City Council Agenda

Grimes City Council
August 25, 2026 @ 5:30 PM
Grimes Community Center, 410 SE Main Street

Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

BUSINESS MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Public Forum **(People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues.)**
6. Approval of the Proposed Consent Agenda **(Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration.)**
    a. Resolution 08-0126 Approving Previous Meeting Minutes
    b. Resolution 08-0226 Claims Report $4,903,040.49
    c. Receiving and Filing Reports
        i. Finance Report for July 2026
    ii. Human Resources Department FY26 Report
    d. Resolution 08-0326 Approving Payments for Professional Services
        i. Invoice #3 Foth Infrastructure & Environment, LLC - IA-141 Safety Action Plan $15,061.73
        ii. Invoice #3 HR Green, Inc. - SE 37th Street - East Gap $66,012.34
        iii. Invoice #4 Kirkham Michael, Inc. - NW County Line Rd. Improvements $9,700.00
        iv. Invoice #18 McClure Engineering Company - SE 41st St. and SE Park Dr. Extension $21,628.05

v. Invoice #21 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $8,873.83

vi. Invoice #4 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $13,040.00

vii. Invoice #16 Snyder & Associates, Inc. - E 1st St. & E Gateway Dr. Intersection Improvements $13,216.81

viii. Invoice #36 Snyder & Associates, Inc. - NE Destination Dr. and NE Beaverbrooke Blvd. Improvements $21,494.84

ix. Invoice #3 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $3,385.00

x. Invoice #1 Foth Infrastructure & Environment, LLC - Tree Inventory and Urban Forestry Services $2,027.00

xi. Invoice #10 ISG - NW 27th Street Trail Connection $3,530.70

xii. Invoice #3 McClure Engineering Company - Phase 1B Water Main Improvements $13,691.25

xiii. Invoice #7 McClure Engineering Company - Water System On-Call Services $1,697.50

xiv. Invoice #4 Nilles Associates, Inc. - James Pointe Drainage Study $3,850.00

xv. Invoice #23 OPN Architects, Inc. - Grimes Public Administration Building $8,230.91

xvi. Invoice #8 Weitz Company - Grimes Public Administration Building $89,680.00

e. Resolution 08-0426 Approving Capital Project Payment Requests

i. Payment #5 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $79,789.85

ii. Payment #6 Elder Corporation - S James St. & S 19th St. Improvements $285,049.13

iii. Payment #33 Absolute Concrete Construction, Inc. - S James Street and SE 11th Street Improvements $977.74

iv. Payment #4 All Star Concrete - E Gateway Drive and E 1st Street Intersection Improvements $241,355.16

v. Payment #1 Bailey Roofing, Inc. - Grimes Public Administration Building $111,757.27

vi. Payment #4 Brad Moeller Electric, Inc. - Grimes Public Administration Building $111,065.00

vii. Payment #4 DDVI - Grimes Public Adminstration Building $40,968.00

viii. Payment #11 Edge Commercial, LLC - Lions Park $16,890.52

ix. Payment #3 Graphite Construction Group, Inc. - Grimes Public Administration Building $42,215.37

x. Payment #7 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $102,900.51

xi. Payment #4 Nelson Construction Services, LLC - Grimes Public Administration Building $89,612.13

xii. Payment #4 Sternquist Construction - NE Destination Drive Extension - Phase 2 $138,852.31

xiii. Payment #4 Sternquist Construction - NE Destination Drive Extension $527,694.37

xiv. Payment #7 US Erectors - Grimes Public Administration Building $59,880.04

xv. Payment #2 Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $34,309.14

xvi. Payment #3(Retainage) Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $47,766.46

f. Resolution 08-0526 Approving Change Orders

i. Change Order #2 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $11,200.00

ii. Change Order #2 Sternquist Construction - NE Destination Drive Extension - Phase 2 $11,810.22

iii. Change Order #2 Des Moines Asphalt & Paving - SW 19th Street and SW Jazzwood Drive Overlay $23,138.50

g. Resolution 08-0626 Approving Request for Street Closure for the Purpose of a Block Party

h. Resolution 08-0726 Appointing City of Grimes Representation to the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards

i. Resolution 08-0826 Approving Fire Board Recommendation to Join Anti-Trust Class Action Lawsuit Against REV Group

j. Resolution 08-0926 Approving State of Iowa Alcohol Licenses

k. Resolution 08-1026 Accepting Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes Community School District

l. Resolution 08-1126 Approving Consent and Agreement to Improvements Within A Sanitary Sewer Easement for Lot 9 of Autumn Park Plat 1 - 216 NW Sunset Lane

m. Resolution 08-1226 Approving and Authorizing the Execution of a Memorandum of Agreement Between the City of Grimes, Iowa and Bridge Creek Home Owners Association

n. Resolution 08-1326 Accepting Public Improvements in Hope Meadows Plat 3

o. Resolution 08-1426 Setting Public Hearing (09-08-2026, 5:30 PM): Sienna Hills PUD Amendment

p. Resolution 08-1526 Setting Public Hearing (09-08-2026, 5:30 PM): Willow Hills North West 60' Rezone

q. Resolution 08-1626 Remove Dead, Diseased, or Dying Trees Located on City Owned Property

r. Resolution 08-1726 Authorizing Conveyance of Underground Electric Easement in Connection with the Grimes Public Administration Building Project

s. Resolution 08-1826 Approving Fire Board Recommendation to Set the Ambulance Fees for FY27

t. Resolution 08-1926 Accepting the SW 19th Street and SW Jazzwood Drive Overlay

u. Resolution 08-2026 Authorizing the City of Grimes to Submit an Application to the Federal Surface Transportation Block Grant Program (STBG)

v. Resolution 08-2126 To Enter into Contract for Professional Services with Bolton and Menk, Inc. for the ADA Transition Plan Project

w. Resolution 08-2226 To Enter Into Contract for Professional Services with JEO Consulting Group, Inc. for Grimes NW Beaverbrooke Blvd Functional Design

x. Resolution 08-2326 To Amend Contract for Professional Services with Foth Infrastructure and Environment, LLC for S James Street Improvements from SE 37th St to SE 11th St

y. Resolution 08-2426 to Upgrade Traffic Signal Equipment at the Intersection of SE 11th Street and Highway 141

z. Resolution 08-2526 Approval of Payment to Play Pro-Recreation

aa. Resolution 08-2626 Approving Personnel Transactions

PROPOSED ACTION ITEMS

1. 2026 CIPP Lining Project
   a. Public Hearing on Plans, Specifications, Form of Contract and Estimate of Cost for the 2026 CIPP Lining Project
2. Third Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
3. Second Consideration of Ordinance 814 James Place PUD Amendment
4. Second Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting
5. Second Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrace, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
6. Blue Creek Village Site Plan Amendment
7. Resolution 08-2726 Approving Final Plat of Blue Creek Village Plat 1 and Certain Related Easements and Agreements
8. Brookside Village North Townhomes Preliminary Plat and Site Plan
9. Next Phase Grimes Warehouse Site Plan
10. DCG Operations Campus Expansion Site Plan Amendment

DISCUSSION ITEMS

1. Staff Reports
2. Mayor and City Council Reports

ADJOURNMENT

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Previous Meeting Minutes

BACKGROUND: The City Clerk keeps minutes of all City Council meetings according to Iowa Code Section 21.3. The minutes are published in a newspaper of general circulation in the city within 15 days following a Council meeting.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 08-0126 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 08-0126

WHEREAS, the City Clerk shall keep minutes of all City Council meetings;

WHEREAS, the minutes according to Iowa Code Section 21.3 are required to show the date, time and place, the members present, and the action taken at each meeting;

WHEREAS, the minutes shall show the results of each vote taken and information sufficient to indicate the vote of each member present;

WHEREAS, Iowa Code Section 372.13(6) requires that within 15 days following a regular or special meeting the Council, the clerk shall cause the minutes to the proceedings of the Council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

1. The minutes of the previous meeting are hereby approved as presented.
2. The City Clerk shall ensure that the approved minutes are properly recorded and maintained as part of the official records of the City of Grimes.
3. The City Clerk shall also ensure compliance with all application publication and record-keeping requirements as outlined in Iowa law.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, July 28, 2026

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor David Gisch on July 28, 2026, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present: Mayor: David Gisch, Council Members: Andrew Borcherding, Laurie DePhillips, Leslie Irlbeck, Jared Lovelady
   Absent: Council Member: Eric Johansen

4. Approval of Agenda

   Mayor Gisch asked for approval of the agenda.
   Moved by Irlbeck, Second by Borcherding, to approve the agenda.
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Public Forum

   Terri Golightly, 1810 NE Heritage Drive, shared concerns about the intersection of NE Beaverbrooke Boulevard and NE Gateway Drive as well as concerns about professional services agreements on the agenda. Allen May, 608 NW 8th Street, expressed his opinions on the Outdoor Sports Facilities Optimization Study and the Brenton Slough Transportation Study.

6. Approval of the Consent Agenda

   a. Resolution 07-0126 Approving Previous Meeting Minutes
   b. Resolution 07-0226 Claims Report $8,353,755.19
   c. Receiving and Filing Reports
      i. Finance Report for June 2026
   d. Resolution 07-0326 Approving Payments for Professional Services
      i. Invoice #16 Confluence, Inc. - Lions Park - Phase One $7,683.06
      ii. Invoice #2 Foth Infrastructure & Environment, LLC - IA-141 Safety Action Plan $28,223.65
      iii. Invoice #3 Kirkham Michael, Inc. - SW County Line Rd. - W 1st St. to NW Beaverbrooke Blvd. $21,989.14
      iv. Invoice #10 MSA Professional Services, Inc. - SE 2nd Street Water Main $2,520.50
      v. Invoice #20 MSA Professional Services, Inc. - SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $2,382.68

vi. Invoice #3 Nilles Associates, Inc. - James Pointe Drainage Study $9,625.00
vii. Invoice #2 Veenstra & Kimm, Inc. - WRA Trunk Sewer Extension Feasibility Study $1,521.00
viii. Invoice #1 Foth Infrastructure & Environment, LLC - 2026 CIPMH Lining and CIPP $23,950.70
ix. Invoice #6 Foth Infrastructure & Environment, LLC - SW 19th St. SRF Sponsored Pond $31,698.86
x. Invoice #17 Foth Infrastructure & Environment, LLC - S James St. Improvements - S 37th St. to S 11th St. $171,280.91
xi. Invoice #31 Foth Infrastructure & Environment, LLC - S James St. and SE 11th St. Improvements $10,211.50
xii. Invoice #2 McClure Engineering Company - Phase 1 B Water Main Improvements $23,655.95
xiii. Invoice #17 McClure Engineering Company - SE 41st Street and SE Park Drive Extension $25,618.25
xiv. Invoice #4 Nilles Associates, Inc. - Lions Park - Construction Services $6,125.00
xv. Invoice #22 OPN Architects, Inc. - Grimes Public Administration Building $89,478.95
xvi. Invoice #3 Snyder & Associates, Inc. - NE Gateway Dr. Lane Extension - NE 2nd Ct. to NE Heritage Dr. $9,020.00
xvii. Invoice #15 Snyder & Associates, Inc. - E Gateway Dr. and @ E 1st St. Intersection Improvements $10,471.05
xviii. Invoice #35 Snyder & Associates, Inc. - NE Destination Dr. & NE Beaverbrooke Blvd. Improvements $19,747.07
xix. Invoice #7 Weitz Company - Grimes Public Administration Building $108,424.00

e. Resolution 07-0426 Approving Capital Project Payment Requests
i. Payment #3 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $100,260.66
ii. Payment #4 Concrete Technologies, Inc. - SE 41st St. and SE Park Dr. Extension $494,742.00
iii. Payment #5 Elder Corporation - S James St. & S 19th St. Improvements $599,074.95
iv. Payment #4 Iowa Earth Works - SW 19th Street SRF Sponsored Pond $242,415.12
v. Payment #32 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements $12,014.98
vi. Payment #3 All Star Concrete - E Gateway Dr. and E 1st St. Intersection Improvements $121,633.97
vii. Payment #3 Brad Moeller Electric, Inc. - Grimes Public Administration Building $106,700.00
viii. Payment #3 DDVI - Grimes Public Administration Building $73,132.18
ix. Payment #1 Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay $315,340.59
x. x. Payment #1 Des Moines Asphalt & Paving - SW 19th St. and SW Jazzwood Dr. Overlay $1,510,139.84
xi. xi. Payment #2 (Retainage) Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay $9,752.80
xii. xii. Payment #10 Edge Commercial, LLC - Lions Park $137,922.41
xiii. Payment #2 Graphite Construction Group, Inc. - Grimes Public Administration Building $9,333.29

xiv. Payment #6 Kruck Plumbing & Heating Co., Inc. - Grimes Public Administration Building $13,612.01
xv. Payment #3 MB Construction, LLC - SE 2nd Street Water Main $108,562.52
xvi. Payment #4 (Retainage) MB Construction, LLC - SE 2nd Street Water Main $5,969.27
xvii. Payment #3 Nelson Construction Services, LLC - Grimes Public Administration Building $24,569.94
xviii. Payment #3 Sandstone Management, Ltd. - Grimes Public Administration Building $153,278.92
xix. Payment #3 Sternquist Construction - NE Destination Drive Extension - Phase 2$330,343.57
xx. Payment #3 Sternquist Construction - NE Destination Drive Extension $28,438.72
xxi. Payment #3 Sternquist Construction - SE 5th St. and SE 6th St. Reconstruction $79,361.03
xxii. Payment #6 US Erectors - Grimes Public Administration Building $368,503.00

f. Resolution 07-0526 Approving Change Orders
   i. Change Order #15 Absolute Concrete Construction, Inc. - S James St. and SE 11th St. Improvements -$8,700.00
   ii. Change Order #1 Des Moines Asphalt & Paving - Beaverbrooke West Plat Four Mill and Overlay -$100,821.61
   iii. Change Order #1 Des Moines Asphalt & Paving - SW 19th St. and SW Jazzwood Dr. Overlay $79,948.73
   iv. Change Order #4 Edge Commercial, LLC - Lions Park $6,170.00
   v. Change Order #1 MB Construction, LLC - SE 2nd Street Water Main $29,674.24
   vi. Change Order #2 Sandstone Management, Ltd. - Grimes Public Administration Building $3,495.00
   vii. Change Order #1 Sternquist Construction - NE Destination Drive Extension - Phase 2 $2,935.00
   viii. Change Order #1 Sternquist Construction - SE 5th St. and SE 6th St. Reconstruction $13,557.50
g. Resolution 07-0626 Approving Consent and Agreement to Improvements Within A Public Utility and Drainage Easement for Lot 4 of Channon Heights - 712 NE 4th Street
h. Resolution 07-0726 Approving Consent and Agreement to Improvements Within An Overland Flowage and Storm Sewer Easement for Lot 39 of Hope Meadows Plat 2 - 94 7 SW Boulder Drive
i. Resolution 07-0826 Approving Personnel Transactions
j. Resolution 07-0926 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 5 of Autumn Park Plat 4 - 1001 NW 7th Court
k. Resolution 07-1026 Approving State of Iowa Alcohol Licenses
l. Resolution 07-1126 to Make a One-Time Water and Sewer Adjustment for a Customer
m. Resolution 07-1226 to Make a One-Time Water and Sewer Adjustment for a Customer
n. Resolution 07-1326 Approving Fiscal Year 2025-2026 End of Year Transfers
o. Resolution 07-1426 Approving Consent and Agreement to Improvements Within An Public Utility and Drainage Easement for Lot 13 of Channon Heights- 401 NE 4th Street
p. Resolution 07-1526 Approving Consent and Agreement to Improvements Within An Overland Flowage Easement for Lot 31 of Autumn Park Plat 6 - 913 NW Sienna Drive
q. Resolution 07-1626 Project Initiation - Setting Bid Letting and Public Hearing Dates
   - 2026 CIPP Lining Project

r. Resolution 07-1726 To Amend Contract for Professional Services with Confluence for Lions Park - Phase One
s. Resolution 07-1826 Accepting the Beaverbrooke West Plat Four Mill and Overlay Improvements
t. Resolution 07-1926 Accepting the SE 2nd Street Water Main Improvements
u. Resolution 07-2026 To Enter into Contract for Professional Services with Synder & Associates, Inc. for NE Beaverbrooke Blvd & NE Gateway Drive – Roundabout
v. Resolution 07-2126 To Enter into Contract for Professional Services with Synder & Associates, Inc. for City Admin Building Fiber Optic Connection
w. Resolution 07-2226 Approval of Intergovernmental (28E) Agreement with the City of Urbandale for the 142nd Street & Meredith Drive Traffic Signal Project
x. Resolution 07-2326 To remove dead, diseased, or dying trees located on City-owned greenspace located along the Prairie Creek Trail corridor
y. Resolution 07-2426 to Make a One-Time Water and Sewer Adjustment for a Customer
z. Resolution 07-2526 Accepting Certain Easement Associated with the SW 19th Street Water Transmission Main Extension Project
aa. Resolution 07-2626 To Approve FY 2027 Membership in the Des Moines Area Metropolitan Planning Organization (MPO)
bb. Resolution 07-2726 To Approve Purchase of a GPS Utility Locator
cc. Resolution 07-2826 To Authorize Delivery and Purchase of Salt for Winter Operations
dd. Resolution 07-2926 To Amend the Professional Services Agreement with Snyder & Associates, Inc. for the Traffic Signal Network Communication Project
ee. Resolution 07-3026 IT equipment disposal
ff. Resolution 07-3126 Approving Consent and Agreement to Improvements Within A Sanitary Sewer Easement and Overland Flowage and Storm Sewer Easement for Lot 9 of Grimes Crossing Plat 4 - 551 SE Dovetail Road
gg. Resolution 07-3226 Approving a Communication Services Agreement with Wixted & Co
hh. Resolution 07-3326 Accepting Public Improvements in Harvest Pointe Plat 1

Mayor Gisch asked for approval of the consent agenda.
Moved by Borcherding, Second by DePhillips, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

PROPOSED ACTION ITEMS

1. Ordinance 814 James Place PUD Amendment

Development Services Director Pfaltzgraff presented details of the proposal located southwest of the intersection of SW 11th Street and South James Street, including more flexibility for commercial and high-density residential in the development. The amendment results from a change in how the parkland dedication is allocated to the City to construct a detention pond on the west side of the development.

a. Public Hearing on Ordinance 814 James Place PUD Amendment

Mayor Gisch opened the Public Hearing at 5:46 p.m.

Joe Herman, 308 NW 8th Street, shared his opposition to high-density residential. Ryan Nicholson, 401 SE 13th Street, asked if there would be a cost to the City for this development. Kim Gahan, 408 SE 5th Street, shared appreciation for the detention pond and concerns about more high-density residential. Terri Golightly, 1810 NE Heritage Drive, voiced an opposition to PUD's in general. Doug Siedenburg, The Siedenburg Group, 1350 NW 138th Street, Suite 450, Clive, shared the ease of which he has been able to work with City staff on the project.

Mayor Gisch closed the Public Hearing at 5:53 p.m.

b. First Consideration of Ordinance 814 James Place PUD Amendment

Mayor and Council members asked questions of staff and discussed the amendment.

Mayor Gisch asked for approval of First Consideration of Ordinance 814 James Place PUD Amendment
Moved by DePhillips, Second by Borcherding, to approve First Consideration of Ordinance 814 James Place PUD Amendment
Roll Call: Ayes: 3. Nays: Lovelady. Motion passes: 3 - 1.

2. Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Development Services Director Pfaltzgraff shared details of the proposed amendment planned to align with new regulations from State Code relating to Board of Adjustment, accessory dwelling units, and fireworks.

a. Public Hearing on Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Mayor Gisch opened the Public Hearing at 6:15 p.m.

Allen May, 608 NW 8th Street, voiced his displeasure of the changes in regulations concerning accessory dwelling units and the Board of Adjustment. Terri Golightly, 1810 NE Heritage Drive, shared concerns relating to the fireworks amendment. Ryan Nicholson, 401 SE 13th Street, asked if there would be any change to HOA by-laws with the changes in regulations for the accessory dwelling units. Kim Gahan, 408 SE 5th Street, commented that she also would like a more restricted fireworks section of the Ordinance.

Mayor Gisch closed the Public Hearing at 6:21 p.m.

b. First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

Development Services Director Pfaltzgraff informed Council and public hearing speakers that HOA's can be more strict with the accessory dwelling units and that majority of what is being

presented has be brought forth by the State giving no option but to adopt. Mayor and Council discussed the proposed amendment.

Mayor Gisch asked for approval of First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting
Moved by Irlbeck, Second by Lovelady, to approve First Consideration of Ordinance 815 Amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

3. Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

   Building Official Tibbles presented the details of the amendment.

   a. Public Hearing on Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

      Mayor Gisch opened the Public Hearing at 6:35 p.m. No oral or written comments were made. Mayor Gisch closed the Public Hearing at 6:35 p.m.

   b. First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.

      Mayor and Council asked questions of staff and discussed the proposed amendment.

      Mayor Gisch asked for approval of First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
      Moved by Borcherding, Second by DePhillips, to approve First Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrance, and Building Regulation associated with 11-8-2 Residential Building Code and 11-11-2 Building Code.
      Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

4. Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations

Development Services Director Pfaltzgraff provided a brief recap of the proposed amendment with no changes since the public hearing and first consideration. Mayor and Council members asked questions of staff and discussed the amendment.

Mayor Gisch asked for approval of Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
Moved by DePhillips, Second by Irlbeck, to approve Second Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

5. Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study

   Finance Director Woodke presented details of the agreement to complete a 5-year utility rate study.

   Mayor Gisch asked for approval of Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study
   Moved by Borcherding, Second by DePhillips, to approve Resolution 07-3426 to Enter into a Professional Service Agreement with PFM – Comprehensive 5 Year Utility Rate Study
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

6. Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study

   City Manager Anderson informed Council the details of the agreement and how it will help Grimes to utilize the sports complexes to their full potential. Mayor and Council asked questions of staff and discussed the estimated 14-week study.

   Mayor Gisch asked for approval of Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study
   Moved by Irlbeck, Second by Lovelady, to approve Resolution 07-3526 Approving Consulting Agreement for Grimes Outdoor Sports Facilities Optimization Study
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

7. Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project

   Development Services Director Pfaltzgraff presented features of the planned first phase of Meadows Park for which the grant money would be allocated.

   Mayor Gisch asked for approval of Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project
   Moved by Borcherding, Second by Lovelady, to approve Resolution 07-3626 Approving A Fiscal Year 2027 REAP City Parks and Open Spaces Grant Application for the Meadows Park Project
   Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

8. Resolution 07-3726 approving Brenton Slough Transportation Study MOU

Development Services Director Pfaltzgraff shared details of the study being pursued by multiple jurisdictions to find better connections to regional assets like the Brenton Slough and Jester Park.

Mayor Gisch asked for approval of Resolution 07-3726 approving Brenton Slough Transportation Study MOU
Moved by DePhillips, Second by Borcherding, to approve Resolution 07-3726 approving Brenton Slough Transportation Study MOU
Roll Call: Ayes: All. Nays: None. Motion passes: 4 - 0.

DISCUSSION ITEMS

1. Staff Report

   No staff report given.

2. Mayor and City Council Reports

   No Mayor and City Council Reports given.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:26 p.m.
Motion by DePhillips, Second by Irlbeck to adjourn.
Roll Call: Ayes: All; Nays: None; Motion passes: 4 - 0.

ATTEST:

_____ _____

Rachel Greving, City Clerk David Gisch, Mayor

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Claims Report $4,903,040.49

BACKGROUND: The following expenditures have been reviewed and authorized as being justified and properly due and made in accordance with city guidelines.
This listing has been prepared by the Finance Department Staff and is being submitted to the City Council for approval.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke
Return to: Marcia Woodke

Grimes Resolution No. 08-0226

WHEREAS, the Finance Department prepares a list of authorized expenditures to be approved by the Grimes City Council;

WHEREAS, the attached (exhibit A) have been reviewed as being justified and properly due and made in accordance to city guidelines;

WHEREAS, the listing has been prepared and reviewed by the Finance Department Staff and is being submitted to the City Council for approval;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, to recommend approval of the attached (Exhibit A) expenditures.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Vendor Name	Description (Item)	Amount
Vendor: 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION		
ABSOLUTE CONCRETE CONST...	S JAMES/SE 11TH ST IMPVMT #33	977.74
	Vendor 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION Total:	**977.74**
Vendor: 0000004578 - ACCO UNLIMITED CORPORATION		
ACCO UNLIMITED CORPORAT...	CHLORINE	147.00
	Vendor 0000004578 - ACCO UNLIMITED CORPORATION Total:	**147.00**
Vendor: 0000004391 - AGRILAND FS INC		
AGRILAND FS INC	UNLEADED FUEL	59.16
AGRILAND FS INC	UNLEADED FUEL	172.26
AGRILAND FS INC	UNLEADED FUEL	214.02
AGRILAND FS INC	UNLEADED FUEL	377.07
AGRILAND FS INC	UNLEADED FUEL	448.23
AGRILAND FS INC	UNLEADED FUEL	100.57
AGRILAND FS INC	DIESEL FUEL	492.55
AGRILAND FS INC	DIESEL FUEL	320.81
AGRILAND FS INC	DIESEL FUEL	124.14
AGRILAND FS INC	DIESEL FUEL	215.71
AGRILAND FS INC	DIESEL FUEL	7.45
AGRILAND FS INC	DIESEL FUEL	570.91
AGRILAND FS INC	UNLEADED FUEL	152.94
AGRILAND FS INC	UNLEADED FUEL	273.75
AGRILAND FS INC	UNLEADED FUEL	213.33
AGRILAND FS INC	UNLEADED FUEL	521.95
AGRILAND FS INC	UNLEADED FUEL	167.54
AGRILAND FS INC	UNLEADED FUEL	84.68
AGRILAND FS INC	UNLEADED FUEL	259.58
AGRILAND FS INC	UNLEADED FUEL	175.56
AGRILAND FS INC	UNLEADED FUEL	112.02
AGRILAND FS INC	UNLEADED FUEL	264.43
AGRILAND FS INC	UNLEADED FUEL	122.47
AGRILAND FS INC	UNLEADED FUEL	616.88
AGRILAND FS INC	UNLEADED FUEL	118.29
AGRILAND FS INC	UNLEADED FUEL	89.87
AGRILAND FS INC	DIESEL FUEL	380.28
AGRILAND FS INC	DIESEL FUEL	98.88
AGRILAND FS INC	DIESEL FUEL	3.74
AGRILAND FS INC	DIESEL FUEL	505.19
AGRILAND FS INC	DIESEL FUEL	114.54
AGRILAND FS INC	UNLEADED FUEL	47.03
AGRILAND FS INC	UNLEADED FUEL	320.11
AGRILAND FS INC	UNLEADED FUEL	314.50
AGRILAND FS INC	UNLEADED FUEL	434.74
AGRILAND FS INC	UNLEADED FUEL	529.91
AGRILAND FS INC	UNLEADED FUEL	193.05
AGRILAND FS INC	UNLEADED FUEL	181.46
AGRILAND FS INC	UNLEADED FUEL	85.64
AGRILAND FS INC	DIESEL FUEL	580.28
AGRILAND FS INC	DIESEL FUEL	98.70
AGRILAND FS INC	DIESEL FUEL	11.85
AGRILAND FS INC	DIESEL FUEL	141.87
AGRILAND FS INC	UNLEADED FUEL	96.09
AGRILAND FS INC	UNLEADED FUEL	163.98
AGRILAND FS INC	UNLEADED FUEL	44.89

Vendor Name	Description (Item)	Amount
AGRILAND FS INC	UNLEADED FUEL	90.95
AGRILAND FS INC	UNLEADED FUEL	287.89
AGRILAND FS INC	UNLEADED FUEL	81.62
AGRILAND FS INC	UNLEADED FUEL	97.57
	Vendor 0000004391 - AGRILAND FS INC Total:	**11,180.93**
Vendor: 0000003936 - AIRGAS USA LLC		
AIRGAS USA LLC	CYLINDER RENTAL 7/1/26 TO 7/31/26	157.98
	Vendor 0000003936 - AIRGAS USA LLC Total:	**157.98**
Vendor: VEN01107 - ALL STAR CONCRETE LLC		
ALL STAR CONCRETE LLC	E GATEWAY DR/E 1ST ST #4	241,355.16
	Vendor VEN01107 - ALL STAR CONCRETE LLC Total:	**241,355.16**
Vendor: VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY		
AMAZON CAPITAL SERVICES - ...	LIBRARY MATERIALS	17.60
AMAZON CAPITAL SERVICES - ...	LIBRARY SUPPLIES	43.10
AMAZON CAPITAL SERVICES - ...	LIBRARY MATERIALS	38.62
AMAZON CAPITAL SERVICES - ...	LIBRARY SUPPLIES	37.31
AMAZON CAPITAL SERVICES - ...	LIBRARY MATERIALS	271.43
AMAZON CAPITAL SERVICES - ...	LIBRARY SUPPLIES	14.99
AMAZON CAPITAL SERVICES - ...	LIBRARY MATERIALS	296.42
AMAZON CAPITAL SERVICES - ...	LIBRARY SUPPLIES	8.60
	Vendor VEN01022 - AMAZON CAPITAL SERVICES - LIBRARY Total:	**728.07**
Vendor: AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES		
AMAZON CAPITAL SERVICES	TOILET PAPER	216.95
AMAZON CAPITAL SERVICES	REFEREE SHIRTS & SOCCER EQUIPMENT	202.47
AMAZON CAPITAL SERVICES	VOLLEYBALL & FLAG FOOTBALL EQUIPMENT	611.30
AMAZON CAPITAL SERVICES	ADDITIONAL PADDED CHAIRS FOR ROOM 205	143.92
AMAZON CAPITAL SERVICES	TOWER UPS-CIWW	2,070.00
AMAZON CAPITAL SERVICES	DEVSERV OFFICE SUPPLIES	94.28
AMAZON CAPITAL SERVICES	CALCULATOR, TYLENOL, DRY ERASE MARKERS	43.82
AMAZON CAPITAL SERVICES	FOLDING CHAIRS FOR ROOM 205	287.84
AMAZON CAPITAL SERVICES	FLAG FOOTBALL SUPPLIES	111.43
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	12.66
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	10.77
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	29.04
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	9.88
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	5.69
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	9.67
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	4.18
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	5.38
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	3.49
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	5.99
AMAZON CAPITAL SERVICES	SAFETY CABINET SUPPLIES	5.55
AMAZON CAPITAL SERVICES	FLAG FOOTBALL SUPPLIES	197.84
AMAZON CAPITAL SERVICES	WATER FOUNDTAIN FILTER	98.98
AMAZON CAPITAL SERVICES	CLOTHING ALLOWANCE-SALTMARSH-PLUGFONES	54.72
AMAZON CAPITAL SERVICES	CONCRETE SUPPLIES	430.21
	Vendor AMAZON CAPITAL SERVI - AMAZON CAPITAL SERVICES Total:	**4,666.06**
Vendor: VEN01138 - ANNA KAYSER		
ANNA KAYSER	REFUND FOR TRASH STICKERS	35.00
	Vendor VEN01138 - ANNA KAYSER Total:	**35.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000001080 - APWA IOWA CHAPTER		
APWA IOWA CHAPTER	APWA WINTER CONFERENCE-4 ATTENDEES	900.00
	Vendor 0000001080 - APWA IOWA CHAPTER Total:	**900.00**
Vendor: VEN01108 - AQUATIC CONTROL INC		
AQUATIC CONTROL INC	AQUATIC VEGETATION CONTROL-GABUS	364.29
	Vendor VEN01108 - AQUATIC CONTROL INC Total:	**364.29**
Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC		
ASCENDANCE TRUCKS MIDWE...	TELEMATICS	339.93
ASCENDANCE TRUCKS MIDWE...	TELEMATICS	339.94
ASCENDANCE TRUCKS MIDWE...	TELEMATICS	339.94
	Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:	**1,019.81**
Vendor: 0000004690 - ATG USA		
ATG USA	BLUEBEAM SOFTWARE SUBSCRIPTION	1,149.50
ATG USA	BLUEBEAM SOFTWARE SUBSCRIPTION	470.25
ATG USA	BLUEBEAM SOFTWARE SUBSCRIPTION	156.75
ATG USA	BLUEBEAM SOFTWARE SUBSCRIPTION	156.75
	Vendor 0000004690 - ATG USA Total:	**1,933.25**
Vendor: VEN01069 - BAILEY ROOFING CONTRACTORS INC		
BAILEY ROOFING CONTRACTO...	GRIMES ADMIN BUILDING #1	111,757.27
	Vendor VEN01069 - BAILEY ROOFING CONTRACTORS INC Total:	**111,757.27**
Vendor: 0000001150 - BANKERS TRUST COMPANY		
BANKERS TRUST COMPANY	USATODAY-DSM REGISTER SUBSCRIPTION	21.19
BANKERS TRUST COMPANY	LA MIE BAKERY-PARTNER MEETING	17.02
BANKERS TRUST COMPANY	RANGE-PARTNER MEETING	28.16
BANKERS TRUST COMPANY	GDCDA-EVENT REGISTRATION	34.64
BANKERS TRUST COMPANY	FRANCE MEDIA-CONFERENCE REGIS	195.00
BANKERS TRUST COMPANY	TROSTELS GREENBRIAR-PARTNER MEETING	17.39
BANKERS TRUST COMPANY	GREATER DSM-SUMMIT REGISTRATION	75.00
BANKERS TRUST COMPANY	NORTHERN VESSEL-PARTNER MEETING	5.76
BANKERS TRUST COMPANY	GATEWAY MARKET-PARTNER MEETING	14.63
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-FISK	21.40
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-AHRENS	21.40
BANKERS TRUST COMPANY	ISU INTRANS-STREET/ROADS WKSP REGIS-JAROSH	100.00
BANKERS TRUST COMPANY	HILTON-APWA CONF HOTEL DOWNPMT-AHRENS	291.33
BANKERS TRUST COMPANY	DSM PARKING-ESRI CON AIRPORT PARKING-JAMESON	98.00
BANKERS TRUST COMPANY	HORTON GRAND-ESRI CONF HOTEL-JAMESON	1,696.56
BANKERS TRUST COMPANY	MICROSOFT SUBSCRIPTION	1.96
BANKERS TRUST COMPANY	COGNITO-TEAMS SUBSCRIPTION	44.00
BANKERS TRUST COMPANY	ALS DAIRY FREEZE-EEC ICE CREAM SANDWICHES	423.50
BANKERS TRUST COMPANY	IR INDUSTRIAL-CREDIT FOR TAX ON JULY STATEMENT	-26.91

Vendor Name	Description (Item)	Amount
BANKERS TRUST COMPANY	APWA-SNOW/ICE CON-4 EMPLOYEES	1,600.00
BANKERS TRUST COMPANY	APWA PWX-CONF REGISTRATION-HENSLEY	1,019.00
BANKERS TRUST COMPANY	ICPA-GOLF OUTING REGISTRATION	500.00
BANKERS TRUST COMPANY	CITY OF GRIMES-MWA LARGE STICKERS	70.00
BANKERS TRUST COMPANY	MOUSER ELECTRONICS-CIRCULAR METRIC CONNECTORS	259.64
BANKERS TRUST COMPANY	NORTHERN TOOL-CRUSHED GLASS BLAST MEDIA	479.52
BANKERS TRUST COMPANY	USPS-CODE ENFORCEMENT INVOICES(2)	22.62
BANKERS TRUST COMPANY	ADEL FAMILY FUN-SUMMER ADVENTURES ADMISSION	513.00
BANKERS TRUST COMPANY	WALMART-OFFICE SUPPLIES	378.64
BANKERS TRUST COMPANY	USPS-CERTIFIED MAIL(2)	22.62
BANKERS TRUST COMPANY	NRPA-MEMBER DUES-MILLER	189.00
BANKERS TRUST COMPANY	IA TURFGRASS-FIELD DAY REG-4 EMPLOYEES	164.00
BANKERS TRUST COMPANY	RIVANNA-AWARD PLAQUE	270.30
BANKERS TRUST COMPANY	TEAM SIDELINE-SPORTS MANAGE SFTWR ANNUAL FEE	1,337.32
BANKERS TRUST COMPANY	WHEN I WORK-PART TIME SCHEDULE	87.50
BANKERS TRUST COMPANY	WALMART-BATTERIES	39.36
BANKERS TRUST COMPANY	WALMART-VOLLEYBALLS	225.00
BANKERS TRUST COMPANY	RCX SPORTS-FLAG OFFICIALS MEMBERSHIP	25.00
BANKERS TRUST COMPANY	WALMART-FALL YOUTH SPORTS EQUIP	38.78
BANKERS TRUST COMPANY	WALMART-SHIPPING LABELS	27.44
BANKERS TRUST COMPANY	SKYZONE-SUMMER ADVENTURES ADMISSION	540.00
BANKERS TRUST COMPANY	OLD SCHOOL PINBALL-SUMMER ADVENTURES ADMISSION	439.50
BANKERS TRUST COMPANY	WDM HOLIDAY-SUMMER ADVENTURES ADMISSION	250.01
BANKERS TRUST COMPANY	CLIVE AQUATIC-SUMMER ADVENTURES ADMISSION	351.54
BANKERS TRUST COMPANY	SLEEPY HOLLOW-SUMMER ADVENTURES ADMISSION	876.00
BANKERS TRUST COMPANY	SKYZONE-SUMMER ADVENTURES ADMISSION	324.00
BANKERS TRUST COMPANY	HYPER-EMPLOYEE GIFTCARD	15.00
BANKERS TRUST COMPANY	WALMART- EMPLOYEE CARD	4.98
BANKERS TRUST COMPANY	WALMART-FLAG FOOTBALL SUPPLIES	61.36
BANKERS TRUST COMPANY	TURFBOND-ADHESIVE	396.61
BANKERS TRUST COMPANY	HUMANTIX-APA CONF-COFFEY/HOODJER	667.54
BANKERS TRUST COMPANY	ROCKET CARWASH-CARWASH FEE	191.92
BANKERS TRUST COMPANY	WDM HOLIDAY-SUMMER ADVENTURES ADMISSION	127.99
BANKERS TRUST COMPANY	ILA-CONFERENCE REG-MAXWELL	265.00
BANKERS TRUST COMPANY	MOBILE BEACON-HOTSPOT RENEWALS	720.00
BANKERS TRUST COMPANY	HYVEE-PLANT FOR STAFF MEMBER	19.99

