. Once they change status they will cease to exist as 24 hour rental spaces.

DOWNTOWN RESIDENT PERMIT PARKING

Cost is \$120.00 per year. Said fee applies to an area designated for permit parking only. Permittee will not have assigned parking space.

The following is the information on the City-owned lots:

Lot behind Edward Jones ----- 47 spaces ----- 11 spaces may be rented

Persons interested in a downtown resident permit may contact the City Offices.

3B - GOLF CART PERMITS

The city of Grinnell has provisions for golf cart use on city streets as of June 19, 2014.

- A. Golf carts registered with the City Clerk may be operated on city streets unless otherwise prohibited by the Code of Iowa as now exists, or hereafter amended, or by the provisions of the code of ordinances of the city of Grinnell.
1. Registration fee is \$20 per year from July 1 to June 30.
 2. A permit sticker will be provided upon acceptance of your registration and must be displayed on the bumper of the golf cart.
 3. Registration renewal will be annual.
 4. The owner shall supply proof of liability insurance, covering operation of the golf cart on city streets, at the time of initial registration and each registration renewal.
 5. Must possess a valid motor vehicle operator's license issued by the state licensing authority.
 6. Golf carts may be operated on city streets from sunrise to sunset, regardless of whether the golf cart is equipped with lights.
 7. Golf carts operated upon a city street shall be equipped with a slow moving vehicle sign on the back thereof as well as a bicycle safety flag, and all carts shall have adequate brakes.
 8. Golf carts operated upon a city street only for the purpose of crossing the street shall not be required to be equipped with a slow-moving vehicle sign and a bicycle safety flag as otherwise herein required.
 9. Golf carts shall be driven as close as practical to the right-hand edge of any street, except when executing a left turn.
 10. Golf carts shall yield the right-of-way to other motor vehicles and pedestrians at all uncontrolled intersections regardless of the dictates of Section 321.319 of the Code of Iowa.
 11. Golf carts shall not be operated in any park, playground or upon any other City-owned property without the express permission of the City.
 12. Golf carts may be parked upon any city street within the City of Grinnell Iowa, subject to the same terms and conditions applicable to the parking of automobiles and other motor vehicles, with the exception that golf carts may not park upon any street within the City of Grinnell where their operation is

otherwise prohibited by city ordinance or the provisions of the Code of Iowa as now existing or hereafter amended.

13. Golf carts shall operate in single file.
14. No person shall ride on, and no operator shall allow a person to ride on, a golf cart, or on any portion thereof, not designed or intended for the conveyance of passengers.
15. The owner and operator of a golf cart are liable for any injury or damage occasioned by the negligent operation of the golf cart. The owner of a golf cart shall be liable for any such injury or damage only if the owner was the operator of the golf cart at the time the injury or damage occurred or if the operator had the owner's consent to operate the golf cart at the time the injury or damage occurred.

B. RESTRICTIONS ON USE.

Golf carts shall not operate on the following city streets:

- A. Park Street, between Third Avenue and Sixth Avenue;
- B. Broad Street, between Third Avenue and Sixth Avenue;
- C. Main Street, between Third Avenue and Sixth Avenue;
- D. Third Avenue, between West Street and Park Street;
- E. Fourth Avenue, between West Street and Park Street;
- F. Fifth Avenue, between West Street and Park Street

3C - ATV Snow Removal Registration

An all-terrain vehicle (ATV) registered with the City Clerk may be operated on the streets for the purpose of traveling from one place to another for the sole purpose of snow removal operations and must be equipped with equipment that is used for snow removal operations.

*All-terrain vehicle” or “ATV” means a motorized vehicle, with not less than three and not more than six non-highway tires, that is limited in engine displacement to less than one thousand (1,000) cubic centimeters and in total dry weight to less than one thousand two hundred (1,200) pounds and that has a seat or saddle designed to be straddled by the operator and handlebars for steering control. (*Code of Iowa, Sec. 321I.1*)

1. Registration fee is \$20 per year.
2. Operation on the streets shall be only during the period from November 1st to March 31st.
3. A City Certificate of Registration must be carried on the ATV being operated on streets under this subsection.
4. No all-terrain vehicle under this provision shall be driven across Iowa Highway 146 or US Highway 6.
5. Every all-terrain vehicle operated under the provisions of this subsection shall be equipped with at least one amber flashing, rotating or oscillating beacon light, one head lamp and one tail lamp, which shall be lighted during the operation on a public street at any time.
6. Every all-terrain vehicle shall also be equipped with brakes which conform to standards prescribed by the director of transportation.
7. An all-terrain vehicle operated under this provision shall carry only the operator (no passengers) and the operator must wear a DOT approved helmet while operating on the public right-of-way (includes streets and sidewalks).
8. An all-terrain vehicle shall not be operated on nor across a City Street or public highway by a person who does not have in the person’s possession a valid driver’s license issued to the person by the State of Iowa.
9. An all-terrain vehicle shall not be operated at a rate of speed greater than reasonable or proper under all existing conditions. In no event shall an all-terrain vehicle be operated upon a public street at a rate of speed in excess of the posted speed limit.
10. The owner of the all-terrain vehicle shall have liability insurance on said vehicle of \$500,000 per claim and acknowledgement from the insurer that they are aware the ATV is being operated on public streets. The same shall be provided to the City Clerk during registration.
11. The Mayor, Police Chief or Fire Chief may authorize the operation of ATVs by designated personnel on any City street for the purpose of mitigating an emergency.
12. No all-terrain vehicle shall be driven on any street solely for entertainment or pleasure.
13. Any and all violations of the terms of this subsection shall result in immediate suspension of the permit for a minimum of one year

3D - GRINNELL REGIONAL AIRPORT- Hangar Rentals

Effective 7/1/~~19-20~~ - 6/30/2021

	MONTHLY RATE	QUARTERLY RATE	SEMI-ANNUAL RATE	YEARLY RATE
T1 HANGARS	\$ <u>154.04157.12</u>	\$ <u>448.26457.22</u>	\$ <u>868.79886.16</u>	\$ <u>1,663.631,696.90</u>
a savings of:		\$ <u>13.8614.14</u>	\$ <u>55.4556.56</u>	\$ <u>184.85188.54</u>
T2 HANGARS	\$ <u>174.63178.12</u>	\$ <u>508.17518.33</u>	\$ <u>984.911,004.60</u>	\$ <u>1,886.001,923.70</u>
a savings of:		\$ <u>15.7216.03</u>	\$ <u>62.8764.12</u>	\$ <u>209.56213.74</u>
TERMINAL HANGAR (plane utilizing approximately 20% of space)	\$ <u>816.00832.32</u>	\$ <u>2,374.562,422.05</u>	\$ <u>4,602.244,694.28</u>	\$ <u>8,812.808,989.06</u>
a savings of:		\$ <u>73.4474.91</u>	\$ <u>293.76299.64</u>	\$ <u>979.20998.78</u>
TERMINAL HANGAR (single individual or entity leases entire space placing a minimum of four planes owned by that single individual or entity in the hangar)	\$ <u>2,448.002,496.96</u>	\$ <u>7,123.687,266.15</u>	\$ <u>13,806.7214,082.85</u>	\$ <u>26,438.4026,967.17</u>
a savings of:		\$ <u>220.32224.73</u>	\$ <u>881.28898.91</u>	\$ <u>2,937.602,996.35</u>
CHARLES HINK HANGAR (plane utilizing approximately 20% of space)	\$ <u>816.00832.32</u>	\$ <u>2,374.562,422.05</u>	\$ <u>4,602.244,694.28</u>	\$ <u>8,812.808,989.06</u>
a savings of:		\$ <u>73.4474.91</u>	\$ <u>293.76299.64</u>	\$ <u>979.20998.78</u>

Monthly payments are due on the 1st of each month.

Quarterly payments are due January, April, July & October 1st of each quarter.

Semi-annual payments are due January & July 1st of each respective month.

Annual payments are due January 1st or July 1st of each year.

THE DISCOUNT RATES ARE AS FOLLOWS:

QUARTERLY	3% OFF MONTHLY RATE
SEMI ANNUAL	6% OFF MONTHLY RATE
YEARLY	10% OFF MONTHLY RATE

3E - Meeting and Activity Rental Space

Policies and Procedures

The following policies and procedures are to be implemented when renting, on a temporary basis, space for meetings, activities, and dining in the, Ahrens Family Center, Grinnell Athletic and Recreation Center, Park Shelters and the Central Park Gazebo and the Central Park Stage.

No person shall be denied access to and/or use of these facilities on the basis of race, age, sex, creed, religion, color or handicap.

Management and Promotion: The management and promotion of the facilities listed herein shall be the responsibility of the Recreation Director. Information and initial contacts about the use of equipment and other details should be arranged through the Recreation Department.

Reservations: All room and facility reservations must be made through the Recreation Department. Reservations will be made on a first come- first served basis. Facilities may be reserved up to one year in advance, unless special arrangements are made through the Recreation Department. A facility or room may be reserved for regular weekly or monthly use. If you have an annual event, do not assume that it will be automatically reserved for you every year; you must make your reservations through the Recreation Department.

Payments: The rental fee must be paid at the time the rental reservation is made. Payments are to be made at the Recreation Department at 1500 Penrose St or mailed to 520 4th Avenue, Grinnell, Iowa 50112. Checks should be made payable to the City of Grinnell – Recreation Department. Failure to make payment within the specified time limit will be considered the same as a cancellation.

Damage Deposit: A damage deposit of \$100.00 must be provided within 5 business days of the date the reservation is made. All deposits will be held by the Recreation Department until a final inspection of the premises is completed. The damage deposit is subject to the guidelines of the cancellation policy. The deposit will be returned in full, provided that no damage to, or loss of property has occurred. If damages have occurred, the assessed value of the damages will be withheld from the deposit and the remainder will be refunded to the Lessee. The placement of a minimum damage deposit does not relieve the facility Lessee from the responsibility for damages that exceed the amount of the deposit.

Cancellation: Cancellation of a reserved area must be made no less than five days prior to the scheduled date and time. A \$15.00 charge will be assessed to those canceling after the five-day limit. Cancellations made less than forty-eight (48) hours prior to the date and time scheduled will constitute forfeiture of an amount equal to the

rental charge. All other charges paid in advance will be refunded in full at the next issuance of City checks.

Room Assembly & Arrangement: Lessees are allowed and encouraged to set up and arrange the rooms themselves and to put everything back in its original place. If they prefer City personnel to handle it, a charge of \$30.00 per hour, per person, will be assessed for the setting up and taking down of tables, chairs and related equipment or furnishings.

Responsibilities of the Lessee: It shall be the responsibility of the Lessee to leave the area in the same condition as they found it. This includes the disposal of trash in the outside dumpsters, sweeping and mopping the floors, cleaning the tables, and placing all furniture back in its original place. The Lessee is responsible for the conduct of all those persons using the facility during the time rented. Any damages caused by those persons will be assessed against the damage deposit. The following basic rules apply in all areas:

1. Observance of no smoking rules.
2. Observance of specific no food or beverage consumption rules.
3. No activities shall be permitted which would cause undue injury to persons or damage to property.
4. Lessees are restricted to the area rented, except to those areas necessary for egress and ingress to the area and restroom facilities.
5. The consumption of alcoholic beverages is not permitted in the area rented, including the outside grounds.
6. City owned equipment, furnishings, dining service, etc, must be returned to its original condition and place.
7. The blocking of exits with equipment and furnishings is prohibited.
8. Animals, unless approved by the Recreation Director, are prohibited.

If you have any questions regarding these regulations, please contact the Recreation Department at (641) 236-2620 between 9 am - 5 pm, Monday through Friday.

3E - Ahrens Family Center, 1436 Penrose Street

Capacity:	Maximum
Table Seating	160
Auditorium	250
Tables w/benches attached	10

Deposit: \$100.00

Rental Fees:

Gym/Multi-Purpose Room/Kitchen

Gym/Multi-Purpose Room	\$35.00/hour
Kitchen	\$15.00/hour
Maximum Daily Rental (Gym and Kitchen)	\$250.00

Pool (3' deep heated swimming pool)

Pool	\$35.00/hour
With three hour Gym rental	\$20.00/hour

Birthday Party Specials:

1 hour Pool, 1 hour Gym \$70.00or

1 ½ hours Pool, 1 ½ hours Gym \$100.00

Capacity – 12 kids at one time ages 8 and under
Maximum 2 hour pool rental

- Kitchen Rental Includes: use of one refrigerator and ½ freezer, stove, and microwave. There are no pans, dishes, glasses, coffee pots, utensils, etc. included in the rental.
- Renters must bring their own balls, toys, etc., for the gym, as the day care equipment is not included in the rental.
- If it is a pool rental, they can use the water toys located in the pool area.

- Pool rental includes a certified Lifeguard. Lifeguard will be confirmed before rental can be finalized.

3F - Grinnell Athletic & Recreation Center, 1500 Penrose Street

Dimensions: 186' x 110'

Capacity: Maximum
Gym 300

Deposit: \$100.00

Rental Fees:
Gym

	<u>Non-Profit</u>	<u>All Others</u>
Gym (All Day)	\$500.00	\$750.00
Gym (Half Day)	\$250.00	\$375.00

Available between October 1 and April 30.

	<u>Non-Profit</u>	<u>All Others</u>
Single Court	\$35.00 per hour	\$50.00 per hour
All 3 Courts	\$100.00 per hour	\$150.00 per hour

Available year round.

Comments:

- The consumption of food and drink is prohibited in the gymnasium and the locker rooms.
- Only rubber-soled shoes, free of dirt or abrasive materials, are permitted on the gym floor.
- The wearing of shoes on the gym floor, directly from the street, is not permitted.
- The gym may not be rented for anything other than traditional gym activities. Dancing is prohibited in the gymnasium.

closed for periods of time when there are not enough patrons at the aquatic center.

Private Pool Rentals

The Grinnell Mutual Family Aquatic Center is available for private rentals Monday through Sunday. The pool provides the perfect atmosphere for a summer party, and is an ideal setting for family gatherings, business get-togethers and team parties. Facility supervision and lifeguards will be provided with each rental by the aquatic center staff. Contact the Grinnell Recreation Department for further information. Reservations for summer rentals are being accepted at this time.