Vendor Name	Description (Item)	Amount
BANKERS TRUST COMPANY	WALMART-PROGRAMMING SUPPLIES	35.04
BANKERS TRUST COMPANY	CONSTANT CONTACT-ANNUAL EMAIL MKTG RENEWAL	1,349.56
	Vendor 0000001150 - BANKERS TRUST COMPANY Total:	**16,984.81**
Vendor: 0000001165 - BDI SIGNS		
BDI SIGNS	BACK TO HEALTH BANNER	125.00
BDI SIGNS	LIONS CLUB SIGN	485.00
BDI SIGNS	PICKLEBALL RULE SIGNS	86.00
	Vendor 0000001165 - BDI SIGNS Total:	**696.00**
Vendor: 0000001164 - BLACK HILLS ENERGY		
BLACK HILLS ENERGY	GAS	44.44
BLACK HILLS ENERGY	GAS	43.74
BLACK HILLS ENERGY	GAS	152.51
BLACK HILLS ENERGY	GAS	21.55
BLACK HILLS ENERGY	GAS	21.54
BLACK HILLS ENERGY	GAS	180.58
BLACK HILLS ENERGY	GAS	45.18
BLACK HILLS ENERGY	GAS	44.45
BLACK HILLS ENERGY	GAS	43.74
BLACK HILLS ENERGY	GAS	48.75
BLACK HILLS ENERGY	GAS	44.49
	Vendor 0000001164 - BLACK HILLS ENERGY Total:	**690.97**
Vendor: VEN01018 - BLACKSTONE AUDIO INC		
BLACKSTONE AUDIO INC	LIBRARY MATERIALS	33.99
BLACKSTONE AUDIO INC	LIBRARY MATERIALS	108.76
	Vendor VEN01018 - BLACKSTONE AUDIO INC Total:	**142.75**
Vendor: 0000001176 - BMI		
BMI	MUSIC CONTRACT FOR GCC	7.11
	Vendor 0000001176 - BMI Total:	**7.11**
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	DREMEL TOOL	109.98
BOMGAARS	SHOP SUPPLIES	51.93
BOMGAARS	SUPPLIES- SPRAYER PART	44.55
BOMGAARS	SHOP SUPPLIES	19.98
BOMGAARS	SHOP SUPPLIES	11.98
BOMGAARS	DRILL	143.48
BOMGAARS	TRAILER PIN	7.99
BOMGAARS	WIPER BLADES	83.90
BOMGAARS	SHOP SUPPLIES	49.38
BOMGAARS	HOSE REEL	16.99
BOMGAARS	WEED EATER HEADS	84.97
BOMGAARS	SUPPLIES	44.95
	Vendor 0000001182 - BOMGAARS Total:	**670.08**
Vendor: VEN01096 - BPT OPCO LLC		
BPT OPCO LLC	PORTABLE RESTROOMS	115.45
BPT OPCO LLC	SERVICE	461.80
BPT OPCO LLC	PORTABLE RESTROOMS	115.45
	Vendor VEN01096 - BPT OPCO LLC Total:	**692.70**
Vendor: VEN01070 - BRAD MOELLER ELECTRIC INC		
BRAD MOELLER ELECTRIC INC	GRIMES ADMIN BUILDING #4	111,065.00
	Vendor VEN01070 - BRAD MOELLER ELECTRIC INC Total:	**111,065.00**
Vendor: 0000004342 - BRANDON C HARLAND		
BRANDON C HARLAND	POND SERVICE	300.00
	Vendor 0000004342 - BRANDON C HARLAND Total:	**300.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000002232 - BRAVO GREATER DES MOINES		
BRAVO GREATER DES MOINES	28E-FY27 JULY 2026	7,329.25
	Vendor 0000002232 - BRAVO GREATER DES MOINES Total:	**7,329.25**
Vendor: 0000001204 - BUSINESS PUBLICATIONS COR		
BUSINESS PUBLICATIONS COR	SUBSCRIPTION RENEWAL-PFALTZGRAFF	24.95
	Vendor 0000001204 - BUSINESS PUBLICATIONS COR Total:	**24.95**
Vendor: 0000001217 - CAPITAL SANITARY SUPPLY		
CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES-LIBRARY	292.34
	Vendor 0000001217 - CAPITAL SANITARY SUPPLY Total:	**292.34**
Vendor: 0000001228 - CENTRAL IOWA PEST		
CENTRAL IOWA PEST	PEST CONTROL-GCC	115.00
CENTRAL IOWA PEST	PEST CONTROL-DEVSERV	35.00
CENTRAL IOWA PEST	PEST CONTROL-CHAMB&ECO SERVICES	35.00
CENTRAL IOWA PEST	PEST CONTROL-CH	70.00
CENTRAL IOWA PEST	PEST CONTROL-OLD FIRE STATION	70.00
CENTRAL IOWA PEST	PEST CONTROL-SOUTH COMPLEX	50.00
CENTRAL IOWA PEST	PEST CONTROL-WTP-CIWW	120.00
CENTRAL IOWA PEST	PEST CONTROL-NORTH COMPLEX	50.00
CENTRAL IOWA PEST	PEST CONTROL-PW	70.00
	Vendor 0000001228 - CENTRAL IOWA PEST Total:	**615.00**
Vendor: 0000002326 - CENTURY LINK		
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	108.50
CENTURY LINK	8/13-9/12/26 PHONE SERVICE	152.14
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	289.94
CENTURY LINK	8/1-8/31/26 PHONE SERVICE	152.14
CENTURY LINK	8/10-9/9/26 PHONE SERVICE-CIWW 50%	370.83
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	126.81
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	76.07
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	219.58
CENTURY LINK	8/10-9/9/26 PHONE SERVICE	289.25
	Vendor 0000002326 - CENTURY LINK Total:	**1,785.26**
Vendor: 0000001403 - CFI SALES		
CFI SALES	R109 TIRES	1,240.20
	Vendor 0000001403 - CFI SALES Total:	**1,240.20**
Vendor: 0000002141 - CINTAS FIRST AID & SAFETY		
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEMENTS	112.50
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEMENTS	225.00
CINTAS FIRST AID & SAFETY	LIFELINE VIEW AED AGREEMENTS	234.00
CINTAS FIRST AID & SAFETY	SAFETY CABINET SUPPLIES	214.88
	Vendor 0000002141 - CINTAS FIRST AID & SAFETY Total:	**786.38**
Vendor: 0000001241 - CITY OF DES MOINES		
CITY OF DES MOINES	WRA SEPTEMBER 2026	245,177.90
	Vendor 0000001241 - CITY OF DES MOINES Total:	**245,177.90**
Vendor: 0000004360 - CITY OF GRIMES HSA		
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	910.45
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	225.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	86.34

Vendor Name	Description (Item)	Amount
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	86.35
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	60.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	910.45
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	225.00
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	86.34
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	86.35
CITY OF GRIMES HSA	CITY OF GRIMES HSA DEDUCTION	60.00
	Vendor 0000004360 - CITY OF GRIMES HSA Total:	**2,736.28**
Vendor: 0000004247 - CITY OF GRIMES/FLEX		
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	398.66
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	442.80
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	79.00
CITY OF GRIMES/FLEX	EMPLOYEE FLEX SPENDING	473.96
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	860.19
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	226.92
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	256.15
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	119.37
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	209.11
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	28.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	54.85
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	1,973.07
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	288.46
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	398.10
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	109.59
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	851.46
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	226.92
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	264.54
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	118.10
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	210.38
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	28.00
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX SPENDING	55.19
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	1,973.07
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	288.46
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	398.09

Vendor Name	Description (Item)	Amount
CITY OF GRIMES/FLEX	CITY OF GRIMES FLEX - DEPENDENT CARE	109.60
	Vendor 0000004247 - CITY OF GRIMES/FLEX Total:	**10,442.04**
Vendor: 0000001240 - CITY OF JOHNSTON		
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	78,964.62
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	1,651.88
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	120,602.83
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	3,743.00
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	14,515.17
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY AUG 2026	51,747.00
	Vendor 0000001240 - CITY OF JOHNSTON Total:	**271,224.50**
Vendor: 0000001224 - CITY OF URBANDALE		
CITY OF URBANDALE	SHARED TRAFFIC SIGNAL & REPAIRS	208.99
	Vendor 0000001224 - CITY OF URBANDALE Total:	**208.99**
Vendor: 0000004302 - CIVICPLUS LLC		
CIVICPLUS LLC	AudioEye and DocAccess Subscriptions	6,140.87
	Vendor 0000004302 - CIVICPLUS LLC Total:	**6,140.87**
Vendor: 0000001243 - CIVIL DESIGN ADVANTAGE		
CIVIL DESIGN ADVANTAGE	PROFESSIONAL SERVICES - JUNE TO AUGUST	1,600.00
	Vendor 0000001243 - CIVIL DESIGN ADVANTAGE Total:	**1,600.00**
Vendor: 0000004820 - CLEANING CONNECTION INC		
CLEANING CONNECTION INC	CARPET CLEANING-LIBRARY	250.00
	Vendor 0000004820 - CLEANING CONNECTION INC Total:	**250.00**
Vendor: 0000001245 - CLIVE POWER EQUIPMENT		
CLIVE POWER EQUIPMENT	CONCRETE SAW SUPPLIES	139.17
	Vendor 0000001245 - CLIVE POWER EQUIPMENT Total:	**139.17**
Vendor: 0000001248 - COLLECTION SERVICES CENTER		
COLLECTION SERVICES CENTER	IA CHILD SUPPORT	957.68
COLLECTION SERVICES CENTER	IA CHILD SUPPORT	957.68
	Vendor 0000001248 - COLLECTION SERVICES CENTER Total:	**1,915.36**
Vendor: 0000004788 - COMMERCIAL RECREATION		
COMMERCIAL RECREATION	T HANDLE	465.80
	Vendor 0000004788 - COMMERCIAL RECREATION Total:	**465.80**
Vendor: 0000001250 - CONCRETE TECHNOLOGIES INC		
CONCRETE TECHNOLOGIES INC	SE 41ST ST/SE PARK DR EXT #5	79,489.85
	Vendor 0000001250 - CONCRETE TECHNOLOGIES INC Total:	**79,489.85**
Vendor: 0000001261 - CORE & MAIN		
CORE & MAIN	SMART POINTS	9,720.00
CORE & MAIN	MXU'S	1,697.00
CORE & MAIN	3" METER	1,800.00
	Vendor 0000001261 - CORE & MAIN Total:	**13,217.00**
Vendor: 0000001272 - CROWN TROPHY		
CROWN TROPHY	ADULT LEAGUE PLAQUES SUMMER 2026	95.94
	Vendor 0000001272 - CROWN TROPHY Total:	**95.94**
Vendor: 0000002463 - CSG FORTE PAYMENTS INC		
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	42.34
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	800.95
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	110.00

Vendor Name	Description (Item)	Amount
CSG FORTE PAYMENTS INC	CC FEES-PARKS/REC/GCC/PLEX	220.54
	Vendor 0000002463 - CSG FORTE PAYMENTS INC Total:	**1,173.83**
Vendor: 0000001273 - CTI READY MIX		
CTI READY MIX	SW 7TH CONCRETE	402.00
CTI READY MIX	BACKFILL	608.40
	Vendor 0000001273 - CTI READY MIX Total:	**1,010.40**
Vendor: 0000001057 - D&K PRODUCTS		
D&K PRODUCTS	PAINT	2,400.00
D&K PRODUCTS	CHALK	540.40
D&K PRODUCTS	CHEMICALS	2,370.00
D&K PRODUCTS	FERTILIZER	2,470.00
D&K PRODUCTS	CHEMICALS	2,368.00
D&K PRODUCTS	HUMIC	1,392.00
	Vendor 0000001057 - D&K PRODUCTS Total:	**11,540.40**
Vendor: 0000001281 - DCG SCHOOLS		
DCG SCHOOLS	SUMMER ADVENTURES 2026 TRANSPORTATION	1,871.75
	Vendor 0000001281 - DCG SCHOOLS Total:	**1,871.75**
Vendor: 0000004793 - DDVI INC		
DDVI INC	GRIMES ADMIN BUILDING #4	40,968.00
	Vendor 0000004793 - DDVI INC Total:	**40,968.00**
Vendor: 0000002670 - DES MOINES ASPHALT & PAVING		
DES MOINES ASPHALT & PAVI...	SW 19TH ST/SW JAZZWOOD OVERLAY #2	34,309.14
DES MOINES ASPHALT & PAVI...	SW 19TH ST/SW JAZZWOOD OVERLAY #3-RETAINAGE	47,766.46
	Vendor 0000002670 - DES MOINES ASPHALT & PAVING Total:	**82,075.60**
Vendor: 0000004442 - DES MOINES STEEL CO INC		
DES MOINES STEEL CO INC	CONCRETE SUPPLIES	1,205.00
	Vendor 0000004442 - DES MOINES STEEL CO INC Total:	**1,205.00**
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWW EXP/JOINT FIXED AUG 26	97,989.00
DES MOINES WATER WORKS	CIWW JUL 26 CONSUMPTION	155,593.57
	Vendor 0000002486 - DES MOINES WATER WORKS Total:	**253,582.57**
Vendor: 0000004708 - DILLON FERRARA		
DILLON FERRARA	APWA-PWX 8/29-9/2/26 PER DIEM	261.00
	Vendor 0000004708 - DILLON FERRARA Total:	**261.00**
Vendor: 0000002720 - DTN LLC		
DTN LLC	WEATHER & LIGHTENING SERVICE 8/1/26-7/31/27	1,800.00
DTN LLC	WEATHER & LIGHTENING SERVICE 8/1/26-7/31/27	5,142.40
	Vendor 0000002720 - DTN LLC Total:	**6,942.40**
Vendor: 0000004753 - E O JOHNSON CO INC		
E O JOHNSON CO INC	DEVSERV - PRINTER INK	238.76
	Vendor 0000004753 - E O JOHNSON CO INC Total:	**238.76**
Vendor: 0000001334 - EDGE COMMERCIAL		
EDGE COMMERCIAL	LIONS PARK PAYMENT #11	16,890.52
	Vendor 0000001334 - EDGE COMMERCIAL Total:	**16,890.52**
Vendor: 0000002409 - EFTPS		
EFTPS	SOCIAL SECURITY	18,883.38
EFTPS	SOCIAL SECURITY	3,233.94
EFTPS	SOCIAL SECURITY	1,564.90
EFTPS	SOCIAL SECURITY	2,786.24
EFTPS	SOCIAL SECURITY	2,449.58

Vendor Name	Description (Item)	Amount
EFTPS	SOCIAL SECURITY	818.32
EFTPS	SOCIAL SECURITY	2,477.86
EFTPS	FEDERAL WITHHOLDING	13,919.85
EFTPS	FEDERAL WITHHOLDING	2,052.60
EFTPS	FEDERAL WITHHOLDING	1,067.05
EFTPS	FEDERAL WITHHOLDING	1,785.12
EFTPS	FEDERAL WITHHOLDING	1,671.07
EFTPS	FEDERAL WITHHOLDING	551.89
EFTPS	FEDERAL WITHHOLDING	1,411.12
EFTPS	MEDICARE	4,484.48
EFTPS	MEDICARE	756.34
EFTPS	MEDICARE	365.96
EFTPS	MEDICARE	651.66
EFTPS	MEDICARE	572.84
EFTPS	MEDICARE	191.42
EFTPS	MEDICARE	579.52
EFTPS	SOCIAL SECURITY	18,362.82
EFTPS	SOCIAL SECURITY	3,320.86
EFTPS	SOCIAL SECURITY	1,571.00
EFTPS	SOCIAL SECURITY	2,776.22
EFTPS	SOCIAL SECURITY	2,448.86
EFTPS	SOCIAL SECURITY	814.68
EFTPS	SOCIAL SECURITY	2,330.06
EFTPS	FEDERAL WITHHOLDING	13,365.67
EFTPS	FEDERAL WITHHOLDING	2,066.87
EFTPS	FEDERAL WITHHOLDING	1,248.14
EFTPS	FEDERAL WITHHOLDING	1,851.98
EFTPS	FEDERAL WITHHOLDING	1,711.37
EFTPS	FEDERAL WITHHOLDING	584.90
EFTPS	FEDERAL WITHHOLDING	1,412.79
EFTPS	MEDICARE	4,294.50
EFTPS	MEDICARE	776.64
EFTPS	MEDICARE	367.40
EFTPS	MEDICARE	649.32
EFTPS	MEDICARE	572.70
EFTPS	MEDICARE	190.48
EFTPS	MEDICARE	544.94
	Vendor 0000002409 - EFTPS Total:	**123,537.34**
Vendor: 0000001336 - ELDER CORPORATION		
ELDER CORPORATION	S JAMES ST/S 19TH ST IMPROVEMENTS #6	285,049.13
	Vendor 0000001336 - ELDER CORPORATION Total:	**285,049.13**
Vendor: 0000003552 - ELECTRIC PUMP INC.		
ELECTRIC PUMP INC.	REPAIRS TO WIN911,VFD,CONTROL WIRES LSBP-CIWW	1,548.00
ELECTRIC PUMP INC.	TROUBLESHOOT ALARMS & SERVER	1,548.00
ELECTRIC PUMP INC.	GATEWAY LS GENERATOR BYPASS	828.00
ELECTRIC PUMP INC.	CK SECURITY OF PLC'S/REMOTE SWITCHES-CIWW	1,696.50
	Vendor 0000003552 - ELECTRIC PUMP INC. Total:	**5,620.50**
Vendor: 0000002310 - ELM USA		
ELM USA	DISC BUFFER-LIBRARY	25.00
	Vendor 0000002310 - ELM USA Total:	**25.00**
Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS		
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	369.40
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	40.19
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	97.20

Vendor Name	Description (Item)	Amount
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	14.16
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	22.29
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	10.78
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	14,816.13
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,269.32
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,373.11
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,605.44
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,063.83
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	836.91
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	915.68
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	366.03
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	75.32
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	79.92
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	88.80
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	71.83
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	2.86
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	1.53
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	329.57
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	21.02
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	19.65
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	32.90
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	28.56
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	7.54
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	18.90
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	366.56
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	40.19
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	100.00
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	13.91
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	22.56
EMPLOYEE BENEFIT SYSTEMS	LONG TERM DISABILITY	10.80
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	14,769.04
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,269.32
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	1,413.46
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,599.23
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	2,072.05
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	837.99
EMPLOYEE BENEFIT SYSTEMS	INSURANCE PREMIUM	919.33
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	363.87
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	75.32
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	82.02
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	88.50
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	72.17
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	2.84
EMPLOYEE BENEFIT SYSTEMS	VOLUNTEER LIFE INSURANCE	1.57
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	335.52
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	21.02
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	20.60
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	34.37
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	30.82

Vendor Name	Description (Item)	Amount
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	7.56
EMPLOYEE BENEFIT SYSTEMS	SHORT TERM DISABILITY INSURANCE	18.93
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	5,099.04
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	2,875.14
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	3,814.64
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	1,335.10
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	476.85
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	145.65
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	877.81
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	1,192.64
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	11.90
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	761.40
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	1,534.00
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	1,297.17
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	375.37
EMPLOYEE BENEFIT SYSTEMS	SEPTEMBER 2026 PREMIUMS	1,069.62
	Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:	**72,034.75**
Vendor: 0000002370 - ENVISIONWARE INC.		
ENVISIONWARE INC.	SOFTWARE RENEWAL-LIBRARY	633.94
	Vendor 0000002370 - ENVISIONWARE INC. Total:	**633.94**
Vendor: 0000001039 - EOCENE ENVIRONMENTAL GROUP INC		
EOCENE ENVIRONMENTAL G...	GRANT WRITING SERVICES JULY 2026	1,080.00
	Vendor 0000001039 - EOCENE ENVIRONMENTAL GROUP INC Total:	**1,080.00**
Vendor: 0000001117 - EUROFINS ENVIRONMENT TESTING		
EUROFINS ENVIRONMENT TES...	STATE MANDATED TESTING OF DISTRIBUTION DRINKING WA	225.00
	Vendor 0000001117 - EUROFINS ENVIRONMENT TESTING Total:	**225.00**
Vendor: 0000004985 - EXAMINE.COM INC		
EXAMINE.COM INC	DATABASE RENEWAL-LIBRARY	165.00
	Vendor 0000004985 - EXAMINE.COM INC Total:	**165.00**
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-CITY HALL	541.98
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-OLD FIRE STATION	321.54
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-GVSS & ECO SERVICES	222.36
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-HERITAGE	213.36
EXCEL MECHANICAL CO	WRA LS QUARTERLY INSPECTION-JUNE	811.26
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-NORTH COMPLEX	213.36
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-OLD PW SHOP	213.36
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-NEW FIRE STATION	590.49
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-PW	965.17
EXCEL MECHANICAL CO	QUARTERLY HVAC INSPECTION-SOUTH COMPLEX	312.54
EXCEL MECHANICAL CO	QUARTERLY HVAC INSPECTION-WTP-JUNE-CIWW	2,314.11
EXCEL MECHANICAL CO	SE GATEWAY LS QUARTERLY INSPECTION-JUNE	268.36
EXCEL MECHANICAL CO	SE 37TH LS QUARTERLY INSPECTION-JUNE	213.36
EXCEL MECHANICAL CO	NW 27TH LS QUARTERLY INSPECTION-JUNE	114.18

Vendor Name	Description (Item)	Amount
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-PLEX	1,685.30
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-LIBRARY	3,642.34
EXCEL MECHANICAL CO	REPLACE CONDENSER AND COIL- CITY HALL	5,250.00
EXCEL MECHANICAL CO	WATER BOTTLE FILL STATION HVMP	5,825.00
EXCEL MECHANICAL CO	QUARTERLY HVAC CHECK-GCC	2,063.30
EXCEL MECHANICAL CO	QUARTERLY HVAC INSPECTION-SPLASH PAD	411.72
EXCEL MECHANICAL CO	QUARTERLY INSPECTION WELL FIELD-CIWW	232.88
EXCEL MECHANICAL CO	AIR CONDITIONER UNIT NOT WORKING	1,104.69
EXCEL MECHANICAL CO	PUBLIC SAFETY CENTER AIR COMPRESSOR INVESTIGATION	124.18
	Vendor 0000001375 - EXCEL MECHANICAL CO Total:	**27,654.84**
Vendor: 0000004312 - EZ LINER		
EZ LINER	PAINTER HOSES	312.67
	Vendor 0000004312 - EZ LINER Total:	**312.67**
Vendor: 0000001366 - FAREWAY STORES INC.		
FAREWAY STORES INC.	SAFETY CITY 2026 SNACKS	65.97
	Vendor 0000001366 - FAREWAY STORES INC. Total:	**65.97**
Vendor: 0000004676 - FIRST CHOICE COFFEE		
FIRST CHOICE COFFEE	COFFEE SUPPLIES-LIBRARY	42.00
FIRST CHOICE COFFEE	COFFEE SUPPLIES-LIBRARY	24.95
	Vendor 0000004676 - FIRST CHOICE COFFEE Total:	**66.95**
Vendor: 0000002972 - FOTH INFRASTRUCTURE & ENVIRONM		
FOTH INFRASTRUCTURE & EN...	IA-141 SAFETY ACTION PLAN #3	15,061.73
FOTH INFRASTRUCTURE & EN...	TREE INVENTORY & URBAN FORESTRY SVCS #1	2,027.00
	Vendor 0000002972 - FOTH INFRASTRUCTURE & ENVIRONM Total:	**17,088.73**
Vendor: 0000004922 - FUELCLOUD OPCO LLC		
FUELCLOUD OPCO LLC	UPDATE FUEL CLOUD HARDWARE	1,350.00
	Vendor 0000004922 - FUELCLOUD OPCO LLC Total:	**1,350.00**
Vendor: 0000004692 - GANNETT IOWA LOCALIQ		
GANNETT IOWA LOCALIQ	PUBLICATIONS	547.36
	Vendor 0000004692 - GANNETT IOWA LOCALIQ Total:	**547.36**
Vendor: 0000003746 - GENERAL TRAFFIC CONTROLS INC		
GENERAL TRAFFIC CONTROLS ...	TRAFFIC SIGNAL SERVICE CALL	330.00
GENERAL TRAFFIC CONTROLS ...	TRAFFIC SIGNALIZATION - 141 & SE 11TH	83,380.00
	Vendor 0000003746 - GENERAL TRAFFIC CONTROLS INC Total:	**83,710.00**
Vendor: 0000004784 - GOLF CARS OF IOWA		
GOLF CARS OF IOWA	GAS CAP	539.99
	Vendor 0000004784 - GOLF CARS OF IOWA Total:	**539.99**
Vendor: 0000001421 - GRAINGER		
GRAINGER	CONCRETE WASHOUT BOXES	986.44
GRAINGER	CONCRETE WASHOUT BOXES	1,127.36
GRAINGER	HYDRANT PAINTING SUPPLIES	56.71
GRAINGER	HYDRANT PAINTING SUPPLIES	113.55
GRAINGER	HOSE	217.55
GRAINGER	DOOR SET SCREWS	136.35
	Vendor 0000001421 - GRAINGER Total:	**2,637.96**

Vendor Name	Description (Item)	Amount
Vendor: 0000003930 - GRAPHITE CONSTRUCTION GRP		
GRAPHITE CONSTRUCTION G...	GRIMES ADMIN BUILDING #3	42,215.37
	Vendor 0000003930 - GRAPHITE CONSTRUCTION GRP Total:	**42,215.37**
Vendor: 0000001425 - GREATER DES MOINES CVB		
GREATER DES MOINES CVB	JULY 2026 HOTEL/MOTEL TAX	6,413.10
	Vendor 0000001425 - GREATER DES MOINES CVB Total:	**6,413.10**
Vendor: 0000002989 - GREAT-WEST TRUST COMPANY LLC		
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	985.26
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	19.74
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	70.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	20.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	1,278.65
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	49.35
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	50.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	100.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	50.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	985.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	20.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	70.00
GREAT-WEST TRUST COMPAN...	DEFER COMP PRETAX - EMPOWER	20.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	1,278.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	50.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	50.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	100.00
GREAT-WEST TRUST COMPAN...	DEFERRED COMP ROTH - EMPOWER	50.00
	Vendor 0000002989 - GREAT-WEST TRUST COMPANY LLC Total:	**5,286.00**
Vendor: 0000004678 - GREEN RESOURCE MANAGEMENT		
GREEN RESOURCE MANAGEM...	CH SHREDDING SERVICE	60.00
	Vendor 0000004678 - GREEN RESOURCE MANAGEMENT Total:	**60.00**
Vendor: 0000001061 - GRIMCO		
GRIMCO	SIGN PRINTER SUBSTRATE FOR MAPPING	1,772.04
	Vendor 0000001061 - GRIMCO Total:	**1,772.04**
Vendor: 0000001432 - GRIMES ASPHALT AND PAVING		
GRIMES ASPHALT AND PAVING	POTHOLE MIX	130.50
GRIMES ASPHALT AND PAVING	POTHOLE MIX	84.75
	Vendor 0000001432 - GRIMES ASPHALT AND PAVING Total:	**215.25**

Vendor Name	Description (Item)	Amount
Vendor: 0000001439 - HACH COMPANY		
HACH COMPANY	PH PROBES - CIWW	3,601.44
	Vendor 0000001439 - HACH COMPANY Total:	**3,601.44**
Vendor: 0000001455 - HAWKINS INC.		
HAWKINS INC.	ANTISCALANT & SODIUM HYPOCHLORITE- CIWW	16,854.96
HAWKINS INC.	ANTISCALANT, PO4 & SODIUM HYPOCHLORITE- CIWW	23,215.09
	Vendor 0000001455 - HAWKINS INC. Total:	**40,070.05**
Vendor: 0000005035 - HEART OF IOWA REGIONAL TRANSIT		
HEART OF IOWA REGIONAL T...	JULY 2026 PUBLIC TRANSPORT SERVICE	649.82
	Vendor 0000005035 - HEART OF IOWA REGIONAL TRANSIT Total:	**649.82**
Vendor: 0000001485 - HILLYARD		
HILLYARD	HERITAGE RESTROOM SUPPLIES	137.35
HILLYARD	GCC RESTROOM & BUILDING SUPPLIES	2,270.85
	Vendor 0000001485 - HILLYARD Total:	**2,408.20**
Vendor: 0000001490 - HOTSY CLEANING SYSTEMS		
HOTSY CLEANING SYSTEMS	HOTSY MAINTENANCE PART-SWIVEL	95.00
	Vendor 0000001490 - HOTSY CLEANING SYSTEMS Total:	**95.00**
Vendor: 0000002628 - HR GREEN		
HR GREEN	SE 37TH E GAP DESTINATION-NORTHPARK #3	66,012.34
	Vendor 0000002628 - HR GREEN Total:	**66,012.34**
Vendor: 0000001451 - HY-VEE ACCOUNTS RECEIVABLE		
HY-VEE ACCOUNTS RECEIVAB...	TOBACCO PERMIT REFUND	75.00
	Vendor 0000001451 - HY-VEE ACCOUNTS RECEIVABLE Total:	**75.00**
Vendor: 0000004025 - I & S GROUP INC		
I & S GROUP INC	NW 27TH STREET TRAIL	3,530.70
I & S GROUP INC	WATER WORKS PARK PHASE 2	1,532.36
	Vendor 0000004025 - I & S GROUP INC Total:	**5,063.06**
Vendor: 0000001511 - IMWCA		
IMWCA	INSTALLMENT 2 WORK COMP 26/27	165.13
IMWCA	INSTALLMENT 2 WORK COMP 26/27	1,314.20
IMWCA	INSTALLMENT 2 WORK COMP 26/27	401.25
IMWCA	INSTALLMENT 2 WORK COMP 26/27	329.98
IMWCA	INSTALLMENT 2 WORK COMP 26/27	84.08
IMWCA	INSTALLMENT 2 WORK COMP 26/27	14.55
IMWCA	INSTALLMENT 2 WORK COMP 26/27	609.25
IMWCA	INSTALLMENT 2 WORK COMP 26/27	179.10
IMWCA	INSTALLMENT 2 WORK COMP 26/27	253.56
IMWCA	INSTALLMENT 2 WORK COMP 26/27	213.30
IMWCA	INSTALLMENT 2 WORK COMP 26/27	88.17
IMWCA	INSTALLMENT 2 WORK COMP 26/27	172.43
	Vendor 0000001511 - IMWCA Total:	**3,825.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000002383 - INFOMAX OFFICE SYSTEMS I		
INFOMAX OFFICE SYSTEMS I	LIBRARY COPIER CONTRACT	292.98
	Vendor 0000002383 - INFOMAX OFFICE SYSTEMS I Total:	**292.98**
Vendor: VEN01017 - INGRAM LIBRARY SERVICES LLC		
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	26.83
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	9.09
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	12.73
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIAL	12.40
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	18.78
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	11.51
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	33.47
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	10.84
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	23.65
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	23.97
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	16.66
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	21.52
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	16.66
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	11.76
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	99.98
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	75.22
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	30.26
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	19.92
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	83.80
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	11.89
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	20.72
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	10.90
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	24.26
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	36.00
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	27.67
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	19.55
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	15.15
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	747.79
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	95.85
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	52.27
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	16.96
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	18.45
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	20.82
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	36.89
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	50.03
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	16.40
INGRAM LIBRARY SERVICES LLC	LIBRARY MATERIALS	20.17
	Vendor VEN01017 - INGRAM LIBRARY SERVICES LLC Total:	**1,800.82**
Vendor: 0000001525 - INTERSTATE BATTERY		
INTERSTATE BATTERY	EXIT SIGN BATTERY-LIBRARY-RETURNED ITEM	-10.20
INTERSTATE BATTERY	EXIT SIGN BATTERY-LIBRARY	12.70
INTERSTATE BATTERY	AA Batteries	46.80
INTERSTATE BATTERY	EXIT SIGN BATTERY-CH	7.40
INTERSTATE BATTERY	EXIT SIGN BATTERY-CH	10.20
	Vendor 0000001525 - INTERSTATE BATTERY Total:	**66.90**
Vendor: 0000004185 - INTERSTATE POWER SYSTEMS INC		
INTERSTATE POWER SYSTEMS ...	SE GATEWAY LIFT STATION ATS REPLACEMENT	7,913.23
INTERSTATE POWER SYSTEMS ...	WELL FIELD GENERATOR ANNUAL CHECK-CIWW	3,222.09
INTERSTATE POWER SYSTEMS ...	WTP GENERATOR ANNUAL CHECK-CIWW	9,876.93
INTERSTATE POWER SYSTEMS ...	WRA LIFT STATION GENERATOR ANNUAL CHECK	8,637.10

Vendor Name	Description (Item)	Amount
INTERSTATE POWER SYSTEMS ...	NW LIFT STATION GENERATOR ANNUAL CHECK	3,157.67
INTERSTATE POWER SYSTEMS ...	GCC GENERATOR ANNUAL CHECK/MAINTENANCE	3,328.14
INTERSTATE POWER SYSTEMS ...	BOOSTER STATION GENERATOR ANNUAL CHECK/MAINTENANCE	3,179.00
INTERSTATE POWER SYSTEMS ...	SE GATEWAY GENERATOR ANNUAL CHECK	2,958.24
INTERSTATE POWER SYSTEMS ...	SE 37TH ST GENERATOR ANNUAL CHECK	3,278.48
	Vendor 0000004185 - INTERSTATE POWER SYSTEMS INC Total:	**45,550.88**
Vendor: 0000001527 - IOWA DEPT OF REVENUE		
IOWA DEPT OF REVENUE	STATE WITHHOLDING	4,229.96
IOWA DEPT OF REVENUE	STATE WITHHOLDING	514.63
IOWA DEPT OF REVENUE	STATE WITHHOLDING	305.81
IOWA DEPT OF REVENUE	STATE WITHHOLDING	624.96
IOWA DEPT OF REVENUE	STATE WITHHOLDING	562.17
IOWA DEPT OF REVENUE	STATE WITHHOLDING	164.65
IOWA DEPT OF REVENUE	STATE WITHHOLDING	266.55
IOWA DEPT OF REVENUE	STATE WITHHOLDING	3,882.44
IOWA DEPT OF REVENUE	STATE WITHHOLDING	523.14
IOWA DEPT OF REVENUE	STATE WITHHOLDING	301.58
IOWA DEPT OF REVENUE	STATE WITHHOLDING	586.54
IOWA DEPT OF REVENUE	STATE WITHHOLDING	542.22
IOWA DEPT OF REVENUE	STATE WITHHOLDING	171.11
IOWA DEPT OF REVENUE	STATE WITHHOLDING	460.81
IOWA DEPT OF REVENUE	JULY 2026 FY27 WATER EXCISE TAX	32,063.84
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	72.45
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	746.15
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	16.80
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	7,476.56
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	2.45
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	1,712.27
IOWA DEPT OF REVENUE	JULY 2026 FY27 SALES TAX	3,990.19
	Vendor 0000001527 - IOWA DEPT OF REVENUE Total:	**59,217.28**
Vendor: 0000001534 - IOWA LEAGUE OF CITIES		
IOWA LEAGUE OF CITIES	TrueComp Salary Survey Software Tool	3,500.00
	Vendor 0000001534 - IOWA LEAGUE OF CITIES Total:	**3,500.00**
Vendor: 0000001537 - IOWA ONE CALL		
IOWA ONE CALL	JUNE 2026 LOCATES	145.77
IOWA ONE CALL	JUNE 2026 LOCATES	145.78
IOWA ONE CALL	JUNE 2026 LOCATES	145.78
IOWA ONE CALL	JUNE 2026 LOCATES	145.77
	Vendor 0000001537 - IOWA ONE CALL Total:	**583.10**
Vendor: 0000001541 - IOWA PRISON INDUSTRIES		
IOWA PRISON INDUSTRIES	SIGN BLANKS	1,787.50
IOWA PRISON INDUSTRIES	SIGN BLANKS AND SUBSTRATE	8,755.00
	Vendor 0000001541 - IOWA PRISON INDUSTRIES Total:	**10,542.50**
Vendor: 0000001545 - IOWA PUBLIC EMPLOYEES RET		
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	23,782.90
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	4,011.03
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	1,971.52
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,672.51
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,204.91
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	1,042.72
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	952.82
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	369.68

Vendor Name	Description (Item)	Amount
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	22,729.69
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	4,188.10
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	2,037.62
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,514.53
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	3,160.19
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	1,071.85
IOWA PUBLIC EMPLOYEES RET	IPERS Contribution	1,707.34
	Vendor 0000001545 - IOWA PUBLIC EMPLOYEES RET Total:	**77,417.41**
Vendor: 0000002107 - IOWA TREASURER OF STATE		
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	44.20
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	8.40
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	12.64
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	18.66
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	7.66
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	22.39
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	5.75
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	81.26
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	106.58
IOWA TREASURER OF STATE	UNCLAIMED PROPERTY 42-6004731	19.69
	Vendor 0000002107 - IOWA TREASURER OF STATE Total:	**327.23**
Vendor: 0000002443 - KANOPY INC		
KANOPY INC	LIBRARY MATERIALS	52.00
	Vendor 0000002443 - KANOPY INC Total:	**52.00**
Vendor: 0000001688 - KATHY STEVENS		
KATHY STEVENS	MOVIE AT HERITAGE FACE PAINTING 7-30-26 & 8-6-26	500.00
	Vendor 0000001688 - KATHY STEVENS Total:	**500.00**
Vendor: 0000004916 - KINETIC ENTERTAINMENT LLC		
KINETIC ENTERTAINMENT LLC	FAMILY FUN FRIDAY PERFORMANCE	500.00
	Vendor 0000004916 - KINETIC ENTERTAINMENT LLC Total:	**500.00**
Vendor: 0000004502 - KIRKHAM MICHAEL & ASSOCIATES		
KIRKHAM MICHAEL & ASSOCI...	NW COUNTY LINE WIDENING 1ST ST - NW BVRBK #4	9,700.00
	Vendor 0000004502 - KIRKHAM MICHAEL & ASSOCIATES Total:	**9,700.00**
Vendor: 0000001631 - KLINE ELECTRIC INC		
KLINE ELECTRIC INC	CEMETERY FLAGPOLE LIGHT REPAIR	295.91
KLINE ELECTRIC INC	FUEL CLOUD KIOSK INVESTIGATION	136.45
	Vendor 0000001631 - KLINE ELECTRIC INC Total:	**432.36**
Vendor: 0000004799 - KRUCK PLUMBING & HEATING		
KRUCK PLUMBING & HEATING	GRIMES ADMIN BUILDING #7	102,900.51
	Vendor 0000004799 - KRUCK PLUMBING & HEATING Total:	**102,900.51**
Vendor: 0000004587 - LASHIER GRAPHICS & SIGNS		
LASHIER GRAPHICS & SIGNS	GYM RULES SIGN	118.75
	Vendor 0000004587 - LASHIER GRAPHICS & SIGNS Total:	**118.75**

Vendor Name	Description (Item)	Amount
Vendor: 0000001657 - LAWSON PRODUCTS		
LAWSON PRODUCTS	BULK BOLTS	902.86
	Vendor 0000001657 - LAWSON PRODUCTS Total:	**902.86**
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - DS	338.57
LEAF	COPIER CONTRACT - PARKS	87.72
	Vendor 0000001654 - LEAF Total:	**426.29**
Vendor: 0000001683 - LIBERTY READY MIX		
LIBERTY READY MIX	SW 7TH CONCRETE	840.00
LIBERTY READY MIX	CONCRETE SW 7TH	772.00
LIBERTY READY MIX	CONCRETE NW AUTUMN PARK	306.00
LIBERTY READY MIX	CONCRETE - SIDEWALK LITTLE BEAVER & 5TH ST	474.00
LIBERTY READY MIX	CONCRETE SW 7TH	1,924.00
LIBERTY READY MIX	SW 7TH CONCRETE	268.00
LIBERTY READY MIX	CONCRETE-SW 7TH	2,570.00
LIBERTY READY MIX	CONCRETE-SW 7TH	2,570.00
LIBERTY READY MIX	CONCRETE SW 7TH	499.00
	Vendor 0000001683 - LIBERTY READY MIX Total:	**10,223.00**
Vendor: 0000001694 - LOGAN CONTRACTORS SUPPLY		
LOGAN CONTRACTORS SUPPLY	CONCRETE SUPPLIES	1,216.56
LOGAN CONTRACTORS SUPPLY	CONCRETE SUPPLIES	848.40
LOGAN CONTRACTORS SUPPLY	BUGGY RENTAL	115.50
	Vendor 0000001694 - LOGAN CONTRACTORS SUPPLY Total:	**2,180.46**
Vendor: 0000001696 - LOGOED APPAREL & PROMOTIO		
LOGOED APPAREL & PROMOT...	CLOTHING - ALEX M	223.15
	Vendor 0000001696 - LOGOED APPAREL & PROMOTIO Total:	**223.15**
Vendor: 0000003131 - LUMEN CENTURY LINK		
LUMEN CENTURY LINK	6/16-7/15/26 FIBER-CIWW	646.90
LUMEN CENTURY LINK	7/12-8/11/26 PHONE SERVICE	44.22
LUMEN CENTURY LINK	7/12-8/11/26 PHONE SERVICE	44.22
LUMEN CENTURY LINK	7/12-8/11/26 PHONE SERVICE	44.22
LUMEN CENTURY LINK	7/12-8/11/26 PHONE SERVICE	44.21
	Vendor 0000003131 - LUMEN CENTURY LINK Total:	**823.77**
Vendor: 0000001713 - MAIL SERVICES		
MAIL SERVICES	UB MONTHLY DISCONNECT	301.72
MAIL SERVICES	UB MONTHLY DISCONNECT	301.71
MAIL SERVICES	UB MONTHLY STATEMENTS	1,626.69
MAIL SERVICES	UB MONTHLY STATEMENTS	1,626.68
	Vendor 0000001713 - MAIL SERVICES Total:	**3,856.80**
Vendor: VEN01132 - MARCUS SANDERS		
MARCUS SANDERS	REFUND PERMIT FEE #26-001552	313.00
	Vendor VEN01132 - MARCUS SANDERS Total:	**313.00**
Vendor: 0000002988 - MATRIX TRUST COMPANY (DEN)		
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATRIX	942.30
MATRIX TRUST COMPANY (D...	DEFER COMP PRETAX - MATRIX	942.30
	Vendor 0000002988 - MATRIX TRUST COMPANY (DEN) Total:	**1,884.60**
Vendor: 0000004199 - MATTHEW REINTS		
MATTHEW REINTS	CLOTHING ALLOWANCE REIMBURSEMENT	44.97
	Vendor 0000004199 - MATTHEW REINTS Total:	**44.97**
Vendor: 0000002830 - MCCLURE ENGINEERING		
MCCLURE ENGINEERING	SE 41ST ST/SE PARK DR EX...	21,628.05
MCCLURE ENGINEERING	WATER MAIN IMPROVE PHASE 1B #3	13,691.25

Vendor Name	Description (Item)	Amount
MCCLURE ENGINEERING	WATER SYS ON-CALL SRVCS #7	1,697.50
	Vendor 0000002830 - MCCLURE ENGINEERING Total:	**37,016.80**
Vendor: 0000001726 - MEDIACOM		
MEDIACOM	CITY HALL TV	83.89
MEDIACOM	PW INTERNET AND TV	397.26
	Vendor 0000001726 - MEDIACOM Total:	**481.15**
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	CREDIT FOR INV #11663	-107.76
MENARDS - GRIMES	NATURE EXPLORERS SUPPLIES	25.00
MENARDS - GRIMES	DIRT	85.93
MENARDS - GRIMES	SUPPLIES	79.84
MENARDS - GRIMES	LUMBER FOR CONCRETE FORMS	32.92
MENARDS - GRIMES	DOOR REPAIR-PLEX	1.28
MENARDS - GRIMES	PAINT FOR TUNNEL	42.53
MENARDS - GRIMES	HOSE REEL	164.99
MENARDS - GRIMES	CONCRETE SUPPLIES	26.48
MENARDS - GRIMES	WASP SPRAY FOR LIFT STATIONS	111.12
MENARDS - GRIMES	BATTERY FOR OFFICE DOOR OPENER	4.99
MENARDS - GRIMES	TAPE MEASURE	18.99
MENARDS - GRIMES	CONCRETE SUPPLIES-LUMBER	32.92
MENARDS - GRIMES	SUPPLIES	63.81
MENARDS - GRIMES	LIGHT FOR CEMETERY FLAG POLE	25.98
MENARDS - GRIMES	LIBRARY SUPPLIES	16.00
MENARDS - GRIMES	HYDRANT PAINTING SUPPLIES	265.31
MENARDS - GRIMES	GCC SINK REPAIR SUPPLIES	76.20
MENARDS - GRIMES	SUPPLIES	45.54
MENARDS - GRIMES	CLAMPS	46.94
MENARDS - GRIMES	SUPPLIES	194.51
	Vendor 0000002713 - MENARDS - GRIMES Total:	**1,253.52**
Vendor: 0000001738 - METRO WASTE AUTHORITY		
METRO WASTE AUTHORITY	JULY 2026 CURB-IT FEE	22,580.72
METRO WASTE AUTHORITY	JULY 2026 GARBAGE FEE	57,436.64
METRO WASTE AUTHORITY	EXTRA GARBAGE STICKERS	300.00
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	51.33
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	52.90
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	50.97
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	53.96
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	53.63
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	51.19
	Vendor 0000001738 - METRO WASTE AUTHORITY Total:	**80,631.34**
Vendor: 0000004633 - METRONET SYSTEMS HOLDINGS LLC		
METRONET SYSTEMS HOLDIN...	INTERNET FOR FLEXNET SYSTEM	225.00
	Vendor 0000004633 - METRONET SYSTEMS HOLDINGS LLC Total:	**225.00**
Vendor: 0000001772 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	ELECTRIC	12,429.19
MIDAMERICAN ENERGY	ELECTRIC	34.64
MIDAMERICAN ENERGY	ELECTRIC	33.00
MIDAMERICAN ENERGY	ELECTRIC	61.02
MIDAMERICAN ENERGY	ELECTRIC	61.02
MIDAMERICAN ENERGY	ELECTRIC	117.70
MIDAMERICAN ENERGY	ELECTRIC	261.69
MIDAMERICAN ENERGY	ELECTRIC	4,799.88
MIDAMERICAN ENERGY	ELECTRIC	87.60
MIDAMERICAN ENERGY	ELECTRIC	639.08

Vendor Name	Description (Item)	Amount
MIDAMERICAN ENERGY	ELECTRIC	1,906.71
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	43.58
MIDAMERICAN ENERGY	ELECTRIC	69.52
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	28.09
MIDAMERICAN ENERGY	ELECTRIC - CIWW	11,307.55
MIDAMERICAN ENERGY	ELECTRIC	44.22
MIDAMERICAN ENERGY	ELECTRIC	14.90
MIDAMERICAN ENERGY	ELECTRIC	265.38
MIDAMERICAN ENERGY	ELECTRIC	19.34
MIDAMERICAN ENERGY	ELECTRIC	100.25
MIDAMERICAN ENERGY	ELECTRIC	4,414.84
MIDAMERICAN ENERGY	ELECTRIC	85.10
MIDAMERICAN ENERGY	ELECTRIC	62.32
MIDAMERICAN ENERGY	ELECTRIC	87.29
MIDAMERICAN ENERGY	ELECTRIC	1,509.15
MIDAMERICAN ENERGY	ELECTRIC	37.80
MIDAMERICAN ENERGY	ELECTRIC	38.74
MIDAMERICAN ENERGY	ELECTRIC	330.81
MIDAMERICAN ENERGY	ELECTRIC	295.68
MIDAMERICAN ENERGY	ELECTRIC	118.45
MIDAMERICAN ENERGY	ELECTRIC	204.03
MIDAMERICAN ENERGY	ELECTRIC	43.03
MIDAMERICAN ENERGY	ELECTRIC	221.78
MIDAMERICAN ENERGY	ELECTRIC	22.03
MIDAMERICAN ENERGY	ELECTRIC	41.62
MIDAMERICAN ENERGY	ELECTRIC	240.73
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	42.26
MIDAMERICAN ENERGY	ELECTRIC	17.62
MIDAMERICAN ENERGY	ELEC	424.93
MIDAMERICAN ENERGY	ELECTRIC	44.56
MIDAMERICAN ENERGY	ELECTRIC	33.92
MIDAMERICAN ENERGY	ELECTRIC	13.81
MIDAMERICAN ENERGY	ELECTRIC	352.47
MIDAMERICAN ENERGY	ELECTRIC	22.44
MIDAMERICAN ENERGY	ELECTRIC	118.89
MIDAMERICAN ENERGY	ELECTRIC	170.13
MIDAMERICAN ENERGY	ELECTRIC	3,508.85
MIDAMERICAN ENERGY	ELECTRIC	50.36
MIDAMERICAN ENERGY	ELECTRIC	29.91
MIDAMERICAN ENERGY	ELECTRIC	29.83
MIDAMERICAN ENERGY	ELECTRIC	907.83
MIDAMERICAN ENERGY	ELECTRIC	115.41
MIDAMERICAN ENERGY	ELECTRIC - CIWW	17,443.40
MIDAMERICAN ENERGY	ELECTRIC	29.98
MIDAMERICAN ENERGY	ELECTRIC	12.18
MIDAMERICAN ENERGY	ELECTRIC	89.79
MIDAMERICAN ENERGY	ELECTRIC	118.87
MIDAMERICAN ENERGY	ELECTRIC	39.32
MIDAMERICAN ENERGY	ELECTRIC	15.22
MIDAMERICAN ENERGY	ELECTRIC	40.51
MIDAMERICAN ENERGY	ELECTRIC	215.41
MIDAMERICAN ENERGY	ELECTRIC	116.06
MIDAMERICAN ENERGY	ELECTRIC	96.86
MIDAMERICAN ENERGY	ELECTRIC	26.25
MIDAMERICAN ENERGY	ELECTRIC	29.10
MIDAMERICAN ENERGY	ELECTRIC	31.47
MIDAMERICAN ENERGY	ELECTRIC	46.29

Vendor Name	Description (Item)	Amount
MIDAMERICAN ENERGY	ELECTRIC	44.05
MIDAMERICAN ENERGY	ELECTRIC	385.63
MIDAMERICAN ENERGY	ELECTRIC	23.12
	Vendor 0000001772 - MIDAMERICAN ENERGY Total:	**64,794.49**
Vendor: 0000004791 - MID-IOWA SOCCER ACADEMY		
MID-IOWA SOCCER ACADEMY	APRIL, MAY & JUNE 2026 FIELD USAGE	64,419.24
MID-IOWA SOCCER ACADEMY	JULY 2026 FIELD USAGE	405.00
	Vendor 0000004791 - MID-IOWA SOCCER ACADEMY Total:	**64,824.24**
Vendor: 0000001764 - MIDWEST AUTOMATIC FIRE SP		
MIDWEST AUTOMATIC FIRE SP	PW BACKFLOW/SPRINKLER INSPECTION	518.75
	Vendor 0000001764 - MIDWEST AUTOMATIC FIRE SP Total:	**518.75**
Vendor: 0000002723 - MI-FIBER LLC		
MI-FIBER LLC	DS INTERNET	14.00
MI-FIBER LLC	GCC INTERNET	377.90
	Vendor 0000002723 - MI-FIBER LLC Total:	**391.90**
Vendor: 0000001774 - MLC		
MLC	QUICKLIME-CIWW	12,795.50
	Vendor 0000001774 - MLC Total:	**12,795.50**
Vendor: 0000003134 - MSA PROFESSIONAL SERVICES		
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST RECON #21	8,873.83
	Vendor 0000003134 - MSA PROFESSIONAL SERVICES Total:	**8,873.83**
Vendor: 0000001787 - MTI DISTRIBUTING INC.		
MTI DISTRIBUTING INC.	S407 SUPPLIES	5.12
	Vendor 0000001787 - MTI DISTRIBUTING INC. Total:	**5.12**
Vendor: 0000001804 - NATIONWIDE OFFICE CLEANER		
NATIONWIDE OFFICE CLEANER	WINDOW CLEANING-LIBRARY	773.50
	Vendor 0000001804 - NATIONWIDE OFFICE CLEANER Total:	**773.50**
Vendor: VEN01066 - NELSON CONSTRUCTION SERVICES CO		
NELSON CONSTRUCTION SERV...	GRIMES ADMIN BUILDING #4	89,612.13
	Vendor VEN01066 - NELSON CONSTRUCTION SERVICES CO Total:	**89,612.13**
Vendor: 0000003129 - NILLES ASSOCIATES		
NILLES ASSOCIATES	GRIMES ON CALL SURVEY SERVICES	3,642.50
NILLES ASSOCIATES	GRIMES ON CALL SURVEY SERVICES	159.00
NILLES ASSOCIATES	SWMP & SP REVIEW-FOX GLEN PP & CD	1,200.00
NILLES ASSOCIATES	SWMP & SP REVIEW-CLUB CARWASH SITE PLAN	1,200.00
NILLES ASSOCIATES	JAMES POINTE DRAINAGE STUDY #4	3,850.00
	Vendor 0000003129 - NILLES ASSOCIATES Total:	**10,051.50**
Vendor: 0000001833 - ODP BUSINESS SOLUTIONS LLC		
ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	357.60
ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	73.52
	Vendor 0000001833 - ODP BUSINESS SOLUTIONS LLC Total:	**431.12**
Vendor: 0000001843 - ONESOURCE BACKGROUND CHEC		
ONESOURCE BACKGROUND C...	VOLUNTEER COACHES BACKGROUND CHECKS	551.00
	Vendor 0000001843 - ONESOURCE BACKGROUND CHEC Total:	**551.00**
Vendor: 0000002532 - OPN ARCHITECTS		
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUBLIC	8,230.91
	Vendor 0000002532 - OPN ARCHITECTS Total:	**8,230.91**

Vendor Name	Description (Item)	Amount
Vendor: 0000001827 - O'REILLY AUTO PARTS		
O'REILLY AUTO PARTS	R-101 REPAIR SUPPLIES	32.29
O'REILLY AUTO PARTS	CONCRETE SAW REPAIR-BATTERY	114.83
O'REILLY AUTO PARTS	DS107 BATTERIES	343.98
O'REILLY AUTO PARTS	R-107 BATTERY	171.99
O'REILLY AUTO PARTS	S-122 OIL	123.96
O'REILLY AUTO PARTS	SW112 BRAKES	544.60
O'REILLY AUTO PARTS	R109-FUSES	11.98
O'REILLY AUTO PARTS	R-422 BATTERY	154.32
	Vendor 0000001827 - O'REILLY AUTO PARTS Total:	**1,497.95**
Vendor: 0000004743 - PERFICUT COMPANIES INC		
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	425.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	1,825.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	775.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	325.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	625.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	2,050.00
PERFICUT COMPANIES INC	HORTICULTURE MAINTENANCE-JULY	275.00
	Vendor 0000004743 - PERFICUT COMPANIES INC Total:	**6,300.00**
Vendor: 0000001870 - PETERSON PEST & TERMITE		
PETERSON PEST & TERMITE	PEST CONTROL-LIBRARY	45.00
	Vendor 0000001870 - PETERSON PEST & TERMITE Total:	**45.00**
Vendor: 0000001891 - PIONEER MANUFACTURING CO		
PIONEER MANUFACTURING CO	BLITZ 2.0	2,223.00
PIONEER MANUFACTURING CO	BLITZ 2.0	2,222.75
	Vendor 0000001891 - PIONEER MANUFACTURING CO Total:	**4,445.75**
Vendor: 0000004490 - PLAYAWAY PRODUCTS		
PLAYAWAY PRODUCTS	LIBRARY MATERIALS	262.45
	Vendor 0000004490 - PLAYAWAY PRODUCTS Total:	**262.45**
Vendor: 0000004825 - PLAY-PRO RECREATION		
PLAY-PRO RECREATION	LIONS PARK PLAYGROUND	95,600.00
PLAY-PRO RECREATION	GLENSTONE PARK FURNITURE	7,230.00
PLAY-PRO RECREATION	LIONS PARK PROJECT FURNITURE	34,780.00
	Vendor 0000004825 - PLAY-PRO RECREATION Total:	**137,610.00**
Vendor: 0000002506 - POLK CO TREASURER		
POLK CO TREASURER	JULY CONTRACT 2026	192,222.88
	Vendor 0000002506 - POLK CO TREASURER Total:	**192,222.88**
Vendor: 0000004397 - POLK COUNTY TREASURER		
POLK COUNTY TREASURER	PROPERTY TAXES - 2025 ASSESSMENT YEAR	248.00
	Vendor 0000004397 - POLK COUNTY TREASURER Total:	**248.00**
Vendor: 0000004881 - RAMON SAUCEDO JR		
RAMON SAUCEDO JR	RAIN BARRELS	235.00
	Vendor 0000004881 - RAMON SAUCEDO JR Total:	**235.00**
Vendor: 0000003569 - REDBUD LANDSCAPING LLC		
REDBUD LANDSCAPING LLC	CEMETERY MOWING	13,261.25
REDBUD LANDSCAPING LLC	COMPLIANCE MOWING	320.25
	Vendor 0000003569 - REDBUD LANDSCAPING LLC Total:	**13,581.50**

Vendor Name	Description (Item)	Amount
Vendor: 0000001492 - RELIANT GASES LTD		
RELIANT GASES LTD	CO2 FOR LIME PLANT-CIWW	1,506.80
	Vendor 0000001492 - RELIANT GASES LTD Total:	**1,506.80**
Vendor: 0000001467 - RICK'S TOWING		
RICK'S TOWING	TOWING-S117	127.00
	Vendor 0000001467 - RICK'S TOWING Total:	**127.00**
Vendor: 0000004468 - RINGCENTRAL INC.		
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	679.32
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	283.40
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	317.03
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	50.84
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	277.57
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	56.95
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	45.29
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	283.40
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	45.29
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	135.87
RINGCENTRAL INC.	CITY PHONE SERVICES - SHARED	639.85
	Vendor 0000004468 - RINGCENTRAL INC. Total:	**2,814.81**
Vendor: 0000004532 - SBS SERVICES GROUP LLC		
SBS SERVICES GROUP LLC	GCC JANITORIAL SERVICE AUGUST 2026	2,026.44
SBS SERVICES GROUP LLC	JANITORIAL SERVICES-CITY HALL	628.52
SBS SERVICES GROUP LLC	CLEANING-WTP-CIWW	325.00
SBS SERVICES GROUP LLC	CLEANING-PW	832.36
SBS SERVICES GROUP LLC	CLEANING-LIBRARY	2,291.80
	Vendor 0000004532 - SBS SERVICES GROUP LLC Total:	**6,104.12**
Vendor: 0000003949 - SCENTAIR TECHNOLOGIES LLC		
SCENTAIR TECHNOLOGIES LLC	PW IONIZATION- 8/10-9/9/26	162.00
	Vendor 0000003949 - SCENTAIR TECHNOLOGIES LLC Total:	**162.00**
Vendor: 0000004762 - SCHEELS		
SCHEELS	YOUTH SPORTS EQUIPMENT	379.85
SCHEELS	GOODVIN - CLOTHING ALLOWANCE	128.97
	Vendor 0000004762 - SCHEELS Total:	**508.82**
Vendor: 0000004457 - SIDEKICK DEVELOPMENT		
SIDEKICK DEVELOPMENT	OWNERS REP FEE - ADMIN BUILDING	4,500.00
	Vendor 0000004457 - SIDEKICK DEVELOPMENT Total:	**4,500.00**
Vendor: VEN01102 - SKOLD DOOR & FLOOR COMPANY INC		
SKOLD DOOR & FLOOR COMP...	SOUTH OVERHEAD DOOR-PW	1,570.00
	Vendor VEN01102 - SKOLD DOOR & FLOOR COMPANY INC Total:	**1,570.00**
Vendor: 0000002030 - SMITH'S SEWER SERVICE		
SMITH'S SEWER SERVICE	VIDEO SANITARY BEAVERBROOKE PARK	350.00
SMITH'S SEWER SERVICE	VIDEO TO LOCATE STORM MH-700 NW 8TH	350.00
SMITH'S SEWER SERVICE	VIDEO OUTLET 700 NW 8TH	350.00

Vendor Name	Description (Item)	Amount
SMITH'S SEWER SERVICE	VIDEO STORM SW MAPLEWOOD & SW FOX RIDGE	437.50
SMITH'S SEWER SERVICE	VIDEO STORM 2504 & 2508 NE 10TH CT	350.00
	Vendor 0000002030 - SMITH'S SEWER SERVICE Total:	**1,837.50**
Vendor: 0000002031 - SNYDER & ASSOCIATES		
SNYDER & ASSOCIATES	NE DEST/NE BVRBK IMPROVE #36	21,494.84
SNYDER & ASSOCIATES	E GATEWAY DR/E 1ST INTERST #16	13,216.81
SNYDER & ASSOCIATES	NE GATEWY LN EXT-2ND TO HERITAGE #4	13,040.00
	Vendor 0000002031 - SNYDER & ASSOCIATES Total:	**47,751.65**
Vendor: 0000004511 - SPORTAFLEX LLC		
SPORTAFLEX LLC	SUPPLIES	587.17
	Vendor 0000004511 - SPORTAFLEX LLC Total:	**587.17**
Vendor: 0000002048 - SPRAYER SPECIALTIES		
SPRAYER SPECIALTIES	PUMP PARTS	23.10
SPRAYER SPECIALTIES	PAINTER SUPPLIES	46.70
SPRAYER SPECIALTIES	SUPPLIES	29.30
	Vendor 0000002048 - SPRAYER SPECIALTIES Total:	**99.10**
Vendor: 0000002051 - STAR EQUIPMENT LTD.		
STAR EQUIPMENT LTD.	RENTAL EQUIPMENT	199.50
	Vendor 0000002051 - STAR EQUIPMENT LTD. Total:	**199.50**
Vendor: VEN01130 - STATE INDUSTRIAL PRODUCTS		
STATE INDUSTRIAL PRODUCTS	AIR FRESHNERS	1,522.83
	Vendor VEN01130 - STATE INDUSTRIAL PRODUCTS Total:	**1,522.83**
Vendor: 0000004488 - STERNQUIST CONSTRUCTION INC		
STERNQUIST CONSTRUCTION ...	NE DESTINATION DR EXTENSION #4	527,694.37
STERNQUIST CONSTRUCTION ...	NE DEST DR EXTENSION PHASE 2 #4	138,852.31
	Vendor 0000004488 - STERNQUIST CONSTRUCTION INC Total:	**666,546.68**
Vendor: 0000002067 - STIVERS FORD		
STIVERS FORD	R101 REPAIRS	757.63
STIVERS FORD	SW112 BRAKES	154.08
STIVERS FORD	WW102 MIRROR	1,019.80
	Vendor 0000002067 - STIVERS FORD Total:	**1,931.51**
Vendor: 0000004210 - THE WEITZ COMPANY		
THE WEITZ COMPANY	GRIMES ADMIN FACILITY #8	89,680.00
	Vendor 0000004210 - THE WEITZ COMPANY Total:	**89,680.00**
Vendor: VEN01092 - TIFCO INDUSTRIES INC		
TIFCO INDUSTRIES INC	PARTS RESUPPLY	122.96
	Vendor VEN01092 - TIFCO INDUSTRIES INC Total:	**122.96**
Vendor: 0000002007 - TITAN MACHINERY		
TITAN MACHINERY	BACKHOE PARTS	565.80
TITAN MACHINERY	BACKHOE PARTS	88.54
TITAN MACHINERY	BACKHOE PARTS	79.85
TITAN MACHINERY	CREDIT FOR INV #PS1285235-1	-73.70
	Vendor 0000002007 - TITAN MACHINERY Total:	**660.49**
Vendor: 0000002004 - TNEMEC CO INC		
TNEMEC CO INC	HYDRANT PAINT	763.40
TNEMEC CO INC	HYDRANT PAINT AND COATING	787.67
	Vendor 0000002004 - TNEMEC CO INC Total:	**1,551.07**
Vendor: 0000002105 - TOMPKINS INDUSTRIES INC.		
TOMPKINS INDUSTRIES INC.	HYDRANT PAINTING SUPPLIES	154.72
	Vendor 0000002105 - TOMPKINS INDUSTRIES INC. Total:	**154.72**

Vendor Name	Description (Item)	Amount
Vendor: 0000004907 - TRAFFIC LOGIX CORPORATION		
TRAFFIC LOGIX CORPORATION	RADAR FEEDBACK X2	6,321.00
	Vendor 0000004907 - TRAFFIC LOGIX CORPORATION Total:	**6,321.00**
Vendor: VEN01100 - TUNE FACILITIES LLC		
TUNE FACILITIES LLC	COMMISSIONING SERVICES - ADMIN BUILDING	2,950.00
	Vendor VEN01100 - TUNE FACILITIES LLC Total:	**2,950.00**
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	PROFESSIONAL SERVICES - TYLER PROJECT	580.00
TYLER TECHNOLOGIES	AR CONVERSION SERVICES CREDIT	-2,000.00
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	9,393.89
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	5,073.12
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	5,073.12
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	5,073.12
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	3,630.56
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	3,630.56
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	18,573.81
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	18,573.82
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	203.98
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	110.16
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	110.16
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	110.16
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	78.83
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	78.83
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	403.32
TYLER TECHNOLOGIES	ERP PRO ANNUAL SOFTWARE LICENSE	403.31
	Vendor 0000001554 - TYLER TECHNOLOGIES Total:	**69,100.75**
Vendor: 0000002147 - ULINE		
ULINE	SUPPLIES	1,082.03
	Vendor 0000002147 - ULINE Total:	**1,082.03**
Vendor: 0000002127 - UNIQUE MANAGEMENT SERVICE		
UNIQUE MANAGEMENT SERV...	COLLECTION SERVICES LIBRARY	69.90
	Vendor 0000002127 - UNIQUE MANAGEMENT SERVICE Total:	**69.90**
Vendor: 0000002944 - UNITED FLOW TECHNOLOGIES LLC		
UNITED FLOW TECHNOLOGIES...	WRA LS PUMP INSPECTIONS	1,000.00
	Vendor 0000002944 - UNITED FLOW TECHNOLOGIES LLC Total:	**1,000.00**
Vendor: 0000002133 - UNITED RENTALS		
UNITED RENTALS	SCISSOR LIFT RENTAL	801.74
	Vendor 0000002133 - UNITED RENTALS Total:	**801.74**
Vendor: 0000002128 - UNPLUGGED WIRELESS		
UNPLUGGED WIRELESS	R109 SUPPLIES	80.00
	Vendor 0000002128 - UNPLUGGED WIRELESS Total:	**80.00**

Vendor Name	Description (Item)	Amount
Vendor: VEN01067 - US ERECTORS INC		
US ERECTORS INC	GRIMES ADMIN BUILDING #7	59,880.04
	Vendor VEN01067 - US ERECTORS INC Total:	**59,880.04**
Vendor: 0000004319 - USDA APHIS WILDLIFE SVC		
USDA APHIS WILDLIFE SVC	BEAVER RELOCATION	1,590.05
	Vendor 0000004319 - USDA APHIS WILDLIFE SVC Total:	**1,590.05**
Vendor: 0000002137 - USW UTILITY GROUP		
USW UTILITY GROUP	AUGUST 2026 SERVICES - CIWW	55,515.86
	Vendor 0000002137 - USW UTILITY GROUP Total:	**55,515.86**
Vendor: 0000002986 - Valic/AIG		
Valic/AIG	DEFER COMP PRETAX - VALIC	2.83
Valic/AIG	DEFER COMP PRETAX - VALIC	247.17
Valic/AIG	DEFER COMP PRETAX - VALIC	9.02
Valic/AIG	DEFER COMP PRETAX - VALIC	8.98
Valic/AIG	DEFERRED COMP ROTH - VALIC	167.50
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	21.66
Valic/AIG	DEFERRED COMP ROTH - VALIC	68.34
Valic/AIG	DEFERRED COMP ROTH - VALIC	125.00
Valic/AIG	DEFER COMP PRETAX - VALIC	250.00
Valic/AIG	DEFER COMP PRETAX - VALIC	9.01
Valic/AIG	DEFER COMP PRETAX - VALIC	8.99
Valic/AIG	DEFERRED COMP ROTH - VALIC	167.50
Valic/AIG	DEFERRED COMP ROTH - VALIC	300.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	20.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	70.00
Valic/AIG	DEFERRED COMP ROTH - VALIC	125.00
	Vendor 0000002986 - Valic/AIG Total:	**1,901.00**
Vendor: 0000002163 - VAN WALL EQUIPMENT		
VAN WALL EQUIPMENT	TIRES- PULL BEHIND MOWER	3,081.73
VAN WALL EQUIPMENT	BATWING FINISH MOWER SUPPLIES	1,260.09
VAN WALL EQUIPMENT	TRIMMER STRING	89.98
VAN WALL EQUIPMENT	P424 SUPPLIES	267.90
VAN WALL EQUIPMENT	P422 SUPPLIES	103.75
VAN WALL EQUIPMENT	SPINDLE P422	105.16
VAN WALL EQUIPMENT	SPINDLE	56.30
	Vendor 0000002163 - VAN WALL EQUIPMENT Total:	**4,964.91**
Vendor: 0000002157 - VEENSTRA AND KIMM INC.		
VEENSTRA AND KIMM INC.	WRA TRUNK SEWER EXT STUDY #3	3,385.00
	Vendor 0000002157 - VEENSTRA AND KIMM INC. Total:	**3,385.00**
Vendor: 0000002149 - VERIZON WIRELESS		
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	314.76
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	60.06
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	80.08
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	13.34
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	40.04
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	13.34

Vendor Name	Description (Item)	Amount
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	20.02
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	13.33
VERIZON WIRELESS	CITY CELL PHONE/HOTSPOT/IPADS	60.06
	Vendor 0000002149 - VERIZON WIRELESS Total:	**655.07**
Vendor: 0000004752 - VESTIS GROUP INC		
VESTIS GROUP INC	GCC RUG RENTAL SERVICE AUGUST 2026	219.44
	Vendor 0000004752 - VESTIS GROUP INC Total:	**219.44**
Vendor: 0000004095 - VICTORY MOUNDS		
VICTORY MOUNDS	BASE SPIKES	1,670.60
	Vendor 0000004095 - VICTORY MOUNDS Total:	**1,670.60**
Vendor: 0000002970 - Voya International Trust Co.		
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,294.24
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	568.47
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.96
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.95
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	600.00
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.51
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.49
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	2,262.70
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	600.00
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.96
Voya International Trust Co.	DEFER COMP PRETAX - VOYA	410.96
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	600.00
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.51
Voya International Trust Co.	DEFERRED COMP ROTH - VOYA	23.49
	Vendor 0000002970 - Voya International Trust Co. Total:	**8,663.24**
Vendor: 0000002198 - WEBSPEC DESIGN		
WEBSPEC DESIGN	LIBRARY WEBSITE EDITS	2,080.00
	Vendor 0000002198 - WEBSPEC DESIGN Total:	**2,080.00**
Vendor: 0000002200 - WHITFIELD & EDDY PLC		
WHITFIELD & EDDY PLC	GENERAL - JUNE 2026	28,115.00
	Vendor 0000002200 - WHITFIELD & EDDY PLC Total:	**28,115.00**
Vendor: 0000004281 - WHITNEY TUCKER		
WHITNEY TUCKER	3CMA CONFERENCE PER DIEM REIMB	224.00
	Vendor 0000004281 - WHITNEY TUCKER Total:	**224.00**
Vendor: VEN01135 - WIXTED INC		
WIXTED INC	Wixted communication services	5,250.00
	Vendor VEN01135 - WIXTED INC Total:	**5,250.00**
Vendor: 0000002213 - WRIGHT OUTDOOR SOLUTIONS		
WRIGHT OUTDOOR SOLUTIO...	PLANT MAINTENANCE-LIBRARY	166.00
	Vendor 0000002213 - WRIGHT OUTDOOR SOLUTIONS Total:	**166.00**
Vendor: 0000004102 - XTREME TREE		
XTREME TREE	TREE REMOVAL	6,000.00
XTREME TREE	TREE REMOVAL- JAZZWOOD AND 19TH	775.00
	Vendor 0000004102 - XTREME TREE Total:	**6,775.00**
	Total:	**4,534,207.40**
	Payroll dated 8.7.2026:	188,917.86
	Payroll dated 8.21.2026:	179,915.23
	Grand Total:	4,903,040.49

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL	779,953.90
002 - LIBRARY FUND	50,508.31
110 - ROAD USE TAX	79,557.98
112 - EMPLOYEE BENEFITS	87,344.30
160 - HOTEL/MOTEL/ECON DEV	13,742.35
167 - RESTRICTED GIFTS	66.95
309 - CP-PARKS	147,270.52
313 - GRIMES COMMUNITY COMPLEX IMP	5,250.00
325 - SE 37TH HWY 141 PROJECT	66,012.34
326 - ANNUAL HMA PROJECT	85,718.10
328 - WRA SANI SEWER PHASE 1	3,385.00
339 - HWY 44 STUDY	15,061.73
340 - ANNUAL SIGNAL IMPROVEMENT	83,380.00
345 - ANNUAL WATER MAIN REPLACE	159.00
358 - ANN TRAIL IMPRV & PLAN	3,530.70
369 - SE 11TH & JAMES	286,026.87
371 - 11TH & GATEWAY SIGNAL	286,185.80
374 - WATER PRODUCTION PROJECTS	13,691.25
375 - NE DEST/NE BVRBROOKE IMP	688,041.52
385 - SE 41ST & SE PARK EXTNSN	101,117.90
387 - CITY HALL PROJECT	665,379.19
399 - EQUIP REVOLVING PROGRAM	-1,420.00
600 - WATER	524,675.49
601 - WATER DEPOSITS	327.23
610 - SEWER	336,044.61
670 - LANDFILL/GARBAGE	80,414.81
740 - STORM WATER	26,531.53
750 - MULTIPLEX	106,250.02
Grand Total:	**4,534,207.40**

Payroll dated 8.7.2026: 188,917.86

Payroll dated 8.21.2026: 179,915.23

Grand Total: 4,903,040.49

JULY 2026 MONTHLY REVENUE	GENERAL FUND	$ 487,564.44
	LIBRARY FUND	$ 1,823.38
	ROAD USE TAX FUND	$ 209,928.46
	EMPLOYEE BENEFITS FUND	$ 16,984.20
	LOCAL OPTION SALES TAX FUND	$ 342,594.16
	TAX INCREMENT FINANCE FUND	$ 21,506.09
	HOTEL/MOTEL/ECON DEV	$ 25,652.38
	DEBT SERVICE FUND	$ 5,998.54
	CAPITAL PROJECTS FUND	$ 100,353.69
	WATER FUND	$ 910,905.23
	SEWER FUND	$ 428,847.92
	LANDFILL/GARBAGE FUND	$ 83,338.68
	STORM WATER FUND	$ 73,055.71
	GRIMESPLEX FUND	$ 64,326.27
		$ 2,772,879.15