Times: 7:30 - 8:30 p.m. Monday - Sunday

Fee: 1-75 people \$200.00
76-150 people.....\$250.00
151-225 people.....\$300.00

Pool Rules

A responsible adult (16 years or older) may supervise up to four non-swimmers at a time. The adult has the sole responsibility for these swimmers and must stay with them and be attentive at all times. Infants cannot be left alone on the deck.

Children must be at least 9 years old and show the ability to swim 25 meters of the front crawl in good form before being allowed to use the pool without direct supervision by a responsible adult (16 years or older).

To use the deep end (over five feet) patrons must show the ability to swim 25 continuous meters in an acceptable manner.

To use the slides patrons must be 48 inches tall and receive a wristband at the front entrance.

American Red Cross Swimming Lessons

No siblings or guardians are allowed to use the Aquatic Center while American Red Cross Swimming Lessons are in session. The Aquatic Center is reserved for only those participating in American Red Cross Swimming Lessons.

Private Swimming Lessons

If you are interested in taking private swimming lessons, the Grinnell Recreation Department or the Aquatic Center Staff will be happy to give you names and numbers of staff members interested in teaching private swimming lessons. Each participant will be required to pay the entrance fee to the Aquatic Center in addition to the instructor's fee.

3H - Grinnell Park Shelters

The shelters can accommodate 10 – 100 people. Most open-air shelters are equipped with electricity for your convenience. In addition to the specific amenities included with each shelter, the park in which it is located provides public recreational opportunities for your enjoyment.

It is the intent of the City that a written confirmation of the rental will be given to the renter, and that the renter must have this confirmation in his or her possession when the renter claims the rental of the shelter, and a sign will also be posted on the shelter advising of the date and times for which the shelter is rented. Posting shall be conspicuous and designed to reasonably inform the public of the rental. It is understood that due to weather conditions or other actions beyond the control of the City, the posting may not remain on the shelter. If the posting is not visible, this does not in any way void the rental of the shelter.

Individuals or groups who have rented the shelter shall have first priority exclusive use of the shelter during the times stated on the rental notice. Persons interfering with the rental of the shelter shall be in violation of Section 47.08 of the City Code and shall be subject to a civil penalty of a municipal infraction as set forth in chapter 3 of the City Code.

Shelters may be rented any time of year, but the restroom facilities are typically open April 15 – ~~October 15~~November 1 of each year, weather permitting.

The Recreation Department reserves the right to accept or decline any rental request in the event of the rental's circumstances being a nuisance to an adjacent shelter rental.

Special Event

Any Special Event that has requested to utilize a park's facilities must first be approved by the Recreation Department. Approval is obtained through a completed Special Event application and provided copies of all necessary permits, licenses, and insurance. Once completed and approved, existing reservation procedures will apply,

Park Rules

- Park hours are 6:00 am – 11:00 pm
- Please show respect and keep our parks clean by disposing of all trash in trash containers provided.
- Fires in designated areas only.
- Picnic tables are not to be removed from underneath the shelter or used for any purpose other than as a table. Additional tables are available at a cost of **\$10.00** per table.
- Park vehicles in designated parking areas only. Do not park on the grass.
- Please leave the shelters in a clean, neat and orderly condition.

- Report any damages as soon as possible to the Recreation Department (236-2620) or the Police Department (236-2670).
- No motorized vehicles in any park except in designated areas.

<u>Park Shelter</u>	Rates -	<u>Per Hour</u>	<u>4 Hr Minimum</u>	<u>Maximum Daily</u>
Arbor Lake Shelter.....		\$5	\$20	\$60
Bailey Park Shelter.....		\$5	\$20	\$60
Central Park Gazebo.....		\$5	\$20	\$60
Central Park Shelter.....		\$10	\$40	\$120
Central Park Stage.....		\$10	\$40	\$120
Summer Street Park Shelter.....		\$2.50	\$10	\$30
Lions Park Shelter.....		\$5	\$20	\$60
Merrill Park Shelter – East.....		\$2.50	\$10	\$30
Merrill Park Shelter – West.....		\$5	\$20	\$60
Miller Park/Lake Nyanza Shelter		\$5	\$20	\$60

Special Rates

Remove and Replace Picnic Tables..... \$200.00

Special Rates – Central Park

Turn Water Feature off and on..... \$45.00 per hour
 Turning on additional electrical features for the Stage... \$45.00 per hour

<u>Ball Diamonds</u>	Rates -	<u>Per Hour</u>	<u>2 Hr Minimum</u>	<u>Maximum Daily</u>
West Merrill Ball Diamond.....		\$10	\$20	\$120

**Merrill Park Ball Field
 Hwy 146 & 11th Avenue**

One softball field with 220' fence. Restrooms, playground, and water are available east of the Merrill Ball Field.

Dates: April 15 through October 15

Fee: Per Hour \$10.00
 2 Hr Minimum \$20.00
 Maximum Daily \$120.00

3I - Portable Speaker System Rental

The City has a speaker system* available for rent. The system is rented on a 24-hour basis beginning at 10:00 AM to 10:00 AM the following day.

Rental Costs:

Deposit (damage)	\$100.00
Daily rental fee	\$50.00
Weekend Rental	
1 day's use	\$50.00
2 day's use	\$100.00

* It is the intent of the City Council to provide for a speaker system for rental by the public. This system will not be available for rent, however, until such time as the City owns and has two systems operational. At this time, one of the speaker systems (the older of the two) will be available for rent by the public.

3K – Copies & Faxes

The following rates are charged for copies and faxes at the Administration Offices.

Copies

\$1.00 for the first page/side
\$0.50 for each additional page – black & white
\$1.00 for each additional page - color

Faxes

Incoming - \$0.50 per page
Outgoing - \$1.00 per page

3L – Cemetery Rates*

Effective 7/1/19 - 6/30/20

Adult Burial (Monday – Friday)	<u>\$716737</u>
Adult Burial (Saturday)	<u>\$9361,074</u>
Preparation of Grave Site on a Saturday or Holiday – Additional Charge	<u>\$208500</u>
Adult Burial – Additional Winter Charge (Dec 1 – April 1)	<u>\$122150</u>
Infant Burial (Monday – Friday)	<u>\$391461</u>
Infant Burial (Saturday)	<u>\$514672</u>
Infant Burial – Additional Winter Charge (Dec 1 – April 1)	<u>\$122150</u>
Cremation Burial (Monday - Friday)	<u>\$448461</u>
Cremation Burial (Saturday)	<u>\$586672</u>
Cremation Burial – Additional Winter Charge (Dec 1 – April 1)	<u>\$122150</u>
One Opening w/Multiple Cremations - 25% per Additional Cremation	<u>\$112125</u>
Adult Disinterment (Monday – Friday)	<u>\$952981</u>
Adult Disinterment (Saturday)	<u>\$1,1621,428</u>
Infant Disinterment (Monday – Friday)	<u>\$391461</u>
Infant Disinterment (Saturday)	<u>\$514672</u>
Cremation Disinterment (Monday - Friday)	<u>\$448461</u>
Cremation Disinterment (Saturday)	<u>\$586672</u>
Adult Re-interment (Monday – Friday)	<u>\$952981</u>
Adult Re-interment (Saturday)	<u>\$1,1621,428</u>
Infant Re-interment (Monday – Friday)	<u>\$391461</u>
Infant Re-interment (Saturday)	<u>\$514672</u>
Cremation Re-interment (Monday - Friday)	<u>\$448461</u>
Cremation Re-interment (Saturday)	<u>\$586672</u>
Foundation Inspections – New	<u>\$7072</u>
Foundation Inspection – Removal	<u>\$7072</u>
Foundation Removal (per running inch)	<u>\$210</u>
Duplicate Deed	<u>\$2122</u>
Transfer Deed	<u>\$2122</u>

*Lot prices are set by Resolution.

RESOLUTION NO. ~~2019-132~~2020-112

RESOLUTION ESTABLISHING RULES AND REGULATIONS FOR THE COLLECTION OF SOLID WASTE.

WHEREAS, Chapters 105 and 106 of the Municipal Code of the City of Grinnell provides that the City Council adopt by Resolution, rules and regulations regarding the collection and disposal of solid waste.

BE IT RESOLVED by the City Council of the City of Grinnell, Iowa that the following rules and regulations be adopted and that Resolution No. 2019-~~36-132~~ adopted on ~~May 6~~December 2, 2019; and any other resolution that would be in conflict with this resolution be rescinded.

GARBAGE AND REFUSE RULES AND REGULATIONS

Section 105.03 Separation of yard waste required.

Charges for the use of the city owned and managed compost facility for the disposal of yard waste or brush material is established as follows:

33 gallon plastic garbage bag:	<u>\$0.60-50</u> per bag
One full car load, <u>small truck</u> , or enclosed SUV:	<u>\$3.754.00</u> per entry
One full pick-up size load:	<u>\$8.759.00</u> per entry
<u>Trailer up to 10 feet:</u>	<u>\$9.00 per entry</u>
<u>Trailer larger than 10 feet:</u>	<u>\$12.00 per entry</u>
One full pick-up size load with trailer:	<u>\$18.7519.00</u> per entry
One full dump truck size load:	<u>\$31.2500</u> per entry
One full dump truck size load with trailer:	<u>\$43.7544.00</u> per entry
Any vehicle larger than those described*:	<u>\$62.5063.00</u> per entry

*These vehicles may require additional permitting.

If yard waste or brush is being deposited is all contained in bags, the individual may pay either the price per bag or the price per vehicle.

All commercial entities disposing of yard waste or brush materials as part of the services they provide are required to register with the city of Grinnell and will be required to obtain a permit for use of the site. The annual fee for the permit will be \$100.00, plus the per occurrence disposal fees.

The permit will be issued to correspond with the calendar. The city may prorate the annual fee based on the date of issuance.

Section 106.06-1: *Fees and Charges - Residential Collection*

The base monthly fee for residential dwelling units, not located in the Central Business District, for once per week solid waste collection **and the recycling center fee** shall be as follows:

Cart Size	Effective Date		
	May 10, 2019	July 1, 2020	July 1, 2021
36 Gallon	\$13.50	\$13.91	\$14.33
63 Gallon	\$17.50	\$18.03	\$18.57
98 Gallon	\$21.50	\$22.15	\$22.81

All waste must be placed at the curb in the carts provided by the City.

Waste that will not fit in the cart shall be placed in a plastic refuse bag with a one dollar and thirty cent (\$1.30) sticker attached to it. The bag must weigh less than sixty (60) pounds. The bags will not be picked up at the curb and must be taken to the public services department and deposited in the appropriately marked container.

Central Business District

For residential dwelling units, located in the **Central Business District**, the base monthly fee for once per week solid waste collection **and the recycling center fee** shall be as follows:

- May 10, 2019 – Ten Dollars and zero cents (\$10.00) per month.**
- July 1, 2020 – Ten Dollars and thirty cents (\$10.30) per month.**
- July 1, 2021 – Ten Dollars and sixty cents (\$10.61) per month.**

All waste must be placed at the curb in a plastic refuse bag that prominently displays the one dollar and thirty cents (\$1.30) sticker and weighs less than sixty (60) pounds.

Residential customers, who are not able to take their cart to the curb, may request that city staff take their cart to the curb for them. There will be an additional monthly fee for this service as follows:

1. 0 – 25 feet No charge
2. 25 – 50 feet \$2.60 per month
3. 50 – 75 feet \$5.20 per month
4. 75 – 100 feet \$7.80 per month
5. 100+ feet \$7.80 per month plus \$2.60 per month for each additional 25 feet.

Any waste that weighs more than sixty (60) pounds, including white goods, will be picked up if the special sticker is attached to the item. The special sticker shall be sold for Sixteen Dollars (\$16.00) a piece plus tax. Once the item is on

the curb, with the sticker attached, a call must be made to the public services department to notify them that the item needs to be picked up.

Residential customers may at any time request a special collection which is separate from regular collection. The fee for a **special pick up will be forty-two dollars (\$42.00)** for a collection which takes ten (10) minutes or less. If the collection takes over ten (10) minutes, the fee will be Forty-two Dollars (\$42.00) plus Three Dollars and fifteen cents (\$3.15) for each additional minute. The additional minutes will be rounded up to the nearest minute.

Section 106.07-1: *Fees and Charges - Commercial Collection (General.)*

The base monthly rates and fees for commercial collection services shall vary depending on the size and frequency of the services selected. These rates shall be determined by the Commercial Rate Matrix attached to this resolution as EXHIBIT A.

Section 106.07-2A: *Fees and Charges - Commercial Collection (Special Rates – Mixed-Use Properties.)*

The base monthly fee for each unit within a mixed use property, not located in the Central Business District, that have been authorized to use carts for once per week solid waste collection **and the recycling center fee** shall be as follows:

Cart Size	Effective Date		
	May 10, 2019	July 1, 2020	July 1, 2021
36 Gallon	\$13.50	\$13.91	\$14.33
63 Gallon	\$17.50	\$18.03	\$18.57
98 Gallon	\$21.50	\$22.15	\$22.81

Central Business District

For mixed use property, located in the **Central Business District**, the base monthly fee for once per week solid waste collection **and the recycling center fee** shall be as follows:

May 10, 2019 – Ten Dollars and zero cents (\$10.00) per month.
July 1, 2020 – Ten Dollars and thirty cents (\$10.30) per month.
July 1, 2021 – Ten Dollars and sixty cents (\$10.61) per month.

All waste must be placed at the curb in a plastic refuse bag that prominently displays the One Dollar, Thirty cents (\$1.30) sticker and weighs less than sixty (60) pounds.

Section 106.07-2B: *Fees and Charges - Commercial Collection (Special Rates – Small Commercial Businesses.)*

Small commercial business: A commercial business which employs no more than 10 full-time equivalent employees, not located in the Central Business District, and which has been authorized to use carts for once per week solid waste collection. The base monthly fee for once per week solid waste collection **and the recycling center fee** shall be as follows:

Cart Size	Effective Date		
	May 10, 2019	July 1, 2020	July 1, 2021
36 Gallon	\$13.50	\$13.91	\$14.33
63 Gallon	\$17.50	\$18.03	\$18.57
98 Gallon	\$21.50	\$22.15	\$22.81

Central Business District

For small commercial businesses, located in the **Central Business District**, the base monthly fee for once per week solid waste collection **and the recycling center fee** shall be as follows:

- May 10, 2019 – Ten Dollars and zero cents (\$10.00) per month.**
- July 1, 2020 – Ten Dollars and thirty cents (\$10.30) per month.**
- July 1, 2021 – Ten Dollars and sixty cents (\$10.61) per month.**

All waste must be placed at the curb in a plastic refuse bag that prominently displays the One Dollar, Thirty cents (\$1.30) sticker and weighs less than sixty (60) pounds.