Grimes, IA

Treasurers Report

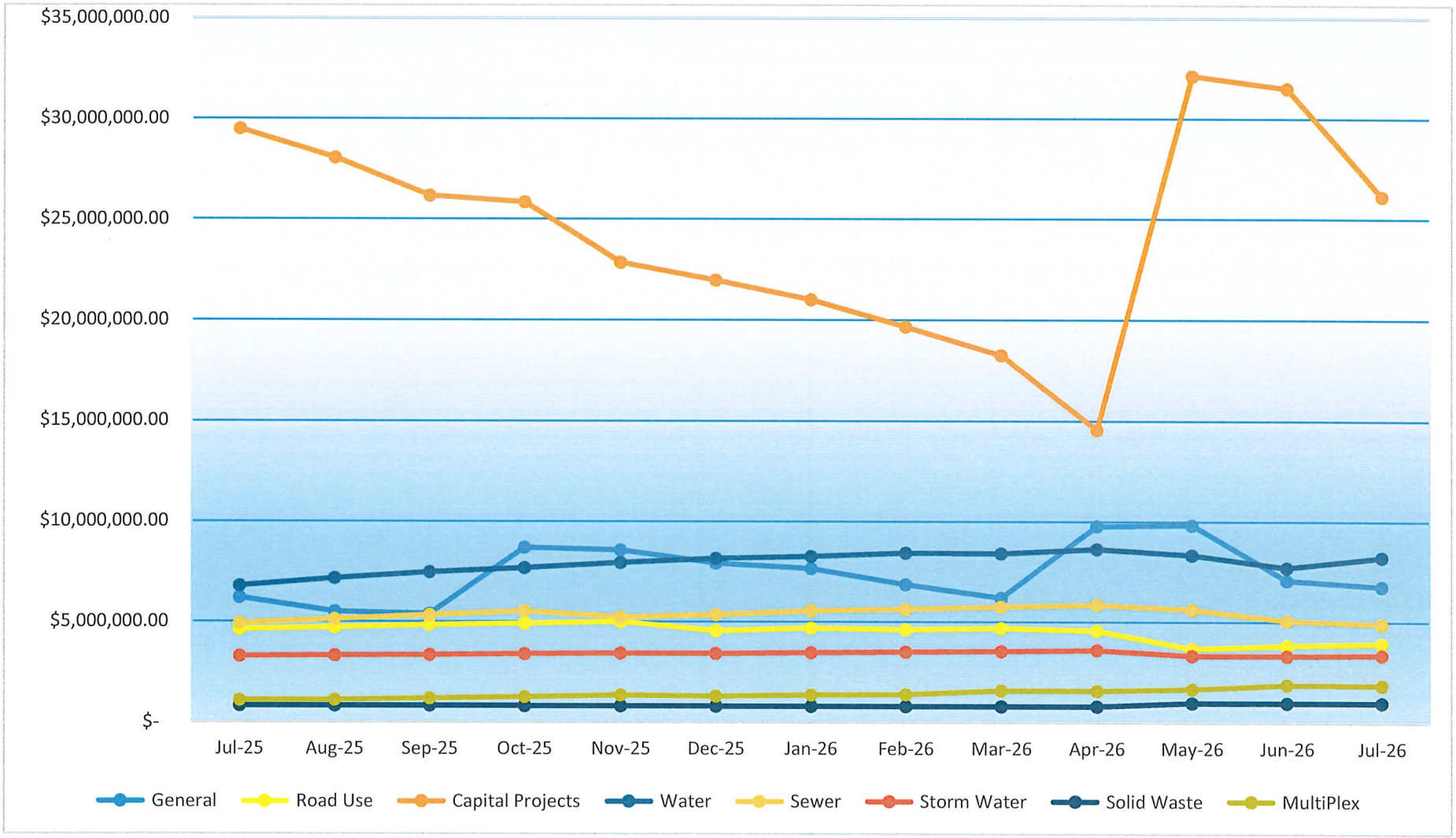
Summary

Date Range: 07/01/2026 - 07/31/2026

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
001 - GENERAL	7,062,505.17	487,564.44	800,689.29	0.00	0.00	6,749,380.32	6,749,380.32	0.00
002 - LIBRARY FUND	467,223.10	1,823.38	79,682.62	0.00	0.00	389,363.86	389,363.86	0.00
005 - FIRE /RESCUE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110 - ROAD USE TAX	3,826,295.20	209,928.46	105,227.46	0.00	0.00	3,930,996.20	3,930,996.20	0.00
112 - EMPLOYEE BENEFITS	2,923,717.23	16,984.20	233,676.80	0.00	0.00	2,707,024.63	2,707,024.63	0.00
119 - EMERGENCY FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121 - LOCAL OPTION SALES TAX	3,565,106.00	342,594.16	0.00	0.00	0.00	3,907,700.16	3,907,700.16	0.00
125 - TAX INCREMENT FINANCING	2,879,382.75	21,506.09	0.00	0.00	0.00	2,900,888.84	2,900,888.84	0.00
160 - HOTEL/MOTEL/ECON DEV	419,922.70	25,652.38	14,193.50	0.00	0.00	431,381.58	431,381.58	0.00
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	0.00	0.00	0.00	234,549.50	234,549.50	0.00
167 - RESTRICTED GIFTS	43,044.39	0.00	263.85	0.00	0.00	42,780.54	42,780.54	0.00
170 - FEMA-FIRE DEPT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
200 - DEBT SERVICE	775,434.96	5,998.54	3,000.00	0.00	0.00	778,433.50	778,433.50	0.00
301 - CAPITAL PROJECT FUND	-1,595.40	0.00	0.00	0.00	0.00	-1,595.40	-1,595.40	0.00
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
307 - CP-STORM WATER	-1,283,220.44	0.00	274,113.98	0.00	0.00	-1,557,334.42	-1,557,334.42	0.00
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
309 - CP-PARKS	1,899,299.33	70,000.00	153,058.23	0.00	0.00	1,816,241.10	1,816,241.10	0.00
310 - CP-FIRE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMP	99,253.61	0.00	0.00	0.00	0.00	99,253.61	99,253.61	0.00
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
317 - CP-COMP PLAN	1,102.70	0.00	0.00	0.00	0.00	1,102.70	1,102.70	0.00
318 - CP-CITY HALL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
325 - SE 37TH HWY 141 PROJECT	516,027.69	0.00	0.00	0.00	0.00	516,027.69	516,027.69	0.00
326 - ANNUAL HMA PROJECT	2,562,903.33	0.00	1,851,218.23	0.00	0.00	711,685.10	711,685.10	0.00
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	0.00	0.00	1,521.00	0.00	0.00	-1,521.00	-1,521.00	0.00
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
331 - 19TH ST SEWER EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	368,208.40	0.00	23,950.70	0.00	0.00	344,257.70	344,257.70	0.00
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
339 - HWY 44 STUDY	-20,357.84	0.00	28,223.65	0.00	0.00	-48,581.49	-48,581.49	0.00
340 - ANNUAL SIGNAL IMPROVEMENT	-576,124.64	0.00	0.00	0.00	0.00	-576,124.64	-576,124.64	0.00
341 - HWY 44 STUDY	806,674.32	0.00	0.00	0.00	0.00	806,674.32	806,674.32	0.00
342 - WATER SYSTEM STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,240,556.82	0.00	117,426.29	0.00	0.00	1,123,130.53	1,123,130.53	0.00
346 - HW TRAIL EXTENSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	35,000.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00	0.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
353 - SANI SEWER STUDY	-31,686.64	0.00	0.00	0.00	0.00	-31,686.64	-31,686.64	0.00
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
355 - TRAFFIC CALMING	205,877.10	0.00	0.00	0.00	0.00	205,877.10	205,877.10	0.00
356 - ANNUAL PAVEMENT PRESERVE	173,480.76	0.00	0.00	0.00	0.00	173,480.76	173,480.76	0.00
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	1,201,033.82	1,854.06	0.00	0.00	0.00	1,202,887.88	1,202,887.88	0.00
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00
362 - WRA SANI SEWER PHASE 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
363 - WRA SANI SEWER PHASE 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Fund	Beginning Cash Balance	Revenues	Expenses	Net Change Assets	Net Change Liabilities	Calculated Ending Balance	Actual Ending Balance	Calculated - Actual Ending
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
369 - SE 11TH & JAMES	8,716,444.56	6,873.96	794,296.04	0.00	0.00	7,929,022.48	7,929,022.48	0.00
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	3,087,893.60	3,682.04	244,857.87	0.00	0.00	2,846,717.77	2,846,717.77	0.00
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	0.00	0.00	0.00	145,157.60	145,157.60	0.00
374 - WATER PRODUCTION PROJECTS	1,989,105.31	0.00	23,655.95	0.00	0.00	1,965,449.36	1,965,449.36	0.00
375 - NE DEST/NE BVRBROOKE IMP	-112,035.69	0.00	378,529.36	0.00	0.00	-490,565.05	-490,565.05	0.00
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	0.00	0.00	0.00	217,091.54	217,091.54	0.00
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
378 - FIRE STATION	145,883.91	0.00	180.91	0.00	0.00	145,703.00	145,703.00	0.00
379 - 100TH ST WIDENING	48,411.08	0.00	0.00	0.00	0.00	48,411.08	48,411.08	0.00
380 - HWY 141 CORR/INTERSECTION STUDY	3,252.90	0.00	0.00	0.00	0.00	3,252.90	3,252.90	0.00
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.00	0.00	0.00	0.09	0.09	0.00
385 - SE 41ST & SE PARK EXTNSN	-18,394.09	0.00	620,620.91	0.00	0.00	-639,015.00	-639,015.00	0.00
386 - THORPE AREA EXPANSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
387 - CITY HALL PROJECT	6,050,239.80	12,943.63	961,069.07	0.00	0.00	5,102,114.36	5,102,114.36	0.00
399 - EQUIP REVOLVING PROGRAM	4,056,427.31	0.00	14,210.27	0.00	0.00	4,042,217.04	4,042,217.04	0.00
600 - WATER	7,130,808.41	914,801.19	508,389.44	0.00	0.00	7,537,220.16	7,537,220.16	0.00
601 - WATER DEPOSITS	250,129.80	-3,895.96	-3,230.60	0.00	0.00	249,464.44	249,464.44	0.00
602 - WATER SINKING	227,399.44	0.00	0.00	0.00	0.00	227,399.44	227,399.44	0.00
603 - WATER REC BOND	183,629.96	0.00	0.00	0.00	0.00	183,629.96	183,629.96	0.00
610 - SEWER	4,217,751.35	428,847.92	591,808.38	0.00	0.00	4,054,790.89	4,054,790.89	0.00
611 - SEWER SINKING	839,483.03	0.00	0.00	0.00	0.00	839,483.03	839,483.03	0.00
670 - LANDFILL/GARBAGE	977,264.52	83,338.68	76,945.01	0.00	0.00	983,658.19	983,658.19	0.00
740 - STORM WATER	3,328,204.65	73,055.71	43,433.79	0.00	0.00	3,357,826.57	3,357,826.57	0.00
750 - MULTIPLEX	1,892,655.37	64,326.27	89,162.68	0.00	0.00	1,867,818.96	1,867,818.96	0.00
830 - OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Report Total:	**72,765,418.37**	**2,772,879.15**	**8,030,174.68**	**0.00**	**0.00**	**67,508,122.84**	**67,508,122.84**	**0.00**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Feb-26
Mar-26
Apr-26
May-26
Jun-26
Jul-26
General
Road Use
Capital Projects
Water
Sewer
Storm Water
Solid Waste
MultiPlex

Account	Name		Beginning Balance	Total Activity	Ending Balance
Fund: 001 - GENERAL					
001-0000-1109	CASH - GENERAL		4,407,455.40	-313,325.84	4,094,129.56
001-0000-1130	RESERVES		0.00	0.00	0.00
001-0000-1131	RESERVES		0.00	0.00	0.00
001-0000-1133	RESERVES - PARK & REC GOAL		0.00	0.00	0.00
001-0000-1150	CASH - IPAIT		69,728.62	200.99	69,929.61
001-0000-1160	SAVINGS - GENERAL FUND		0.00	0.00	0.00
001-0000-1171	CEMETERY CD 1 304927		37,008.39	0.00	37,008.39
001-0000-1172	CEMETERY CD 3 222910		23,764.02	0.00	23,764.02
001-0000-1173	CEMETERY CD 12014736		24,548.74	0.00	24,548.74
001-0000-1175	CD# 12396252 - GENERAL		2,500,000.00	0.00	2,500,000.00
		Total Fund: 001 - GENERAL:	**7,062,505.17**	**-313,124.85**	**6,749,380.32**
Fund: 002 - LIBRARY FUND					
002-0000-1109	CASH - LIBRARY		467,223.10	-77,859.24	389,363.86
		Total Fund: 002 - LIBRARY FUND:	**467,223.10**	**-77,859.24**	**389,363.86**
Fund: 005 - FIRE /RESCUE					
005-0000-1112	CASH-FD AUXILLARY		0.00	0.00	0.00
		Total Fund: 005 - FIRE /RESCUE:	**0.00**	**0.00**	**0.00**
Fund: 110 - ROAD USE TAX					
110-0000-1109	CASH - ROAD USE		3,826,295.20	104,701.00	3,930,996.20
		Total Fund: 110 - ROAD USE TAX:	**3,826,295.20**	**104,701.00**	**3,930,996.20**
Fund: 112 - EMPLOYEE BENEFITS					
112-0000-1109	CASH - EMPLOYEE BENEFITS		2,898,691.65	-197,592.73	2,701,098.92
112-0000-1111	CASH - FLEX		25,025.58	-19,099.87	5,925.71
		Total Fund: 112 - EMPLOYEE BENEFITS:	**2,923,717.23**	**-216,692.60**	**2,707,024.63**
Fund: 119 - EMERGENCY FUND					
119-0000-1109	CASH - EMERGENCY		0.00	0.00	0.00
		Total Fund: 119 - EMERGENCY FUND:	**0.00**	**0.00**	**0.00**
Fund: 121 - LOCAL OPTION SALES TAX					
121-0000-1109	CASH - LOCAL OPTION SALES TAX		3,565,106.00	342,594.16	3,907,700.16
		Total Fund: 121 - LOCAL OPTION SALES TAX:	**3,565,106.00**	**342,594.16**	**3,907,700.16**
Fund: 125 - TAX INCREMENT FINANCING					
125-0000-1109	CASH - TIF		2,879,382.75	21,506.09	2,900,888.84
		Total Fund: 125 - TAX INCREMENT FINANCING:	**2,879,382.75**	**21,506.09**	**2,900,888.84**
Fund: 160 - HOTEL/MOTEL/ECON DEV					

Account	Name		Beginning Balance	Total Activity	Ending Balance
160-0000-1109	CASH - HOTEL/MOTEL/ECON DEV		419,922.70	11,458.88	431,381.58
		Total Fund: 160 - HOTEL/MOTEL/ECON DEV:	**419,922.70**	**11,458.88**	**431,381.58**
Fund: 161 - ECO DEVELOPMENT REVOLVING					
161-0000-1109	CASH - ECO DEVELOP REVOLVING		234,549.50	0.00	234,549.50
		Total Fund: 161 - ECO DEVELOPMENT REVOLVING:	**234,549.50**	**0.00**	**234,549.50**
Fund: 167 - RESTRICTED GIFTS					
167-0000-1109	CASH - LIBRARY RESTRICTED GIF		43,044.39	-263.85	42,780.54
167-0000-1111	CASH - PARKS RESTRICTED GIFTS		0.00	0.00	0.00
		Total Fund: 167 - RESTRICTED GIFTS:	**43,044.39**	**-263.85**	**42,780.54**
Fund: 200 - DEBT SERVICE					
200-0000-1109	CASH - DEBT SERVICE		771,631.00	2,988.31	774,619.31
200-0000-1150	CASH - IPAIT		3,803.96	10.23	3,814.19
		Total Fund: 200 - DEBT SERVICE:	**775,434.96**	**2,998.54**	**778,433.50**
Fund: 301 - CAPITAL PROJECT FUND					
301-0000-1109	CASH - CAPITAL PROJECTS		-1,595.40	0.00	-1,595.40
		Total Fund: 301 - CAPITAL PROJECT FUND:	**-1,595.40**	**0.00**	**-1,595.40**
Fund: 302 - CP-ROAD DEVELOPMENT					
302-0000-1109	CASH - CP - ROAD DEVELOPMENT		0.00	0.00	0.00
		Total Fund: 302 - CP-ROAD DEVELOPMENT:	**0.00**	**0.00**	**0.00**
Fund: 303 - CP-WALLACE					
303-0000-1109	CASH - CP - WALLACE		0.00	0.00	0.00
		Total Fund: 303 - CP-WALLACE:	**0.00**	**0.00**	**0.00**
Fund: 304 - STM WATER MASTER PLAN					
304-0000-1109	CASH - STM WATER MASTER PLAN		0.00	0.00	0.00
		Total Fund: 304 - STM WATER MASTER PLAN:	**0.00**	**0.00**	**0.00**
Fund: 305 - CP-MAIN STREET					
305-0000-1109	CASH - CP - MAIN STREET		0.00	0.00	0.00
		Total Fund: 305 - CP-MAIN STREET:	**0.00**	**0.00**	**0.00**
Fund: 306 - CP-PRARIE/LITTLE BEAVE					
306-0000-1109	CASH - CP - PRAIRIE/LITTLE BEAVER		0.00	0.00	0.00
		Total Fund: 306 - CP-PRARIE/LITTLE BEAVE:	**0.00**	**0.00**	**0.00**
Fund: 307 - CP-STORM WATER					
307-0000-1109	CASH - CP - STORM WATER		-1,283,220.44	-274,113.98	-1,557,334.42
		Total Fund: 307 - CP-STORM WATER:	**-1,283,220.44**	**-274,113.98**	**-1,557,334.42**
Fund: 308 - CP-SW COUNTY LINE ROAD					
308-0000-1109	CASH - CP SW COUNTY LINE ROAD		0.00	0.00	0.00
		Total Fund: 308 - CP-SW COUNTY LINE ROAD:	**0.00**	**0.00**	**0.00**
Fund: 309 - CP-PARKS					
309-0000-1109	CASH - CP - PARKS		1,899,299.33	-83,058.23	1,816,241.10

Account	Name		Beginning Balance	Total Activity	Ending Balance
309-0000-1150	CASH - IPAIT		0.00	0.00	0.00
309-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 309 - CP-PARKS:	**1,899,299.33**	**-83,058.23**	**1,816,241.10**
Fund: 310 - CP-FIRE					
310-0000-1109	CASH - CP - FIRE		0.00	0.00	0.00
		Total Fund: 310 - CP-FIRE:	**0.00**	**0.00**	**0.00**
Fund: 311 - CP-DOWNTOWN					
311-0000-1109	CASH - CP - DOWNTOWN		0.00	0.00	0.00
		Total Fund: 311 - CP-DOWNTOWN:	**0.00**	**0.00**	**0.00**
Fund: 312 - CP-S JAMES/SE 37TH ST					
312-0000-1109	CASH - CP - S JAMES/SE 37TH ST		0.00	0.00	0.00
		Total Fund: 312 - CP-S JAMES/SE 37TH ST:	**0.00**	**0.00**	**0.00**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP					
313-0000-1109	CASH - CP - GRIMES COMMUNITY COMPLEX		99,253.61	0.00	99,253.61
		Total Fund: 313 - GRIMES COMMUNITY COMPLEX IMP:	**99,253.61**	**0.00**	**99,253.61**
Fund: 314 - CP-NE GATEWAY/HOPE COMM					
314-0000-1109	CASH - NE GATEWAY/HOPE COMM		0.00	0.00	0.00
		Total Fund: 314 - CP-NE GATEWAY/HOPE COMM:	**0.00**	**0.00**	**0.00**
Fund: 315 - CP-N COMPLEX SANI CONNECT					
315-0000-1109	CASH - N COMPLEX SANI CONNECT		0.00	0.00	0.00
		Total Fund: 315 - CP-N COMPLEX SANI CONNECT:	**0.00**	**0.00**	**0.00**
Fund: 316 - CP-WATER CAP IMPROVEMENT					
316-0000-1109	CASH - WATER CAP IMPROVEMENT		0.00	0.00	0.00
		Total Fund: 316 - CP-WATER CAP IMPROVEMENT:	**0.00**	**0.00**	**0.00**
Fund: 317 - CP-COMP PLAN					
317-0000-1109	CASH - COMP PLAN		1,102.70	0.00	1,102.70
		Total Fund: 317 - CP-COMP PLAN:	**1,102.70**	**0.00**	**1,102.70**
Fund: 318 - CP-CITY HALL					
318-0000-1109	CASH - CITY HALL PROJECT		0.00	0.00	0.00
		Total Fund: 318 - CP-CITY HALL:	**0.00**	**0.00**	**0.00**
Fund: 319 - KENNYBROOK PK WQI IMPRV					
319-0000-1109	CASH - KENNYBROOK PK WQI IMP		0.00	0.00	0.00
		Total Fund: 319 - KENNYBROOK PK WQI IMPRV:	**0.00**	**0.00**	**0.00**
Fund: 320 - CP-NEW JORDAN WELL 2019					
320-0000-1109	CASH - NEW JORDAN WELL 2019		0.00	0.00	0.00
		Total Fund: 320 - CP-NEW JORDAN WELL 2019:	**0.00**	**0.00**	**0.00**
Fund: 321 - CP-ASR 2019					
321-0000-1109	CASH - ASR 2019		0.00	0.00	0.00
		Total Fund: 321 - CP-ASR 2019:	**0.00**	**0.00**	**0.00**

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 322 - CP-16" WATER MAIN				
322-0000-1109	CASH - 16" WATER MAIN	0.00	0.00	0.00
	Total Fund: 322 - CP-16" WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 323 - CP-WATER TOWER 2019				
323-0000-1109	CASH - WATER TOWER 2019	0.00	0.00	0.00
	Total Fund: 323 - CP-WATER TOWER 2019:	**0.00**	**0.00**	**0.00**
Fund: 324 - CP-WATER PLANT EXP 2019				
324-0000-1109	CASH - WATER PLANT EXP 2019	0.00	0.00	0.00
	Total Fund: 324 - CP-WATER PLANT EXP 2019:	**0.00**	**0.00**	**0.00**
Fund: 325 - SE 37TH HWY 141 PROJECT				
325-0000-1109	CASH - SE 37TH /HWY 141 PROJECT	516,027.69	0.00	516,027.69
	Total Fund: 325 - SE 37TH HWY 141 PROJECT:	**516,027.69**	**0.00**	**516,027.69**
Fund: 326 - ANNUAL HMA PROJECT				
326-0000-1109	CASH - ANNUAL HMA PROJECTS	1,812,903.33	-1,851,218.23	-38,314.90
326-0000-1150	CASH - IPAIT	750,000.00	0.00	750,000.00
	Total Fund: 326 - ANNUAL HMA PROJECT:	**2,562,903.33**	**-1,851,218.23**	**711,685.10**
Fund: 327 - SE 19TH & SW CO OVERLAY				
327-0000-1109	CASH - SW 19TH & SW CO OVERLAY	0.00	0.00	0.00
	Total Fund: 327 - SE 19TH & SW CO OVERLAY:	**0.00**	**0.00**	**0.00**
Fund: 328 - WRA SANI SEWER PHASE 1				
328-0000-1109	CASH - WRA SANI SEWER PHASE 1	0.00	-1,521.00	-1,521.00
	Total Fund: 328 - WRA SANI SEWER PHASE 1:	**0.00**	**-1,521.00**	**-1,521.00**
Fund: 329 - NW TERRITORY LIFT STATION				
329-0000-1109	CASH - NW TERRITORY LIFT STATION	0.00	0.00	0.00
	Total Fund: 329 - NW TERRITORY LIFT STATION:	**0.00**	**0.00**	**0.00**
Fund: 330 - GIS MAPPING				
330-0000-1109	CASH - GIS MAPPING	0.00	0.00	0.00
	Total Fund: 330 - GIS MAPPING:	**0.00**	**0.00**	**0.00**
Fund: 331 - 19TH ST SEWER EXTENSION				
331-0000-1109	CASH - 19TH ST SEWER EXTENSION	0.00	0.00	0.00
	Total Fund: 331 - 19TH ST SEWER EXTENSION:	**0.00**	**0.00**	**0.00**
Fund: 332 - ROAD USE EQUIPMENT				
332-0000-1109	CASH - ROAD USE EQUIPMENT	0.00	0.00	0.00
	Total Fund: 332 - ROAD USE EQUIPMENT:	**0.00**	**0.00**	**0.00**
Fund: 333 - WRA PARALLEL SEWER				
333-0000-1109	CASH - WRA PARALLEL SEWER	0.00	0.00	0.00
	Total Fund: 333 - WRA PARALLEL SEWER:	**0.00**	**0.00**	**0.00**
Fund: 334 - HWY 44 & COUNTY LN RD 2020				
334-0000-1109	CASH - HWY 44 & CO LINE RD 2020	0.00	0.00	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
	Total Fund: 334 - HWY 44 & COUNTY LN RD 2020:	**0.00**	**0.00**	**0.00**
Fund: 335 - ANN SANI SEWER I&I REHAB				
335-0000-1109	CASH - ANN SANI SWR I&I REHAB	368,208.40	-23,950.70	344,257.70
	Total Fund: 335 - ANN SANI SEWER I&I REHAB:	**368,208.40**	**-23,950.70**	**344,257.70**
Fund: 336 - SE 11TH ST RR/JAMES 2019				
336-0000-1109	CASH - SE 11TH RR/JAMES 2019	0.00	0.00	0.00
	Total Fund: 336 - SE 11TH ST RR/JAMES 2019:	**0.00**	**0.00**	**0.00**
Fund: 337 - CP-N MAIN & BEAVERBK SIG				
337-0000-1109	CASH - N MAIN & BEAVERBK SIGNAL	0.00	0.00	0.00
	Total Fund: 337 - CP-N MAIN & BEAVERBK SIG:	**0.00**	**0.00**	**0.00**
Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER				
338-0000-1109	CASH - FY20 DRAIN PRJ 2nd/BEAVER	0.00	0.00	0.00
	Total Fund: 338 - FY20 DRAIN PRJ 2ND/BEAVER:	**0.00**	**0.00**	**0.00**
Fund: 339 - HWY 44 STUDY				
339-0000-1109	CASH - HWY 141 & HWY 44 SIGNAL	-20,357.84	-28,223.65	-48,581.49
	Total Fund: 339 - HWY 44 STUDY:	**-20,357.84**	**-28,223.65**	**-48,581.49**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT				
340-0000-1109	CASH - ANNUAL SIGNAL IMPROVEMENT	-576,124.64	0.00	-576,124.64
	Total Fund: 340 - ANNUAL SIGNAL IMPROVEMENT:	**-576,124.64**	**0.00**	**-576,124.64**
Fund: 341 - HWY 44 STUDY				
341-0000-1109	CASH - HWY 44 STUDY	806,674.32	0.00	806,674.32
	Total Fund: 341 - HWY 44 STUDY:	**806,674.32**	**0.00**	**806,674.32**
Fund: 342 - WATER SYSTEM STUDY				
342-0000-1109	CASH - WATER SYSTEM STUDY	0.00	0.00	0.00
	Total Fund: 342 - WATER SYSTEM STUDY:	**0.00**	**0.00**	**0.00**
Fund: 343 - JAMES ST CORRIDOR STUDY				
343-0000-1109	CASH - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
	Total Fund: 343 - JAMES ST CORRIDOR STUDY:	**0.00**	**0.00**	**0.00**
Fund: 344 - PAVEMENT COND ANALYSIS				
344-0000-1109	CASH - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
	Total Fund: 344 - PAVEMENT COND ANALYSIS:	**0.00**	**0.00**	**0.00**
Fund: 345 - ANNUAL WATER MAIN REPLACE				
345-0000-1109	CASH - ANNUAL WATER MAIN REPLACE	1,240,556.82	-117,426.29	1,123,130.53
345-0000-1150	CASH - IPAIT	0.00	0.00	0.00
345-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 345 - ANNUAL WATER MAIN REPLACE:	**1,240,556.82**	**-117,426.29**	**1,123,130.53**
Fund: 346 - HW TRAIL EXTENSION				
346-0000-1109	CASH - HWY 44 TRAIL EXTENSION	0.00	0.00	0.00
	Total Fund: 346 - HW TRAIL EXTENSION:	**0.00**	**0.00**	**0.00**

Account	Name	Beginning Balance	Total Activity	Ending Balance
Fund: 347 - N SPORTS COMPLEX PARKING				
347-0000-1109	CASH - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
	Total Fund: 347 - N SPORTS COMPLEX PARKING:	**0.00**	**0.00**	**0.00**
Fund: 348 - SPLASH PAD				
348-0000-1109	CASH - SPLASH PAD	0.00	0.00	0.00
	Total Fund: 348 - SPLASH PAD:	**0.00**	**0.00**	**0.00**
Fund: 349 - SE 6TH & S JAMES INTERSECT				
349-0000-1109	CASH - SE 6TH & JAMES INTERSEC	0.00	0.00	0.00
	Total Fund: 349 - SE 6TH & S JAMES INTERSECT:	**0.00**	**0.00**	**0.00**
Fund: 350 - GRIMES LIBRARY BLDG FUND				
350-0000-1109	CASH - GRIMES LIB BLDG	35,000.00	0.00	35,000.00
	Total Fund: 350 - GRIMES LIBRARY BLDG FUND:	**35,000.00**	**0.00**	**35,000.00**
Fund: 351 - 37TH ST IMPROVEMENTS				
351-0000-1109	CASH - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
	Total Fund: 351 - 37TH ST IMPROVEMENTS:	**0.00**	**0.00**	**0.00**
Fund: 352 - TRL RDG/BEV/JACOB WTR				
352-0000-1109	CASH - TRL RD/BEAV/JAC WTR MN	0.00	0.00	0.00
	Total Fund: 352 - TRL RDG/BEV/JACOB WTR:	**0.00**	**0.00**	**0.00**
Fund: 353 - SANI SEWER STUDY				
353-0000-1109	CASH - SANI SEWER STUDY	-31,686.64	0.00	-31,686.64
	Total Fund: 353 - SANI SEWER STUDY:	**-31,686.64**	**0.00**	**-31,686.64**
Fund: 354 - ANNUAL PCC PATCHING				
354-0000-1109	CASH - ANNUAL PCC PATCHING	0.00	0.00	0.00
	Total Fund: 354 - ANNUAL PCC PATCHING:	**0.00**	**0.00**	**0.00**
Fund: 355 - TRAFFIC CALMING				
355-0000-1109	CASH - TRAFFIC CALMING	205,877.10	0.00	205,877.10
	Total Fund: 355 - TRAFFIC CALMING:	**205,877.10**	**0.00**	**205,877.10**
Fund: 356 - ANNUAL PAVEMENT PRESERVE				
356-0000-1109	CASH - ANNUAL PAVEMENT PRESERVE	173,480.76	0.00	173,480.76
	Total Fund: 356 - ANNUAL PAVEMENT PRESERVE:	**173,480.76**	**0.00**	**173,480.76**
Fund: 357 - S COMPLEX IRRIGATION PROJ				
357-0000-1109	CASH - S COMPLEX IRRIGATION	0.00	0.00	0.00
	Total Fund: 357 - S COMPLEX IRRIGATION PROJ:	**0.00**	**0.00**	**0.00**
Fund: 358 - ANN TRAIL IMPRV & PLAN				
358-0000-1109	CASH - ANN TRAIL IMP & PLANNING	694,639.12	0.00	694,639.12
358-0000-1150	CASH - IPAIT	506,394.70	1,854.06	508,248.76
358-0000-1155	CASH - IPAIT HI-YIELD	0.00	0.00	0.00
	Total Fund: 358 - ANN TRAIL IMPRV & PLAN:	**1,201,033.82**	**1,854.06**	**1,202,887.88**
Fund: 359 - EMERGENCY WATER MAIN				

Account	Name		Beginning Balance	Total Activity	Ending Balance
359-0000-1109	CASH - EMERGENCY WATER MAIN		0.00	0.00	0.00
		Total Fund: 359 - EMERGENCY WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 360 - 19TH ST WATER MAIN					
360-0000-1109	CASH - 19TH ST WATER MAIN		0.00	0.00	0.00
		Total Fund: 360 - 19TH ST WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 361 - WW PLANT MBDR RETROFIT					
361-0000-1109	CASH - WW PLANT MBDR RETROFIT		-5,000.00	5,000.00	0.00
		Total Fund: 361 - WW PLANT MBDR RETROFIT:	**-5,000.00**	**5,000.00**	**0.00**
Fund: 362 - WRA SANI SEWER PHASE 2					
362-0000-1109	CASH - WRA SANI SEWER PHASE 2		0.00	0.00	0.00
		Total Fund: 362 - WRA SANI SEWER PHASE 2:	**0.00**	**0.00**	**0.00**
Fund: 363 - WRA SANI SEWER PHASE 3					
363-0000-1109	CASH - WRA SANI SWR PHS 3		0.00	0.00	0.00
		Total Fund: 363 - WRA SANI SEWER PHASE 3:	**0.00**	**0.00**	**0.00**
Fund: 364 - WRA SANI SEWER PHASE 4					
364-0000-1109	CASH - WRA SANI SWR PHS 4		0.00	0.00	0.00
		Total Fund: 364 - WRA SANI SEWER PHASE 4:	**0.00**	**0.00**	**0.00**
Fund: 365 - WALLACE FARM					
365-0000-1109	CASH - WALLACE FARM		0.00	0.00	0.00
		Total Fund: 365 - WALLACE FARM:	**0.00**	**0.00**	**0.00**
Fund: 366 - JACOB ST OVERLAY PROJ					
366-0000-1109	CASH - JACOB ST OVERLAY		0.00	0.00	0.00
366-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 366 - JACOB ST OVERLAY PROJ:	**0.00**	**0.00**	**0.00**
Fund: 367 - MULTIPLEX					
367-0000-1109	CASH - GRIMEPLEX		0.00	0.00	0.00
367-0000-1150	CASH - IPAIT		0.00	0.00	0.00
367-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 367 - MULTIPLEX:	**0.00**	**0.00**	**0.00**
Fund: 368 - TRL RDG/BEAVER WATER MAIN					
368-0000-1109	CASH - TRL RDG/BEAVER WTR MAIN		0.00	0.00	0.00
		Total Fund: 368 - TRL RDG/BEAVER WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 369 - SE 11TH & JAMES					
369-0000-1109	CASH - SE 11TH & JAMES		1,106,128.55	2,355,833.30	3,461,961.85
369-0000-1150	CASH - IPAIT		4,488,516.01	4,524.12	4,493,040.13
369-0000-1155	CASH - IPAIT HI-YIELD		3,121,800.00	-3,147,779.50	-25,979.50
		Total Fund: 369 - SE 11TH & JAMES:	**8,716,444.56**	**-787,422.08**	**7,929,022.48**
Fund: 370 - 19TH & GATEWAY SIGNAL					
370-0000-1109	CASH - 19TH & GATEWAY SIGNAL		0.00	0.00	0.00

Account	Name		Beginning Balance	Total Activity	Ending Balance
		Total Fund: 370 - 19TH & GATEWAY SIGNAL:	**0.00**	**0.00**	**0.00**
Fund: 371 - 11TH & GATEWAY SIGNAL					
371-0000-1109	CASH - 11TH & GATEWAY SIGNAL		2,082,783.06	-244,857.87	1,837,925.19
371-0000-1150	CASH - IPAIT		1,005,110.54	3,682.04	1,008,792.58
371-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 371 - 11TH & GATEWAY SIGNAL:	**3,087,893.60**	**-241,175.83**	**2,846,717.77**
Fund: 372 - N JORDAN WELL REPAIRS					
372-0000-1109	CASH - N JORDAN WELL REPAIR		0.00	0.00	0.00
		Total Fund: 372 - N JORDAN WELL REPAIRS:	**0.00**	**0.00**	**0.00**
Fund: 373 - BLDG ACCESS CONTROL PROJ					
373-0000-1109	CASH - BLDG ACCESS CONT PROJ		145,157.60	0.00	145,157.60
373-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 373 - BLDG ACCESS CONTROL PROJ:	**145,157.60**	**0.00**	**145,157.60**
Fund: 374 - WATER PRODUCTION PROJECTS					
374-0000-1109	CASH - WTR PRODUCTION PROJECTS		1,989,105.31	-23,655.95	1,965,449.36
		Total Fund: 374 - WATER PRODUCTION PROJECTS:	**1,989,105.31**	**-23,655.95**	**1,965,449.36**
Fund: 375 - NE DEST/NE BVRBROOKE IMP					
375-0000-1109	CASH - NE DEST/NE BVRBROOKE IMP		-112,035.69	-378,529.36	-490,565.05
		Total Fund: 375 - NE DEST/NE BVRBROOKE IMP:	**-112,035.69**	**-378,529.36**	**-490,565.05**
Fund: 376 - SE TRL EXT TO SCHOOL					
376-0000-1109	CASH - SE TRL RDG RD RECONSTRUCT		217,091.54	0.00	217,091.54
376-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 376 - SE TRL EXT TO SCHOOL:	**217,091.54**	**0.00**	**217,091.54**
Fund: 377 - HWY TRL EXT TO SCHOOL					
377-0000-1109	CASH - HWY 44 TRL EXT SCHOOL		0.00	0.00	0.00
		Total Fund: 377 - HWY TRL EXT TO SCHOOL:	**0.00**	**0.00**	**0.00**
Fund: 378 - FIRE STATION					
378-0000-1109	CASH - FIRE STATION		145,883.91	-180.91	145,703.00
378-0000-1150	CASH - IPAIT		0.00	0.00	0.00
378-0000-1155	CASH - IPAIT HI-YIELD		0.00	0.00	0.00
		Total Fund: 378 - FIRE STATION:	**145,883.91**	**-180.91**	**145,703.00**
Fund: 379 - 100TH ST WIDENING					
379-0000-1109	CASH - 100TH ST WIDENING		48,411.08	0.00	48,411.08
379-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 379 - 100TH ST WIDENING:	**48,411.08**	**0.00**	**48,411.08**
Fund: 380 - HWY 141 CORR/INTERSECTION STUDY					
380-0000-1109	CASH - HWY 141 CORR/INTERS STDY		3,252.90	0.00	3,252.90
380-0000-1150	CASH - IPAIT		0.00	0.00	0.00
		Total Fund: 380 - HWY 141 CORR/INTERSECTION STUDY:	**3,252.90**	**0.00**	**3,252.90**
Fund: 381 - NO COUNTY LINE WATER MAIN					

Account	Name	Beginning Balance	Total Activity	Ending Balance
381-0000-1109	CASH - N COUNTY LINE WATER MAIN	0.00	0.00	0.00
	Total Fund: 381 - NO COUNTY LINE WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 382 - GROUND STORAGE RESERVOIR				
382-0000-1109	CASH - GRND STORAGE RESERVOIR	0.00	0.00	0.00
	Total Fund: 382 - GROUND STORAGE RESERVOIR:	**0.00**	**0.00**	**0.00**
Fund: 383 - JAMES ST WTP WATER MAIN				
383-0000-1109	CASH - JAMES ST WTR WATER MAIN	0.00	0.00	0.00
	Total Fund: 383 - JAMES ST WTP WATER MAIN:	**0.00**	**0.00**	**0.00**
Fund: 384 - SEWER COMPLIANCE PROJECT				
384-0000-1109	CASH - SEWER COMPLIANCE	0.09	0.00	0.09
	Total Fund: 384 - SEWER COMPLIANCE PROJECT:	**0.09**	**0.00**	**0.09**
Fund: 385 - SE 41ST & SE PARK EXTNSN				
385-0000-1109	CASH - SE 41ST & SE PARK EXT	-18,394.09	-620,620.91	-639,015.00
	Total Fund: 385 - SE 41ST & SE PARK EXTNSN:	**-18,394.09**	**-620,620.91**	**-639,015.00**
Fund: 386 - THORPE AREA EXPANSION				
386-0000-1109	CASH - THORPE AREA EXPANSION	0.00	0.00	0.00
	Total Fund: 386 - THORPE AREA EXPANSION:	**0.00**	**0.00**	**0.00**
Fund: 387 - CITY HALL PROJECT				
387-0000-1109	CASH - CITY HALL PROJECT	-482,991.79	2,038,930.93	1,555,939.14
387-0000-1150	CASH-IPAIT CITY HALL	6,533,231.59	-2,987,056.37	3,546,175.22
	Total Fund: 387 - CITY HALL PROJECT:	**6,050,239.80**	**-948,125.44**	**5,102,114.36**
Fund: 399 - EQUIP REVOLVING PROGRAM				
399-0000-1109	CASH - EQUIP REVOLVING PROG	4,056,427.31	-14,210.27	4,042,217.04
	Total Fund: 399 - EQUIP REVOLVING PROGRAM:	**4,056,427.31**	**-14,210.27**	**4,042,217.04**
Fund: 600 - WATER				
600-0000-1109	CASH - WATER	4,871,213.15	404,985.47	5,276,198.62
600-0000-1130	RESERVES - WATER TAPPING	0.00	0.00	0.00
600-0000-1131	RESERVES - WATER	0.00	0.00	0.00
600-0000-1160	SAVINGS - WATER TAPPING	1,140,732.42	0.00	1,140,732.42
600-0000-1162	SAVINGS - VISION	1,118,862.84	1,426.28	1,120,289.12
600-0000-1178	CHARTER SEW TAP CD	0.00	0.00	0.00
	Total Fund: 600 - WATER:	**7,130,808.41**	**406,411.75**	**7,537,220.16**
Fund: 601 - WATER DEPOSITS				
601-0000-1109	CASH - WATER DEPOSITS	247,502.63	-665.36	246,837.27
601-0000-1170	WATER DEPOSIT CD 25712	2,627.17	0.00	2,627.17
	Total Fund: 601 - WATER DEPOSITS:	**250,129.80**	**-665.36**	**249,464.44**
Fund: 602 - WATER SINKING				
602-0000-1109	CASH - WATER SINKING	227,399.44	0.00	227,399.44
	Total Fund: 602 - WATER SINKING:	**227,399.44**	**0.00**	**227,399.44**
Fund: 603 - WATER REC BOND				