Section 106.08: *Payment of Bills*

All solid waste charges are due and payable under the same terms and conditions as payment for water service as established by the City Council. To the extent that the solid waste charges are billed as part of a combined service account, utility services may be discontinued if the account becomes delinquent.

The collection procedure is hereby adopted as follows:

- I. Utility bills are mailed on or about the 1st of each month and are due on the 15th of each month.
- II. Initial penalties shall be applied and first (yellow) delinquency notice will be mailed after the due date. Payment will be expected within six (6) working days from the date of the notice.
- III. If payment is not received following action taken in Item II., the city will apply a \$15.00 administrative penalty and issue the final (pink) delinquency/disconnection notice. This notice will be mailed on the first working day following the extended due date stipulated by the first (yellow) notice. Payment will be expected within four (4)

working days from the date of the final (pink) delinquency/ disconnect notice. In the event payment is not received following the final (pink) notice, unpaid accounts will be subject to disconnection of all utilities and the city will apply a \$45.00 disconnect fee.

- VI. If the utility account remains unpaid, after the city has disconnected or attempted to disconnect the utility, the owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for the utility charges to the premises unless the owner has filed a form with the Clerk exempting them from payment. Utility charges remaining unpaid and delinquent shall constitute a lien upon the premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.

WHEREAS, the City Manager designates the position of the Public Services Director to exercise routine administration of the following Municipal Code Chapter 105 – 106 Solid Waste provisions:

Section 105.01	Section 105.02
Section 105.03	Section 105.04
Section 106.01	Section 106.02
Section 106.03	Section 106.04
Section 106.05	Section 106.06
Section 106.07	Section 106.08
Section 106.09	

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Grinnell, Iowa that the proposed policy is hereby approved and authorized.

WHEREUPON, Mayor Agnew declared Resolution duly passed and approved this ~~2nd-6th~~ day of ~~December~~July, ~~2019~~2020.

Dan F. Agnew, Mayor

Attest: Annmarie Wingerter, City Clerk

Ann Wingerter

From: Russ Behrens
Sent: Monday, June 22, 2020 8:29 AM
To: Ann Wingerter; Jan Anderson
Subject: FW: house by Four Winds Motel

For the next Council meeting.

Russ

From: Tod Zeman <Tod@poweshiekwater.com>
Sent: Monday, June 22, 2020 8:00 AM
To: Russ Behrens <RBehrens@grinnelliowa.gov>
Subject: house by Four Winds Motel

Good morning Russ-

We were contacted by the new owner of the home that had previously been with the Motel wanting water because the nearest line for the city was like 1600 feet east and our water line is near his driveway. So we are asking, on his behalf, if it would be possible to serve him? Thank you for the consideration. Have a great day.

Tod Zeman
Line Extension Coordinator

Poweshiek Water Association
125 Industrial Dr., PO Box 504
Brooklyn, IA 52211
641-522-7416, x102

City of Grinnell

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

1. Applicant: COMMUNICATION DATA LINK 1305 SW 37TH ST
Name Address
GRIMES, IA 50111 515-224-9544
City, State Zip Telephone
2. Contact Person: NICK RENTEL 1305 SW 37TH ST
Name Address
GRIMES, IA 50111 515-224-9544
City, State Zip Telephone

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

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

4. List any other items of concern particular to this project:
5. **Administrative Fee:** An Administrative fee of \$50.00 shall be due and payable to the City Engineer at the time of filing of the initial license application and at the time of filing of each proposed amendment to the license. (Attach copy of receipt)
 Receipt No. 00407224
6. **Use Fee: (Serving no additional customers)** If the licensed serves no customers other than itself, then in addition to the Administrative Fee, the licensee shall pay a use fee to the City Engineer at the time of filing of the initial license application. The amount of the use fee shall be the greater of the following two (2) amounts: \$100.00 or \$1.00 per lineal foot of route traversed by the communication line within any public right-of-way in a C-2 zone and \$0.50 per lineal foot in any other part of the city. At the time of filing of each proposed amendment to the license involving an increase in the length of route traversed within public right-of-way, the licensee shall pay to the City Engineer an additional fee computed at the rate of \$1.00 per lineal foot of additional route of traversed within any public right-of-way.

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

Office Use Only

Fees:	Administrative Fee:		<u>\$50.00</u>
	Use Fee:		
	(No Additional Customers) Greater of \$100.00 or:		
	Linear Feet Within C-2: _____	x \$1.00	_____
	Linear Feet Outside C-2: _____	x \$0.50	_____
		Total:	\$ <u>50.00</u>

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

Date of Acceptance 6-16-2020

Date of Approval _____

Staff TA



NOTE:
 DIRECTIONAL BORE A 0.625" COAXIAL CABLE FROM AN EXISTING UTILITY POLE TO AN EXISTING MEDIACOM UTILITY PEDESTAL ALONG THE NORTH SIDE OF 5TH AVE. THE PURPOSE FOR THIS INSTALLATION IS TO REPLACE A SPAN OF CABLE.

EXISTING POLE
 INSTALL RISER

452 LF OF DIRECT BURY
 1 - 0.625" COAX CABLE

EXISTING MEDIACOM
 UTILITY PEDESTAL

5TH AVE

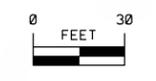
5TH AVE

BROAD ST

PARK ST

BROAD ST

PARK ST



PROJECT NO: 117431-PPP
 PROJECT NAME: 1000 5TH AVE
 PROJECT DATE: JUNE 2020
 CAD DATE: 06/16/2020

DESIGNED BY: N.RENTEL
 CHECKED BY: R.ADAMS
 DRAWN BY: N.RENTEL

NO	DATE	BY	REVISION DESCRIPTION

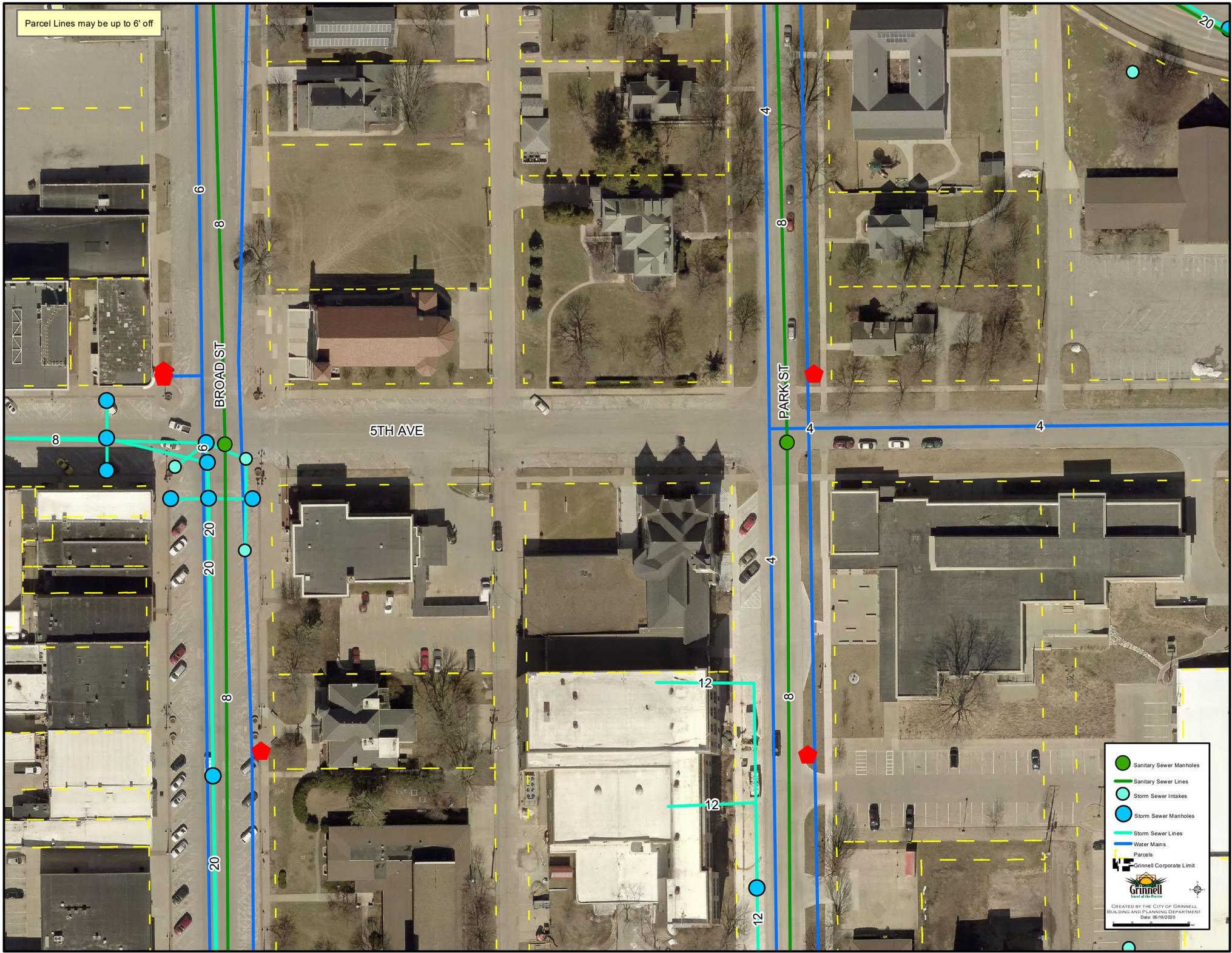


MEDIACOM UTILITY PERMIT
 IOWA DOT - DISTRICT 4
 GRINNELL, IOWA - POWESHIEK COUNTY

LOCATION PLAN
 UTILITY PERMIT APPLICATION

SHEET NO.
 1

Parcel Lines may be up to 6' off



- Sanitary Sewer Manholes
- Sanitary Sewer Lines
- Storm Sewer Intakes
- Storm Sewer Manholes
- Storm Sewer Lines
- Water Mains
- Parcels
- Grinnell Corporate Limit

CREATED BY THE CITY OF GRINNELL,
BUILDING AND PLANNING DEPARTMENT
DATE: 06/16/2020

City of Grinnell

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

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

2. Contact Person: Jeff Cooper 1305 SW 37th St
Name Address
Grimes IA 50111 515-721-8502
City, State Zip Telephone

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

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

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

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

Office Use Only

Fees: Administrative Fee:			<u>\$50.00</u>
Use Fee:			
(No Additional Customers) Greater of \$100.00 or:			
Linear Feet Within C-2:	_____	x \$1.00	_____
Linear Feet Outside C-2:	_____	x \$0.50	_____
		Total:	\$ _____

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

Date of Acceptance _____

Date of Approval _____

Staff _____

Untitled Map

A description for your map.

Legend

-  226 Pearl St
-  bore path
-  Feature
-  Untitled





**GRINNELL PUBLIC SAFETY COMMITTEE MEETING
MONDAY, JULY 6, 2020 AT 5:30 P.M.
VIA ZOOM**

TENTATIVE AGENDA

ROLL CALL: White (Chair), Hueftle-Worley, Davis

PERFECTING AND APPROVAL OF AGENDA:

COMMITTEE BUSINESS:

NO MEETING

INQUIRIES:

ADJOURNMENT



**GRINNELL PLANNING COMMITTEE MEETING
MONDAY, JULY 6, 2020 AT 6:15 P.M.
VIA ZOOM**

Join Zoom Meeting

<https://zoom.us/j/92929699735?pwd=U2djQmpwMFEvY0xwK0kzNEpLTzEvZz09>

Meeting ID: 929 2969 9735

Password: 778693

One tap mobile

+19292056099,,92929699735#,,,,0#,,778693# US (New York)

+13017158592,,92929699735#,,,,0#,,778693# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 929 2969 9735

Password: 778693

Find your local number: <https://zoom.us/u/aeJXBRla4Z>

TENTATIVE AGENDA

ROLL CALL: Bly (Chair), Davis, Gaard.

PERFECTING AND APPROVAL OF AGENDA

COMMITTEE BUSINESS:

1. Discuss ongoing COVID-19 issues – discuss methods to promote voluntary mask wearing.
2. Consider resolution setting dates of a consultation and a public hearing on a proposed amendment No. 8 to the Grinnell Urban Renewal Plan in the city of Grinnell (See Resolution No. 2020-113).
3. Consider resolution approving agreement with Real Property Research Group, Inc, Woodstock, GA for a housing market study (See Resolution No. 2020-114).
4. Discuss waiver document and handling of special events during the COVID-19 pandemic.

INQUIRIES:

ADJOURNMENT:

RESOLUTION NO. 2020-113

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 8
TO THE GRINNELL URBAN RENEWAL PLAN IN THE CITY
OF GRINNELL, STATE OF IOWA

WHEREAS, by Resolution No. 1687, adopted March 21, 1994, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Grinnell Urban Renewal Plan (the "Urban Renewal Plan" or "Plan") for the Grinnell Urban Renewal Area (the "Urban Renewal Area" or "Area") described therein, which Plan has been amended seven times, most recently by Amendment No. 7 approved by Resolution No. 2016-06 adopted on January 18, 2016, and which Plan, as amended, is on file in the office of the Recorder of Poweshiek County; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL PROJECT AREA

Beginning at the intersection of Pearl Street and 6th Avenue; then east on 6th Avenue to the alley between Broad Street and Park Street; then south along the alley right-of-way to 5th Avenue; then east on 5th Avenue to High Street; then south on High Street to 3rd Avenue; then east on 3rd Avenue to Penrose Street; then north on Penrose Street to 6th Avenue; then east on 6th Avenue to Oak Street; then south on Oak Street to 4th Avenue; then west on 4th Avenue to Maple Street; then south on Maple Street to the corporate limits; then following the corporate limits around the southeast, the south, and the southwest sides of the City until it intersects with the Iowa Interstate Railroad right-of-way; then northeast along the Iowa Interstate Railroad right-of-way to Pearl Street; then north on Pearl Street to the point of beginning.