Account	Name		Beginning Balance	Total Activity	Ending Balance
603-0000-1109	CASH - WATER REC BOND		183,629.96	0.00	183,629.96
		Total Fund: 603 - WATER REC BOND:	**183,629.96**	**0.00**	**183,629.96**
Fund: 610 - SEWER					
610-0000-1109	CASH - SEWER		1,531,295.30	-165,905.39	1,365,389.91
610-0000-1130	RESERVES - SEWER TAPPING		0.00	0.00	0.00
610-0000-1131	RESERVES - SEWER		0.00	0.00	0.00
610-0000-1160	SAVINGS - SEWER TAPPING		0.00	0.00	0.00
610-0000-1161	SAVINGS - SEWER TAPPING		1,155,805.02	2,944.93	1,158,749.95
610-0000-1178	CHARTER SEW TAP CD		5.00	0.00	5.00
610-0000-1179	SEWER RESERVES		1,530,646.03	0.00	1,530,646.03
		Total Fund: 610 - SEWER:	**4,217,751.35**	**-162,960.46**	**4,054,790.89**
Fund: 611 - SEWER SINKING					
611-0000-1109	CASH - SEWER SINKING		839,483.03	0.00	839,483.03
		Total Fund: 611 - SEWER SINKING:	**839,483.03**	**0.00**	**839,483.03**
Fund: 670 - LANDFILL/GARBAGE					
670-0000-1109	CASH - SOLID WASTE		977,264.52	6,393.67	983,658.19
		Total Fund: 670 - LANDFILL/GARBAGE:	**977,264.52**	**6,393.67**	**983,658.19**
Fund: 740 - STORM WATER					
740-0000-1109	CASH - STORM WATER		3,275,038.15	29,621.92	3,304,660.07
740-0000-1131	RESERVES - STORM WATER		0.00	0.00	0.00
740-0000-1160	SAVINGS - STORM WATER		53,166.50	0.00	53,166.50
		Total Fund: 740 - STORM WATER:	**3,328,204.65**	**29,621.92**	**3,357,826.57**
Fund: 750 - MULTIPLEX					
750-0000-1109	CASH - GRIMESPLEX		1,392,655.37	-24,836.41	1,367,818.96
750-0000-1131	RESERVES- MULTIPLEX CAPITAL IMPROV		500,000.00	0.00	500,000.00
		Total Fund: 750 - MULTIPLEX:	**1,892,655.37**	**-24,836.41**	**1,867,818.96**
Fund: 830 - OTHER					
830-0000-1160	SAVINGS AND INVESTMENTS		0.00	0.00	0.00
		Total Fund: 830 - OTHER:	**0.00**	**0.00**	**0.00**
		Grand Totals:	**72,765,418.37**	**-5,257,295.53**	**67,508,122.84**

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
001 - GENERAL	7,062,505.17	-313,124.85	6,749,380.32
002 - LIBRARY FUND	467,223.10	-77,859.24	389,363.86
005 - FIRE /RESCUE	0.00	0.00	0.00
110 - ROAD USE TAX	3,826,295.20	104,701.00	3,930,996.20
112 - EMPLOYEE BENEFITS	2,923,717.23	-216,692.60	2,707,024.63
119 - EMERGENCY FUND	0.00	0.00	0.00
121 - LOCAL OPTION SALES TAX	3,565,106.00	342,594.16	3,907,700.16
125 - TAX INCREMENT FINANCING	2,879,382.75	21,506.09	2,900,888.84
160 - HOTEL/MOTEL/ECON DEV	419,922.70	11,458.88	431,381.58
161 - ECO DEVELOPMENT REVOLVING	234,549.50	0.00	234,549.50
167 - RESTRICTED GIFTS	43,044.39	-263.85	42,780.54
200 - DEBT SERVICE	775,434.96	2,998.54	778,433.50
301 - CAPITAL PROJECT FUND	-1,595.40	0.00	-1,595.40
302 - CP-ROAD DEVELOPMENT	0.00	0.00	0.00
303 - CP-WALLACE	0.00	0.00	0.00
304 - STM WATER MASTER PLAN	0.00	0.00	0.00
305 - CP-MAIN STREET	0.00	0.00	0.00
306 - CP-PRARIE/LITTLE BEAVE	0.00	0.00	0.00
307 - CP-STORM WATER	-1,283,220.44	-274,113.98	-1,557,334.42
308 - CP-SW COUNTY LINE ROAD	0.00	0.00	0.00
309 - CP-PARKS	1,899,299.33	-83,058.23	1,816,241.10
310 - CP-FIRE	0.00	0.00	0.00
311 - CP-DOWNTOWN	0.00	0.00	0.00
312 - CP-S JAMES/SE 37TH ST	0.00	0.00	0.00
313 - GRIMES COMMUNITY COMPLEX IMF	99,253.61	0.00	99,253.61
314 - CP-NE GATEWAY/HOPE COMM	0.00	0.00	0.00
315 - CP-N COMPLEX SANI CONNECT	0.00	0.00	0.00
316 - CP-WATER CAP IMPROVEMENT	0.00	0.00	0.00
317 - CP-COMP PLAN	1,102.70	0.00	1,102.70
318 - CP-CITY HALL	0.00	0.00	0.00
319 - KENNYBROOK PK WQI IMPRV	0.00	0.00	0.00
320 - CP-NEW JORDAN WELL 2019	0.00	0.00	0.00
321 - CP-ASR 2019	0.00	0.00	0.00
322 - CP-16" WATER MAIN	0.00	0.00	0.00
323 - CP-WATER TOWER 2019	0.00	0.00	0.00
324 - CP-WATER PLANT EXP 2019	0.00	0.00	0.00
325 - SE 37TH HWY 141 PROJECT	516,027.69	0.00	516,027.69
326 - ANNUAL HMA PROJECT	2,562,903.33	-1,851,218.23	711,685.10
327 - SE 19TH & SW CO OVERLAY	0.00	0.00	0.00
328 - WRA SANI SEWER PHASE 1	0.00	-1,521.00	-1,521.00
329 - NW TERRITORY LIFT STATION	0.00	0.00	0.00
330 - GIS MAPPING	0.00	0.00	0.00

Fund Summary

331 - 19TH ST SEWER EXTENSION	0.00	0.00	0.00
332 - ROAD USE EQUIPMENT	0.00	0.00	0.00
333 - WRA PARALLEL SEWER	0.00	0.00	0.00
334 - HWY 44 & COUNTY LN RD 2020	0.00	0.00	0.00
335 - ANN SANI SEWER I&I REHAB	368,208.40	-23,950.70	344,257.70
336 - SE 11TH ST RR/JAMES 2019	0.00	0.00	0.00
337 - CP-N MAIN & BEAVERBK SIG	0.00	0.00	0.00
338 - FY20 DRAIN PRJ 2ND/BEAVER	0.00	0.00	0.00
339 - HWY 44 STUDY	-20,357.84	-28,223.65	-48,581.49
340 - ANNUAL SIGNAL IMPROVEMENT	-576,124.64	0.00	-576,124.64
341 - HWY 44 STUDY	806,674.32	0.00	806,674.32
342 - WATER SYSTEM STUDY	0.00	0.00	0.00
343 - JAMES ST CORRIDOR STUDY	0.00	0.00	0.00
344 - PAVEMENT COND ANALYSIS	0.00	0.00	0.00
345 - ANNUAL WATER MAIN REPLACE	1,240,556.82	-117,426.29	1,123,130.53
346 - HW TRAIL EXTENSION	0.00	0.00	0.00
347 - N SPORTS COMPLEX PARKING	0.00	0.00	0.00
348 - SPLASH PAD	0.00	0.00	0.00
349 - SE 6TH & S JAMES INTERSECT	0.00	0.00	0.00
350 - GRIMES LIBRARY BLDG FUND	35,000.00	0.00	35,000.00
351 - 37TH ST IMPROVEMENTS	0.00	0.00	0.00
352 - TRL RDG/BEV/JACOB WTR	0.00	0.00	0.00
353 - SANI SEWER STUDY	-31,686.64	0.00	-31,686.64
354 - ANNUAL PCC PATCHING	0.00	0.00	0.00
355 - TRAFFIC CALMING	205,877.10	0.00	205,877.10
356 - ANNUAL PAVEMENT PRESERVE	173,480.76	0.00	173,480.76
357 - S COMPLEX IRRIGATION PROJ	0.00	0.00	0.00
358 - ANN TRAIL IMPRV & PLAN	1,201,033.82	1,854.06	1,202,887.88
359 - EMERGENCY WATER MAIN	0.00	0.00	0.00
360 - 19TH ST WATER MAIN	0.00	0.00	0.00
361 - WW PLANT MBDR RETROFIT	-5,000.00	5,000.00	0.00
362 - WRA SANI SEWER PHASE 2	0.00	0.00	0.00
363 - WRA SANI SEWER PHASE 3	0.00	0.00	0.00
364 - WRA SANI SEWER PHASE 4	0.00	0.00	0.00
365 - WALLACE FARM	0.00	0.00	0.00
366 - JACOB ST OVERLAY PROJ	0.00	0.00	0.00
367 - MULTIPLEX	0.00	0.00	0.00
368 - TRL RDG/BEAVER WATER MAIN	0.00	0.00	0.00
369 - SE 11TH & JAMES	8,716,444.56	-787,422.08	7,929,022.48
370 - 19TH & GATEWAY SIGNAL	0.00	0.00	0.00
371 - 11TH & GATEWAY SIGNAL	3,087,893.60	-241,175.83	2,846,717.77
372 - N JORDAN WELL REPAIRS	0.00	0.00	0.00
373 - BLDG ACCESS CONTROL PROJ	145,157.60	0.00	145,157.60

Fund Summary

374 - WATER PRODUCTION PROJECTS	1,989,105.31	-23,655.95	1,965,449.36
375 - NE DEST/NE BVRBROOKE IMP	-112,035.69	-378,529.36	-490,565.05
376 - SE TRL EXT TO SCHOOL	217,091.54	0.00	217,091.54
377 - HWY TRL EXT TO SCHOOL	0.00	0.00	0.00
378 - FIRE STATION	145,883.91	-180.91	145,703.00
379 - 100TH ST WIDENING	48,411.08	0.00	48,411.08
380 - HWY 141 CORR/INTERSECTION STUI	3,252.90	0.00	3,252.90
381 - NO COUNTY LINE WATER MAIN	0.00	0.00	0.00
382 - GROUND STORAGE RESERVOIR	0.00	0.00	0.00
383 - JAMES ST WTP WATER MAIN	0.00	0.00	0.00
384 - SEWER COMPLIANCE PROJECT	0.09	0.00	0.09
385 - SE 41ST & SE PARK EXTNSN	-18,394.09	-620,620.91	-639,015.00
386 - THORPE AREA EXPANSION	0.00	0.00	0.00
387 - CITY HALL PROJECT	6,050,239.80	-948,125.44	5,102,114.36
399 - EQUIP REVOLVING PROGRAM	4,056,427.31	-14,210.27	4,042,217.04
600 - WATER	7,130,808.41	406,411.75	7,537,220.16
601 - WATER DEPOSITS	250,129.80	-665.36	249,464.44
602 - WATER SINKING	227,399.44	0.00	227,399.44
603 - WATER REC BOND	183,629.96	0.00	183,629.96
610 - SEWER	4,217,751.35	-162,960.46	4,054,790.89
611 - SEWER SINKING	839,483.03	0.00	839,483.03
670 - LANDFILL/GARBAGE	977,264.52	6,393.67	983,658.19
740 - STORM WATER	3,328,204.65	29,621.92	3,357,826.57
750 - MULTIPLEX	1,892,655.37	-24,836.41	1,867,818.96
830 - OTHER	0.00	0.00	0.00
Grand Total:	**72,765,418.37**	**-5,257,295.53**	**67,508,122.84**

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL						
1100 - Police	1,762,001.00	1,762,001.00	130,215.58	130,215.58	1,631,785.42	92.61%
1300 - Emergency Management	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00%
1500 - Fire	903,019.00	903,019.00	82,604.90	82,604.90	820,414.10	90.85%
1600 - Ambulance	1,931,747.00	1,931,747.00	125,142.72	125,142.72	1,806,604.28	93.52%
1700 - Building Services	1,631,847.00	1,631,847.00	101,275.88	101,275.88	1,530,571.12	93.79%
1900 - Animal control	250.00	250.00	0.00	0.00	250.00	100.00%
2100 - Streets	1,059,875.00	1,059,875.00	75,161.63	75,161.63	984,713.37	92.91%
2500 - Snow	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00%
3500 - Water, Air, Mosquito	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%
4300 - Parks	693,498.00	693,498.00	56,071.60	56,071.60	637,426.40	91.91%
4310 - North Sports Complex	50,000.00	50,000.00	3,650.88	3,650.88	46,349.12	92.70%
4320 - South Sports Complex	50,000.00	50,000.00	5,454.31	5,454.31	44,545.69	89.09%
4400 - Recreation	449,373.00	449,373.00	52,343.49	52,343.49	397,029.51	88.35%
4410 - Rec-Youth Programs	73,000.00	73,000.00	9,943.26	9,943.26	63,056.74	86.38%
4420 - Rec-Youth Sports	0.00	0.00	373.96	373.96	-373.96	0.00%
4430 - Rec-Adult Programs	6,700.00	6,700.00	233.18	233.18	6,466.82	96.52%
4500 - Cemetery	102,760.00	102,760.00	11,229.00	11,229.00	91,531.00	89.07%
4600 - GCC-Community center	196,170.00	196,170.00	13,834.88	13,834.88	182,335.12	92.95%
4900 - Splashpad	49,200.00	49,200.00	3,284.74	3,284.74	45,915.26	93.32%
5200 - Economic Development	387,909.00	387,909.00	27,790.77	27,790.77	360,118.23	92.84%
6100 - Mayor,Council, Manager	308,501.00	308,501.00	19,366.78	19,366.78	289,134.22	93.72%
6200 - Clerk,Finance, Admin, HR	711,421.00	711,421.00	48,837.14	48,837.14	662,583.86	93.14%
6300 - Elections	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00%
6400 - Legal Services/Attorney	268,600.00	268,600.00	577.43	577.43	268,022.57	99.79%
6500 - City Hall/General	324,442.00	324,442.00	4,488.22	4,488.22	319,953.78	98.62%
6600 - Tort Liability Insurance	143,817.00	143,817.00	0.00	0.00	143,817.00	100.00%
6700 - IT	557,901.00	557,901.00	25,983.05	25,983.05	531,917.95	95.34%
6990 - Other General Government	226,000.00	226,000.00	2,825.89	2,825.89	223,174.11	98.75%
9100 - Transfers In/Out	3,020,373.00	3,020,373.00	0.00	0.00	3,020,373.00	100.00%
Fund: 001 - GENERAL Total:	**14,969,904.00**	**14,969,904.00**	**800,689.29**	**800,689.29**	**14,169,214.71**	**94.65%**
Fund: 002 - LIBRARY FUND						
4100 - Library	1,129,114.00	1,129,114.00	79,682.62	79,682.62	1,049,431.38	92.94%
Fund: 002 - LIBRARY FUND Total:	**1,129,114.00**	**1,129,114.00**	**79,682.62**	**79,682.62**	**1,049,431.38**	**92.94%**
Fund: 110 - ROAD USE TAX						
2100 - Streets	1,416,036.00	1,416,036.00	87,218.71	87,218.71	1,328,817.29	93.84%
2300 - Street lighting	233,000.00	233,000.00	15,546.08	15,546.08	217,453.92	93.33%
2400 - Traffic Control/Safety	45,000.00	45,000.00	1,474.96	1,474.96	43,525.04	96.72%
2500 - Snow	342,600.00	342,600.00	987.71	987.71	341,612.29	99.71%
9100 - Transfers In/Out	1,526,906.00	1,526,906.00	0.00	0.00	1,526,906.00	100.00%
Fund: 110 - ROAD USE TAX Total:	**3,563,542.00**	**3,563,542.00**	**105,227.46**	**105,227.46**	**3,458,314.54**	**97.05%**
Fund: 112 - EMPLOYEE BENEFITS						
1100 - Police	544,675.00	544,675.00	0.00	0.00	544,675.00	100.00%
1500 - Fire	175,401.00	175,401.00	14,515.17	14,515.17	160,885.83	91.72%
1600 - Ambulance	625,456.00	625,456.00	51,747.00	51,747.00	573,709.00	91.73%
1700 - Building Services	454,526.00	454,526.00	41,581.96	41,581.96	412,944.04	90.85%
2100 - Streets	536,150.00	536,150.00	52,868.08	52,868.08	483,281.92	90.14%
2500 - Snow	34,200.00	34,200.00	0.00	0.00	34,200.00	100.00%
4100 - Library	217,900.00	217,900.00	23,043.25	23,043.25	194,856.75	89.42%
4300 - Parks	96,657.00	96,657.00	9,479.42	9,479.42	87,177.58	90.19%
4400 - Recreation	97,537.00	97,537.00	6,284.79	6,284.79	91,252.21	93.56%

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
5200 - Economic Development	50,269.00	50,269.00	4,213.08	4,213.08	46,055.92	91.62%
6100 - Mayor,Council, Manager	67,410.00	67,410.00	5,297.12	5,297.12	62,112.88	92.14%
6200 - Clerk,Finance, Admin, HR	229,554.00	229,554.00	18,415.09	18,415.09	211,138.91	91.98%
6500 - City Hall/General	6,000.00	6,000.00	11.90	11.90	5,988.10	99.80%
6700 - IT	92,073.00	92,073.00	6,219.94	6,219.94	85,853.06	93.24%
Fund: 112 - EMPLOYEE BENEFITS Total:	**3,227,808.00**	**3,227,808.00**	**233,676.80**	**233,676.80**	**2,994,131.20**	**92.76%**
Fund: 121 - LOCAL OPTION SALES TAX						
9100 - Transfers In/Out	3,667,735.00	3,667,735.00	0.00	0.00	3,667,735.00	100.00%
Fund: 121 - LOCAL OPTION SALES TAX Total:	**3,667,735.00**	**3,667,735.00**	**0.00**	**0.00**	**3,667,735.00**	**100.00%**
Fund: 125 - TAX INCREMENT FINANCING						
5200 - Economic Development	4,601,850.00	4,601,850.00	0.00	0.00	4,601,850.00	100.00%
9100 - Transfers In/Out	6,788,868.00	6,788,868.00	0.00	0.00	6,788,868.00	100.00%
Fund: 125 - TAX INCREMENT FINANCING Total:	**11,390,718.00**	**11,390,718.00**	**0.00**	**0.00**	**11,390,718.00**	**100.00%**
Fund: 160 - HOTEL/MOTEL/ECON DEV						
5200 - Economic Development	72,000.00	72,000.00	14,193.50	14,193.50	57,806.50	80.29%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	**72,000.00**	**72,000.00**	**14,193.50**	**14,193.50**	**57,806.50**	**80.29%**
Fund: 167 - RESTRICTED GIFTS						
4100 - Library	31,800.00	31,800.00	263.85	263.85	31,536.15	99.17%
Fund: 167 - RESTRICTED GIFTS Total:	**31,800.00**	**31,800.00**	**263.85**	**263.85**	**31,536.15**	**99.17%**
Fund: 200 - DEBT SERVICE						
2100 - Streets	281,745.00	281,745.00	600.00	600.00	281,145.00	99.79%
2110 - 2007 Bond	279,582.00	279,582.00	0.00	0.00	279,582.00	100.00%
2120 - 2009 Bond	1,022,813.00	1,022,813.00	0.00	0.00	1,022,813.00	100.00%
2130 - 2012 Bond	365,010.00	365,010.00	0.00	0.00	365,010.00	100.00%
2150 - 2017A Bond	1,218,132.00	1,218,132.00	0.00	0.00	1,218,132.00	100.00%
2160 - 2017 Refinancing Bond	576,450.00	576,450.00	0.00	0.00	576,450.00	100.00%
2180 - 2020 Go Bond	592,500.00	592,500.00	600.00	600.00	591,900.00	99.90%
2190 - 2021A Go Bond	731,700.00	731,700.00	600.00	600.00	731,100.00	99.92%
2210 - 2021B Go Lost Bond	253,250.00	253,250.00	600.00	600.00	252,650.00	99.76%
2220 - 2022A Bond	647,500.00	647,500.00	600.00	600.00	646,900.00	99.91%
2230 - 2022B Bond	794,100.00	794,100.00	0.00	0.00	794,100.00	100.00%
2240 - 2023B Go Bond	1,225,950.00	1,225,950.00	0.00	0.00	1,225,950.00	100.00%
2250 - 2024A Go Bond	1,415,713.00	1,415,713.00	0.00	0.00	1,415,713.00	100.00%
2260 - 2025B Go Losst Bonds	266,669.00	266,669.00	0.00	0.00	266,669.00	100.00%
2270 - 2026A Go Bonds	1,725,322.00	1,725,322.00	0.00	0.00	1,725,322.00	100.00%
Fund: 200 - DEBT SERVICE Total:	**11,396,436.00**	**11,396,436.00**	**3,000.00**	**3,000.00**	**11,393,436.00**	**99.97%**
Fund: 307 - CP-STORM WATER						
8650 - Storm Water	175,000.00	175,000.00	274,113.98	274,113.98	-99,113.98	-56.64%
Fund: 307 - CP-STORM WATER Total:	**175,000.00**	**175,000.00**	**274,113.98**	**274,113.98**	**-99,113.98**	**-56.64%**
Fund: 309 - CP-PARKS						
4300 - Parks	1,000,000.00	1,000,000.00	153,058.23	153,058.23	846,941.77	84.69%
Fund: 309 - CP-PARKS Total:	**1,000,000.00**	**1,000,000.00**	**153,058.23**	**153,058.23**	**846,941.77**	**84.69%**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
4600 - GCC-Community center	625,000.00	625,000.00	0.00	0.00	625,000.00	100.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	**625,000.00**	**625,000.00**	**0.00**	**0.00**	**625,000.00**	**100.00%**
Fund: 325 - SE 37TH HWY 141 PROJECT						
2100 - Streets	600,000.00	600,000.00	0.00	0.00	600,000.00	100.00%
Fund: 325 - SE 37TH HWY 141 PROJECT Total:	**600,000.00**	**600,000.00**	**0.00**	**0.00**	**600,000.00**	**100.00%**
Fund: 326 - ANNUAL HMA PROJECT						
2100 - Streets	1,500,000.00	1,500,000.00	1,851,218.23	1,851,218.23	-351,218.23	-23.41%
Fund: 326 - ANNUAL HMA PROJECT Total:	**1,500,000.00**	**1,500,000.00**	**1,851,218.23**	**1,851,218.23**	**-351,218.23**	**-23.41%**
Fund: 328 - WRA SANI SEWER PHASE 1						
8150 - Sewer/Sewage Disposal	0.00	0.00	1,521.00	1,521.00	-1,521.00	0.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	**0.00**	**0.00**	**1,521.00**	**1,521.00**	**-1,521.00**	**0.00%**

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 335 - ANN SANI SEWER I&I REHAB						
8150 - Sewer/Sewage Disposal	450,000.00	450,000.00	23,950.70	23,950.70	426,049.30	94.68%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	**450,000.00**	**450,000.00**	**23,950.70**	**23,950.70**	**426,049.30**	**94.68%**
Fund: 339 - HWY 44 STUDY						
2100 - Streets	0.00	0.00	28,223.65	28,223.65	-28,223.65	0.00%
Fund: 339 - HWY 44 STUDY Total:	**0.00**	**0.00**	**28,223.65**	**28,223.65**	**-28,223.65**	**0.00%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
2300 - Street lighting	450,000.00	450,000.00	0.00	0.00	450,000.00	100.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	**450,000.00**	**450,000.00**	**0.00**	**0.00**	**450,000.00**	**100.00%**
Fund: 341 - HWY 44 STUDY						
2100 - Streets	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%
Fund: 341 - HWY 44 STUDY Total:	**650,000.00**	**650,000.00**	**0.00**	**0.00**	**650,000.00**	**100.00%**
Fund: 345 - ANNUAL WATER MAIN REPLACE						
8100 - Capital Projects - Water	0.00	0.00	117,426.29	117,426.29	-117,426.29	0.00%
Fund: 345 - ANNUAL WATER MAIN REPLACE Total:	**0.00**	**0.00**	**117,426.29**	**117,426.29**	**-117,426.29**	**0.00%**
Fund: 355 - TRAFFIC CALMING						
2400 - Traffic Control/Safety	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
Fund: 355 - TRAFFIC CALMING Total:	**50,000.00**	**50,000.00**	**0.00**	**0.00**	**50,000.00**	**100.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
2100 - Streets	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	**100,000.00**	**100,000.00**	**0.00**	**0.00**	**100,000.00**	**100.00%**
Fund: 358 - ANN TRAIL IMPRV & PLAN						
4300 - Parks	800,000.00	800,000.00	0.00	0.00	800,000.00	100.00%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	**800,000.00**	**800,000.00**	**0.00**	**0.00**	**800,000.00**	**100.00%**
Fund: 369 - SE 11TH & JAMES						
2100 - Streets	4,000,000.00	4,000,000.00	794,296.04	794,296.04	3,205,703.96	80.14%
Fund: 369 - SE 11TH & JAMES Total:	**4,000,000.00**	**4,000,000.00**	**794,296.04**	**794,296.04**	**3,205,703.96**	**80.14%**
Fund: 371 - 11TH & GATEWAY SIGNAL						
2100 - Streets	1,800,000.00	1,800,000.00	244,857.87	244,857.87	1,555,142.13	86.40%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	**1,800,000.00**	**1,800,000.00**	**244,857.87**	**244,857.87**	**1,555,142.13**	**86.40%**
Fund: 374 - WATER PRODUCTION PROJECTS						
8100 - Capital Projects - Water	3,504,000.00	3,504,000.00	23,655.95	23,655.95	3,480,344.05	99.32%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	**3,504,000.00**	**3,504,000.00**	**23,655.95**	**23,655.95**	**3,480,344.05**	**99.32%**
Fund: 375 - NE DEST/NE BVRBROOKE IMP						
2100 - Streets	0.00	0.00	378,529.36	378,529.36	-378,529.36	0.00%
Fund: 375 - NE DEST/NE BVRBROOKE IMP Total:	**0.00**	**0.00**	**378,529.36**	**378,529.36**	**-378,529.36**	**0.00%**
Fund: 378 - FIRE STATION						
1500 - Fire	0.00	0.00	180.91	180.91	-180.91	0.00%
Fund: 378 - FIRE STATION Total:	**0.00**	**0.00**	**180.91**	**180.91**	**-180.91**	**0.00%**
Fund: 385 - SE 41ST & SE PARK EXTNSN						
2100 - Streets	0.00	0.00	620,620.91	620,620.91	-620,620.91	0.00%
Fund: 385 - SE 41ST & SE PARK EXTNSN Total:	**0.00**	**0.00**	**620,620.91**	**620,620.91**	**-620,620.91**	**0.00%**
Fund: 387 - CITY HALL PROJECT						
6500 - City Hall/General	9,000,000.00	9,000,000.00	961,069.07	961,069.07	8,038,930.93	89.32%
Fund: 387 - CITY HALL PROJECT Total:	**9,000,000.00**	**9,000,000.00**	**961,069.07**	**961,069.07**	**8,038,930.93**	**89.32%**
Fund: 399 - EQUIP REVOLVING PROGRAM						
2100 - Streets	537,000.00	537,000.00	13,775.27	13,775.27	523,224.73	97.43%
4300 - Parks	33,000.00	33,000.00	0.00	0.00	33,000.00	100.00%
4700 - Multi Plex	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%
6500 - City Hall/General	0.00	0.00	435.00	435.00	-435.00	0.00%
8650 - Storm Water	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	**630,000.00**	**630,000.00**	**14,210.27**	**14,210.27**	**615,789.73**	**97.74%**

IADep...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 600 - WATER						
8100 - Capital Projects - Water	6,844,406.00	6,844,406.00	508,389.44	508,389.44	6,336,016.56	92.57%
9100 - Transfers In/Out	3,374,867.00	3,374,867.00	0.00	0.00	3,374,867.00	100.00%
Fund: 600 - WATER Total:	**10,219,273.00**	**10,219,273.00**	**508,389.44**	**508,389.44**	**9,710,883.56**	**95.03%**
Fund: 601 - WATER DEPOSITS						
8100 - Capital Projects - Water	60,000.00	60,000.00	-3,230.60	-3,230.60	63,230.60	105.38%
Fund: 601 - WATER DEPOSITS Total:	**60,000.00**	**60,000.00**	**-3,230.60**	**-3,230.60**	**63,230.60**	**105.38%**
Fund: 602 - WATER SINKING						
8100 - Capital Projects - Water	825,593.00	825,593.00	0.00	0.00	825,593.00	100.00%
Fund: 602 - WATER SINKING Total:	**825,593.00**	**825,593.00**	**0.00**	**0.00**	**825,593.00**	**100.00%**
Fund: 610 - SEWER						
8150 - Sewer/Sewage Disposal	4,798,115.00	4,798,115.00	591,808.38	591,808.38	4,206,306.62	87.67%
9100 - Transfers In/Out	2,650,315.00	2,650,315.00	0.00	0.00	2,650,315.00	100.00%
Fund: 610 - SEWER Total:	**7,448,430.00**	**7,448,430.00**	**591,808.38**	**591,808.38**	**6,856,621.62**	**92.05%**
Fund: 611 - SEWER SINKING						
8150 - Sewer/Sewage Disposal	1,672,360.00	1,672,360.00	0.00	0.00	1,672,360.00	100.00%
Fund: 611 - SEWER SINKING Total:	**1,672,360.00**	**1,672,360.00**	**0.00**	**0.00**	**1,672,360.00**	**100.00%**
Fund: 670 - LANDFILL/GARBAGE						
8400 - Landfill/Garbage	1,136,393.00	1,136,393.00	76,945.01	76,945.01	1,059,447.99	93.23%
Fund: 670 - LANDFILL/GARBAGE Total:	**1,136,393.00**	**1,136,393.00**	**76,945.01**	**76,945.01**	**1,059,447.99**	**93.23%**
Fund: 740 - STORM WATER						
8650 - Storm Water	661,243.00	661,243.00	43,433.79	43,433.79	617,809.21	93.43%
9100 - Transfers In/Out	925,000.00	925,000.00	0.00	0.00	925,000.00	100.00%
Fund: 740 - STORM WATER Total:	**1,586,243.00**	**1,586,243.00**	**43,433.79**	**43,433.79**	**1,542,809.21**	**97.26%**
Fund: 750 - MULTIPLEX						
8900 - Sports Complex	747,445.00	747,445.00	89,162.68	89,162.68	658,282.32	88.07%
9100 - Transfers In/Out	65,582.00	65,582.00	0.00	0.00	65,582.00	100.00%
Fund: 750 - MULTIPLEX Total:	**813,027.00**	**813,027.00**	**89,162.68**	**89,162.68**	**723,864.32**	**89.03%**
Report Total:	**98,544,376.00**	**98,544,376.00**	**8,030,174.68**	**8,030,174.68**	**90,514,201.32**	**91.85%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - GENERAL	14,969,904.00	14,969,904.00	800,689.29	800,689.29	14,169,214.71	94.65%
002 - LIBRARY FUND	1,129,114.00	1,129,114.00	79,682.62	79,682.62	1,049,431.38	92.94%
110 - ROAD USE TAX	3,563,542.00	3,563,542.00	105,227.46	105,227.46	3,458,314.54	97.05%
112 - EMPLOYEE BENEFITS	3,227,808.00	3,227,808.00	233,676.80	233,676.80	2,994,131.20	92.76%
121 - LOCAL OPTION SALES TAX	3,667,735.00	3,667,735.00	0.00	0.00	3,667,735.00	100.00%
125 - TAX INCREMENT FINANCING	11,390,718.00	11,390,718.00	0.00	0.00	11,390,718.00	100.00%
160 - HOTEL/MOTEL/ECON DEV	72,000.00	72,000.00	14,193.50	14,193.50	57,806.50	80.29%
167 - RESTRICTED GIFTS	31,800.00	31,800.00	263.85	263.85	31,536.15	99.17%
200 - DEBT SERVICE	11,396,436.00	11,396,436.00	3,000.00	3,000.00	11,393,436.00	99.97%
307 - CP-STORM WATER	175,000.00	175,000.00	274,113.98	274,113.98	-99,113.98	-56.64%
309 - CP-PARKS	1,000,000.00	1,000,000.00	153,058.23	153,058.23	846,941.77	84.69%
313 - GRIMES COMMUNITY COMP	625,000.00	625,000.00	0.00	0.00	625,000.00	100.00%
325 - SE 37TH HWY 141 PROJECT	600,000.00	600,000.00	0.00	0.00	600,000.00	100.00%
326 - ANNUAL HMA PROJECT	1,500,000.00	1,500,000.00	1,851,218.23	1,851,218.23	-351,218.23	-23.41%
328 - WRA SANI SEWER PHASE 1	0.00	0.00	1,521.00	1,521.00	-1,521.00	0.00%
335 - ANN SANI SEWER I&I REHAB	450,000.00	450,000.00	23,950.70	23,950.70	426,049.30	94.68%
339 - HWY 44 STUDY	0.00	0.00	28,223.65	28,223.65	-28,223.65	0.00%
340 - ANNUAL SIGNAL IMPROVEM	450,000.00	450,000.00	0.00	0.00	450,000.00	100.00%
341 - HWY 44 STUDY	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%
345 - ANNUAL WATER MAIN REPL	0.00	0.00	117,426.29	117,426.29	-117,426.29	0.00%
355 - TRAFFIC CALMING	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%
356 - ANNUAL PAVEMENT PRESER	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00%
358 - ANN TRAIL IMPRV & PLAN	800,000.00	800,000.00	0.00	0.00	800,000.00	100.00%
369 - SE 11TH & JAMES	4,000,000.00	4,000,000.00	794,296.04	794,296.04	3,205,703.96	80.14%
371 - 11TH & GATEWAY SIGNAL	1,800,000.00	1,800,000.00	244,857.87	244,857.87	1,555,142.13	86.40%
374 - WATER PRODUCTION PROJE	3,504,000.00	3,504,000.00	23,655.95	23,655.95	3,480,344.05	99.32%
375 - NE DEST/NE BVRBROOKE IM	0.00	0.00	378,529.36	378,529.36	-378,529.36	0.00%
378 - FIRE STATION	0.00	0.00	180.91	180.91	-180.91	0.00%
385 - SE 41ST & SE PARK EXTNSN	0.00	0.00	620,620.91	620,620.91	-620,620.91	0.00%
387 - CITY HALL PROJECT	9,000,000.00	9,000,000.00	961,069.07	961,069.07	8,038,930.93	89.32%
399 - EQUIP REVOLVING PROGRAM	630,000.00	630,000.00	14,210.27	14,210.27	615,789.73	97.74%
600 - WATER	10,219,273.00	10,219,273.00	508,389.44	508,389.44	9,710,883.56	95.03%
601 - WATER DEPOSITS	60,000.00	60,000.00	-3,230.60	-3,230.60	63,230.60	105.38%
602 - WATER SINKING	825,593.00	825,593.00	0.00	0.00	825,593.00	100.00%
610 - SEWER	7,448,430.00	7,448,430.00	591,808.38	591,808.38	6,856,621.62	92.05%
611 - SEWER SINKING	1,672,360.00	1,672,360.00	0.00	0.00	1,672,360.00	100.00%
670 - LANDFILL/GARBAGE	1,136,393.00	1,136,393.00	76,945.01	76,945.01	1,059,447.99	93.23%
740 - STORM WATER	1,586,243.00	1,586,243.00	43,433.79	43,433.79	1,542,809.21	97.26%
750 - MULTIPLEX	813,027.00	813,027.00	89,162.68	89,162.68	723,864.32	89.03%
Report Total:	**98,544,376.00**	**98,544,376.00**	**8,030,174.68**	**8,030,174.68**	**90,514,201.32**	**91.85%**