AMENDMENT NO. 1 AREA

(Lang Creek Crossing East Side of 146) That part of the Northwest Quarter of Section 33, Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa more particularly described as follows:

Commencing as a point of reference at the Southwest corner of the Northwest Quarter of said Section 33;

thence North 00°32'00" West 1321.58 feet along the West line of said Northwest Quarter (assumed bearing for purposes of this description only) to a point of intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence North 89°52'00" East 153.77 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East Right-Of-Way line of State Highway No. 146, said point being the Point of Beginning;

thence South 00°40'30" East 305.69 feet along the East Right-of-Way line of State Highway No. 146;

thence South 38°34'41" East 63.48 feet along the Northerly Right-of-Way line of Interstate Route No.80, as shown on the plans for Project No. I-80-5(13)178, to a point 70.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 60°44'24" East 759.73 feet along said Northerly Right-of-Way line to a point 100.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South 64°57'24" East 378.49 feet along said Northerly Right-of-Way line to a point 75.00 feet in perpendicular distance from and concentric with the Edge of Slab of Ramp "A";

thence South 88°57'59" East 129.47 feet along said Northerly Right-of-Way line to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33, said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence South 85°33'30" East 368.89 feet along said Northerly Right-of-Way line and parallel with the centerline of Interstate Route No.80 to a point of intersection with the Westerly Right-of-Way line of the Union Pacific Railroad, (formerly Minneapolis-Saint Louis Railroad) said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence North 09°55'26" East 0.91 feet along said Westerly Right-of-Way line;

thence Northeasterly 99.56 feet along said Westerly Right-of-Way line on a clothoid spiral curve, concave Westerly, having a theta angle of 00°30'08" and whose 99.56 foot chord bears North 09°45'27" East;

thence Northeasterly 826.75 feet along said Westerly Right-of-Way line on a 5679.65 foot radius circular curve, concave Westerly, whose 826.02 foot chord bears North 05°15'14" East to a point of intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33;

thence South 89°52'00" West 468.62 feet along the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence continuing South 89°52'00" West 1170.18 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to the Point of Beginning. Said parcel contains 26.47 acres more or less.

(Lang Creek Crossing – West Side of Highway 146) That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 80 North, Range 16 West of the 5th PM, City of Grinnell, Poweshiek County, Iowa, lying west of the west right-of-way line of State Highway 146 and north of the northerly right-of-way line of I-80, being more particularly described as follows:

Beginning at the point-of-intersection of said west right-of-way line with the north line of the said Southeast 1/4;

thence along said west right-of-way line, South 00°08'30" East (assumed bearings for this description), for a distance of 306.00 feet to the point-of-intersection with said northerly right-of-way line;

thence along said northerly right-of-way line, South 40°29'40" West, for a distance of 260.02 feet;

thence continuing along said northerly right-of-way line, South 66°55'30" West, for a distance of 878.20 feet;

thence continuing along said northerly right-of-way line, being the arc of a curve to the right for an arc distance of 171.54 feet, with a radius of 1076.00 feet, whose chord bears South 71°29'32" West, for a distance of 171.36 feet, and with a central angle of 09°08'04";

thence continuing along said northerly right-of-way line, South 84°21'05" West, for a distance of 150 feet, more or less, to the point-of-intersection with the west line of said Southeast 1/4;

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

thence easterly along the north line of said Southeast 1/4, for a distance of 1287 feet, more or less, to the Point-of-Beginning.

Containing 20.5 Acres, more or less.

AMENDMENT NO. 2 AREA

Lot A in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 171, excepting therefrom Parcel A in

said Lot A according to the Plat thereof appearing of record in Survey Book 7 at Page 1 and supplemented in Affidavit recorded in Book 574 at Page 305.

AND

Parcel A in Lot A of the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 1.

AND

That part of Lot D in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., according to the Plat thereof appearing of record in Plat Book D at page 171, described as: the South 175 Feet of the North 633.2 Feet of the West 175 Feet of the East 208 Feet, excepting therefrom: those parcels conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the West 1,427', except the South 66', except the South 175' of the North 633.2' of the West 175' of the East 208' and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

A strip of land 66' wide along the south side of Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the west 1,427' of Lot D and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

The East One Hundred Thirty-seven Rods of the North Fifty-five Rods of the South Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., subject to Easement to the State of Iowa appearing of record in Book 233 at Page 647.

AMENDMENT NO. 3 AREA

Beginning at the intersection of Pearl Street and 4th Avenue; then west on 4th Avenue to the intersection of 4th Avenue extended and the corporate limits; then north along the northwest corporate limits to the intersection of the corporate limits

and 8th Avenue extended; then east on 8th Avenue to the intersection of 8th Avenue & Sunset Street; then north on Sunset Street to the intersection of Sunset Street and 13th Avenue; then east on 13th Avenue to a point 165.88' west of the intersection of 13th Avenue & Prairie Street; then south to a point 165.32' west of the east intersection of Prairie Street & 11th Avenue; then west on 11th Avenue to the intersection of 11th Avenue & Sunset Street; then South on Sunset Street to the intersection of Sunset Street & 8th Avenue; then east on 8th Avenue to the intersection of 8th Avenue & Spencer Street; then south on Spencer Street to a point 190' north of the intersection of Spencer Street & 6th Avenue; then east to a point 190' north of the intersection of Spring Street & 6th Avenue; then south on Spring Street to the intersection of Spring Street & 6th Avenue; then west on 6th Avenue to the intersection of 6th Avenue & Pearl Street; then south on Pearl Street to the point of beginning.

AMENDMENT NO. 4 AREA

That part of the Southeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, described as follows: Commencing at the East Quarter Corner of said Section 20; thence South 00 degrees 27 minutes 22 seconds East, 552.00 feet along the East line of the Southeast Quarter of said Section 20; thence South 89 degrees 32 minutes 38 seconds West, 62.92 feet to the West Right-of-Way (ROW) line of Iowa Highway 146 and the Point of Beginning; thence South 00 degrees 28 minutes 08 seconds West, 420.52 feet along said ROW; thence South 89 degrees 33 minutes 38 seconds West, 3.20 feet continuing along said ROW; thence South 00 degrees 27 minutes 22 seconds East, 246.80 feet continuing along said ROW; thence South 48 degrees 38 minutes 08 seconds West, 68.70 feet continuing along ROW; thence South 00 degrees 41 minutes 38 seconds West, 255.00 feet continuing along said ROW; thence South 06 degrees 08 minutes 22 seconds East, 93.25 feet continuing along said ROW; thence South 89 degrees 32 minutes 38 seconds West, 1028.21 feet; thence North 00 degrees 27 minutes 22 seconds West, 1060.00 feet; thence North 89 degrees 32 minutes 38 seconds East, 1086.00 feet to the Point of Beginning, containing 25.79 acres.

Parcel I in the East Half of the Southwest Quarter of Section Twenty-one, Township Eighty North, Range Sixteen, West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 130

The 100' Union Pacific Railroad Right-Of-Way West of and Lying Adjacent to Parcel "I": A Parcel of Land Lying Within the Southeast Quarter of the Southwest Quarter of Section 21, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, and the North 50' of Pinder Avenue Right-Of-Way

The West Half (W1/2) of the Northeast Quarter (NE1/4) and all that part of the Northwest Quarter (NW1/4) lying East of the Union Pacific Railroad Company Right-of-Way, in Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., and all of the adjacent Union Pacific Railroad Company right-

of-way, all of the Pinder Avenue right-of-way adjacent to this parcel except the North 50', and the East Half (E1/2) of the 37th Street right-of-way adjacent to this parcel, excepting therefrom:

1. Lot One (1) in the West Half (W1/2) of the Northeast Quarter (NE 1/4) thereof, according to the Plat thereof appearing of record in Plat Book E at Page 275
2. Parcel A in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thereof, according to the Plat thereof appearing of record in Survey Book 9 at Page 246

AND INCLUDING

Parcel C located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 13 at Page 475.

The Grinnell Urban Renewal Area includes the full right-of-way of all streets forming the boundary of the Area.

AMENDMENT NO. 5 AREA

Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes;

and

South Half of the East Half of the Northwest Quarter (S1/2 E1/2 NW1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes.

AMENDMENT NO. 6 AREA

The West Fractional Half of the Northwest Quarter of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M., in Poweshiek County, Iowa; subject to the Right of Way of the Minneapolis and St. Louis Railway Company, and the Right of Way of the Iowa Southern Utilities Company of Delaware for a transmission line over said real estate as acquired by easement recorded in Book 163, page 386, and subject to the Right of Way of the State of Iowa for a public highway. Except for Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

PARCEL “B” OF LOT 2 OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY (80) NORTH, RANGE SIXTEEN (16) WEST OF THE 5TH PRINCIPAL MERIDIAN, POWESHIEK COUNTY, IOWA; FURTHER MORE DESCRIBED AS THE EAST ONE-HALF OF SAID LOT TWO (2) AS DESIGNATED ON PLAT RECORDED IN SUBDIVISION BOOK “D”, PAGE 466 IN THE OFFICE OF THE COUNTY RECORDER OF POWESHIEK COUNTY, IA.; SAID PARCEL CONTAINING 12.386 ACRES INCLUDING 0.323 ACRES ROAD RIGHT-OF-WAY. SURVEY FOR PARCEL “B” IS RECORDED IN BOOK 6, PAGE 63 OF THE POWESHIEK COUNTY RECORDERS OFFICE.

And all adjacent right of way to the above area.

AMENDMENT NO. 7 AREA

Beginning at the NW corner of the NW ¼ or the SW ¼ of Section 9, Township 80, Range 16, thence North Thirty-three (33) feet north, thence West One Hundred Sixty-three (163) feet to a point located on the north right-of-way of 11th Avenue and the Point of beginning: Thence East along the north right-of-way line of 11th Avenue to the East right-of-way line of Main Street, thence South along the east right-of-way line of Main Street to the North right-of-way line of 6th Avenue, thence West along the north right-of-way line of 6th Avenue to the East right-of-way line of Spring Street, thence north along the east right-of-way line of Spring Street Hundred Fifty (150) feet, thence West Sixty-six (66) feet to a point One Hundred Fifty (150) feet North of the 6th Avenue right-of-way line and on the West right-of-way line of Spring Street, thence North along the West right-of-way line of Spring Street to the North right-of-way line of 10th Avenue, thence East along the North right-of-way line of 10th Avenue Two Hundred Forty-three and Seventeen Hundredths (243.17) feet to the Southwest corner of Lot 10, Moyle & Pooley’s 1st Subdivision, thence North along the West property line of Lots 10, 11 and 12, M&P 1st Subdivision One Hundred Ninety-three and three tenths (193.3) feet, thence West Fifteen (15) feet, thence North One Hundred Thirty-two (132) feet, thence East Thirty-five (35) feet, thence North One Hundred Ninety-eight (198) feet to the point of beginning.

And

Beginning at the Southeast corner of Lot 1, Block 3, G.W. Merrill’s 1st Addition, locally known as 1404 Broad Street, thence East along the North right-of-way line

of 9th Avenue to a point of intersection with the East right-of-way line of Park Street, thence South on the East right-of-way line of Park Street to the south right-of-way line of 8th Avenue, thence East Seven Hundred Ninety-five (795) feet along the South right-of-way line of 8th Avenue to a point of intersection with the east property line of Parcel 180-0782600, located between 6th and 8th Avenue and Park Street and Union Pacific Railroad, thence South along the East property line of Parcel 180-0782600 to the North right-of-way line of 6th Avenue, thence West along the North right-of-way line of 6th Avenue to the East right-of-way line of Park Street, thence South along the East right-of-way line of Park Street to the South right-of-way line of 6th Avenue, thence West along the South right-of-way line of 6th Avenue Two Hundred Forty-five (245) feet, thence North Eighty (80) feet to the North right-of-way line of 6th Avenue, thence West Twenty-six (26) feet along the North right-of-way line of 6th Avenue to the Southeast corner of Lot 1, Block 7, North Grinnell, thence North along the East property lines of all of Block 7 and Block 8, North Grinnell, thence North Eighty (80) feet to a point located on the North right-of-way line of 8th Avenue and Two Hundred (200) feet West of the West right-of-way line of Park Street, thence North Two Hundred Twenty-four and Ninety-five Hundredths (224.95) feet to the Northeast corner of the property locally known as 1312 Broad Street, legally described as E 20' of N ½ of Lot 2 and N ½ Lots 3,4 and 5, Block 9, North Grinnell, thence east Nine (9) feet to the West right-of-way line of the alley located in Block 9, North Grinnell, thence North Three Hundred Five (305) feet to the point of beginning.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 8 to the Plan ("Amendment No. 8" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 8 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 8 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 8 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and

shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 8 required by Section 403.5(2), Code of Iowa, as amended, shall be held on the July 13, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, at 12:00 P.M., and the City Manager, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 8, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD
BETWEEN THE CITY OF GRINNELL, STATE OF
IOWA AND ALL AFFECTED TAXING ENTITIES
CONCERNING THE PROPOSED AMENDMENT NO. 8
TO THE GRINNELL URBAN RENEWAL PLAN FOR
THE CITY OF GRINNELL, STATE OF IOWA

The City of Grinnell, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 12:00 P.M. on July 13, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa concerning a proposed Amendment No. 8 to the Grinnell Urban Renewal Plan for the Grinnell Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Manager, or his delegate, as the designated representative of the City of Grinnell, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 8 to the Grinnell Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 8 before the City Council at its meeting which commences at 7:00 P.M. on August 3, 2020, in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Grinnell Herald Register, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A
PROPOSED AMENDMENT NO. 8 TO THE GRINNELL URBAN
RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY
OF GRINNELL, STATE OF IOWA

The City Council of the City of Grinnell, State of Iowa, will hold a public hearing before itself at its meeting which commences at 7:00 P.M. on August 3, 2020 in the Council Chambers, City Hall, 520 4th Avenue, Grinnell, Iowa, to consider adoption of a proposed Amendment No. 8 to the Grinnell Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Grinnell, State of Iowa, which Amendment contains the land legally described as follows:

ORIGINAL PROJECT AREA

Beginning at the intersection of Pearl Street and 6th Avenue; then east on 6th Avenue to the alley between Broad Street and Park Street; then south along the alley right-of-way to 5th Avenue; then east on 5th Avenue to High Street; then south on High Street to 3rd Avenue; then east on 3rd Avenue to Penrose Street; then north on Penrose Street to 6th Avenue; then east on 6th Avenue to Oak Street; then south on Oak Street to 4th Avenue; then west on 4th Avenue to Maple Street; then south on Maple Street to the corporate limits; then following the corporate limits around the southeast, the south, and the southwest sides of the City until it intersects with the Iowa Interstate Railroad right-of-way; then northeast along the Iowa Interstate Railroad right-of-way to Pearl Street; then north on Pearl Street to the point of beginning.