Fun…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL						
001 - GENERAL	14,969,904.00	14,969,904.00	487,564.44	487,564.44	-14,482,339.56	96.74%
Fund: 001 - GENERAL Total:	**14,969,904.00**	**14,969,904.00**	**487,564.44**	**487,564.44**	**-14,482,339.56**	**96.74%**
Fund: 002 - LIBRARY FUND						
002 - LIBRARY FUND	1,129,114.00	1,129,114.00	1,823.38	1,823.38	-1,127,290.62	99.84%
Fund: 002 - LIBRARY FUND Total:	**1,129,114.00**	**1,129,114.00**	**1,823.38**	**1,823.38**	**-1,127,290.62**	**99.84%**
Fund: 110 - ROAD USE TAX						
110 - ROAD USE TAX	2,450,000.00	2,450,000.00	209,928.46	209,928.46	-2,240,071.54	91.43%
Fund: 110 - ROAD USE TAX Total:	**2,450,000.00**	**2,450,000.00**	**209,928.46**	**209,928.46**	**-2,240,071.54**	**91.43%**
Fund: 112 - EMPLOYEE BENEFITS						
112 - EMPLOYEE BENEFITS	3,227,808.00	3,227,808.00	16,984.20	16,984.20	-3,210,823.80	99.47%
Fund: 112 - EMPLOYEE BENEFITS Total:	**3,227,808.00**	**3,227,808.00**	**16,984.20**	**16,984.20**	**-3,210,823.80**	**99.47%**
Fund: 121 - LOCAL OPTION SALES TAX						
121 - LOCAL OPTION SALES TAX	2,590,780.00	2,590,780.00	342,594.16	342,594.16	-2,248,185.84	86.78%
Fund: 121 - LOCAL OPTION SALES TAX Total:	**2,590,780.00**	**2,590,780.00**	**342,594.16**	**342,594.16**	**-2,248,185.84**	**86.78%**
Fund: 125 - TAX INCREMENT FINANCING						
125 - TAX INCREMENT FINANCING	11,085,118.00	11,085,118.00	21,506.09	21,506.09	-11,063,611.91	99.81%
Fund: 125 - TAX INCREMENT FINANCING Total:	**11,085,118.00**	**11,085,118.00**	**21,506.09**	**21,506.09**	**-11,063,611.91**	**99.81%**
Fund: 160 - HOTEL/MOTEL/ECON DEV						
160 - HOTEL/MOTEL/ECON DEV	144,000.00	144,000.00	25,652.38	25,652.38	-118,347.62	82.19%
Fund: 160 - HOTEL/MOTEL/ECON DEV Total:	**144,000.00**	**144,000.00**	**25,652.38**	**25,652.38**	**-118,347.62**	**82.19%**
Fund: 167 - RESTRICTED GIFTS						
167 - RESTRICTED GIFTS	4,800.00	4,800.00	0.00	0.00	-4,800.00	100.00%
Fund: 167 - RESTRICTED GIFTS Total:	**4,800.00**	**4,800.00**	**0.00**	**0.00**	**-4,800.00**	**100.00%**
Fund: 200 - DEBT SERVICE						
200 - DEBT SERVICE	11,414,381.00	11,414,381.00	5,998.54	5,998.54	-11,408,382.46	99.95%
Fund: 200 - DEBT SERVICE Total:	**11,414,381.00**	**11,414,381.00**	**5,998.54**	**5,998.54**	**-11,408,382.46**	**99.95%**
Fund: 307 - CP-STORM WATER						
307 - CP-STORM WATER	175,000.00	175,000.00	0.00	0.00	-175,000.00	100.00%
Fund: 307 - CP-STORM WATER Total:	**175,000.00**	**175,000.00**	**0.00**	**0.00**	**-175,000.00**	**100.00%**
Fund: 309 - CP-PARKS						
309 - CP-PARKS	1,000,000.00	1,000,000.00	70,000.00	70,000.00	-930,000.00	93.00%
Fund: 309 - CP-PARKS Total:	**1,000,000.00**	**1,000,000.00**	**70,000.00**	**70,000.00**	**-930,000.00**	**93.00%**
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP						
313 - GRIMES COMMUNITY COMPLEX IMP	520,000.00	520,000.00	0.00	0.00	-520,000.00	100.00%
Fund: 313 - GRIMES COMMUNITY COMPLEX IMP Total:	**520,000.00**	**520,000.00**	**0.00**	**0.00**	**-520,000.00**	**100.00%**
Fund: 325 - SE 37TH HWY 141 PROJECT						
325 - SE 37TH HWY 141 PROJECT	1,760,000.00	1,760,000.00	0.00	0.00	-1,760,000.00	100.00%
Fund: 325 - SE 37TH HWY 141 PROJECT Total:	**1,760,000.00**	**1,760,000.00**	**0.00**	**0.00**	**-1,760,000.00**	**100.00%**
Fund: 326 - ANNUAL HMA PROJECT						
326 - ANNUAL HMA PROJECT	1,500,000.00	1,500,000.00	0.00	0.00	-1,500,000.00	100.00%
Fund: 326 - ANNUAL HMA PROJECT Total:	**1,500,000.00**	**1,500,000.00**	**0.00**	**0.00**	**-1,500,000.00**	**100.00%**
Fund: 328 - WRA SANI SEWER PHASE 1						
328 - WRA SANI SEWER PHASE 1	250,000.00	250,000.00	0.00	0.00	-250,000.00	100.00%
Fund: 328 - WRA SANI SEWER PHASE 1 Total:	**250,000.00**	**250,000.00**	**0.00**	**0.00**	**-250,000.00**	**100.00%**

Fun…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 335 - ANN SANI SEWER I&I REHAB						
335 - ANN SANI SEWER I&I REHAB	450,000.00	450,000.00	0.00	0.00	-450,000.00	100.00%
Fund: 335 - ANN SANI SEWER I&I REHAB Total:	**450,000.00**	**450,000.00**	**0.00**	**0.00**	**-450,000.00**	**100.00%**
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT						
340 - ANNUAL SIGNAL IMPROVEMENT	450,000.00	450,000.00	0.00	0.00	-450,000.00	100.00%
Fund: 340 - ANNUAL SIGNAL IMPROVEMENT Total:	**450,000.00**	**450,000.00**	**0.00**	**0.00**	**-450,000.00**	**100.00%**
Fund: 341 - HWY 44 STUDY						
341 - HWY 44 STUDY	650,000.00	650,000.00	0.00	0.00	-650,000.00	100.00%
Fund: 341 - HWY 44 STUDY Total:	**650,000.00**	**650,000.00**	**0.00**	**0.00**	**-650,000.00**	**100.00%**
Fund: 355 - TRAFFIC CALMING						
355 - TRAFFIC CALMING	50,000.00	50,000.00	0.00	0.00	-50,000.00	100.00%
Fund: 355 - TRAFFIC CALMING Total:	**50,000.00**	**50,000.00**	**0.00**	**0.00**	**-50,000.00**	**100.00%**
Fund: 356 - ANNUAL PAVEMENT PRESERVE						
356 - ANNUAL PAVEMENT PRESERVE	100,000.00	100,000.00	0.00	0.00	-100,000.00	100.00%
Fund: 356 - ANNUAL PAVEMENT PRESERVE Total:	**100,000.00**	**100,000.00**	**0.00**	**0.00**	**-100,000.00**	**100.00%**
Fund: 358 - ANN TRAIL IMPRV & PLAN						
358 - ANN TRAIL IMPRV & PLAN	800,000.00	800,000.00	1,854.06	1,854.06	-798,145.94	99.77%
Fund: 358 - ANN TRAIL IMPRV & PLAN Total:	**800,000.00**	**800,000.00**	**1,854.06**	**1,854.06**	**-798,145.94**	**99.77%**
Fund: 361 - WW PLANT MBDR RETROFIT						
361 - WW PLANT MBDR RETROFIT	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00%
Fund: 361 - WW PLANT MBDR RETROFIT Total:	**0.00**	**0.00**	**5,000.00**	**5,000.00**	**5,000.00**	**0.00%**
Fund: 369 - SE 11TH & JAMES						
369 - SE 11TH & JAMES	4,000,000.00	4,000,000.00	6,873.96	6,873.96	-3,993,126.04	99.83%
Fund: 369 - SE 11TH & JAMES Total:	**4,000,000.00**	**4,000,000.00**	**6,873.96**	**6,873.96**	**-3,993,126.04**	**99.83%**
Fund: 371 - 11TH & GATEWAY SIGNAL						
371 - 11TH & GATEWAY SIGNAL	1,800,000.00	1,800,000.00	3,682.04	3,682.04	-1,796,317.96	99.80%
Fund: 371 - 11TH & GATEWAY SIGNAL Total:	**1,800,000.00**	**1,800,000.00**	**3,682.04**	**3,682.04**	**-1,796,317.96**	**99.80%**
Fund: 374 - WATER PRODUCTION PROJECTS						
374 - WATER PRODUCTION PROJECTS	1,020,000.00	1,020,000.00	0.00	0.00	-1,020,000.00	100.00%
Fund: 374 - WATER PRODUCTION PROJECTS Total:	**1,020,000.00**	**1,020,000.00**	**0.00**	**0.00**	**-1,020,000.00**	**100.00%**
Fund: 387 - CITY HALL PROJECT						
387 - CITY HALL PROJECT	9,000,000.00	9,000,000.00	12,943.63	12,943.63	-8,987,056.37	99.86%
Fund: 387 - CITY HALL PROJECT Total:	**9,000,000.00**	**9,000,000.00**	**12,943.63**	**12,943.63**	**-8,987,056.37**	**99.86%**
Fund: 399 - EQUIP REVOLVING PROGRAM						
399 - EQUIP REVOLVING PROGRAM	584,717.00	584,717.00	0.00	0.00	-584,717.00	100.00%
Fund: 399 - EQUIP REVOLVING PROGRAM Total:	**584,717.00**	**584,717.00**	**0.00**	**0.00**	**-584,717.00**	**100.00%**
Fund: 600 - WATER						
600 - WATER	10,281,436.00	10,281,436.00	914,801.19	914,801.19	-9,366,634.81	91.10%
Fund: 600 - WATER Total:	**10,281,436.00**	**10,281,436.00**	**914,801.19**	**914,801.19**	**-9,366,634.81**	**91.10%**
Fund: 601 - WATER DEPOSITS						
601 - WATER DEPOSITS	51,541.00	51,541.00	-3,895.96	-3,895.96	-55,436.96	107.56%
Fund: 601 - WATER DEPOSITS Total:	**51,541.00**	**51,541.00**	**-3,895.96**	**-3,895.96**	**-55,436.96**	**107.56%**
Fund: 602 - WATER SINKING						
602 - WATER SINKING	825,593.00	825,593.00	0.00	0.00	-825,593.00	100.00%
Fund: 602 - WATER SINKING Total:	**825,593.00**	**825,593.00**	**0.00**	**0.00**	**-825,593.00**	**100.00%**
Fund: 610 - SEWER						
610 - SEWER	7,058,997.00	7,058,997.00	428,847.92	428,847.92	-6,630,149.08	93.92%
Fund: 610 - SEWER Total:	**7,058,997.00**	**7,058,997.00**	**428,847.92**	**428,847.92**	**-6,630,149.08**	**93.92%**
Fund: 611 - SEWER SINKING						
611 - SEWER SINKING	1,672,360.00	1,672,360.00	0.00	0.00	-1,672,360.00	100.00%
Fund: 611 - SEWER SINKING Total:	**1,672,360.00**	**1,672,360.00**	**0.00**	**0.00**	**-1,672,360.00**	**100.00%**
Fund: 670 - LANDFILL/GARBAGE						
670 - LANDFILL/GARBAGE	1,136,470.00	1,136,470.00	83,338.68	83,338.68	-1,053,131.32	92.67%

Fun…		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
	Fund: 670 - LANDFILL/GARBAGE Total:	**1,136,470.00**	**1,136,470.00**	**83,338.68**	**83,338.68**	**-1,053,131.32**	**92.67%**
Fund: 740 - STORM WATER							
740 - STORM WATER		853,737.00	853,737.00	73,055.71	73,055.71	-780,681.29	91.44%
	Fund: 740 - STORM WATER Total:	**853,737.00**	**853,737.00**	**73,055.71**	**73,055.71**	**-780,681.29**	**91.44%**
Fund: 750 - MULTIPLEX							
750 - MULTIPLEX		1,533,000.00	1,533,000.00	64,326.27	64,326.27	-1,468,673.73	95.80%
	Fund: 750 - MULTIPLEX Total:	**1,533,000.00**	**1,533,000.00**	**64,326.27**	**64,326.27**	**-1,468,673.73**	**95.80%**
	Report Total:	**94,538,756.00**	**94,538,756.00**	**2,772,879.15**	**2,772,879.15**	**-91,765,876.85**	**97.07%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - GENERAL	14,969,904.00	14,969,904.00	487,564.44	487,564.44	-14,482,339.56	96.74%
002 - LIBRARY FUND	1,129,114.00	1,129,114.00	1,823.38	1,823.38	-1,127,290.62	99.84%
110 - ROAD USE TAX	2,450,000.00	2,450,000.00	209,928.46	209,928.46	-2,240,071.54	91.43%
112 - EMPLOYEE BENEFITS	3,227,808.00	3,227,808.00	16,984.20	16,984.20	-3,210,823.80	99.47%
121 - LOCAL OPTION SALES TAX	2,590,780.00	2,590,780.00	342,594.16	342,594.16	-2,248,185.84	86.78%
125 - TAX INCREMENT FINANCING	11,085,118.00	11,085,118.00	21,506.09	21,506.09	-11,063,611.91	99.81%
160 - HOTEL/MOTEL/ECON DEV	144,000.00	144,000.00	25,652.38	25,652.38	-118,347.62	82.19%
167 - RESTRICTED GIFTS	4,800.00	4,800.00	0.00	0.00	-4,800.00	100.00%
200 - DEBT SERVICE	11,414,381.00	11,414,381.00	5,998.54	5,998.54	-11,408,382.46	99.95%
307 - CP-STORM WATER	175,000.00	175,000.00	0.00	0.00	-175,000.00	100.00%
309 - CP-PARKS	1,000,000.00	1,000,000.00	70,000.00	70,000.00	-930,000.00	93.00%
313 - GRIMES COMMUNITY COMP	520,000.00	520,000.00	0.00	0.00	-520,000.00	100.00%
325 - SE 37TH HWY 141 PROJECT	1,760,000.00	1,760,000.00	0.00	0.00	-1,760,000.00	100.00%
326 - ANNUAL HMA PROJECT	1,500,000.00	1,500,000.00	0.00	0.00	-1,500,000.00	100.00%
328 - WRA SANI SEWER PHASE 1	250,000.00	250,000.00	0.00	0.00	-250,000.00	100.00%
335 - ANN SANI SEWER I&I REHAB	450,000.00	450,000.00	0.00	0.00	-450,000.00	100.00%
340 - ANNUAL SIGNAL IMPROVEM	450,000.00	450,000.00	0.00	0.00	-450,000.00	100.00%
341 - HWY 44 STUDY	650,000.00	650,000.00	0.00	0.00	-650,000.00	100.00%
355 - TRAFFIC CALMING	50,000.00	50,000.00	0.00	0.00	-50,000.00	100.00%
356 - ANNUAL PAVEMENT PRESER	100,000.00	100,000.00	0.00	0.00	-100,000.00	100.00%
358 - ANN TRAIL IMPRV & PLAN	800,000.00	800,000.00	1,854.06	1,854.06	-798,145.94	99.77%
361 - WW PLANT MBDR RETROFIT	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00%
369 - SE 11TH & JAMES	4,000,000.00	4,000,000.00	6,873.96	6,873.96	-3,993,126.04	99.83%
371 - 11TH & GATEWAY SIGNAL	1,800,000.00	1,800,000.00	3,682.04	3,682.04	-1,796,317.96	99.80%
374 - WATER PRODUCTION PROJE	1,020,000.00	1,020,000.00	0.00	0.00	-1,020,000.00	100.00%
387 - CITY HALL PROJECT	9,000,000.00	9,000,000.00	12,943.63	12,943.63	-8,987,056.37	99.86%
399 - EQUIP REVOLVING PROGRAI	584,717.00	584,717.00	0.00	0.00	-584,717.00	100.00%
600 - WATER	10,281,436.00	10,281,436.00	914,801.19	914,801.19	-9,366,634.81	91.10%
601 - WATER DEPOSITS	51,541.00	51,541.00	-3,895.96	-3,895.96	-55,436.96	107.56%
602 - WATER SINKING	825,593.00	825,593.00	0.00	0.00	-825,593.00	100.00%
610 - SEWER	7,058,997.00	7,058,997.00	428,847.92	428,847.92	-6,630,149.08	93.92%
611 - SEWER SINKING	1,672,360.00	1,672,360.00	0.00	0.00	-1,672,360.00	100.00%
670 - LANDFILL/GARBAGE	1,136,470.00	1,136,470.00	83,338.68	83,338.68	-1,053,131.32	92.67%
740 - STORM WATER	853,737.00	853,737.00	73,055.71	73,055.71	-780,681.29	91.44%
750 - MULTIPLEX	1,533,000.00	1,533,000.00	64,326.27	64,326.27	-1,468,673.73	95.80%
Report Total:	**94,538,756.00**	**94,538,756.00**	**2,772,879.15**	**2,772,879.15**	**-91,765,876.85**	**97.07%**

ANNUAL REPORT

2025-26 (FY26)

Human Resources

DIRECTOR'S LETTER

This report summarizes the Human Resource (HR) Department's work as of June 30, 2026.

The HR department has two goals: **first** – execute the City's mission to deliver high service and accountability to residents; **second** – equip the City's employees and departments to do the same. The Department manages all employee-related matters for the City of Grimes, including: recruiting, interviewing and hiring; handbook and policy administration; employee benefits administration; employment and labor law compliance; new employee orientation, training and development; labor relations, contract negotiation and administration; personnel records; wage and salary administration; safety program administration and compliance; and workers compensation administration and compliance.

Certain Department activities are cyclical and tied to other City business cycles; others arise ad hoc – such as recruiting and hiring to fill open positions and various legal, organizational and personnel issues.

HR works closely with City departments to support and respond to their needs, but the Department serves the employee population. This annual report – built around the City's employees – presents both brief background and context and a current snapshot the Department's most essential activities.

STAFFING OVERVIEW

Current City staff composition reflects the balance of City Council priorities, public service commitments, and critical organizational support functions to support the City's mission (marketing, human resources, finance, information technology). Figure S-1, below, represents full-time staff composition on June 30, 2026, the City's "current state."

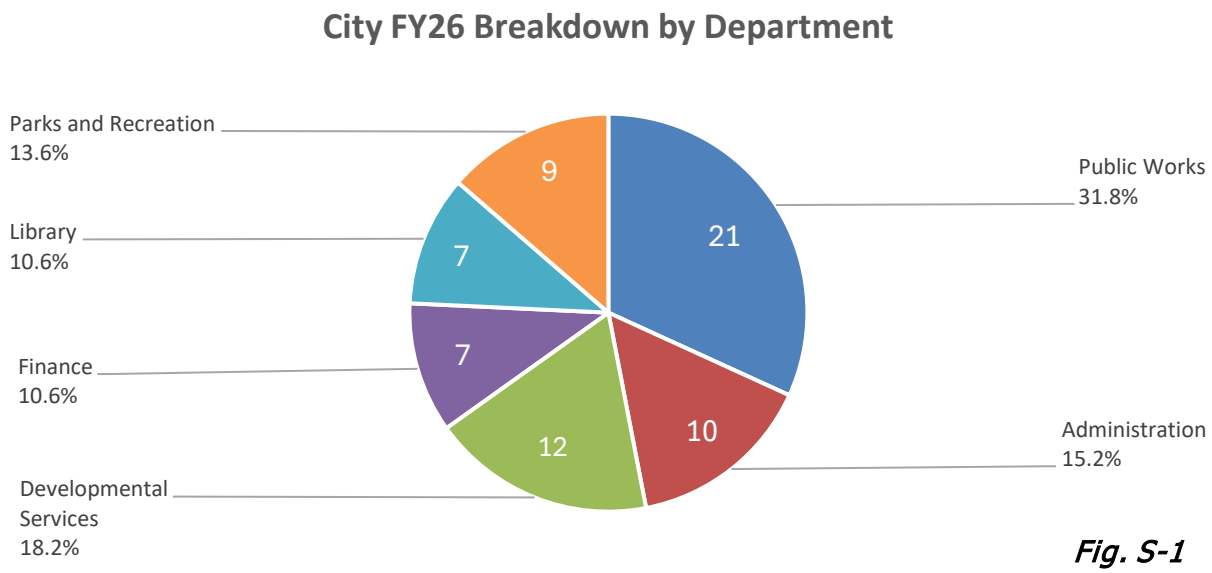

Fig. S-1

Total number of full-time staff at the close of fiscal year 2025 was **65**.[1] At the close of fiscal year 2019, that number was **50**. Table S-2 below represents comprehensive staff figures for fiscal years 2021 through 2025, including part-time and seasonal staff, which shows our five-year trend:

	FY22	FY23	FY24	FY25	FY26
Full time	64	81	65	65	66
Part-time	41	31	36	36	36
Seasonal	8	7	31	30	22
Total	113	120	132	131	124

Table S-2

[1] "Full-time staff" figures represent the number of full-time employed staff as of the last day of each referenced fiscal year (June 30). It does not include 1/2 or less part-time or seasonal staff, nor does it include open positions authorized by the Council but not filled. It does include "7 month" positions used in the Parks Department.

STAFFING OVERVIEW

While total staff census numbers are one part of the equation, isolating growth by City Department confirms that growth tracks both (a) Council priorities and (b) service necessities. Figure S-3, below, shows the amount of growth by Department.

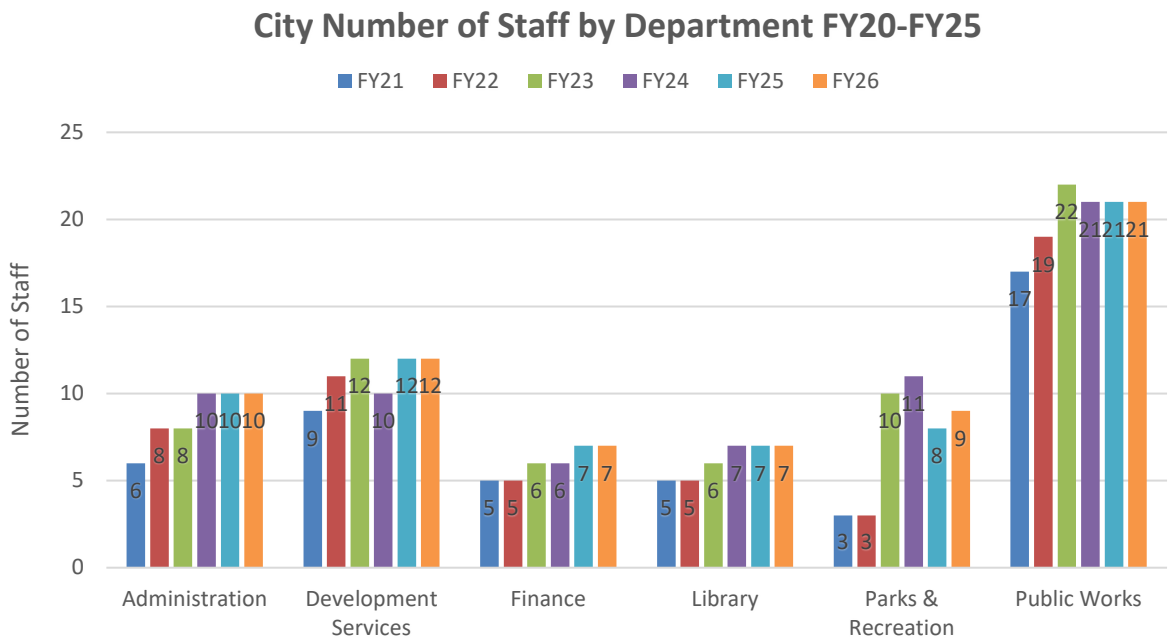

Fig. S-3

The figures and graphs reflect that staff numbers have stabilized for Fiscal Years 2024 and 2025 after the substantial growth of previous years. Also significant is the use of flexible seasonal positions – particularly in the Parks & Recreation department – for Fiscal Years 2024 - 2026 to help open and staff newly opened facilities in the Splash Pad and Hy-Vee MultiPlex without increasing the ranks of the full-time staff roster.

BENEFITS OVERVIEW

In addition to the staffing changes, the HR Department has implemented transformative changes to the benefits offerings for City of Grimes employees.

The HR Department led City of Grimes employees to a partially self-funded group insurance plan design in 2021. While this generated higher vendor service levels for employees and increased the City's administrative control over its employees' group health insurance plan, the biggest taxpayer benefit continues to be cost savings. A summary of historic increases compared to the broader insurance market is below:

	Increase Market	**Actual Premium Increase**
2021	20.62% (quoted)	2.85%
2022	8.14% (trend)	0%
2023	8.56% (trend)	2.59%
2024	8.64% (trend)	0%
2025	7.20% (trend)	.60%
2026	6.05% (trend)	2.65%

Part of the reason for low (compared to market) premium increases is the good fortune of group claims experience for the City's employees and insured family members. Second is plan design – the plan creates incentives for employees to make good healthcare decisions by out-of-pocket and deductible levels that disincentivize waste. A more important part of it is the internal control afforded the City by participating in a partially self-funded/hybrid-funded plan. Details of the plan – from the specifics of tailoring prescription drug formularies, to adjusting deductibles and out of pocket maximums – help the City manage premium cost increases. This keeps the City well positioned to address future insuring risk.

PROCESS IMPROVEMENTS

HR took a leading role in the organizational DMACC LEAN process improvement initiative. While all City staff participated in LEAN process training, HR Department members and the IT Director underwent separate training to facilitate LEAN process improvement initiatives internally.

HR was an early adopter for LEAN process improvement and completed comprehensive improvement for employee onboarding. Informal – but important – process improvements were made in the City's open enrollment process for employee benefits for fiscal year 2024, and automated recruitment and employee onboarding efforts in fiscal year 2025.

Fiscal year 2026 is no exception, and the Department has made continuing strides in improving service to employees and saving staff time in executing administratively complex tasks.

Process Improvements

- Creation and ongoing maintenance of comprehensive staff "intranet" through off-the-shelf Microsoft SharePoint software at $0 additional cost
- Adoption, implementation, and rollout of Tyler Tech (a) Human Resources Management, and (b) timekeeping software products

KEY OBJECTIVES

Any HR Department's function is measured by the organization's employees. For the Department's key objectives, metrics identified here are of two types: **first**, scope metrics defining the breadth of the Department's work, and **second**, performance metrics to assess in measurable areas.

Scope Metrics

The **first metric** is a full employee staff count, including full-time, part-time and seasonal as of the close of each fiscal year:

	FY22	FY23	FY24	FY25	FY26
Full time	64	81	65	65	66
Part-time	41	31	36	36	36
Seasonal	8	7	31	30	22
Total	113	120	132	131	124

The **second metric** is total position recruitments. For fiscal year 2026, the HR Department posted, screened applicants for, and offered jobs for 4 full-time positions that resulted in 4 job hires. The Department conducted 16 formal job interviews for those positions (5 of which were shorter virtual "screening" interviews).

Turning to the increasing part-time and seasonal recruiting, 6 part-time positions were posted resulting in 13 hires, and 4 seasonal positions were posted resulting in

25 hires. The Department does all posting, applicant management and onboarding for part-time and seasonal roles, but interviewing is handled by department hiring managers for part-time or seasonal hires.

Finally, the Department also posted, screened applicants for, and offered jobs for 2 internship positions that resulted in 2 hires. The Department conducted 7 formal interviews for these positions.

Performance Metrics

HR management is often assessed by examining the general health of an organization from an HR perspective. For this reason, metrics can be misleading and should be used with care. The Department judges its own HR operations by comparing itself to other metro local government HR departments. To do so, the Department has recently adopted (FY25) two relevant metrics. The first metric of "time-to-fill", or the timeframe it takes to hire for City roles is a core measure of an HR Department's, and hence an organization's, effectiveness. This year's report follows last year's, refined its time-to-fill metric by measuring from the date a job requisition is posted/opened to the date any candidate accepts an offer.[2]

The City's average time-to-fill by all classification types is **41.86** days. By classification, full-time role time-to-fill is **41.75** days; part-time **41.54** days, and seasonal is **42.04** days. All full-time jobs are posted for a minimum of 30 days. The most reliable benchmark suggests that for the government sector, time-to-fill averages as of 2022 were **70** days for executive roles and **62** days for nonexecutive roles.[3] These numbers underscore City leadership's commitment to decisive and efficient hiring.

This is the second year the Department has tracked employee turnover. Three general indicators of employee morale at an organization are **turnover**, **tenure**, and **absenteeism**.

An HR Department involved in: (1) recruiting job candidates, (2) selection, placement, training, and nurturing new employees, (3) developing new and tenured employees, and (4) adopting good

[2] Two reasons for this change: first, the previous method of measuring from a position's opening/posting to the start date includes time the department cannot control, chiefly including the applicant's notice period to any previous employer; second, the benchmarking measure relied upon here and published by the Society for Human Resources Management (SHRM – Public Sector, 2022) includes the same definitional measure.

[3] SHRM Benchmarking: Talent Access Report – Government (2022).

supervisory practices throughout the organization, can drive good performance. Good performance should lead to the hiring of employees well suited to and who enjoy their work. Such employees are less likely to seek new opportunities elsewhere, be involuntarily terminated, or demonstrate low or nonperformance or absenteeism.

By the same measure, some turnover is good for an organization – it shows management hires attractive employees who advance their careers or move on into more desirable positions with other organizations. On the other hand, good management sometimes requires separation for nonperformance or bad behavior. In short, turnover is a balance and measure of an organization's health.

As with last year, employee turnover is calculated by taking monthly totals of full-time employee levels at month-end and beginning, and measuring the number of voluntary separations, retirements, and involuntary separations (termination or medical separation) against the average staff counts for the year. By this measure, total turnover was 4.55% for full-time staff, which included 1.52% in voluntary turnover and 3.03% in involuntary turnover.

A good measure by SHRM standards is to keep turnover below 10 percent. By comparison, the United States Bureau of Labor Statistics reported seasonally adjusted turnover in state and local government, excluding education, at 18 percent annual turnover for 2025, 17 percent for 2024 and 17.7 percent for 2023.

RESOLUTION 08-0326 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 08-0326

WHEREAS, the City of Grimes has identified the need to retain consultants for professional services;

WHEREAS, the consultants have agreed to provide a scope of work for the City;

WHEREAS, the consultants have completed all or portions of the scope of work and are requesting payment of those services;

WHEREAS, the requests for payments have been reviewed and approved by City staff as due and payable;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the professional payments that are listed shall be approved as submitted.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: IA-141 Safety Action Plan
Contractor: Foth Infrastructure & Environment, LLC
Address: 106 SW 7th Street, Suite 200, Des Moines, IA 50309
Finance Budget Code: 339-210-6407 ***Finance Project #***
Vendor Project or Invoice #: 26G004.00 ***PO #***
Original Contract Date: March 10, 2026 ***Vendor #*** 2972

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: June 1, 2026 Through: June 30, 2026

Contract Summary

Original Contract Amount:	$ 499,956.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 499,956.00		
Total completed and stored to date:	$ 63,643.22			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 63,643.22		
Less previous applications for payment:		$ 48,581.49		
SUBTOTAL			$	15,061.73
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	15,061.73
Balance to finish, including retainage:		$ 436,312.78		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC

Firm Name

Andy Flory

Signature July 15, 2026

Date

City of Grimes Staff Approval:

Signature 8-3-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 23, 2026	$ 20,357.84
2	July 14, 2026	$ 28,223.65
3		
4		
5		
6		
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10		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
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41		
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TOTAL **$ 48,581.49**

Record of Change Orders

No.	Date	Amount
1		
2		
3		
4		
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6		
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9		
10		
11		
12		
13		
14		
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21		
22		
23		
24		
25		

TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 10, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

July 29, 2026
Project No: 0026G004.00
Invoice No: 105579

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 15,061.73

Project 0026G004.00 IA-141 Safety Action Plan

Professional Services through June 30, 2026

Professional Personnel

	Hours	Amount	
Engineer/Planner/Scientist VIII	7.00		
Project Administrator V	1.00		
Engineer/Planner/Scientist VII	2.00		
Totals	10.00		
Total Labor			**712.80**
Subconsultants			**10,853.02**
Expenses			**1,980.00**
Other Charges/Credits			
Overhead	179.17 % of 712.80	1,277.12	
Fixed Fee	12.00 % of 1,989.92	238.79	
Total Other Charges/Credits		**1,515.91**	**1,515.91**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	15,061.73	48,581.49	63,643.22
Limit			499,956.00
Remaining			436,312.78

Total This Invoice USD 15,061.73

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SE 37th Street East Gap - Destination Drive to Northpark Drive
Contractor: HR Green, Inc.
Address: 5525 Merle Hay Road, Suite 200, Johnston, IA 50131
Finance Budget Code: 325-210-6407 ***Finance Project #***
Vendor Project or Invoice #: 201501 ***PO #***
Original Contract Date: February 10, 2026 ***Vendor #*** 2628

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: May 30, 2026 Through: June 26, 2026

Contract Summary

Original Contract Amount:	$ 499,635.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 499,635.00		
Total completed and stored to date:	$ 149,984.65			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 149,984.65		
Less previous applications for payment:		$ 83,972.31		
SUBTOTAL			$	66,012.34
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	66,012.34
Balance to finish, including retainage:		$ 349,650.35		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: HR Green, Inc.

Firm Name

Signature July 23, 2026

Date

City of Grimes Staff Approval:

Signature 8-3-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 45,535.33
2	June 23, 2026	$ 38,436.98
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 83,972.31**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 10, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

HRGreen®
5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846
HRGREEN.COM

July 23, 2026

Matt Ahrens
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

Progress Report & Attached Invoice
Grimes, IA - SE 37th Street Reconstruction, Destination to Stonegate
HRG Project No. 201501
Contract date: February 10, 2026

Dear Matt:

Please find the attached invoice and a brief progress summary for our services on the above referenced project.

Attached Invoice #	205120
Period covered by invoices	5/30/26 – 6/26/26
Amount these invoices	$66,012.34
Total billings to date, including these invoices	$149,984.65
Contract maximum fee, including amendments	$499,635.00
% of Contract billed to date	30.02%

Summary of services during this billing period:

- Internal design progress meetings
- Utility coordination, identification, and survey / base mapping
- NEPA and Environmental documentation
- Continued Preliminary Design

Comments:

- No outstanding issues at this time.

Feel free to contact me if you have any questions about the attached invoice.

Best regards,

Cory Shannon, P.E.

Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

City of Grimes, IA
Matt Ahrens
101 NE Harvey St
Grimes, IA 50111-2180

July 20, 2026
Project No: 201501
Invoice No: 205120

Invoice Total: $66,012.34

Project 201501 Grimes, IA - SE 37th Street Reconstruction, Destination to Stonegate

Professional Services Through June 26, 2026

Phase 1.0 Project Management

Professional Personnel

	Hours	Amount	
Principal	.50	125.00	
Professional	7.50	1,502.50	
Junior Professional	2.50	387.50	
Totals	10.50	2,015.00	
Total Labor			**2,015.00**
		Total this Phase	**$2,015.00**

Phase 2.0 Survey, Mapping and Platting

Professional Personnel

	Hours	Amount	
Professional	1.75	350.00	
Junior Professional	5.00	775.00	
Totals	6.75	1,125.00	
Total Labor			**1,125.00**

Unit Charges

2026 IRS Mileage Rate 0.725		7.25	
Total Unit Charges		**7.25**	**7.25**
		Total this Phase	**$1,132.25**

Phase 3.0 Utility Coordination

Professional Personnel

	Hours	Amount	
Senior Professional	2.00	530.00	
Professional	7.75	1,550.00	
Junior Professional	19.00	2,945.00	
Totals	28.75	5,025.00	
Total Labor			**5,025.00**

Unit Charges

2026 IRS Mileage Rate 0.725		22.48	
Total Unit Charges		**22.48**	**22.48**
		Total this Phase	**$5,047.48**

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Phase 4.0 Federal Funding Management

Professional Personnel

	Hours	Amount	
Professional	17.00	3,569.00	
Junior Professional	49.00	6,647.25	
Totals	66.00	10,216.25	
Total Labor			**10,216.25**

Reimbursable Expenses

Travel - Meals, Hotel & Transportation			16.36	
Total Reimbursables			**16.36**	**16.36**
		Total this Phase		**$10,232.61**

Phase 6.0 Real Estate Services

Consultants

JCG Land Services Inc.

6/22/2026	JCG Land Services Inc.	JCG Invoice	72.50	
Total Consultants			**72.50**	**72.50**
		Total this Phase		**$72.50**

Phase 8.0 Preliminary Design

Professional Personnel

	Hours	Amount	
Senior Professional	3.00	795.00	
Professional	9.50	1,900.00	
Junior Professional	198.00	32,140.00	
Technician	54.00	6,490.00	
Operators/Interns	49.50	6,187.50	
Totals	314.00	47,512.50	
Total Labor			**47,512.50**
	Total this Phase		**$47,512.50**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	66,012.34	83,972.31	149,984.65	
Limit			499,635.00	
Remaining			349,650.35	
		Total this Invoice		**$66,012.34**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: County Line Road from W 1st Street to NW Beaverbrook Blvd.
Contractor: Kirkham Michael
Address: 4390 114th Street, Urbandale, IA 50322
Finance Budget Code: 371-210-6407 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: January 13, 2026 ***Vendor #*** 4502

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: June 20, 2026 Through: July 17, 2026

Contract Summary

Original Contract Amount:	$ 668,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 668,000.00	
Total completed and stored to date:	$ 103,883.11		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 103,883.11	
Less previous applications for payment:		$ 94,183.11	
SUBTOTAL			$ 9,700.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 9,700.00
Balance to finish, including retainage:		$ 564,116.89	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Kirkham Michael

Firm Name

Benjamin J Smith 7/24/26

Signature Date

City of Grimes Staff Approval:

8-3-26

Signature Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 12, 2026	$ 37,710.43
2	June 23, 2026	$ 34,483.54
3	July 14, 2026	$ 21,989.14
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Previous Applications for Payment

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TOTAL **$ 94,183.11**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	January 13, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

KIRKHAM MICHAEL

4390 114th Street
Urbandale, IA 50322
Billing Questions: 402-255-3819

INVOICE

Invoice Number: 100576
Date: July 23, 2026
Project Number: 2601620

City of Grimes

Grimes, IA – County Line Road Widening from W 1st Street to NW Beaverbrook Blvd

For Professional Services Rendered Through: July 17, 2026

Submitted herewith is the current invoice for engineering services provided on this project from June 20, 2026 through July 17, 2026. During this period, we conducted the following work.

1) 30% Plan Production
2) QA/QC

Work anticipated during the next reporting period:

1) Submit 30% Plans
2) Schedule 30% Plan Review Meeting

Please contact me if you have questions. Thank you for this opportunity to work with you!