AMENDMENT NO. 1 AREA

(Lang Creek Crossing East Side of 146) That part of the Northwest Quarter of Section 33, Township 80 North, Range 16 West of the 5th P.M., City of Grinnell, Poweshiek County, Iowa more particularly described as follows:

Commencing as a point of reference at the Southwest corner of the Northwest Quarter of said Section 33;

thence North $00^{\circ}32'00''$ West 1321.58 feet along the West line of said Northwest Quarter (assumed bearing for purposes of this description only) to a point of intersection with the North line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence North $89^{\circ}52'00''$ East 153.77 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East Right-Of-Way line of State Highway No. 146, said point being the Point of Beginning;

thence South $00^{\circ}40'30''$ East 305.69 feet along the East Right-of-Way line of State Highway No. 146;

thence South $38^{\circ}34'41''$ East 63.48 feet along the Northerly Right-of-Way line of Interstate Route No.80, as shown on the plans for Project No. I-80-5(13)178, to a point 70.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South $60^{\circ}44'24''$ East 759.73 feet along said Northerly Right-of-Way line to a point 100.00 feet in perpendicular distance from the Edge of Slab of Ramp "A";

thence South $64^{\circ}57'24''$ East 378.49 feet along said Northerly Right-of-Way line to a point 75.00 feet in perpendicular distance from and concentric with the Edge of Slab of Ramp "A";

thence South $88^{\circ}57'59''$ East 129.47 feet along said Northerly Right-of-Way line to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33, said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence South $85^{\circ}33'30''$ East 368.89 feet along said Northerly Right-of-Way line and parallel with the centerline of Interstate Route No.80 to a point of intersection with the Westerly Right-of-Way line of the Union Pacific Railroad, (formerly Minneapolis-Saint Louis Railroad) said point being 180.00 feet in perpendicular distance from the centerline of Interstate Route No.80;

thence North $09^{\circ}55'26''$ East 0.91 feet along said Westerly Right-of-Way line;

thence Northeasterly 99.56 feet along said Westerly Right-of-Way line on a clothoid spiral curve, concave Westerly, having a theta angle of $00^{\circ}30'08''$ and whose 99.56 foot chord bears North $09^{\circ}45'27''$ East;

thence Northeasterly 826.75 feet along said Westerly Right-of-Way line on a 5679.65 foot radius circular curve, concave Westerly, whose 826.02 foot chord bears North $05^{\circ}15'14''$ East to a point of intersection with the North line of the Southeast Quarter of the Northwest Quarter of said Section 33;

thence South $89^{\circ}52'00''$ West 468.62 feet along the North line of the Southeast Quarter of the Northwest Quarter of said Section 33 to a point of intersection with the East line of the Southwest Quarter of the Northwest Quarter of said Section 33;

thence continuing South 89°52'00" West 1170.18 feet along the North line of the Southwest Quarter of the Northwest Quarter of said Section 33 to the Point of Beginning. Said parcel contains 26.47 acres more or less.

(Lang Creek Crossing – West Side of Highway 146) That portion of the Southeast 1/4 of the Northeast 1/4 of Section 32, Township 80 North, Range 16 West of the 5th PM, City of Grinnell, Poweshiek County, Iowa, lying west of the west right-of-way line of State Highway 146 and north of the northerly right-of-way line of I-80, being more particularly described as follows:

Beginning at the point-of-intersection of said west right-of-way line with the north line of the said Southeast 1/4;

thence along said west right-of-way line, South 00°08'30" East (assumed bearings for this description), for a distance of 306.00 feet to the point-of-intersection with said northerly right-of-way line;

thence along said northerly right-of-way line, South 40°29'40" West, for a distance of 260.02 feet;

thence continuing along said northerly right-of-way line, South 66°55'30" West, for a distance of 878.20 feet;

thence continuing along said northerly right-of-way line, being the arc of a curve to the right for an arc distance of 171.54 feet, with a radius of 1076.00 feet, whose chord bears South 71°29'32" West, for a distance of 171.36 feet, and with a central angle of 09°08'04";

thence continuing along said northerly right-of-way line, South 84°21'05" West, for a distance of 150 feet, more or less, to the point-of-intersection with the west line of said Southeast 1/4;

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

thence easterly along the north line of said Southeast 1/4, for a distance of 1287 feet, more or less, to the Point-of-Beginning.

Containing 20.5 Acres, more or less.

AMENDMENT NO. 2 AREA

Lot A in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Plat Book D at Page 171, excepting therefrom Parcel A in said Lot A according to the Plat thereof appearing of record in Survey Book 7 at Page 1 and supplemented in Affidavit recorded in Book 574 at Page 305.

AND

Parcel A in Lot A of the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 1.

AND

That part of Lot D in the North Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., according to the Plat thereof appearing of record in Plat Book D at page 171, described as: the South 175 Feet of the North 633.2 Feet of the West 175 Feet of the East 208 Feet, excepting therefrom: those parcels conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the West 1,427', except the South 66', except the South 175' of the North 633.2' of the West 175' of the East 208' and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

A strip of land 66' wide along the south side of Lot D in the North Half of the Northeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., according to the Plat recorded in Book D, at page 171, except the west 1,427' of Lot D and except those portions thereof conveyed to the State of Iowa in Book 233 at pages 667 and 675.

AND

The East One Hundred Thirty-seven Rods of the North Fifty-five Rods of the South Half of the Northeast Quarter of Section Twenty, Township Eighty North, Range Sixteen West of the Fifth P.M., subject to Easement to the State of Iowa appearing of record in Book 233 at Page 647.

AMENDMENT NO. 3 AREA

Beginning at the intersection of Pearl Street and 4th Avenue; then west on 4th Avenue to the intersection of 4th Avenue extended and the corporate limits; then north along the northwest corporate limits to the intersection of the corporate limits and 8th Avenue extended; then east on 8th Avenue to the intersection of 8th Avenue & Sunset Street; then north on Sunset Street to the intersection of Sunset Street and 13th Avenue; then east on 13th Avenue to a point 165.88' west of the intersection of 13th Avenue & Prairie Street; then south to a point 165.32' west of the east intersection of Prairie Street & 11th Avenue; then west on 11th Avenue to the intersection of 11th Avenue & Sunset Street; then South on Sunset Street to the intersection of Sunset Street & 8th Avenue; then east on 8th Avenue to the intersection of 8th Avenue & Spencer Street; then south on Spencer Street to a point 190' north of the intersection of Spencer Street & 6th Avenue; then east to a point 190' north of the intersection of Spring Street & 6th Avenue; then south on Spring Street to the intersection of Spring Street & 6th Avenue; then west on 6th Avenue to the intersection of 6th Avenue & Pearl Street; then south on Pearl Street to the point of beginning.

AMENDMENT NO. 4 AREA

That part of the Southeast Quarter of Section 20, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, described as follows: Commencing at the East Quarter Corner of said Section 20; thence South 00 degrees 27 minutes 22 seconds East, 552.00 feet along the East line of the Southeast Quarter of said Section 20; thence South 89 degrees 32 minutes 38 seconds West, 62.92 feet to the West Right-of-Way (ROW) line of Iowa Highway 146 and the Point of Beginning; thence South 00 degrees 28 minutes 08 seconds West, 420.52 feet along said ROW; thence South 89 degrees 33 minutes 38 seconds West, 3.20 feet continuing along said ROW; thence South 00 degrees 27 minutes 22 seconds East, 246.80 feet continuing along said ROW; thence South 48 degrees 38 minutes 08 seconds West, 68.70 feet continuing along ROW; thence South 00 degrees 41 minutes 38 seconds West, 255.00 feet continuing along said ROW; thence South 06 degrees 08 minutes 22 seconds East, 93.25 feet continuing along said ROW; thence South 89 degrees 32 minutes 38 seconds West, 1028.21 feet; thence North 00 degrees 27 minutes 22 seconds West, 1060.00 feet; thence North 89 degrees 32 minutes 38 seconds East, 1086.00 feet to the Point of Beginning, containing 25.79 acres.

Parcel I in the East Half of the Southwest Quarter of Section Twenty-one, Township Eighty North, Range Sixteen, West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 7 at Page 130

The 100' Union Pacific Railroad Right-Of-Way West of and Lying Adjacent to Parcel "I": A Parcel of Land Lying Within the Southeast Quarter of the Southwest Quarter of Section 21, Township 80 North, Range 16 West of the 5th P.M., Poweshiek County, Iowa, and the North 50' of Pinder Avenue Right-Of-Way

The West Half (W1/2) of the Northeast Quarter (NE1/4) and all that part of the Northwest Quarter (NW1/4) lying East of the Union Pacific Railroad Company Right-of-Way, in Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., and all of the adjacent Union Pacific Railroad Company right-of-way, all of the Pinder Avenue right-of-way adjacent to this parcel except the North 50', and the East Half (E1/2) of the 37th Street right-of-way adjacent to this parcel, excepting therefrom:

1. Lot One (1) in the West Half (W1/2) of the Northeast Quarter (NE 1/4) thereof, according to the Plat thereof appearing of record in Plat Book E at Page 275
2. Parcel A in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thereof, according to the Plat thereof appearing of record in Survey Book 9 at Page 246

AND INCLUDING

Parcel C located in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section Twenty-eight, Township Eighty North, Range Sixteen West of the 5th P.M., according to the Plat thereof appearing of record in Survey Book 13 at Page 475.

The Grinnell Urban Renewal Area includes the full right-of-way of all streets forming the boundary of the Area.

AMENDMENT NO. 5 AREA

Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes;

and

South Half of the East Half of the Northwest Quarter (S1/2 E1/2 NW1/4) of Section Thirty-two (32), Township Eighty (80) North, Range Sixteen (16) West of the 5th P.M., except that portion thereof conveyed to the State of Iowa for road purposes.

AMENDMENT NO. 6 AREA

The West Fractional Half of the Northwest Quarter of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M., in Poweshiek County, Iowa; subject to the Right of Way of the Minneapolis and St. Louis Railway Company, and the Right of Way of the Iowa Southern Utilities Company of Delaware for a transmission line over said real estate as acquired by easement recorded in Book 163, page 386, and subject to the Right of Way of the State of Iowa for a public highway. Except for Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

Lot 1 in the NW ¼ – NW ¼ of Section Four (4), in Township Seventy-nine (79) North, Range Sixteen (16) West of the Fifth P.M.

and

PARCEL "B" OF LOT 2 OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTY (80) NORTH, RANGE SIXTEEN (16) WEST OF THE 5TH PRINCIPAL MERIDIAN, POWESHIEK COUNTY, IOWA; FURTHER MORE DESCRIBED AS THE EAST ONE-HALF OF SAID LOT TWO (2) AS DESIGNATED ON PLAT RECORDED IN SUBDIVISION BOOK "D", PAGE 466 IN THE OFFICE OF THE COUNTY RECORDER OF POWESHIEK COUNTY, IA.; SAID PARCEL CONTAINING 12.386 ACRES INCLUDING 0.323 ACRES ROAD RIGHT-OF-WAY. SURVEY FOR PARCEL "B" IS RECORDED IN BOOK 6, PAGE 63 OF THE POWESHIEK COUNTY RECORDERS OFFICE.

And all adjacent right of way to the above area.

AMENDMENT NO. 7 AREA

Beginning at the NW corner of the NW ¼ or the SW ¼ of Section 9, Township 80, Range 16, thence North Thirty-three (33) feet north, thence West One Hundred Sixty-three (163) feet to a point located on the north right-of-way of 11th Avenue and the Point of beginning; Thence East along the north right-of-way line of 11th Avenue to the East right-of-way line of Main Street, thence South along the east right-of-way line of Main Street to the North right-of-way line of 6th Avenue, thence West along the north right-of-way line of 6th Avenue to the East right-of-way line of Spring Street, thence north along the east right-of-way line of Spring Street Hundred Fifty (150) feet, thence West Sixty-six (66) feet to a point One Hundred Fifty (150) feet North of the 6th Avenue right-of-way line and on the

West right-of-way line of Spring Street, thence North along the West right-of-way line of Spring Street to the North right-of-way line of 10th Avenue, thence East along the North right-of-way line of 10th Avenue Two Hundred Forty-three and Seventeen Hundredths (243.17) feet to the Southwest corner of Lot 10, Moyle & Pooley's 1st Subdivision, thence North along the West property line of Lots 10, 11 and 12, M&P 1st Subdivision One Hundred Ninety-three and three tenths (193.3) feet, thence West Fifteen (15) feet, thence North One Hundred Thirty-two (132) feet, thence East Thirty-five (35) feet, thence North One Hundred Ninety-eight (198) feet to the point of beginning.

And

Beginning at the Southeast corner of Lot 1, Block 3, G.W. Merrill's 1st Addition, locally known as 1404 Broad Street, thence East along the North right-of-way line of 9th Avenue to a point of intersection with the East right-of-way line of Park Street, thence South on the East right-of-way line of Park Street to the south right-of-way line of 8th Avenue, thence East Seven Hundred Ninety-five (795) feet along the South right-of-way line of 8th Avenue to a point of intersection with the east property line of Parcel 180-0782600, located between 6th and 8th Avenue and Park Street and Union Pacific Railroad, thence South along the East property line of Parcel 180-0782600 to the North right-of-way line of 6th Avenue, thence West along the North right-of-way line of 6th Avenue to the East right-of-way line of Park Street, thence South along the East right-of-way line of Park Street to the South right-of-way line of 6th Avenue, thence West along the South right-of-way line of 6th Avenue Two Hundred Forty-five (245) feet, thence North Eighty (80) feet to the North right-of-way line of 6th Avenue, thence West Twenty-six (26) feet along the North right-of-way line of 6th Avenue to the Southeast corner of Lot 1, Block 7, North Grinnell, thence North along the East property lines of all of Block 7 and Block 8, North Grinnell, thence North Eighty (80) feet to a point located on the North right-of-way line of 8th Avenue and Two Hundred (200) feet West of the West right-of-way line of Park Street, thence North Two Hundred Twenty-four and Ninety-five Hundredths (224.95) feet to the Northeast corner of the property locally known as 1312 Broad Street, legally described as E 20' of N ½ of Lot 2 and N ½ Lots 3,4 and 5, Block 9, North Grinnell, thence east Nine (9) feet to the West right-of-way line of the alley located in Block 9, North Grinnell, thence North Three Hundred Five (305) feet to the point of beginning.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Grinnell, Iowa.