Maximum Allowable	$668,000.00
Previously Billed	$94,183.11
Current Invoice Amount	$9,700.00
Remaining Contract	$564,116.89

Professional Services

	Hours	Rate	Amount	
Almeida, Scott M - Engineering Manager	1.00	280.00	$280.00	
Lass, Duane E - Project Surveyor/Survey Manager	4.00	170.00	$680.00	
Pruisner, Lane - Engineering Intern II	8.00	135.00	$1,080.00	
Smith, Benjamin S - Senior Engineer	5.00	200.00	$1,000.00	
Vlahovljak, Armin - Associate Engineer	37.00	180.00	$6,660.00	
	55.00			$9,700.00

Invoice Total $9,700.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SE 41st Street and SE Park Drive Extension
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street; Clive, IA 50325
Finance Budget Code: 385-210-6407 ***Finance Project #***
Vendor Project or Invoice #: 2022001381-001 ***PO #***
Original Contract Date: September 12, 2023 ***Vendor #*** 2830

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 18
PAYMENT PERIOD: From: June 28, 2026 Through: July 25, 2026

Contract Summary

Original Contract Amount:	$ 179,700.00			
Net change by Change Orders:	$ 151,555.00			
Contract Amount to Date: (line 1 ± 2)		$ 331,255.00		
Total completed and stored to date:	$ 273,193.07			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 273,193.07		
Less previous applications for payment:		$ 251,565.02		
SUBTOTAL			$	21,628.05
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	21,628.05
Balance to finish, including retainage:		$ 58,061.93		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Signature July 31,2026

Date

City of Grimes Staff Approval:

Signature 8-4-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 26, 2023	$ 5,872.59
2	February 13, 2024	$ 6,283.75
3	March 12, 2024	$ 7,407.50
4	April 9, 2024	$ 34,256.30
5	May 14, 2024	$ 23,880.59
6	April 22, 2025	$ 76,925.54
7	June 24, 2025	$ 3,298.75
8	August 26, 2025	$ 4,685.00
9	October 14, 2025	$ 5,625.00
10	November 25, 2025	$ 958.75
11	January 27, 2026	$ 7,898.75
12	March 10, 2026	$ 628.75
13	April 14, 2026	$ 2,986.25
14	April 28, 2026	$ 6,495.00
15	May 12, 2026	$ 21,178.75
16	June 23, 2026	$ 17,565.50
17	July 28, 2026	$ 25,618.25
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Previous Applications for Payment

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TOTAL **$ 251,565.02**

Record of Change Orders

No.	Date	Amount
1	November 25, 2025	$ 151,555.00
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TOTAL **$ 151,555.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	September 12, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1360 NW 121st Street
Clive, IA 50325

City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

July 28, 2026
Project No: 2022001381-001
Invoice No: 170148
Due Date: August 27, 2026

Project 2022001381-001 Grimes SE 41st Street and SE Park Drive

Professional Services from June 28, 2026 to July 25, 2026

Phase 600 Construction Services

Task 602 Advertising, Bidding, Contract Award

	Hours	Rate	Amount
Project Manager II	19.00	205.00	3,895.00
Intern	15.75	85.00	1,338.75
Engineer I	28.75	135.00	3,881.25
Totals	63.50		9,115.00
Total Labor			**9,115.00**

Total this Task **$9,115.00**

Total this Phase **$9,115.00**

Phase 650 Onsite Project Representative

Task 651 Onsite Project Representative

	Hours	Rate	Amount
On-Site Representative IV	11.00	200.00	2,200.00
On-Site Representative I	29.50	125.00	3,687.50
Principal II	5.50	325.00	1,787.50
Totals	46.00		7,675.00
Total Labor			**7,675.00**

Mileage (.725/.707 p/mile) **375.55**

Total this Task **$8,050.55**

Total this Phase **$8,050.55**

Phase 850 Project Management

Task 851 Project Management and Coordination

	Hours	Rate	Amount
Project Coordinator	.25	150.00	37.50

Project	2022001381-001	Grimes SE 41st Street and SE Park Drive		Invoice	170148
Principal II		1.00	325.00	325.00	
	Totals	1.25		362.50	
	Total Labor				**362.50**
				Total this Task	**$362.50**

Task 852 Misc. Fee and Expenses

		Hours	Rate	Amount	
Project Manager II		20.00	205.00	4,100.00	
	Totals	20.00		4,100.00	
	Total Labor				**4,100.00**
				Total this Task	**$4,100.00**
				Total this Phase	**$4,462.50**

	Current	Prior	To-Date	
Total Billings	21,628.05	251,565.02	273,193.07	
Contract Limit (not-to-exceed)			331,255.00	
Contract Limit Remaining			58,061.93	
			Total Due this Invoice	**$21,628.05**

Outstanding Invoices

Number	Date	Balance
169324	6/30/2026	25,618.25
Total		**25,618.25**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 371-210-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 23, 2024 **Vendor #** 3134

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 21
PAYMENT PERIOD: From: 6/21/2026 Through: 7/25/2026

Contract Summary

Original Contract Amount:	$ 106,200.00		
Net change by Change Orders:	$ 157,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 263,700.00	
Total completed and stored to date:	$ 237,601.28		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 237,601.28	
Less previous applications for payment:		$ 228,727.45	
SUBTOTAL			$ 8,873.83
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 8,873.83
Balance to finish, including retainage:		$ 26,098.72	
Contract Time Remaining (If applicable)	- CALENDAR DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: MSA Professional Services, Inc.
Firm Name

Nicholle Jungjen
Signature 07/30/2026
Date

City of Grimes Staff Approval:

Signature 8-4-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date Printed: 7/30/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 25, 2024	$ 10,176.43
2	July 23, 2024	$ 7,465.00
3	August 27, 2024	$ 13,936.25
4	September 24, 2024	$ 14,398.40
5	October 22, 2024	$ 54,409.47
6	November 26, 2024	$ 35,113.72
7	May 27, 2025	$ 30,921.61
8	June 24, 2025	$ 4,293.62
9	July 22, 2025	$ 3,893.47
10	August 12, 2025	$ 5,201.97
11	September 9, 2025	$ 7,250.54
12	November 10, 2025	$ 9,617.83
13	December 9, 2025	$ 6,329.38
14	January 13, 2026	$ 2,723.44
15	February 10, 2026	$ 3,844.36
16	March 10, 2026	$ 2,899.84
17	April 14, 2026	$ 3,160.64
18	May 12, 2026	$ 6,781.55
19	June 23, 2026	$ 3,927.25
20	July 14, 2026	$ 2,382.68
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Previous Applications for Payment

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TOTAL **$ 228,727.45**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	$ 45,400.00
2	February 25, 2025	$ 59,100.00
3	October 28, 2025	$ 53,000.00
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TOTAL **$ 157,500.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	April 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

MSA

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM A 3% SERVICE FEE WILL BE ADDED TO INVOICES PAID BY CREDIT CARD PAST DUE BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER MONTH.

City of Grimes
410 SE Main Street #102
Grimes, IA 50111

Invoice No:	031498
Invoice Date:	7/30/2026
Invoice Terms:	Due upon receipt
Project No:	R09410029.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

email invoice
From 06/21/2026 To 07/25/2026

R09410029.00 SE 5th and SE 6th CRS

R09410029.00.200 - Construction Administration

Subtotal Construction Administration	**5,960.86**

R09410029.00.300 - Construction Staking

Subtotal Construction Staking	**2,912.97**

Total 8,873.83

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:
ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:
MSA
1230 South Boulevard
Baraboo, WI 53913

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: NE Gateway Drive Lane Extension - NE 2nd CT To NE Heritage Drive
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny, Iowa 50023
Finance Budget Code: 371-210-6407 ***Finance Project #***
Vendor Project or Invoice #: 126.0334.010 ***PO #***
Original Contract Date: March 10, 2026 ***Vendor #*** 2031

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: June 1, 2026 Through: June 30, 2026

Contract Summary

Original Contract Amount:	$ 101,850.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 101,850.00	
Total completed and stored to date:	$ 51,054.75		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 51,054.75	
Less previous applications for payment:		$ 38,014.75	
SUBTOTAL			$ 13,040.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 13,040.00
Balance to finish, including retainage:		$ 50,795.25	
Contract Time Remaining (If applicable)	- WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Jordan Stoermer
Signature

8/3/2026
Date

Engineer / Consultant Approval: Snyder & Associates, Inc.
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

8-4-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 11,590.50
2	June 23, 2026	$ 17,404.25
3	July 28, 2026	$ 9,020.00
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Previous Applications for Payment

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TOTAL **$ 38,014.75**

Record of Change Orders

No.	Date	Amount
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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 10, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 31, 2026

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 126.0334.010 - 4

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project **126.0334.010** **NE Gateway Drive Lane Extension - NE 2nd Ct to NE Heritage Drive**

Professional Services through June 30, 2026

	Hours	Rate	Amount	
Land Surveyor VIII	6.75	216.00	1,458.00	
Engineer VIII	3.25	216.00	702.00	
Right-of-Way Agent III	5.00	155.00	775.00	
Engineer II	9.00	140.00	1,260.00	
Technician VII	21.75	136.00	2,958.00	
Technician V	.50	110.00	55.00	
Technician I	81.00	72.00	5,832.00	
Total Services	127.25		13,040.00	
Total Services				**13,040.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	13,040.00	38,014.75	51,054.75
Limit			101,850.00
Remaining			50,795.25

Amount Due this Invoice **$13,040.00**

	Total	**Prior**	**Current**
Billings to Date	**51,054.75**	**38,014.75**	**13,040.00**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	East Gateway Dr & East 1st St Intersection Improvements
Contractor:	Snyder & Associates, Inc.
Address:	2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code:	371-210-6407 ***Finance Project #***
Vendor Project or Invoice #:	123.0366.01 ***PO #***
Original Contract Date:	March 14, 2023 ***Vendor #*** 2031

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 16

PAYMENT PERIOD: From: June 1, 2026 Through: June 30, 2026

Contract Summary

Original Contract Amount:	$ 165,400.00			
Net change by Change Orders:	$ 199,000.00			
Contract Amount to Date: (line 1 ± 2)		$ 364,400.00		
Total completed and stored to date:	$ 240,714.42			
Retainage: 0 % of Completed Work:				
Total Earned less Retainage:		$ 240,714.42		
Less previous applications for payment:		$ 227,497.61		
SUBTOTAL			$	13,216.81
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	13,216.81
Balance to finish, including retainage:		$ 123,685.58		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval: Snyder & Associates, Inc.
Firm Name

Jordan Stoermer
Signature 8/3/2026
Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval: Matt Ahrens
Signature 8-4-26
Date

City of Grimes Council Approval: Council 8-11-26
Signature Date

Submit to: *Matt Ahrens, P.E. - City Engineer - Engineering Department*

E-mail: mahrens@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 9, 2023	$ 11,742.93
2	June 27, 2023	$ 19,471.82
3	July 11, 2023	$ 32,135.65
4	August 8, 2023	$ 45,112.50
5	September 12, 2023	$ 12,758.00
6	October 10, 2023	$ 10,574.75
7	November 14, 2023	$ 14,117.50
8	December 12, 2023	$ 8,168.78
9	February 13, 2024	$ 7,226.36
10	May 14, 2024	$ 14,062.00
11	October 14, 2025	$ 17,246.70
12	January 27, 2026	$ 2,996.27
13	May 26, 2026	$ 5,794.80
14	June 23, 2026	$ 15,618.50
15	July 28, 2026	$ 10,471.05
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Previous Applications for Payment

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TOTAL **$ 227,497.61**

Record of Change Orders

No.	Date	Amount
1	March 26, 2024	$ 161,100.00
2	August 26, 2025	$ 37,900.00
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TOTAL **$ 199,000.00**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	March 14, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 31, 2026

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 123.0366.010 - 16

Finance Budget Code 371-210-6407

Email
engineering@grimesiowa.gov

Project **123.0366.010** **E Gateway Drive & East 1st Street Intersection Impr**

Professional Services through June 30, 2026

		Hours	Rate	Amount	
Engineer VIII		10.00	192.00	1,920.00	
Engineer II		10.75	123.00	1,322.25	
Sr. Technician		3.25	140.00	455.00	
Technician VII		6.50	120.00	780.00	
Technician VI		69.00	108.00	7,452.00	
Technician II		11.50	73.00	839.50	
	Total Services	111.00		12,768.75	
	Total Services				**12,768.75**
Employee Mileage				7.98	
	Total Expenses			**7.98**	**7.98**
Fleet Mileage					**440.08**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	13,216.81	227,497.61	240,714.42
Limit			364,400.00
Remaining			123,685.58

Amount Due this Invoice **$13,216.81**

	Total	**Prior**	**Current**
Billings to Date	**240,714.42**	**227,497.61**	**13,216.81**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

REMIT TO: **SNYDER & ASSOCIATES, INC.**
Mailing: PO Box 1159 | Ankeny, IA 50021
Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938
Federal E.I.N. 42-1379015
SNYDER-ASSOCIATES.COM

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	NE Destination Dr & NE Beaverbrooke Blvd Improvements		
Contractor:	Snyder & Associates, Inc.		
Address:	2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023		
Finance Budget Code:	375-210-6407	***Finance Project #***	
Vendor Project or Invoice #:	122.1329.010	***PO #***	
Original Contract Date:	September 27, 2022	***Vendor #***	2031

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 36

PAYMENT PERIOD: From: June 1, 2026 Through: June 30, 2026

Contract Summary

Original Contract Amount:	$ 298,400.00			
Net change by Change Orders:	$ 472,700.00			
Contract Amount to Date: (line 1 ± 2)		$ 771,100.00		
Total completed and stored to date:	$ 582,247.67			
Retainage: 0 % of Completed Work:				
Total Earned less Retainage:		$ 582,247.67		
Less previous applications for payment:		$ 560,752.83		
SUBTOTAL			$	21,494.84
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	21,494.84
Balance to finish, including retainage:		$ 188,852.33		
Contract Time Remaining (If applicable)	- Working Days			

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

Construction Contractor Approval: Snyder & Associates, Inc.
Firm Name

Jordan Stoermer
Signature — 8/3/2026 Date

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:
Signature — 8-4-26 Date

City of Grimes Council Approval:
Council 8-11-26
Signature — Date

Submit to: *Matt Ahrens, P.E. - City Engineer - Engineering Department*

E-mail: mahrens@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 22, 2022	$ 7,817.88
2	December 13, 2022	$ 19,202.13
3	January 24, 2023	$ 13,411.00
4	February 14, 2023	$ 9,642.25
5	March 14, 2023	$ 44,746.25
6	April 11, 2023	$ 20,777.49
7	May 9, 2023	$ 28,605.75
8	June 27, 2023	$ 12,788.50
9	July 11, 2023	$ 7,638.28
10	August 8, 2023	$ 25,843.85
11	September 12, 2023	$ 19,746.38
12	October 10, 2023	$ 28,872.50
13	November 14, 2023	$ 19,275.36
14	December 12, 2023	$ 5,476.40
15	January 9, 2024	$ 6,037.00
16	February 13, 2024	$ 8,699.50
17	April 9, 2024	$ 6,975.76
18	May 14, 2024	$ 10,522.75
19	June 11, 2024	$ 60,914.98
20	July 23, 2024	$ 43,292.53
21	August 13, 2024	$ 21,626.89
22	September 10, 2024	$ 15,026.07
23	October 22, 2024	$ 17,963.53
24	November 12, 2024	$ 6,574.70
25	March 11, 2025	$ 8,053.10
26	April 22, 2025	$ 6,679.50
27	June 10, 2025	$ 8,281.50
28	September 23, 2025	$ 16,759.75
29	October 14, 2025	$ 5,391.00
30	December 23, 2025	$ 5,436.35
31	February 10, 2026	$ 5,039.41
32	April 28, 2026	$ 7,454.77
33	May 26, 2026	$ 7,545.50
34	June 23, 2026	$ 8,887.15
35	July 28, 2026	$ 19,747.07

Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 560,752.83**

Record of Change Orders

No.	Date	Amount
1	July 26, 2023	$ 101,300.00
2	November 28, 2023	$ 116,800.00
3	January 13, 2026	$ 254,600.00
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TOTAL **$ 472,700.00**

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	September 27, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 31, 2026

Matt Ahrens, P.E.
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 122.1329.010 - 36

Finance Budget Code 375-210-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project **122.1329.010** **NE Destination DR & NE Beaverbrooke Blvd Improvements**

Professional Services through June 30, 2026

	Hours	Rate	Amount	
Engineer VIII	6.50	181.00	1,176.50	
Engineer II	17.75	116.00	2,059.00	
Sr. Technician	3.00	132.00	396.00	
Technician VII	22.50	113.00	2,542.50	
Technician VI	118.50	102.00	12,087.00	
Technician IV	3.00	83.00	249.00	
Technician II	36.50	69.00	2,518.50	
Total Services	207.75		21,028.50	
Total Services				**21,028.50**
Employee Mileage			12.48	
Total Expenses			**12.48**	**12.48**
Fleet Mileage				**453.86**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	21,494.84	560,752.83	582,247.67
Limit			771,100.00
Remaining			188,852.33

Amount Due this Invoice **$21,494.84**

	Total	Prior	Current
Billings to Date	**582,247.67**	**560,752.83**	**21,494.84**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Jordan Stoermer

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: WRA Trunk Sewer Extension Feasibitlity Study
Contractor: Veenstra & Kimm, Inc.
Address: 6775 Vista Drive, West Des Moines Iowa 50266
Finance Budget Code: 328-815-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: January 13, 2026 **Vendor #** 2157

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: June 14, 2026 Through: July 18, 2026

Contract Summary

Original Contract Amount:	$ 29,800.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 29,800.00	
Total completed and stored to date:	$ 8,183.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 8,183.00	
Less previous applications for payment:		$ 4,798.00	
SUBTOTAL			$ 3,385.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 3,385.00
Balance to finish, including retainage:		$ 21,617.00	
Contract Time Remaining (If applicable)	- CALENDAR DAYS		

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

Construction Contractor Approval: Veenstra & Kimm, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: Veenstra & Kimm, Inc.
Firm Name

Signature 7/29/2026
Date

City of Grimes Staff Approval:

Signature 8-4-26
Date

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov *Phone:* (515) 986-4050 *Fax:* (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 14, 2026	$ 3,277.00
2	July 14, 2026	$ 1,521.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 4,798.00

Record of Change Orders

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TOTAL $ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	January 13, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

VEENSTRA & KIMM INC.

A Kleinfelder Company

STATEMENT OF PROFESSIONAL SERVICES

City of Grimes
404 S 2nd
P.O. Box 460
Grimes 50111-0460

July 24, 2026
Invoice No: 128120 - 3

Project Manager Jordan Kappos

Engineering services for WRA Trunk Sewer Extension Feasibility Study
Professional Services from June 14, 2026 to July 18, 2026
Professional Personnel

	Hours	Rate	Amount	
Engineer III-A	3.00	195.00	585.00	
Engineer X	19.25	119.00	2,290.75	
Drafter II	3.50	134.00	469.00	
Construction Engineer II	.25	161.00	40.25	
Totals	26.00		3,385.00	
Total Labor				**3,385.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	3,385.00	4,798.00	8,183.00	
Limit			29,800.00	
Remaining			21,617.00	
		Total this Invoice		**$3,385.00**

Billings to Date

	Current	Prior	Total
Labor	3,385.00	4,798.00	8,183.00
Totals	**3,385.00**	**4,798.00**	**8,183.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Tree Inventory and Urban Forestry Services
Contractor: Foth Infrastructure & Environment, LLC
Address: 106 SW 7th Street, Suite 200, Des Moines, IA 50131
Finance Budget Code: 740-865-6399 ***Finance Project #***
Vendor Project or Invoice #: 26G014.00 ***PO #***
Original Contract Date: May 26 2026 ***Vendor #*** 2972

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 49,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 49,000.00	
Total completed and stored to date:	$ 2,027.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 2,027.00	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 2,027.00
OTHER CHARGES (Attach an itemized list)			
CURRENT PAYMENT DUE			$ 2,027.00
Balance to finish, including retainage:		$ 46,973.00	
Contract Time Remaining (If applicable)	- Working Days		

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

Construction Contractor Approval:
Firm Name
Signature Date

Engineer / Consultant Approval: Foth Infrastructure & Environment, LLC
Firm Name
Signature August 11, 2026
Date

City of Grimes Staff Approval:
Signature 8-17-26
Date

City of Grimes Council Approval: Council 8-25-26
Signature Date

Submit to: *Matt Ahrens, P.E. - City Engineer - Engineering Department*
E-mail: mahrens@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Invoice

REMIT TO: Foth Infrastructure & Environment, LLC
P.O. Box 8418
Carol Stream, IL 60197-8418

Note: Communications concerning disputed debts, including an instrument tendered as full satisfaction of a disputed debt, are to be sent to Foth Infrastructure & Environment, LLC treasurer, 2121 Innovation Court, Suite 100, P.O. Box 5095, De Pere, WI 54115-5095

August 11, 2026
Project No: 0026G014.00
Invoice No: 105842

City of Grimes
City Hall
101 NE Harvey Street
Grimes, IA 50111

Invoice Total USD 2,027.00

Project 0026G014.00 Tree Inventory and Urban Forestry Service

Professional Services through July 31, 2026

Phase 0000011 Project Management

Tasks 0000111.00 General Project Management

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist II	6.00	138.00	828.00	
Project Administrator V	1.00	110.00	110.00	
Totals	7.00		938.00	
Total Labor				**938.00**
			Total This Task	**USD 938.00**
			Total This Phase	**USD 938.00**

Phase 0000130 Environmental

Tasks 0000313.00 Misc

Professional Personnel

	Hours	Rate	Amount	
Engineer/Planner/Scientist II	7.00	138.00	966.00	
Engineer/Planner/Scientist I	1.00	123.00	123.00	
Totals	8.00		1,089.00	
Total Labor				**1,089.00**
			Total This Task	**USD 1,089.00**
			Total This Phase	**USD 1,089.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	2,027.00	0.00	2,027.00	
Limit			49,000.00	
Remaining			46,973.00	
			Total This Invoice	**USD 2,027.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: NW 27th Street Trail Connection
Contractor: ISG
Address: 115 East Hickory St, Suite 300 Mankato, MN 56001
Finance Budget Code: 358-430-6407 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: August 26,2025 ***Vendor #*** 4025

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 10

PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 72,850.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 72,850.00	
Total completed and stored to date:	$ 58,514.40		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 58,514.40	
Less previous applications for payment:		$ 54,983.70	
SUBTOTAL			$ 3,530.70
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 3,530.70
Balance to finish, including retainage:		$ 14,335.60	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: ISG

Firm Name

Hayley Schull August 7, 2026

Signature Date

City of Grimes Staff Approval:

Signature 8-17-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date Printed: 8/7/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 30, 2025	$ 1,436.00
2	November 25, 2025	$ 11,940.00
3	December 23, 2025	$ 10,175.00
4	January 27, 2026	$ 1,427.50
5	February 24, 2026	$ 10,028.33
6	March 24, 2026	$ 2,947.83
7	April 14, 2026	$ 2,662.05
8	May 12, 2026	$ 7,153.99
9	June 23, 2026	$ 7,213.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 54,983.70**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	August 26,2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

I & S Group, Inc.
115 E. Hickory St.
Suite 300
Mankato, MN 56001
507-387-6651
www.ISGInc.com

City of Grimes, IA
EMAIL
410 SE Main St, Suite 102
Grimes, IA 50111

Invoice Number 135636
Date 07/31/2026

Project 25-33431 27th Street
Shared Use Path - Grimes, IA

Progress billing for professional services provided through date of invoice

Vendor #4025
Finance Budget Code 358-430-6407

Description	Contract Amount	Prior Billed	Current Billed
Project Management	$ 3,800.00	$ 3,800.00	
Topographic and Boundary Survey	$ 3,600.00	$ 3,600.00	
Right of Way Exhibits	$ 4,200.00	$ 4,200.00	
Right of Way Acquisition (JCG)	$ 27,000.00	$ 14,096.20	$ 3,530.70
Preliminary Design and Plans	$ 16,700.00	$ 16,700.00	
Check/Final Plans	$ 12,400.00	$ 12,400.00	
Permitting	$ 750.00	$ 187.50	
Bidding	$ 4,400.00		
Reimbursables			
	$ 72,850.00	**$ 54,983.70**	**$ 3,530.70**

Invoice Amount **$3,530.70**

Payment Terms: Net 30 days from invoice date. Past due balances are subject to late fees in the amount of 1.5% per month.
If you have a question regarding your invoice or are interested in receiving invoices electronically, please e-mail AR@ISGInc.com

Automated Clearing House (ACH) Instructions

Account Name: I&S Group, Inc.
ABA/Routing Number: 073000642
Account Number: 2348642289
Send Remittance to: AR@ISGinc.com

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Phase 1B Water Main Improvements
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 374-810-6407 **Finance Project #**
Vendor Project or Invoice #: 2026000395-000 **PO #**
Original Contract Date: April 14, 2026 **Vendor #** 2830

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: June 28, 2026 Through: July 25, 2026

Contract Summary

Original Contract Amount:	$ 237,000.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 237,000.00		
Total completed and stored to date:	$ 60,491.35			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 60,491.35		
Less previous applications for payment:		$ 46,800.10		
SUBTOTAL			$	13,691.25
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	13,691.25
Balance to finish, including retainage:		$ 176,508.65		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com, O=McClure Engineering Co, CN=Heather Dallen
Reason: 12345
Date: 2026.08.06 08:54:06 -05'00'

Signature August 6, 2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 23, 2026	$ 23,144.15
2	July 28, 2026	$ 23,655.95
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Previous Applications for Payment

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TOTAL **$ 46,800.10**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	April 14, 2026
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1360 NW 121st Street
Clive, IA 50325

Aaron Jarosh
City of Grimes, IA
101 NE Harvey St
Grimes, IA 50111

July 27, 2026
Project No: 2026000395-000
Invoice No: 170172
Due Date: August 26, 2026

Project 2026000395-000 Grimes Phase 1B Water Main Improvements

Professional Services from June 28, 2026 to July 25, 2026

Phase 400 Preliminary Design

	Hours	Rate	Amount	
Engineering Technician I	22.50	115.00	2,587.50	
Principal I	6.50	275.00	1,787.50	
Engineer I	53.00	135.00	7,155.00	
Engineer V	6.00	255.00	1,530.00	
Totals	88.00		13,060.00	
Total Labor				**13,060.00**

	Current	Prior	To-Date	
Total Billings	13,060.00	32,186.10	45,246.10	
Contract Limit (not-to-exceed)			102,000.00	
Contract Limit Remaining			56,753.90	
		Total this Phase		**$13,060.00**

Phase 850 Project Management

	Hours	Rate	Amount	
Project Coordinator	1.00	150.00	150.00	
Principal I	1.75	275.00	481.25	
Totals	2.75		631.25	
Total Labor				**631.25**

	Current	Prior	To-Date	
Total Billings	631.25	2,531.25	3,162.50	
Contract Limit (not-to-exceed)			5,000.00	
Contract Limit Remaining			1,837.50	
		Total this Phase		**$631.25**
		Total Due this Invoice		**$13,691.25**

Outstanding Invoices

Number	Date	Balance
169764	6/29/2026	23,655.95
Total		**23,655.95**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Water System On-Call Services
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 600-810-6490 ***Finance Project #***
Vendor Project or Invoice #: 2025002750-000 ***PO #***
Original Contract Date: November 25, 2025 ***Vendor #*** 2830

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: June 28, 2028 Through: July 25, 2026

Contract Summary

Original Contract Amount:	$ 60,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 60,000.00	
Total completed and stored to date:	$ 27,082.69		
Retainage: 0 % of Completed Work:			
Total Earned less Retainage:		$ 27,082.69	
Less previous applications for payment:		$ 25,385.19	
SUBTOTAL			$ 1,697.50
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 1,697.50
Balance to finish, including retainage:		$ 32,917.31	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com, O=McClure Engineering Co, CN=Heather Dallen
Reason: 12345
Date: 2026.08.06 08:23:16-05'00'

Signature August 6, 2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 27, 2026	$ 16,075.50
2	February 24, 2026	$ 601.10
3	March 24, 2026	$ 3,451.81
4	April 28, 2026	$ 3,822.50
5	May 26, 2026	$ 945.10
6	June 23, 2026	$ 489.18
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Previous Applications for Payment

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TOTAL **$ 25,385.19**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	November 25, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1360 NW 121st Street
Clive, IA 50325

Matt Ahrens
City of Grimes, IA
101 NE Harvey St
Grimes, IA 50111

July 27, 2026
Project No: 2025002750-000
Invoice No: 170174
Due Date: August 26, 2026

Project 2025002750-000 Grimes Water System On-Call Services

Professional Services from June 28, 2026 to July 25, 2026

Phase 901 On-Call Services

	Hours	Rate	Amount
Project Manager II	1.50	205.00	307.50
Project Coordinator	.75	150.00	112.50
Engineer VI	4.00	285.00	1,140.00
Principal I	.50	275.00	137.50
Totals	6.75		1,697.50
Total Labor			**1,697.50**

Total this Phase **$1,697.50**

Total Due this Invoice **$1,697.50**

Billing Backup

Tuesday, July 28, 2026

McClure Engineering Company Invoice 170174 Dated 7/27/2026 5:48:46 PM

Project 2025002750-000 Grimes Water System On-Call Services

Phase 901 On-Call Services

			Hours	Rate	Amount	
Project Manager II						
112707	Gross, Clinton	7/6/2026	.50	205.00	102.50	
112707	Gross, Clinton	7/10/2026	1.00	205.00	205.00	
Project Coordinator						
000944	Dallen, Heather	6/2/2026	.25	150.00	37.50	
000944	Dallen, Heather	6/9/2026	.50	150.00	75.00	
Engineer VI						
000106	Anderson, Derick	7/8/2026	2.00	285.00	570.00	
000106	Anderson, Derick	7/9/2026	1.00	285.00	285.00	
000106	Anderson, Derick	7/20/2026	1.00	285.00	285.00	
Principal I						
000211	Potter, Alex	6/2/2026	.25	275.00	68.75	
000211	Potter, Alex	6/10/2026	.25	275.00	68.75	
	Totals		6.75		1,697.50	
	Total Labor					**1,697.50**
				Total this Phase		**$1,697.50**
						$1,697.50
				Total this Report		**$1,697.50**

Grimes Water System On-Call Services
MEC #2025002750-000

July 2026 Labor Detail

Date	Phase	Category Description	Name	Hours	Rate	Invoice Amount	Billing Extension
Low Pressure Investigations							
7/8/2026	901	Engineer VI	Anderson, Derick	2.00	$ 285.00	$ 570.00	$ 570.00
7/9/2026	901	Engineer VI	Anderson, Derick	1.00	$ 285.00	$ 285.00	$ 285.00
7/20/2026	901	Engineer VI	Anderson, Derick	1.00	$ 285.00	$ 285.00	$ 285.00
						SUBTOTAL	**$ 1,140.00**
NPDES Permit Application							
7/6/2026	901	Project Manager II	Gross, CJ	0.50	$ 205.00	$ 102.50	$ 102.50
7/10/2026	901	Project Manager II	Gross, CJ	1.00	$ 205.00	$ 205.00	$ 205.00
						SUBTOTAL	**$ 307.50**
Project Management							
6/2/2026	901	Project Coordinator	Dallen, Heather	0.25	$ 150.00	$ 37.50	$ 37.50
6/2/2026	901	Principal I	Potter, Alex	0.25	$ 275.00	$ 68.75	$ 68.75
6/9/2026	901	Project Coordinator	Dallen, Heather	0.50	$ 150.00	$ 75.00	$ 75.00
6/10/2026	901	Principal I	Potter, Alex	0.25	$ 275.00	$ 68.75	$ 68.75
						SUBTOTAL	**$ 250.00**
						TOTAL INVOICE (LABOR)	**$ 1,697.50**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	James Pointe Drainage Study		
Contractor:	Nilles Associates, Inc.		
Address:	1933 SW Magazine Road, Ankeny, IA 50023		
Finance Budget Code:	740-865-6407	***Finance Project #***	
Vendor Project or Invoice #:	25124	***PO #***	
Original Contract Date:	September 9, 2025	***Vendor #***	3129

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: June 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 12,500.00			
Net change by Change Orders:	$ 29,950.00			
Contract Amount to Date: (line 1 ± 2)		$ 42,450.00		
Total completed and stored to date:	$ 31,750.00			
Retainage: ____ % of Completed Work:	$ -			
Total Earned less Retainage:		$ 31,750.00		
Less previous applications for payment:		$ 27,900.00		
SUBTOTAL			$	3,850.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	3,850.00
Balance to finish, including retainage:		$ 10,700.00		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Nilles Associates, Inc.

Firm Name

Signature August 7, 2026

Date

City of Grimes Staff Approval:

Signature 8-17-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 10, 2025	$ 11,000.00
2	April 28, 2026	$ 7,275.00
3	July 14, 2026	$ 9,625.00
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Previous Applications for Payment

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TOTAL **$ 27,900.00**

Record of Change Orders

No.	Date	Amount
1	April 14, 2026	$ 29,950.00
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TOTAL **$ 29,950.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	September 9, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Nilles Associates, Inc.
1933 SW Magazine Road
Ankeny, IA 50023
Tel: 515-965-0123
www.nillesinc.com

INVOICE

INVOICE DATE: 8/10/2026
INVOICE NO: 25124.04
BILLING FROM: 6/1/2026
BILLING TO: 7/31/2026

Engineering Invoices
City of Grimes
engineering@grimesiowa.gov

25124 - Grimes - James Pointe Drainage Study

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
25124 - Grimes - James Pointe Drainage Study - Existing Survey	$9,500.00	100.00	$9,500.00	$9,500.00	$0.00
25124 - Grimes - James Pointe Drainage Study - Study and Concept	$3,000.00	100.00	$3,000.00	$3,000.00	$0.00
25124 - Grimes - James Pointe Drainage Study - Design, Easement & Bidding Services	$19,250.00	100.00	$19,250.00	$15,400.00	$3,850.00
25124 - Grimes - James Pointe Drainage Study - Construction Services	$9,200.00	-	$0.00	$0.00	$0.00
25124 - Grimes - James Pointe Drainage Study - Post Construction Phase	$1,500.00	-	$0.00	$0.00	$0.00
TOTAL	**$42,450.00**		**$31,750.00**	**$27,900.00**	**$3,850.00**

SUBTOTAL	**$3,850.00**
AMOUNT DUE THIS INVOICE	**$3,850.00**

This invoice is due upon receipt

Thank you for your business.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Grimes Public Administration Building
Contractor: OPN Architects, Inc
Address: 200 5th Ave SE, Suite 201, Cedar Rapids, IA 52401
Finance Budget Code: 387-650-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: July 23, 2024 **Vendor #** 2532

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 23

PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 668,900.00		
Net change by Change Orders:	$ 291,670.00		
Contract Amount to Date: (line 1 ± 2)		$ 960,570.00	
Total completed and stored to date:	$ 842,425.87		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 842,425.87	
Less previous applications for payment:		$ 834,194.96	
SUBTOTAL			$ 8,230.91
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 8,230.91
Balance to finish, including retainage:		$ 118,144.13	
Contract Time Remaining (If applicable)	- WORKING DAYS		

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc

Firm Name

Becky Culpepper 8/11/2026

Signature Date

City of Grimes Staff Approval:

Signature 8-17-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date Printed: 8/11/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	$ 10,106.25
2	October 22, 2024	$ 16,779.97
3	November 26, 2024	$ 6,428.62
4	December 10, 2024	$ 3,295.59
5	January 28, 2025	$ 19,825.46
6	March 11, 2025	$ 23,638.63
7	April 22, 2025	$ 78,618.72
8	May 27, 2025	$ 57,399.77
9	June 24,2025	$ 47,510.72
10	July 22, 2025	$ 91,728.13
11	August 26, 2025	$ 59,930.63
12	September 23, 2025	$ 112,668.02
13	October 28, 2025	$ 25,441.41
14	November 11, 2025	$ 2,246.57
15	December 9, 2025	$ 35,187.75
16	January 27, 2026	$ 5,497.57
17	February 24, 2026	$ 6,369.58
18	March 24, 2026	$ 6,658.63
19	April 28, 2026	$ 112,726.55
20	May 26, 2026	$ 14,217.60
21	June 9, 2026	$ 8,439.84
22	July 28, 2026	$ 89,478.95
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 834,194.96

Record of Change Orders

No.	Date	Amount
1	December 10, 2024	$ 11,500.00
2	February 11, 2025	$ 39,000.00
3	October 14,2025	$ 28,500.00
4	February 24, 2026	$ 200,170.00
5	March 24, 2026	$ 12,500.00
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TOTAL $ 291,670.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	July 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

OPN ARCHITECTS

200 5th Ave SE
Ste 201
Cedar Rapids, IA 52401

INVOICE

Invoice Number: 24826000-23
Date: July 31, 2026
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: July 31, 2026

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	$27,500.00	100.00	$27,500.00	$27,500.00	$0.00
Schematic Design	$88,666.00	100.00	$88,666.00	$88,666.00	$0.00
Design Development	$171,398.00	100.00	$171,398.00	$171,398.00	$0.00
Construction Documents	$213,058.00	100.00	$213,058.00	$213,058.00	$0.00
Bidding/Negotiations	$24,192.00	100.00	$24,192.00	$24,192.00	$0.00
Construction Administration	$144,086.00	43.50	$62,677.41	$54,446.50	$8,230.91
Add Services (Amendments)	$291,670.00	87.41	$254,934.46	$254,934.46	$0.00
	$960,570.00		**$842,425.87**	**$834,194.96**	**$8,230.91**

$8,230.91

Invoice Total **$8,230.91**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Weitz Company
Address: 611 5th Ave, Suite 300, Des Moines, IA 50309
Finance Budget Code: 387-650-6490 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: March 25, 2024 ***Vendor #*** 4210

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 85,000.00		
Net change by Change Orders:	$ 1,454,270.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,539,270.00	
Total completed and stored to date:	$ 660,686.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 660,686.00	
Less previous applications for payment:		$ 571,006.00	
SUBTOTAL			$ 89,680.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 89,680.00
Balance to finish, including retainage:		$ 878,584.00	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: Weitz Company

Firm Name

Signature Date

City of Grimes Staff Approval:

Signature 8-18-26

Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 22, 2025	$ 31,840.00
2	August 26, 2025	$ 26,810.00
3	December 16, 2025	$ 26,350.00
4	April 28, 2026	$ 156,537.00
5	May 26, 2026	$ 121,252.00
6	June 23, 2026	$ 99,793.00
7	July 28, 2026	$ 108,424.00
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Previous Applications for Payment

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TOTAL **$ 571,006.00**

Record of Change Orders

No.	Date	Amount
1	February 24, 2026	$1,454,270.00
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TOTAL **$1,454,270.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Public Adminstrative Building
PROJECT: # X246400

APPLICATION NO: 8
PERIOD TO:
07/01/26
07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

FROM (CONTRACTOR):
The Weitz Company, LLC
PO Box 310474
Des Moines, IA 50331-0474

ARCHITECT:
OPN Architects
100 Court Avenue, Suite 100
Des Moines, IA 50309

CONTRACT FOR: Construction Management

CONTRACT DATE:

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0
Approved this Month		
Number / Date Approved		
1 / 2/4/2026	1,454,270.00	
TOTALS	1,454,270.00	0
Net change by Change Order		1,454,270.00

1.ORIGINAL CONTRACT SUM		$ 85,000.00
2.Net change by Change Order		$ 1,454,270.00
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		$ 1,539,270.00
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 575,686.00
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$ -	
b. 5% of Stored Material (Column F on G703) included in above number	$ -	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		$ -
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$ 575,686.00
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		$ 486,006.00
8.CURRENT PAYMENT NOW DUE		$ 89,680.00
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		$ 963,584.00

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 4, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. $ 89,680.00
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400		App # :	8			Pd From:	1-Jul-26	
Prj Name	Grimes Public Adminstrative Building		App Date:	1-Aug-26			PD TO :	31-Jul-26	
Sub:			Retain :	3.00%					

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	The Weitz Company - Construction Manager								
1	Preconstruction	85,000.00	85,000			85,000	100%		
	General Conditions, $789,160								
2	Staffing & Travel	677,150.00	193,750	46,224		239,974	35%	437,176	
3	Cell Phones/Connectivity/Office Supplies/Pickup/Copier/Ins./Etc.	112,010.00	21,235	4,455		25,690	23%	86,320	
	Cost of Work General Requirements, $327,683								
4	Trailer/Latrines/Fencing/Access/Safety/Signage/SWPPP/Layout/Etc.	213,091.00	74532	11,230		85762	40%	213,091	
5	Temporary Heating & Cooling/Warehousing/Dumpsters/Cleaning/Etc.	114,592.00	3,389	2,860		6,249	5%	108,343	
6	Fee (3.5%) per Prime Volume Summary below	337,427.00	108,100	24,911		133,011	39%	204,416	
	Prime Volume Summary								
1	BP #01 - Demo, Grading & Utilities - Sandstone	$759,639	602,413.50			602,413.50	79%	157,226	
2	BP #02 - General Construction - DDVI	$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17
3	BP #03 - Precast & Steel M&L - US Erectors	$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		115,213.68		115,213.68	48%	125,786	3,456.41
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000	114,311.00			114,311.00	20%	449,689	3,429.33
6	BP #06 - Drywall - Graphite	$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48
9	BP #09 - Electrical - Brad Moeller Electric	$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00
10	BP #10 - Audio & Visual - Tri City Electric	$245,989	110,000.00			110,000.00	45%	135,989	3,300.00
11	BP #11 - Site Paving - Nelson Construction	$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$108,982						108,982	
	Prime Contractors Total	$8,559,603.82	2,745,898.83	575,668.37		3,321,567.20	39%	5,238,037	81,574.61
	WEITZ TOTAL	1,539,270.00	486,006.00	89,680.00		575,686.00	37%	1,049,346.00	$ -

For Pay Application: 8
Period Ending: 07/31/26

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company

to furnish LABOR/MATERIAL/SERVICES

for the premises known as Grimes Public Adminstrative Building

of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Eighty-Nine Thousand, Six Hundred Eighty Dollars and 00/000

(89,680.00) and

other good and valuable considerations, the receipt whereof is hereby acknowledge, do(es) hereby waive and release its right to lien under the status of the State of Iowa relating to Mechanic's Liens, on the above described premises and improvements thereon, but only for the payment above made by the Owner.