The City of Grinnell, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to stimulate, through public involvement and commitment, private investment in residential development in the Urban Renewal Area through various public purpose and special financing activities outlined in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation, construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The City also may acquire and make land available for development or redevelopment by private enterprise as authorized by law. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan

and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 8 would add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Grinnell, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2020.

City Clerk, City of Grinnell, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 8, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 8 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 6th day of July, 2020.

Mayor

ATTEST:

City Clerk

AMENDMENT #8

TO THE

GRINNELL

URBAN RENEWAL PLAN

CITY OF GRINNELL, IOWA

Original Area Adopted – 1994

Amendment #1 - 2005

Amendment #2 - 2006

Amendment #3 – 2009

Amendment #4 – 2012

Amendment #5 - 2012

Amendment #6 – 2014

Amendment #7 – 2016

Amendment #8 – 2020

**AMENDMENT #8
to the
GRINNELL URBAN RENEWAL PLAN**

CITY OF GRINNELL, IOWA

The Grinnell Urban Renewal Plan (“Urban Renewal Plan” or “Plan”) for the Grinnell Urban Renewal Area (“Area” or “Urban Renewal Area”), adopted by the City of Grinnell (“City”) in 1994, and amended in 2005, 2006, 2009, 2012 (twice), 2014, and 2016 is being further amended by this Amendment #8 (“Amendment #8” or “Amendment”) to add and/or confirm the list of proposed projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established “base values” or “base valuations” of the original Urban Renewal Area and of the subareas added by prior amendments to the Plan will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the original Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan not mentioned in this Amendment shall continue to apply to the Plan, as previously amended.

DESCRIPTION OF THE URBAN RENEWAL AREA

Though no change is being made to the land included in the Urban Renewal Area, a map of the Urban Renewal Area is attached hereto as Exhibit A for the reader’s convenience.

AREA DESIGNATION

The Urban Renewal Area continues to be an economic development area that is appropriate for the promotion of commercial and industrial development and low and moderate income housing, as well as appropriate for blight remediation.

UPDATES TO PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

The City has previously approved a number of urban renewal projects be to undertaken in the Urban Renewal Area. This Amendment does not restate all the previously approved urban renewal projects. However, with the adoption of this Amendment #8, the City is approving certain changes to the following previously authorized urban renewal projects:

1. **Airport Taxiway and Apron:** In Amendment #7 to the Plan, the City authorized \$500,000 for maintenance and improvement of the Grinnell Regional Airport, including taxiway extensions, apron improvements, fuel system improvements, and building construction. The City completed a public building analysis for this project as part of Amendment #7. With the adoption of this Amendment #8, the City is authorizing an additional \$1,625,000 for the taxiway extension

and apron improvements. Additionally, the City is authorizing an additional \$60,000 for the purchase of land necessary for the taxiway extension and \$25,000 for a water main extension to the airport. These additional costs increase the total estimated project costs to \$2,210,000.

2. **Water Tower in South Grinnell:** In Amendment #7 to the Plan, the City authorized \$1,000,000 for the costs of a new water tower to support new and expanded development in the southern part of the City. The City completed a public building analysis for this project as part of Amendment #7. With the adoption of this Amendment #8, the City is authorizing an additional \$1,415,000 for the costs of this project, to increase the total estimated project costs to \$2,415,000.

3. **GART Trail Extension:** In Amendment #7 to the Plan, the City authorized \$500,000 for the costs of extending the GART trail through various commercial areas of the City. With the adoption of this Amendment #8, the City is authorizing an additional \$500,000 for the costs of this project, to increase the total estimated project costs to \$1,000,000.

ELIGIBLE URBAN RENEWAL PROJECTS
(Amendment #8)

In addition to previously approved urban renewal projects, the following list includes new eligible urban renewal projects that may be undertaken in the Urban Renewal Area. All project dates are estimated, and many projects may occur over a number of years.

1. Public Improvements

Project	Estimated Date	Estimated Cost to be Funded by TIF Funds	Rationale
Interstate 80 Bridge Enhancements	2020-2025	\$150,000	The improvements to the I80 and Iowa Highway 146 bridge enhances the busiest intersection in Grinnell. There are approximately 40,000 vehicles per day utilizing this intersection. This area is also a vital commercial area hosting several large employers and commercial businesses that support these employers and the large volume of travelers.
Reconstruction of Reed Street from 1 st to 6th	2020-2025	\$1,000,000	This roadway is a vital link between US Highway 6 and Unity Point Grinnell. This road also links several commercial businesses to the

			hospital and high density housing. This project will promote commercial economic development in the Area.
Reconstruction of Park Street IIR to 1st	2020-2025	\$400,000	This street serves the southwest corner of our downtown and is an important commercial trafficway linking residential areas to the downtown.
Reconstruction of 13 th Ave. from Prairie to Sunset	2020-2025	\$500,000	Improvement of this street will aid in the redevelopment of the vacant and dilapidated former Iowa Telecom property, which is a 12-acre property that is blighted and suitable for redevelopment. This project will remediate blighted conditions in the Area, as well as promote the redevelopment of the former Iowa Telecom property.
Reconstruction of Sunset St. from 8 th to 11 th	2020-2025	\$925,000	Improvement of this street will aid in the redevelopment of the vacant and dilapidated former Iowa Telecom property, which is a 12-acre property that is blighted and suitable for redevelopment. This project will remediate blighted conditions in the Area, as well as promote the redevelopment of the former Iowa Telecom property.
4 th Ave. Bridge Replacement and Reconstruction of 4 th Ave. from Pearl to Ferguson	2020-2025	\$2,125,000	The project will rebuild 4th Avenue, including the 4 th Avenue bridge, which links the downtown to the hospital and industrial businesses to the west. This project is expected to both remediate blighting conditions in the Urban Renewal Area, as well as promote economic development of the

			properties surrounding 4 th Avenue.
Reconstruction of 5 th Ave. from State to East	2020-2025	\$505,000	This street segment links the downtown to Grinnell College and several student housing units. This project is in the northeast portion of the downtown and serves commercial traffic.
Penrose St. Improvements	2020-2025	\$220,000	Penrose Street serves all sectors of the community but in particular the agricultural and industrial. This road serves as a bypass for heavy truck traffic and is used extensively by employees and customers accessing the industrial park. This project will promote commercial and industrial economic development.
Reconstruction of Summer Street from 3 rd to 6 th	2020-2025	\$560,000	Summer Street is located within a blighted area of the City. This project will remediate blighting conditions in the Urban Renewal Area, in order to promote redevelopment and rehabilitation of surrounding properties.
	TOTAL:	\$6,385,000	
Note: It may be that the above costs will be reduced by the application of state and/or federal grants or programs; cost-sharing agreements with other entities; or other available sources of funds.			

2. **Development Agreements:** Over the life of the Urban Renewal Plan, the City expects to consider requests for development agreements for projects that are consistent with the Plan, as amended, in the City’s sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by this Plan, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements will not exceed \$5,000,000.

3. Planning, non-project engineering fees, administrative costs, attorney fees and related costs to support urban renewal projects (engineering costs related to projects are included in the total cost in the table above).

Project	Date	Estimated cost
Planning, non-project engineering fees, administrative costs, attorney fees and related costs include, but are not limited to, fees and costs associated with plan administration; membership fees to the county economic development corporation; staff expenses for work completed on economic development and elimination of slum and blight.	Undetermined	Not to exceed \$200,000

FINANCIAL DATA

1.	Current constitutional debt limit:	\$29,470,225
2.	Current outstanding general obligation debt:	\$14,309,986
3.	Maximum proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for Updates to Previously Approved Urban Renewal Projects and the Eligible Urban Renewal Projects (Amendment #8) has not yet been determined. The estimated project costs included in this Amendment are estimates only and the City expects to incur these costs over a number of years. At no time will the City exceed its constitutional debt limit. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving any urban renewal project or expense. Subject to the foregoing, it is estimated that the cost of Updates to Previously Approved Urban Renewal Projects and the Eligible Urban Renewal Projects (Amendment #8) as described above will be approximately as follows:	<u>Updates to Previously Approved Urban Renewal Projects:</u> \$3,625,000 <u>Eligible Urban Renewal Projects (Amendment #8):</u> \$11,585,000

URBAN RENEWAL FINANCING

The City of Grinnell intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Grinnell has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing

Under Iowa Code Section 403.19, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements associated with redevelopment projects. Upon creation of a tax increment district within the Area, by ordinance, the assessment base is frozen and the amount of tax

revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds

Under Division III of Chapter 384 and Chapter 403 of the Code of Iowa, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements within the Area. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Grinnell. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers in connection with urban renewal projects for commercial or industrial development and/or blight remediation or redevelopment. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants for urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Urban Renewal Plan.

DEVELOPMENT PLAN/ZONING

Grinnell has a general plan for the physical development of the City, as a whole, outlined in the City's Comprehensive Plan. The goals, objectives, and proposed urban renewal projects identified in the Plan, as amended, are consistent with the City's Comprehensive Plan, last updated in 2004. The Urban Renewal Plan does not in any way replace or modify the City's current land use planning or zoning regulation process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area is set forth in this Plan, as amended. As the Area develops, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

EFFECTIVE PERIOD

This Urban Renewal Plan Amendment #8 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Iowa Code Chapter 403.

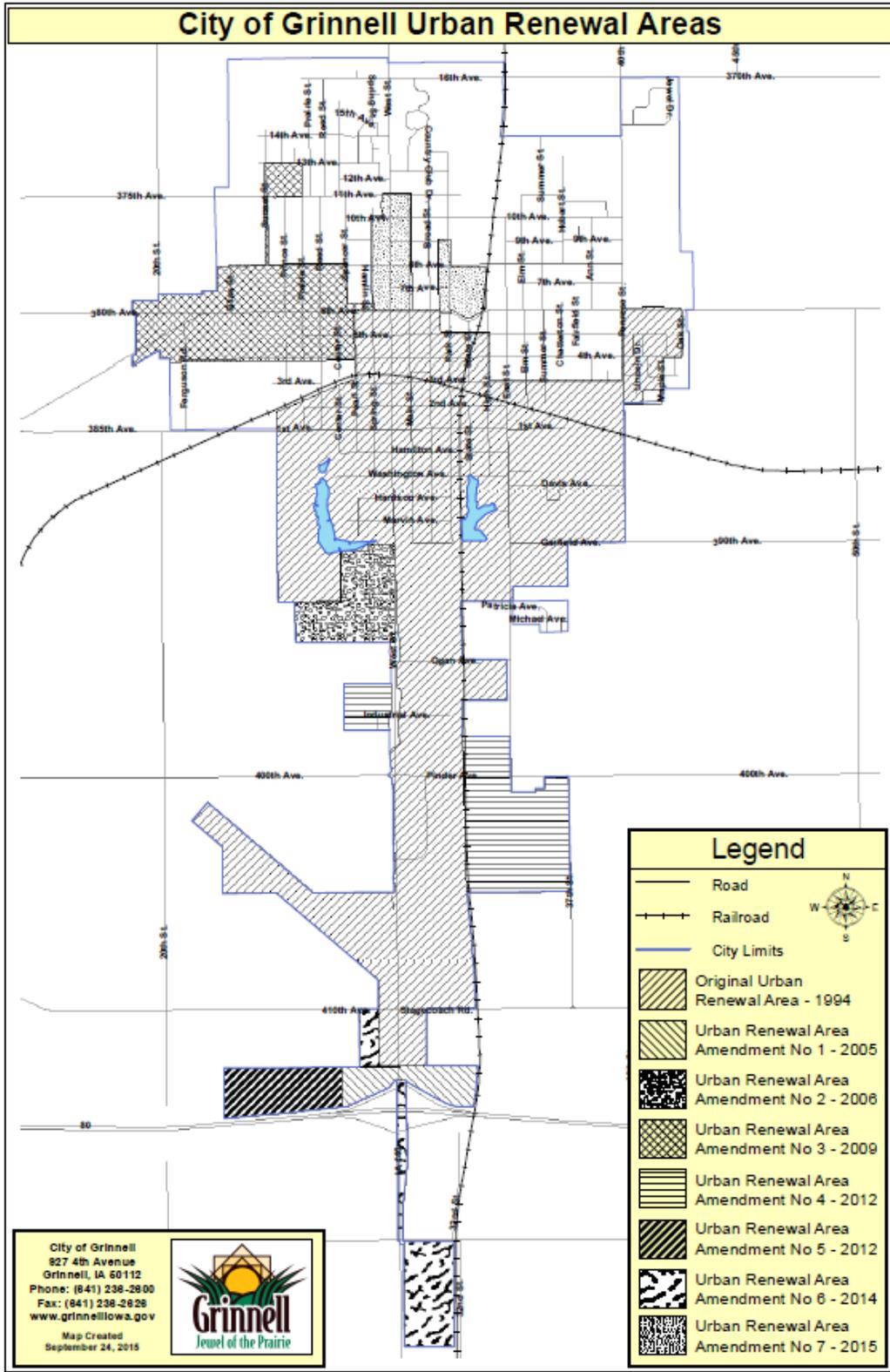
The Urban Renewal Area is designated as appropriate for both blight remediation and economic development (commercial and industrial). Accordingly, Iowa Code Chapter 403 does not impose a statutory sunset on the use of incremental tax revenues in the Area under Iowa Code Section 403.19. Notwithstanding any language in the original Plan or prior amendments, ordinances, or resolutions, the use of incremental taxes shall continue for such periods as allowed by Iowa Code.

REPEALER AND SEVERABILITY

Any parts of the previous Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of this Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the Plan, as previously amended, or any part of this Amendment not determined to be invalid or unconstitutional.

**EXHIBIT A
MAP OF GRINNELL URBAN RENEWAL AREA**



01735173-1\10542-128

RESOLUTION NO. 2020-114

RESOLUTION APPROVING AGREEMENT WITH REAL PROPERTY RESEARCH GROUP, INC FOR A MARKET STUDY OF THE OVERALL MARKET CONDITIONS AND DEMAND FOR RENTAL AND FOR SALE HOUSING IN GRINNELL, POWESHIEK COUNTY, IOWA

WHEREAS the City of Grinnell feels that a Housing Opportunity Assessment is needed to quantify demand for rental and for sale housing; and

WHEREAS the last completed Housing Opportunity Assessments were completed in 2012 and 2017 by Real Property Research Group, Inc, Woodstock, GA; and

WHEREAS the City of Grinnell, for consistency purposes, desires Real Property Research Group, Inc, Woodstock, GA to complete the Housing Opportunity Assessment; and

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

Section 1. That the agreement with Real Property Research Group, Inc, Woodstock, GA is hereby accepted for the completion of a Housing Opportunity Study for the amount of eleven thousand and 00/100 dollars (\$11,000.00) plus travel expenses of approximated eight hundred and 00/100 dollars (\$800).

Section 2. The Mayor and City Clerk of the City of Grinnell, Iowa are hereby authorized and directed to execute the agreement with Real Property Research Group, Inc, Woodstock, GA as is herein referred.

Passed this 6th day of July 2020 and signed this 6th day of July 2020.

By: _____
Mayor

Attest: _____
City Clerk

June 18, 2020

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

Re: Grinnell Housing Opportunity Assessment Update

Dear Russ,

I am pleased to submit this proposal for Real Property Research Group, Inc. (RPRG) to conduct a market study of the overall market conditions and demand for rental and for sale housing in Grinnell, Poweshiek County, Iowa.

Understanding of Assignment



RPRG conducted Housing Opportunity Assessments for Grinnell in 2012 and 2017 to quantify demand for rental and for sale housing. Since that time, several residential developments have been proposed. As significant time has passed, you are interested in RPRG conducting an update of that Housing Opportunity Assessment to quantify that need, looking at both rental and for sale options, including an examination of one specific site. This analysis will be used for your internal assessment of the market to guide the Chamber's programs and policies as well as documentation of marketability of various products in this area to potential developers and lenders.

We note that beyond analysis of recent trends in the market, we will need to comment on the potential and likely impact of COVID-19 on Economic, Demographic, and Competitive trends. While RPRG cannot project the specific impact on any one market, we will attempt to quantify the consequence of recent developments.

Qualifications

Real Property Research Group, Inc. (RPRG) is a multi-disciplinary real estate and economic consulting firm. Through its offices in Columbia, Maryland, and Atlanta, Georgia, the firm works with lenders, building companies, developers, public agencies, special purpose agencies and other real estate professionals to offer timely and insightful analyses of real estate trends, economic development issues, marketing strategies and market feasibility throughout the United States. Since 2001, the firm has completed over 6,200 assignments, many of which have resulted in successful real estate, revitalization, and economic development projects.

RPRG offers a wide array of real estate market research services:

➤ **Rental Housing Market Research**

The firm conducts market studies pertinent to the development of general occupancy and senior independent rental housing throughout the United States. Clients for such work include financial institutions, developers and national syndicators. The firm prepares comprehensive feasibility studies for submission to HUD offices for mortgage

insurance under the National Housing Act, Sections 220, 221(d)(3), 221(d)(4), 231, 223(a)(7), 223(f), and 241(a). These studies meet the HUD Multifamily Accelerate Processing (MAP) guidelines and cover a variety of rental housing types including market rate and affordable housing, general occupancy and seniors housing, and mixed use developments.

We also have a large national practice conducting market studies for rental communities financed with low income housing tax credits. We assist developers in configuring tax credit communities to addresses market demands as well as the requirements of each state's Qualified Allocation Plan. Over the past fifteen years, housing finance agencies for North Carolina, South Carolina, Georgia, Iowa, Michigan, and Louisiana housing finance agencies have retained the firm to conduct market studies for LIHTC communities.

Additionally, housing finance agencies for Indiana, New Jersey and Maine have retained the firm to review market studies submitted to the state as part of the Low Income Housing Tax Credit allocation process.

➤ **Conventional For-Sale Housing Market Analysis**

RPRG conducts studies for a variety of for sale properties throughout the United States including detached, attached and multifamily products. We conduct studies for landowners, developers, lenders, national and regional building companies such as Ryan Homes, NV Homes, Centex Homes, Beazer Homes, Lennar Homes and Comstock Homes. We perform corridor analyses to identify new home market and product opportunities as well as market feasibility for all types of for-sale housing, including large communities, infill developments, amenity communities, and active adult projects.

➤ **Neighborhood, Corridor and Downtown Revitalization**

RPRG has the breadth of experience and knowledge to evaluate revitalization areas and create strategies for both community and economic development opportunities. We actively participate in revitalization studies for HOPE VI, NSP and Choice Neighborhood Initiative (CNI) projects as well as other urban redevelopment programs.

➤ **Age Qualified and Active Adult Housing Research**

Housing addressing the needs of older households (aged 55+) is an evolving product in today's market. RPRG has extensive experience with this unique market niche, working with builders across the country by providing market research and feasibility analysis to support land acquisition and product and pricing decisions for both for-sale and rental housing product.

➤ **Retirement Housing and Long-Term Care Strategic Analysis**

RPRG provides strategic market analysis across the continuum of senior living and long term care including service enriched rental housing, assisted living, Alzheimer's care, and continuing care facilities. We work nationally with both for profit and non-profit providers, lenders, institutional and private investors as well as government agencies.

➤ **Commercial Retail, Office Space, and Specialty Use Analyses**

RPRG conducts analyses of neighborhood, community, and specialty retail centers, assessing current and future sales potential based on demographic and competitive trends. We also evaluate the market feasibility of commercial office and industrial space, and specialty uses such as health clubs and self-storage facilities.

➤ **Economic and Fiscal Impact Analysis**



RPRG documents community and economic impact for developers, investors and lenders for a variety of projects, including those utilizing New Markets Tax Credits. In addition to estimating job and income growth resulting from a NMTC project, RPRG measures the fiscal impact on local government, the social impact on residents in surrounding neighborhoods and the “green” impact on the local environment. RPRG can study the community impact at various stages, including assessing the community impact of a portfolio or pipeline for a CDFI application, measuring how a project meets the business goals of a CDE, or tracking the progress of a completed project post construction.

RPRG is a founding member of the National Council of Housing Market Analysts (NCHMA). Tad Scepaniak is Immediate Past Chair and has authored or co-authored many of the group’s white papers on market study methodologies. Bob Lefenfeld has also served as NCHMA’s National Chair and currently serves as Chair of its FHA committee. RPRG adheres to that organization’s adopted standards in terms of definition and study content.



Resumes of key staff and listing of recent projects is located in Attachment Two of this proposal.

Scope of Services

To assess the nature of the current and proposed competitive environment for the subject site, RPRG will conduct the following research:

A. Area Overview

An analysis will be conducted of the city of Grinnell and surrounding area in terms of location, access, and proximity to needed facilities and services.

- We will discuss the overall Grinnell market and discuss various submarkets and/or neighborhoods as appropriate, and their suitability for additional residential development.
- We will examine supportive services serving the community.
- We will compare the market area and/or submarkets to the county or region as a whole.

B. Socio-Economic and Demographic Context

Demographic and socio-economic trends within the market(s) will be analyzed and compared to the county.

- Based in part on 2010 Census data, we will examine recent trends in population and household growth, as well as current public projections of population and household growth over the next five years.
- We will examine the characteristics of the current households including family type, tenure, age distribution and household type.
- We will discuss national trends in tenure overall and tenure by age groups.
- We will examine current income characteristics of the population within the market area and income by tenure.

C. Rental Housing Market Conditions

The supply analysis will be aimed at assessing the location, type, rent level, occupancy rates, and characteristics of rental housing serving the target population in the market areas.

- Based on American Community Survey data, we will profile the current housing stock in the market area, detailing information on overall breakdown of units by structure type, tenure, and value/rent.
- We will compile, map, and analyze information on rental apartment and rental townhouse developments in the market areas.
 - Data on rent levels, unit size, unit distribution and occupancy rates will be compiled and analyzed. This will include market rate, affordable and mixed income communities.
 - We will examine features and amenities offered in the market.
 - We will document current concessions being offered in the market and absorption experience of recently completed projects.
 - We will prepare individual profile sheets of existing rental communities in this market and will include these in the final report submitted to you.
- We will identify the characteristics of scattered site rentals in the market.
- We will examine senior rental options available in the market.
- We will identify new rental housing developments under construction and planned in the market areas.



D. For Sale Housing Market Conditions

The supply analysis will be aimed at assessing the size and characteristics of the area's existing and new homes market.

- To understand the impact the recent economic downturn has had on this market, we will examine overall existing home trends in Poweshiek County. This includes trends in house pricing, sales, and inventory.
- Based on available MLS data, we will compile and analyze information on the for sale units currently being marketed within the area, looking at current price position and geographic dispersion of sales by price position.
- Based on a market survey of the area, we will present information about the market's currently active new home sales activity.
 - This analysis will include summary data on housing type being built, sales by price position, age restriction if appropriate, inventory remaining in active subdivisions and a price/square footage comparison of current offerings.
 - We will discuss in detail the characteristics of the most competitive production communities in this market, discussing product and amenities offered, promotions being conducted and inventory remaining.
 - We will provide a profile of each competitive project, detailing characteristics, and features of each competitive property.
- Based on discussions with local officials and developers, we will quantify, and map

residential development anticipated in the area.

E. Rental Demand Estimate and Analysis

- We will prepare projections of the number of households comprising the target population in 2020 and 2023.
- Using industry standard demand methodology, we will compute the balance of supply and demand for rental housing in the market area.
- We will suggest/evaluate the appropriate rental product for this community including:
 - Target markets
 - Project size
 - Mix of bedroom types,
 - Unit sizes,
 - Features and amenities,
 - Rents
- Based on household projections and projected income distribution by tenure, we will compute a capture rate of the household base that the project would need to achieve to lease up.
- We will also conduct a penetration rate analysis to determine what proportion of income qualified households needed to fully occupy rental communities addressing a similar price position as the subject.
- We will discuss absorption rate that can be anticipated for this project.



F. Findings and Recommendations

- We will provide an overview of demand for rental and for-sale housing based on current market conditions, economic development activity, demographic projections, and the current development activity.
- We will evaluate proposed residential developments in the market area and evaluate their impact on housing demand/needs in the market area including:
 - 1020 Main Street – market rate, workforce, and affordable rental housing
 - Stella Ridge – mixed income rental housing
 - 11 11th Avenue – mixed income rental housing
 - Grinnell College Student Dormitories – Broad Street
 - Several smaller projects.
- We will discuss appropriate additional for-sale and rental projects within the market area based on demand estimates and the current development pipeline.

Data, analyses, conclusions, and recommendations will be set forth in a separate report detailing all of the research set forth above with supporting statistical tables and maps. We will issue a draft report for your review. Based on those comments, we will release a final version of the report. The final report will be delivered in an Adobe Acrobat. Hard copies will be available from this office for an additional fee of \$50 per report.

Business Proposal

The cost of the Analysis will be Eleven Thousand Dollars (\$11,000) plus travel expenses which we estimate at \$800. Based on our current workload and difficulties with travel due to COVID-19, we can complete this analysis within eight to ten weeks of authorization. **However, timing must be finalized at time of authorization.** All work to be done under this assignment is covered by the Terms and Conditions of Employment on the enclosure labeled Schedule One.

You may authorize us to proceed with this assignment by signing this proposal where indicated below, specifying the number of targeted site analyses you require if any, and emailing a copy to this office. We further request that a copy containing an original signature along with a retainer representing fifty percent of the fee (\$5,500) be forwarded to this office within three days of authorization. The remaining fee will be billed upon completion of the report and is due and payable within 30 days.

We appreciate having the opportunity to prepare this proposal for you and look forward to discussing it with you in the near future.



Sincerely,

Real Property Research Group, Inc.

A handwritten signature in black ink, appearing to read 'Tad Scepaniak', written over a horizontal line.

Tad Scepaniak
Managing Principal

AGREED & ACCEPTED THIS ___ DAY OF _____, 2020.

BY:

Signature

Name (Print)

SCHEDULE ONE TERMS AND CONDITIONS OF EMPLOYMENT

Except as otherwise expressly provided in the Engagement Letter to which this Schedule 1 is attached, these Terms and Conditions of Employment will govern our employment on the assignment described in the Engagement Letter.

1. The conclusions and recommendations in our report will be subject to (a) our standard Underlying Assumptions and Limiting Conditions, which we will provide to you upon request, and (b) any additional assumptions or conditions set forth in the body of our report.
2. Our employment for this assignment and our compensation in connection therewith are not contingent upon the conclusions to be reached in our report.
3. We will not by reason of this engagement be required to give testimony or to be in attendance in court or at any governmental or other hearing with reference to the subject project without written contractual arrangements having been made relative to such additional services. In the event we are subpoenaed to testify or are otherwise required to appear in court or at a hearing, we will be entitled to charge you our then standard rates for such additional services.
4. We have the right to use and publish in connection with engagements for other clients any data we obtain and any conclusions we reach in connection with this engagement, except any data or conclusions pertaining to the subject project (or any other project of the subject project's developer or any affiliate thereof) which such developer or affiliate designates in writing as being confidential.
5. We have the right to use and publish the name of our client, and to describe the subject project, the work performed by us in connection with the assignment, and the development and marketing experience of the subject project, in any advertising or marketing materials or presentations used or made by us and/or any of our affiliates.
6. The balance of our fee is due in full within 30 days of completion of our report.



SCHEDULE TWO

TAD SCEPANIAK Managing Principal

Tad Scepaniak assumed the role of Real Property Research Group's Managing Principal in November 2017 following more than 15 years with the firm. Tad has extensive experience conducting market feasibility studies on a wide range of residential and mixed-use developments for developers, lenders, and government entities. Tad directs the firm's research and production of feasibility studies including large-scale housing assessments to detailed reports for a specific project on a specific site. He has extensive experience analyzing affordable rental communities developed under the Low Income Housing Tax Credit (LIHTC) program and market-rate apartments developed under the HUD 221(d)(4) program and conventional financing. Tad is the key contact for research contracts many state housing finance agencies, including several that commission market studies for LIHTC applications.



Tad is Immediate Past Chair of the National Council of Housing Market Analysts (NCHMA) and previously served as National Chair, Vice Chair, and Co-Chair of Standards Committee. He has taken a lead role in the development of the organization's Standard Definitions and Recommended Market Study Content, and he has authored and co-authored white papers on market areas, derivation of market rents, and selection of comparable properties. Tad is also a founding member of the Atlanta chapter of the Lambda Alpha Land Economics Society.

Areas of Concentration:

- Low Income Tax Credit Rental Housing: Mr. Scepaniak has worked extensively with the Low Income Tax Credit program throughout the United States, with special emphasis on the Southeast and Mid-Atlantic regions.
- Senior Housing: Mr. Scepaniak has conducted feasibility analysis for a variety of senior oriented rental housing. The majority of this work has been under the Low Income Tax Credit program; however his experience includes assisted living facilities and market rate senior rental communities.
- Market Rate Rental Housing: Mr. Scepaniak has conducted various projects for developers of market rate rental housing. The studies produced for these developers are generally used to determine the rental housing needs of a specific submarket and to obtain financing.
- Public Housing Authority Consultation: Tad has worked with Housing Authorities throughout the United States to document trends rental and for sale housing market trends to better understand redevelopment opportunities. He has completed studies examining development opportunities for housing authorities through the Choice Neighborhood Initiative or other programs in Florida, Georgia, North Carolina, South Carolina, Texas, and Tennessee.

Education:

Bachelor of Science – Marketing; Berry College – Rome, Georgia

ROBERT M. LEFENFELD
Founding Principal

Mr. Lefenfeld, Founding Principal of the firm, with over 30 years of experience in the field of residential market research. Before founding Real Property Research Group in 2001, Bob served as an officer of research subsidiaries of Reznick Fedder & Silverman and Legg Mason. Between 1998 and 2001, Bob was Managing Director of RF&S Realty Advisors, conducting residential market studies throughout the United States. From 1987 to 1995, Bob served as Senior Vice President of Legg Mason Realty Group, managing the firm's consulting practice and serving as publisher of a Mid-Atlantic residential data service, Housing Market Profiles. Prior to joining Legg Mason, Bob spent ten years with the Baltimore Metropolitan Council as a housing economist. Bob also served as Research Director for Regency Homes between 1995 and 1998, analyzing markets throughout the Eastern United States and evaluating the company's active building operation.

Bob provides input and guidance for the completion of the firm's research and analysis products. He combines extensive experience in the real estate industry with capabilities in database development and information management. Over the years, he has developed a series of information products and proprietary databases serving real estate professionals.

Bob has lectured and written extensively on the subject of residential real estate market analysis. Bob serves as an adjunct professor for the Graduate Programs in Real Estate Development, School of Architecture, Planning and Preservation, University of Maryland College Park. He has served as National Chair of the National Council of Housing Market Analysts (NCHMA) and currently serves as Chair of the Organization's FHA Committee. Bob is also on the board of the Baltimore chapter of Lambda Alpha Land Economics Society.

Areas of Concentration:

- Strategic Assessments: Mr. Lefenfeld has conducted numerous corridor analyses throughout the United States to assist building and real estate companies in evaluating development opportunities. Such analyses document demographic, economic, competitive, and proposed development activity by submarket and discuss opportunities for development.
- Feasibility Analysis: Mr. Lefenfeld has conducted feasibility studies for various types of residential developments for builders and developers. Subjects for these analyses have included for-sale single-family and townhouse developments, age-restricted rental and for-sale developments, large multi-product PUDs, urban renovations and continuing care facilities for the elderly.
- Information Products: Bob has developed a series of proprietary databases to assist clients in monitoring growth trends. Subjects of these databases have included for sale housing, pipeline information, and rental communities.

Education:

Master of Urban and Regional Planning; The George Washington University.
Bachelor of Arts - Political Science; Northeastern University.



MICHAEL RILEY
Senior Analyst

Michael Riley joined RPRG as a Research Associate in the Atlanta office upon college graduation. As a Research Associate, he gathered economic, demographic, and competitive data for market feasibility analyses and other consulting. Since 2007, Michael has served as an Analyst, conducting a variety of market analyses for affordable and market rate rental communities throughout the United States. He rejoined the firm in 2016 as a Senior Analyst.

Areas of Concentration:

- Low Income Housing Tax Credit Rental Housing – Michael has worked extensively with the Low Income Housing Tax Credit program, evaluating general occupancy, senior oriented, and special needs developments for State allocating agencies, lenders, and developers. Michael also has extensive experience analyzing multiple subsidy projects through the HUD Section 8/202 and USDA Section 515 programs.
- Market Rate Rental Housing – Michael has analyzed various projects for lenders and developers of market rate rental housing including those compliant with HUD MAP guidelines under the FHA 221(d)(4) program.



Education:

Bachelor of Business Administration – Finance; University of Georgia, Athens, GA

ETHAN REED
Senior Analyst

Ethan Reed joined RPRG in 2016 where he focuses on rental market studies and economic analyses for development projects. Throughout his extensive career, Ethan has served the residential and commercial real estate industry including advising lenders, developers, homebuilders, investors, nonprofit organizations and government agencies through market and property analysis, economic analysis, site selection and marketing strategy.

Prior to joining RPRG, Ethan served as Senior Research Manager with CoStar Group, leading market research & analysis efforts as well as developing new research and analysis products & services for the commercial real estate industry. Ethan's additional experience includes directing regional research and marketing efforts for CBRE as well as providing valuation, analysis and advisory services for commercial and residential clients throughout Texas.

Areas of Concentration:

- Low Income Housing Tax Credits: Ethan prepares rental market studies for submission to lenders and state agencies for nine percent and four percent Low Income Housing Tax Credit allocations.
- Commercial Feasibility: Ethan has conducted feasibility analyses of proposed commercial uses in the context of the existing marketplace.

Education:

Masters of Business Administration; Liberty University

Bachelor of Science – Business Administration; University of Texas at Dallas

NICOLE D. MATHISON
Senior Analyst

Nicole Mathison joined RPRG in 2013 where she is focused on rental market studies and community economic analyses for development projects. She has also completed countywide rental assessments in Maryland for the Maryland Department of Housing and Community Development. Nicole's background is in research and nonprofit administration in the fields of public health and higher education. Nicole recently earned a Master of Urban and Regional Planning degree at Virginia Tech, with a specialization in Land Use Planning and completed coursework in Geographic Information Systems (GIS).

Areas of Concentration:

- **Low Income Housing Tax Credits:** Nicole prepares rental market studies for submission to lenders and state agencies for nine percent and four percent Low Income Housing Tax Credit allocations. Studies include analysis of new construction as well as the feasibility of renovating existing family rental communities.
- **FHA Section 221(d)(4):** Nicole prepares comprehensive feasibility studies for submission to HUD regional offices as part of a lender's application for Section 221(d)(4) mortgage insurance. These reports strictly adhere to HUD's Multifamily Accelerated Processing (MAP) guidelines for market studies.



Education:

Master of Urban & Regional Planning – Virginia Tech, Blacksburg, VA
Bachelor of Science, Food Science – North Carolina State University, Raleigh, NC

JOANNE ANDREWS
Senior Analyst

Joanne Andrews has a professional background in both market research and the development of affordable housing. Prior to joining Real Property Research Group, she had worked for ten years as a market analyst with a regional appraisal firm conducting analyses of both rental and for-sale projects throughout the Mid Atlantic. Previously, she was a senior staff member with Howell Associates preparing market feasibility studies for senior independent and assisted living projects nationally.

Ms. Andrews began working in the area of affordable housing development as a project developer with Harkins Associates, where she was responsible for coordinating the development of affordable and market rate multifamily rental and for-sale housing.

Areas of Concentration:

- **Affordable & Market Rate Rental Housing Feasibility Studies:** Ms. Andrews has conducted feasibility studies for affordable and market rate rental housing projects, both family and senior, in locations throughout the Mid-Atlantic region.
- **For-Sale Market Analyses:** Ms. Andrews has conducted market research studies for for-sale residential developments in Maryland, Pennsylvania and West Virginia.

Education:

Masters in Business Administration, University of Maryland, College Park, MD
Masters in Social Work, University of Pittsburgh, Pittsburgh, PA
Bachelor of Arts, Sociology, Vassar College, Poughkeepsie, NY

RPRG Clients by Specialty include:

HUD Market Analysis		Housing Needs Assesments	
Client	Location/Region	Client	Location
AGM Financial Service	National	Dalton Housing Authority	Georgia
Berkadia Commercial Mortgage	National	Grinnell Chamber	Iowa
Berkeley Pointe	National	Harristown Development	Pennsylvania
Capital One Multifamily	National	Howard County HCD	Maryland
Columbia National	Mid-Atlantic	Hsg Auth of Winton-Salem	North Carolina
Dwight Capital	National	Marshall Econ Dev	Iowa
Greystone	National	Maryland DHCD	Maryland
Highland Commercial Mortgage	Southeast	Quadel Consulting	National
M&T Realty Capital	National	Spartanburg Hsg. Auth.	South Carolina
Mason Joseph	National	The Communities Group	National
Paragon Mortgage	National	Urban Collage	National
Prudential Huntoon Paige	National		
Regions Bank	National		
Walker & Dunlop	National		
Wells Fargo	National		
General Rental/Market Analysis		Due Diligence/Market Study Review	
Client	Location	Client	Location
Atapco	Mid-Atlantic	Cohn Reznick	Mid-Atlantic
Bonaventure Realty Group	National	Enterprise Coimmunity Investment	National
Bozzuto Homes	Mid-Atlantic	Indiana HFDA	Indiana
Cathcart Properties	Virginia	Maine HFA	Maine
Denico	Virginia	New Jersey HMFA	New Jersey
HH Hunt	SE and Mid-Atlantic		
Integral Companies	Southeast		
Rea Ventures Group	Southeast		
RST Development	SE and Mid-Atlantic		
Wood Partners	Mid Atlantic		
Ocean Atlantic	Mid Atlantic		
LIHTC Market Analysis		For-Sale Analysis	
Client	Location	Client	Location
Benoit Group	Southeast	Bozzuto Homes	Mid-Atlantic
Enterprise Homes	Mid Atlantic	Centex Homes	Maryland
Homes For America	Mid Atlantic	Chesapeake Capital	Southeast and Mid-Atlantic
Ingerman	Mid Atlantic	Comstock Holdings	Mid-Atlantic
Iowa Finance Authority	Iowa	Gaylord Brooks	Maryland
Louisiana HFA	Louisiana	Keelty Homes	Maryland
Michaels Organization	National	Lambert Development	North Carolina
Michigan State Housing (MSHDA)	Michigan	Lennar	Mid-Atlantic
Mullin & Lonergan	Pennsylvania	Mi Casa	Maryland
Norsouth Development	Southeast	RST Development	Southeast and Mid-Atlantic
North Carolina Housing Finance (NCHFA)	North Carolina	Ryan Homes	Mid-Atlantic and Northeast
Osprey Property Company	Mid-Atlantic	Southern Land	Maryland
Presbyterian Senior	Southeast	Thomas Builders	Mid-Atlantic
Prestwick Development	Southeast		
Volunteers for America	National		
Walton Communities	Southeast		
Zimmerman Properties	Southeast		
Student Housing Analysis		Senior Housing/Assisted Living Analysis	
Client	Location	Client	Location
Bariglio Corporation	Newark, DE	Beztak Companies	National
Obrecht Development	Somerset Co, MD	CHAI	Maryland
Penn Trust Properties	State College, DE	Emory Development	Mid-Atlantic
Raycorp	Champaign, IL	JMR Development	Mid-Atlantic
		Mission First	Mid-Atlantic
		Pinnacle Companies	Northeast
		Presbyterian Senior	Mid-Atlantic
		The Peterson Companies	Mid-Atlantic
		Victory Housing	Maryland
		Wheeling PHA	West Virginia
Economic Impact Analysis/New Market Tax Credits		Economic Impact Analysis/New Market Tax Credits	
Client	Location	Client	Location
Altoona-Blair Co. Dev Corp	National	Altoona-Blair Co. Dev Corp	National
Bank of America	National	Bank of America	National
City of Harrisburg	Harrisburg, PA	City of Harrisburg	Harrisburg, PA
Crow Holdings	Dallas, TX	Crow Holdings	Dallas, TX



Assumption of Risk and Waiver of Liability Relating to
Coronavirus/COVID-19

The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. **COVID-19 is extremely contagious** and is believed to spread mainly from person-to-person contact. As a result, federal, state, and local governments and federal and state health agencies recommend physical distancing and have, in many locations, prohibited the congregation of groups and people.

By signing this agreement, our organization acknowledges the contagious nature of COVID-19 and waives the city of Grinnell from any liability relating to COVID-19 with respect to our event. We voluntarily agree to do our best to promote social distancing, wearing of masks, and washing of hands/using hand sanitizer during our event.

Organization Signature

Date

Additional restroom cleaning is available at a cost of \$40.00 per hour. Please contact the Recreation Department at 641-236-2620 if you would like to schedule additional restroom cleaning during your event.

ORDINANCE NO. 1484

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF GRINNELL, IOWA, BY AMENDING PROVISIONS PERTAINING TO ANIMAL PROTECTION AND CONTROL.

BE IT ENACTED by the City Council of the City of Grinnell, Iowa:

SECTION 1. SECTION MODIFIED. Section 55.11 of the Code of Ordinances of the City of Grinnell, is repealed and the following adopted in lieu thereof:

55.11 AT LARGE: IMPOUNDMENT. Animals found at large in violation of this chapter ~~shall~~ may be seized and impounded at the impoundment facilities utilized by the City, or at the discretion of the peace officer, the owner may be served a summons to appear before a proper court to answer charges made thereunder.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the ___ day of _____, 2020, and approved this ___ day of _____, 2020.

Mayor

ATTEST:

City Clerk

I certify that the foregoing was published as Ordinance No. 1484 on the ___ day of _____, 2020.

City Clerk