Given under my hand and seal, this 4 day of August 2026

****THIS WAIVER IS CONTINGENT UPON ACTUAL RECEIPT OF PAYMENT****

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 4 day of August 2026

Jeni Day
Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2029

RESOLUTION 08-0426 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 08-0426

WHEREAS, The Grimes City Council entered into construction contracts for the construction of certain public improvements;

WHEREAS, the contractor for each project shall submit progress payment requests;

WHEREAS, the engineering firm overseeing the project along with the City staff review the pay requests and submit them for payment;

WHEREAS, the attached pay requests have been reviewed and have been determined to be due and payable to the contractor.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend payment of the attached pay requests.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SE 41st St and Park Dr Extension
Contractor: Concrete Technologies
Address: 1001 SE 37th St Grimes IA 50111
Finance Budget Code: 385-210-6499 **Finance Project #**
Vendor Project or Invoice #: 2022001381-001 **PO #**
Original Contract Date: December 16, 2025 **Vendor #** 1250

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: July 1, 2026 Through: July 24, 2026

Contract Summary

Original Contract Amount:	$ 1,282,293.70		
Net change by Change Orders:	$ 14,435.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,296,728.70	
Total completed and stored to date:	$ 1,089,215.05		
Retainage: 3 % of Completed Work:	$ 32,676.45		
Total Earned less Retainage:		$ 1,056,538.60	
Less previous applications for payment:		$ 977,048.75	
SUBTOTAL			$ 79,489.85
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 79,489.85
Balance to finish, including retainage:		$ 240,190.10	
Contract Time Remaining (If applicable)	311.00 CALENDAR DAYS		

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

Construction Contractor Approval: Concrete Technologies (Firm Name)
Signature — Date: 7/31/26

Engineer / Consultant Approval: McClure Engineering Company (Firm Name)
Signature — Date: 7/31/2026

City of Grimes Staff Approval:
Signature — Date: 8-3-26

Submit to: Engineering Department
E-mail: engineering@grimesiowa.gov *Phone:* (515) 986-4050 *Fax:* (515) 986-4480

Date Printed: 7/30/2026

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	Topsoil, On-site	CY	3,784.00		3,784.00	$ 9.60	$ 36,326.40	1,892.00	$ 18,163.20	$ -	$ 18,163.20	1,892.00	50.00%
2	Excavation, Class 10	CY	3,480.00		3,480.00	$ 2.80	$ 9,744.00	3,480.00	$ 9,744.00	$ -	$ 9,744.00	-	100.00%
3	Below Grade Excavation (Core- Out)	CY	2,610.00		2,610.00	$ 3.05	$ 7,960.50	2,610.00	$ 7,960.50	$ -	$ 7,960.50	-	100.00%
4	Subgrade Preparation	SY	8,974.00		8,974.00	$ 2.20	$ 19,742.80	8,974.00	$ 19,742.80	$ -	$ 19,742.80	-	100.00%
5	Subgrade Treatment, Cement	SY	3,908.00		3,908.00	$ 7.55	$ 29,505.40		$ -	$ -	$ -	3,908.00	0.00%
6	Subbase, Modified, 6"	SY	8,974.00		8,974.00	$ 4.45	$ 39,934.30	8,974.00	$ 39,934.30	$ -	$ 39,934.30	-	100.00%
7	Compaction Testing	LS	1.00		1.00	$ 5,050.00	$ 5,050.00	0.80	$ 4,040.00	$ -	$ 4,040.00	0.20	80.00%
8	Storm Sewer, Trenched, RCP, 15"	LF	1,150.00		1,150.00	$ 78.25	$ 89,987.50	1,150.00	$ 89,987.50	$ -	$ 89,987.50	-	100.00%
9	Storm Sewer, Trenched, RCP, 30"	LF	204.00		204.00	$ 140.40	$ 28,641.60	204.00	$ 28,641.60	$ -	$ 28,641.60	-	100.00%
10	Pipe Apron, Concrete, 30"	EACH	1.00		1.00	$ 1,920.00	$ 1,920.00	1.00	$ 1,920.00	$ -	$ 1,920.00	-	100.00%
11	Footing For Concrete Pipe Apron, PCC, 67" X 48"	EACH	1.00		1.00	$ 405.00	$ 405.00	1.00	$ 405.00	$ -	$ 405.00	-	100.00%
12	Pipe Apron Guard, Concrete, 30"	EACH	1.00		1.00	$ 1,465.00	$ 1,465.00		$ -	$ -	$ -	1.00	0.00%
13	Subdrain, Corrugated PVC, 6"	LF	3,069.00		3,069.00	$ 18.20	$ 55,855.80	3,069.00	$ 55,855.80	$ -	$ 55,855.80	-	100.00%
14	Subdrain Cleanout, Type A-1, 6"	EACH	10.00		10.00	$ 757.50	$ 7,575.00	-	$ -	$ -	$ -	10.00	0.00%
15	Subdrain Outlets and Connections, Outlet Into Structure, CMP, 6"	EACH	18.00		18.00	$ 303.00	$ 5,454.00	18.00	$ 5,454.00	$ -	$ 5,454.00	-	100.00%
16	Water Main, Trenched, C900, 12"	LF	661.00		661.00	$ 67.90	$ 44,881.90	661.00	$ 44,881.90	$ -	$ 44,881.90	-	100.00%
17	Fitting, 22.5 Deg. Bend, 12"	EACH	2.00		2.00	$ 1,035.00	$ 2,070.00	2.00	$ 2,070.00	$ -	$ 2,070.00	-	100.00%
18	Fitting, Reducer, 12" x 8"	EACH	1.00		1.00	$ 707.00	$ 707.00	1.00	$ 707.00	$ -	$ 707.00	-	100.00%
19	Water Service Stub, 8 In. Dia.	EACH	2.00		2.00	$ 8,435.00	$ 16,870.00	2.00	$ 16,870.00	$ -	$ 16,870.00	-	100.00%
20	Water Service Stub, 12 In. Dia.	EACH	2.00		2.00	$ 5,755.00	$ 11,510.00	2.00	$ 11,510.00	$ -	$ 11,510.00	-	100.00%
21	Fire Hydrant Assembly	EACH	4.00		4.00	$ 7,350.00	$ 29,400.00	4.00	$ 29,400.00	$ -	$ 29,400.00	-	100.00%
22	Alternate Fire Hydrant Assembly	EACH	2.00		2.00	$ 8,735.00	$ 17,470.00	2.00	$ 17,470.00	$ -	$ 17,470.00	-	100.00%
23	Fire Hydrant Remove, Salvage, Reinstall	EACH	3.00		3.00	$ 4,595.00	$ 13,785.00	3.00	$ 13,785.00	$ -	$ 13,785.00	-	100.00%
24	Manhole, SW-401, 72"	EACH	1.00		1.00	$ 7,777.00	$ 7,777.00	1.00	$ 7,777.00	$ -	$ 7,777.00	-	100.00%
25	Intake, SW-501	EACH	4.00		4.00	$ 3,282.50	$ 13,130.00	4.00	$ 13,130.00	$ -	$ 13,130.00	-	100.00%
26	Intake, SW-503	EACH	4.00		4.00	$ 5,200.00	$ 20,800.00	4.00	$ 20,800.00	$ -	$ 20,800.00	-	100.00%
27	Intake, SW-505	EACH	1.00		1.00	$ 5,860.00	$ 5,860.00	1.00	$ 5,860.00	$ -	$ 5,860.00	-	100.00%
28	Intake, SW-513, 4' X 4'	EACH	1.00		1.00	$ 5,910.00	$ 5,910.00	1.00	$ 5,910.00	$ -	$ 5,910.00	-	100.00%
29	Intake, SW-516	EACH	1.00		1.00	$ 9,720.00	$ 9,720.00	1.00	$ 9,720.00	$ -	$ 9,720.00	-	100.00%
30	Intake Adjustment, Minor	EACH	2.00		2.00	$ 1,010.00	$ 2,020.00	2.00	$ 2,020.00	$ -	$ 2,020.00	-	100.00%
31	Connection to Existing Intake	EACH	1.00		1.00	$ 3,080.00	$ 3,080.00	1.00	$ 3,080.00	$ -	$ 3,080.00	-	100.00%
32	PAVEMENT, PCC, 9"	SY	7,554.00		7,554.00	$ 63.45	$ 479,301.30	7,554.00	$ 479,301.30	$ -	$ 479,301.30	-	100.00%
33	PCC Pavement Samples And Testing	LS	1.00		1.00	$ 16,750.00	$ 16,750.00	0.85	$ 14,237.50	$ -	$ 14,237.50	0.15	85.00%
34	Removal of Sidewalk	SY	16.00		16.00	$ 9.60	$ 153.60	-	$ -	$ -	$ -	16.00	0.00%
35	Removal of Driveway	SY	26.00		26.00	$ 16.65	$ 432.90	26.00	$ 432.90	$ -	$ 432.90	-	100.00%
36	Sidewalk, PCC, 4"	SY	2,310.00		2,310.00	$ 43.25	$ 99,907.50		$ -	$ -	$ -	2,310.00	0.00%
37	Sidewalk, PCC, 6"	SY	46.00		46.00	$ 70.25	$ 3,231.50		$ -	$ -	$ -	46.00	0.00%
38	Detectable Warning	SF	40.00		40.00	$ 48.25	$ 1,930.00		$ -	$ -	$ -	40.00	0.00%
39	Driveway, Paved, PCC, 8"	SY	83.00		83.00	$ 100.50	$ 8,341.50		$ -	$ -	$ -	83.00	0.00%
40	Pavement Removal	SY	50.00		50.00	$ 14.65	$ 732.50	50.00	$ 732.50	$ -	$ 732.50	-	100.00%
41	Temporary Traffic Control	LS	1.00		1.00	$ 1,995.00	$ 1,995.00	0.70	$ 1,396.50	$ -	$ 1,396.50	0.30	70.00%
42	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	ACRE	5.40		5.40	$ 2,830.00	$ 15,282.00		$ -	$ -	$ -	5.40	0.00%
43	SWPPP Preparation	LS	1.00		1.00	$ 2,020.00	$ 2,020.00	1.00	$ 2,020.00	$ -	$ 2,020.00	-	100.00%
44	SWPPP Management	LS	1.00		1.00	$ 3,525.00	$ 3,525.00	0.40	$ 1,410.00	$ -	$ 1,410.00	0.60	40.00%
45	Filter Sock, 12"	LF	5,884.00		5,884.00	$ 1.75	$ 10,297.00	1,125.00	$ 1,968.75	$ -	$ 1,968.75	4,759.00	19.12%
46	Filter Socks, Removal	LF	5,884.00		5,884.00	$ 0.05	$ 294.20		$ -	$ -	$ -	5,884.00	0.00%
47	Rip Rap, Class E	TON	26.00		26.00	$ 101.00	$ 2,626.00		$ -	$ -	$ -	26.00	0.00%
48	Track-Out Control	TON	147.00		147.00	$ 52.00	$ 7,644.00	147.00	$ 7,644.00	$ -	$ 7,644.00	-	100.00%
49	Inlet Protection Device, Drop-In	EACH	18.00		18.00	$ 146.50	$ 2,637.00	18.00	$ 2,637.00	$ -	$ 2,637.00	-	100.00%
50	Inlet Protection Device, Maintenance	EACH	18.00		18.00	$ 25.25	$ 454.50		$ -	$ -	$ -	18.00	0.00%
51	Construction Survey	LS	1.00		1.00	$ 12,725.00	$ 12,725.00	0.80	$ 10,180.00	$ -	$ 10,180.00	0.20	80.00%
52	Monument Preservation	LS	1.00		1.00	$ 605.00	$ 605.00		$ -	$ -	$ -	1.00	0.00%
53	Mobilization	LS	1.00		1.00	$ 62,500.00	$ 62,500.00	1.00	$ 62,500.00	$ -	$ 62,500.00	-	100.00%
54	Concrete Washout	LS	1.00		1.00	$ 4,350.00	$ 4,350.00	0.80	$ 3,480.00	$ -	$ 3,480.00	0.20	80.00%
55	Valve, Gate, 12"	EACH		2.00	2.00	$ 4,730.00	$ 9,460.00	2.00	$ 9,460.00	$ -	$ 9,460.00	-	100.00%
56	Subdrain, 4", HDPE	LF		85.00	85.00	$ 45.00	$ 3,825.00	85.00	$ 3,825.00	$ -	$ 3,825.00	-	100.00%
57	Subdrain to Tile Connection, 4"	EACH		2.00	2.00	$ 575.00	$ 1,150.00	2.00	$ 1,150.00	$ -	$ 1,150.00	-	100.00%
58					-		$ -		$ -			-	0.00%
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62					-		$ -		$ -			-	0.00%
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66					-		$ -		$ -			-	0.00%
67					-		$ -		$ -			-	0.00%
68					-		$ -		$ -			-	0.00%
69					-		$ -		$ -			-	0.00%
70					-		$ -		$ -			-	0.00%
71					-		$ -		$ -			-	0.00%
72					-		$ -		$ -			-	0.00%
73					-		$ -		$ -			-	0.00%
74					-		$ -		$ -			-	0.00%
75					-		$ -		$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,296,728.70 $ 1,089,215.05 84.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 28, 2026	$ 148,114.00
2	May 26, 2026	$ 233,932.09
3	June 23, 2026	$ 100,260.66
4	July 14, 2026	$ 494,742.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 977,048.75**

Record of Change Orders

No.	Date	Amount
1	April 3, 2026	$ 9,460.00
2	May 4, 2026	$ 4,975.00
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TOTAL **$ 14,435.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	531.00
Added by Change Order:	
Contract Time to Date:	531.00
Time Used to Date:	220.00
Contract Time Remaining:	**311.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: S James Street & S 19th Street Improvements
Contractor: Elder Corporation
Address: 5088 E Univeristy Ave, Pleasant Hill, IA 50327
Finance Budget Code: 369-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: November 25, 2025 ***Vendor #*** 1336

Date of Council Meeting: August 11, 2026 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: July 2, 2026 Through: July 30, 2026

Contract Summary

Original Contract Amount:	$ 7,415,000.00			
Net change by Change Orders:	$ 24,954.25			
Contract Amount to Date: (line 1 ± 2)		$ 7,439,954.25		
Total completed and stored to date:	$ 2,075,735.90			
Retainage: 3 % of Completed Work:	$ 62,272.08			
Total Earned less Retainage:		$ 2,013,463.82		
Less previous applications for payment:		$ 1,728,414.69		
SUBTOTAL			$	285,049.13
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	285,049.13
Balance to finish, including retainage:		$ 5,426,490.43		
Contract Time Remaining (If applicable)	426.00	CALENDAR DAYS		

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

Construction Contractor Approval: Elder Corporation
Firm Name
Signature
7/31/2026
Date

Engineer / Consultant Approval: Foth Infrastructure & Environment
Firm Name
Todd Holye
Signature 134
7/31/2026
Date

City of Grimes Staff Approval:
Signature
8-3-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
2.1	CLEARING & GRUBBING	UNIT	455.00		455.00	$ 18.00	$ 8,190.00	460.70	$ 8,292.60	$ -	$ 8,292.60	(5.70)	101.25%
2.2	TOPSOIL, ON SITE	CY	10,257.00	(10.00)	10,247.00	$ 10.50	$ 107,593.50	3,036.00	$ 31,878.00	$ -	$ 31,878.00	7,211.00	29.63%
2.3	EXCAVATION, CLASS 10, ROADWAY & BORROW	CY	8,644.00	26.00	8,670.00	$ 3.75	$ 32,512.50	2,400.00	$ 9,000.00	$ -	$ 9,000.00	6,270.00	27.68%
2.4	EXCAVATION, CLASS 10, EMBANKMENT IN PLACE	CY	27,003.00	(47.00)	26,956.00	$ 1.75	$ 47,173.00	18,268.00	$ 31,969.00	$ -	$ 31,969.00	8,688.00	67.77%
2.5	EXCAVATION, CLASS 10, IMPORT	CY	3,524.00		3,524.00	$ 5.00	$ 17,620.00	-	$ -	$ -	$ -	3,524.00	0.00%
2.6	SUBGRADE PREPARATION, 6 IN.	SY	1,658.00		1,658.00	$ 2.50	$ 4,145.00	-	$ -	$ -	$ -	1,658.00	0.00%
2.7	SUBGRADE TREATMENT, 2% CEMENT	SY	35,197.00		35,197.00	$ 1.00	$ 35,197.00	-	$ -	$ -	$ -	35,197.00	0.00%
2.8	CEMENT (2% AT 114 PCF)	TON	360.00		360.00	$ 210.00	$ 75,600.00	-	$ -	$ -	$ -	360.00	0.00%
2.9	SUBBASE, MODIFIED, 6 IN.	SY	36,855.00		36,855.00	$ 7.75	$ 285,626.25	713.73	$ 5,531.41	$ -	$ 5,531.41	36,141.27	1.94%
2.10	REMOVAL OF ABANDONED RAILROAD	LF	35.00		35.00	$ 42.00	$ 1,470.00	-	$ -	$ -	$ -	35.00	0.00%
3.1	TRENCH FOUNDATION	TON	100.00		100.00	$ 52.00	$ 5,200.00	-	$ -	$ -	$ -	100.00	0.00%
4.1	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	200.00	10.00	210.00	$ 131.00	$ 27,510.00	-	$ -	$ -	$ -	210.00	0.00%
4.2	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	1,245.00		1,245.00	$ 93.00	$ 115,785.00	769.00	$ 71,517.00	$ -	$ 71,517.00	476.00	61.77%
4.3	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	99.00		99.00	$ 117.00	$ 11,583.00	-	$ -	$ -	$ -	99.00	0.00%
4.4	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	857.00		857.00	$ 132.00	$ 113,124.00	219.00	$ 28,908.00	$ -	$ 28,908.00	638.00	25.55%
4.5	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	221.00		221.00	$ 190.00	$ 41,990.00	-	$ -	$ -	$ -	221.00	0.00%
4.6	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	1,248.00		1,248.00	$ 250.00	$ 312,000.00	1,115.00	$ 278,750.00	$ -	$ 278,750.00	133.00	89.34%
4.7	STORM SEWER, TRENCHED, RCP, CLASS V, 12 IN.	LF	26.00		26.00	$ 68.00	$ 1,768.00	-	$ -	$ -	$ -	26.00	0.00%
4.8	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	1,322.00		1,322.00	$ 77.00	$ 101,794.00	128.00	$ 9,856.00	$ -	$ 9,856.00	1,194.00	9.68%
4.9	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	680.00		680.00	$ 87.00	$ 59,160.00	24.00	$ 2,088.00	$ -	$ 2,088.00	656.00	3.53%
4.10	REMOVAL OF STORM SEWER LESS THAN OR EQUAL TO 36 IN.	LF	971.00		971.00	$ 39.00	$ 37,869.00	594.00	$ 23,166.00	$ -	$ 23,166.00	377.00	61.17%
4.11	REMOVAL OF STORM SEWER GREATER THAN 36 IN.	LF	78.00		78.00	$ 50.00	$ 3,900.00	78.00	$ 3,900.00	$ -	$ 3,900.00	-	100.00%
4.12	PIPE APRON, CONCRETE, 54 IN.	EA	1.00		1.00	$ 4,000.00	$ 4,000.00	-	$ -	$ -	$ -	1.00	0.00%
4.13	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF	3,639.00	461.00	4,100.00	$ 19.00	$ 77,900.00	15.00	$ 285.00	$ -	$ 285.00	4,085.00	0.37%
4.14	SUBDRAIN CLEANOUT, TYPE A-1	EA	6.00		6.00	$ 950.00	$ 5,700.00	-	$ -	$ -	$ -	6.00	0.00%
4.15	SUBDRAIN CONNECTION TO STRUCTURE OR PIPE	EA	22.00	24.00	46.00	$ 390.00	$ 17,940.00	-	$ -	$ -	$ -	46.00	0.00%
4.16	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	$ 37.00	$ 9,250.00	15.00	$ 555.00	$ -	$ 555.00	235.00	6.00%
4.17	STORM SEWER ROCK CHIMNEY	LF	1,812.00	(962.00)	850.00	$ 26.00	$ 22,100.00	-	$ -	$ -	$ -	850.00	0.00%
4.18	SANITARY SEWER SAG REPAIR, GROUTING	LS	1.00		1.00	$ 20,000.00	$ 20,000.00	-	$ -	$ -	$ -	1.00	0.00%
5.1	WATER MAIN, TRENCHED, PVC, 12 IN.	LF	1,045.00		1,045.00	$ 61.00	$ 63,745.00	1,162.00	$ 70,882.00	$ -	$ 70,882.00	(117.00)	111.20%
5.2	WATER MAIN, TRENCHED, PVC, RESTRAINED JOINT, 8 IN.	LF	341.00	130.00	471.00	$ 52.00	$ 24,492.00	299.00	$ 15,548.00	$ -	$ 15,548.00	172.00	63.48%
5.3	WATER MAIN, TRENCHED, PVC, RESTRAINED JOINT, 12 IN.	LF	80.00		80.00	$ 80.00	$ 6,400.00	-	$ -	$ -	$ -	80.00	0.00%
5.4	WATER MAIN, TRENCHED, PVC, RESTRAINED JOINT, 16 IN.	LF	5,110.00		5,110.00	$ 104.00	$ 531,440.00	5,118.00	$ 532,272.00	$ -	$ 532,272.00	(8.00)	100.16%
5.5	WATER MAIN, TRENCHED, RESTRAINED JOINT, DIP, W/ZINC COATING, 24 IN.	LF	175.00		175.00	$ 350.00	$ 61,250.00	160.00	$ 56,000.00	$ -	$ 56,000.00	15.00	91.43%
5.6	FITTINGS BY COUNT, DUCTILE IRON, 8" BEND	EA	4.00	2.00	6.00	$ 700.00	$ 4,200.00	7.00	$ 4,900.00	$ -	$ 4,900.00	(1.00)	116.67%
5.7	FITTINGS BY COUNT, DUCTILE IRON, 8" SOLID SLEEVE	EA	2.00		2.00	$ 1,000.00	$ 2,000.00	-	$ -	$ -	$ -	2.00	0.00%
5.8	FITTINGS BY COUNT, DUCTILE IRON, 12" BEND	EA	7.00		7.00	$ 1,200.00	$ 8,400.00	5.00	$ 6,000.00	$ -	$ 6,000.00	2.00	71.43%
5.9	FITTINGS BY COUNT, DUCTILE IRON, 12"X8" TEE	EA	2.00		2.00	$ 1,500.00	$ 3,000.00	2.00	$ 3,000.00	$ -	$ 3,000.00	-	100.00%
5.10	FITTINGS BY COUNT, DUCTILE IRON, 12"X12" TEE	EA	1.00		1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00	$ -	$ 1,800.00	-	100.00%
5.11	FITTINGS BY COUNT, DUCTILE IRON, 16" SOLID SLEEVE	EA	2.00		2.00	$ 2,300.00	$ 4,600.00	3.00	$ 6,900.00	$ -	$ 6,900.00	(1.00)	150.00%
5.12	FITTINGS BY COUNT, DUCTILE IRON, 16" BEND	EA	12.00		12.00	$ 2,400.00	$ 28,800.00	9.00	$ 21,600.00	$ -	$ 21,600.00	3.00	75.00%
5.13	FITTINGS BY COUNT, DUCTILE IRON, 16"X8" CROSS	EA	1.00		1.00	$ 2,900.00	$ 2,900.00	1.00	$ 2,900.00	$ -	$ 2,900.00	-	100.00%
5.14	FITTINGS BY COUNT, DUCTILE IRON, 16"X8" TEE	EA	1.00	1.00	2.00	$ 2,900.00	$ 5,800.00	2.00	$ 5,800.00	$ -	$ 5,800.00	-	100.00%
5.15	FITTINGS BY COUNT, DUCTILE IRON, 16"X12" TEE	EA	1.00		1.00	$ 3,200.00	$ 3,200.00	1.00	$ 3,200.00	$ -	$ 3,200.00	-	100.00%
5.16	FITTINGS BY COUNT, DUCTILE IRON, 16"X16" TEE	EA	2.00		2.00	$ 4,000.00	$ 8,000.00	1.00	$ 4,000.00	$ -	$ 4,000.00	1.00	50.00%
5.17	FITTINGS BY COUNT, DUCTILE IRON, 24"X 16" TEE	EA	2.00		2.00	$ 7,400.00	$ 14,800.00	2.00	$ 14,800.00	$ -	$ 14,800.00	-	100.00%
5.18	FITTINGS BY COUNT, DUCTILE IRON, 24"X12" REDUCER	EA	1.00		1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	$ -	$ 3,000.00	-	100.00%
5.19	FITTINGS BY COUNT, DUCTILE IRON, 24" BEND	EA	6.00		6.00	$ 4,500.00	$ 27,000.00	4.00	$ 18,000.00	$ -	$ 18,000.00	2.00	66.67%
5.20	FITTINGS BY COUNT, DUCTILE IRON, 24" SOLID SLEEVE	EA	1.00		1.00	$ 4,100.00	$ 4,100.00	-	$ -	$ -	$ -	1.00	0.00%
5.21	WATER MAIN REMOVAL	LF	426.00		426.00	$ 59.00	$ 25,134.00	58.50	$ 3,451.50	$ -	$ 3,451.50	367.50	13.73%
5.22	VALVE, GATE, 8 IN.	EA	5.00	1.00	6.00	$ 2,500.00	$ 15,000.00	5.00	$ 12,500.00	$ -	$ 12,500.00	1.00	83.33%
5.23	VALVE, GATE, 12 IN.	EA	4.00		4.00	$ 4,300.00	$ 17,200.00	4.00	$ 17,200.00	$ -	$ 17,200.00	-	100.00%
5.24	VALVE, GATE, 16 IN.	EA	9.00		9.00	$ 11,000.00	$ 99,000.00	8.00	$ 88,000.00	$ -	$ 88,000.00	1.00	88.89%
5.25	VALVE, BUTTERFLY, 24 IN.	EA	1.00		1.00	$ 21,000.00	$ 21,000.00	1.00	$ 21,000.00	$ -	$ 21,000.00	-	100.00%
5.26	TAPPING VALVE ASSEMBLY, 24"X8" TAPPING SLEEVE	EA	2.00		2.00	$ 10,000.00	$ 20,000.00	-	$ -	$ -	$ -	2.00	0.00%
5.27	VALVE, GATE, 12 IN., LIVE INSERT	EA	2.00		2.00	$ 21,000.00	$ 42,000.00	-	$ -	$ -	$ -	2.00	0.00%
5.28	LINE STOP, 12 IN.	EA	2.00		2.00	$ 19,000.00	$ 38,000.00	-	$ -	$ -	$ -	2.00	0.00%
5.29	FIRE HYDRANT ASSEMBLY	EA	13.00	1.00	14.00	$ 9,000.00	$ 126,000.00	12.00	$ 108,000.00	$ -	$ 108,000.00	2.00	85.71%
5.30	VALVE BOX EXTENSION	EA	4.00		4.00	$ 450.00	$ 1,800.00	-	$ -	$ -	$ -	4.00	0.00%
5.31	FIRE HYDRANT ADJUSTMENT	EA	2.00		2.00	$ 2,300.00	$ 4,600.00	-	$ -	$ -	$ -	2.00	0.00%
5.32	FIRE HYDRANT ASSEMBLY REMOVAL	EA	2.00		2.00	$ 1,000.00	$ 2,000.00	1.00	$ 1,000.00	$ -	$ 1,000.00	1.00	50.00%
5.33	VALVE REMOVAL, 8 IN.	EA	2.00		2.00	$ 1,200.00	$ 2,400.00	-	$ -	$ -	$ -	2.00	0.00%
5.34	VALVE REMOVAL, 12 IN.	EA	5.00		5.00	$ 1,600.00	$ 8,000.00	1.00	$ 1,600.00	$ -	$ 1,600.00	4.00	20.00%
6.1	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	1.00		1.00	$ 6,400.00	$ 6,400.00	1.00	$ 6,400.00	$ -	$ 6,400.00	-	100.00%
6.2	MANHOLE, STORM SEWER, SW-402, 4 FT X 3 FT	EA	1.00		1.00	$ 5,000.00	$ 5,000.00	1.00	$ 5,000.00	$ -	$ 5,000.00	-	100.00%
6.3	MANHOLE, STORM SEWER, SW-403, 6 FT X 5 FT	EA	1.00		1.00	$ 16,000.00	$ 16,000.00	1.00	$ 16,000.00	$ -	$ 16,000.00	-	100.00%
6.4	INTAKE, SINGLE GRATE, SW-501	EA	11.00		11.00	$ 3,200.00	$ 35,200.00	2.00	$ 6,400.00	$ -	$ 6,400.00	9.00	18.18%
6.5	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503	EA	10.00		10.00	$ 5,900.00	$ 59,000.00	-	$ -	$ -	$ -	10.00	0.00%
6.6	INTAKE, SINGLE GRATE WITH MANHOLE, SW-503, MOD 1	EA	2.00		2.00	$ 9,200.00	$ 18,400.00	2.00	$ 18,400.00	$ -	$ 18,400.00	-	100.00%
6.7	INTAKE, DOUBLE GRATE, SW-505	EA	6.00		6.00	$ 5,300.00	$ 31,800.00	1.00	$ 5,300.00	$ -	$ 5,300.00	5.00	16.67%
6.8	INTAKE, DOUBLE GRATE WITH MANHOLE, SW-506	EA	6.00		6.00	$ 9,300.00	$ 55,800.00	2.00	$ 18,600.00	$ -	$ 18,600.00	4.00	33.33%
6.9	INTAKE, CIRCULAR AREA, SW-512 (24")	EA	4.00		4.00	$ 2,100.00	$ 8,400.00	1.00	$ 2,100.00	$ -	$ 2,100.00	3.00	25.00%
6.10	INTAKE, CIRCULAR AREA, SW-512 (30")	EA	2.00		2.00	$ 2,400.00	$ 4,800.00	-	$ -	$ -	$ -	2.00	0.00%
6.11	INTAKE, LARGE WELL DOUBLE GRATE WITH MANHOLE, SW-516, MOD 1	EA	6.00		6.00	$ 16,000.00	$ 96,000.00	5.00	$ 80,000.00	$ -	$ 80,000.00	1.00	83.33%
6.12	MANHOLE ADJUSTMENT, MINOR , SANITARY	EA	2.00		2.00	$ 2,000.00	$ 4,000.00	-	$ -			2.00	0.00%
6.13	MANHOLE ADJUSTMENT, MAJOR , SANITARY	EA	5.00		5.00	$ 3,800.00	$ 19,000.00	3.00	$ 11,400.00	$ -	$ 11,400.00	2.00	60.00%
6.14	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	$ 8,000.00	$ 8,000.00	-	$ -	$ -	$ -	1.00	0.00%
6.15	REMOVE MANHOLE	EA	2.00		2.00	$ 880.00	$ 1,760.00	1.00	$ 880.00	$ -	$ 880.00	1.00	50.00%
6.16	REMOVE INTAKE	EA	7.00		7.00	$ 890.00	$ 6,230.00	3.00	$ 2,670.00	$ -	$ 2,670.00	4.00	42.86%
6.17	CONNECTION TO EXISTING MANHOLE, SAINTARY	EA	2.00	(1.00)	1.00	$ 9,100.00	$ 9,100.00	-	$ -	$ -	$ -	1.00	0.00%
O 6.1	MANHOLE, SANITARY SEWER, SW-303, 48 IN.	EA	-	1.00	1.00	$ 9,425.00	$ 9,425.00	-	$ -	$ -	$ -	1.00	0.00%
O 6.1	CAST IN PLACE INTAKE AND TOP ADJUSTMENT	EA	-	2.00	2.00	$ 2,685.00	$ 5,370.00	2.00	$ 5,370.00	$ -	$ 5,370.00	-	100.00%
7.1	PAVEMENT, PCC, CLASS C-4, 9 IN.	SY	19,680.00		19,680.00	$ 72.00	$ 1,416,960.00	-	$ -	$ -	$ -	19,680.00	0.00%
7.2	PAVEMENT, PCC, CLASS C-4, 10 IN.	SY	11,662.00		11,662.00	$ 79.00	$ 921,298.00	-	$ -	$ -	$ -	11,662.00	0.00%
7.3	CONCRETE MEDIAN, 6 IN.	SY	446.00		446.00	$ 105.00	$ 46,830.00	-	$ -	$ -	$ -	446.00	0.00%
7.4	CURB AND GUTTER, MODIFIED MEDIAN CURB, PCC, CLASS 4, 2 FT	LF	167.00		167.00	$ 69.00	$ 11,523.00	-	$ -	$ -	$ -	167.00	0.00%
7.5	CURB AND GUTTER, MODIFIED MEDIAN CURB, PCC, CLASS 4, 2.5 FT	LF	440.00		440.00	$ 43.00	$ 18,920.00	-	$ -	$ -	$ -	440.00	0.00%
7.6	CURB AND GUTTER, 1.5 FT, 10 IN.	LF	48.00		48.00	$ 57.00	$ 2,736.00	-	$ -	$ -	$ -	48.00	0.00%
7.7	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 27,000.00	$ 27,000.00	-	$ -	$ -	$ -	1.00	0.00%
7.8	GRANULAR SHOULDER, 9 IN.	TON	22.00		22.00	$ 38.00	$ 836.00	-	$ -	$ -	$ -	22.00	0.00%
7.9	REMOVAL OF SIDEWALK AND SHARED USE PATH	SY	3,646.00		3,646.00	$ 3.75	$ 13,672.50	2,957.89	$ 11,092.09	$ -	$ 11,092.09	688.11	81.13%
7.10	REMOVAL OF DRIVEWAY	SY	725.00		725.00	$ 4.25	$ 3,081.25	525.33	$ 2,232.65	$ -	$ 2,232.65	199.67	72.46%
7.11	DRIVEWAY, GRANULAR	SY	60.00		60.00	$ 12.50	$ 750.00	-	$ -	$ -	$ -	60.00	0.00%
7.12	REMOVAL OF CURB	LF	12.00		12.00	$ 34.00	$ 408.00	-	$ -	$ -	$ -	12.00	0.00%
7.13	SHARED USE PATH, PCC, 6 IN.	SY	6,358.00		6,358.00	$ 46.00	$ 292,468.00	-	$ -	$ -	$ -	6,358.00	0.00%
7.14	SIDEWALK, PCC, 5 IN.	SY	1,035.00		1,035.00	$ 59.00	$ 61,065.00	-	$ -	$ -	$ -	1,035.00	0.00%
7.15	SIDEWALK, PCC, 6 IN.	SY	106.00	12.00	118.00	$ 111.00	$ 13,098.00	-	$ -	$ -	$ -	118.00	0.00%
7.16	DETECTABLE WARNING	SF	387.00	20.00	407.00	$ 52.00	$ 21,164.00	-	$ -	$ -	$ -	407.00	0.00%
7.17	DRIVEWAY, PCC, 8 IN.	SY	950.00		950.00	$ 89.00	$ 84,550.00	-	$ -	$ -	$ -	950.00	0.00%
7.18	PAVEMENT REMOVAL	SY	12,158.00		12,158.00	$ 6.25	$ 75,987.50	5,727.55	$ 35,797.19	$ -	$ 35,797.19	6,430.45	47.11%
7.19	CURB AND GUTTER REMOVAL	LF	1,202.00		1,202.00	$ 15.00	$ 18,030.00	345.00	$ 5,175.00	$ -	$ 5,175.00	857.00	28.70%

7.20	TEMPORARY PAVEMENT, PCC, 6 IN.	SY	834.00		834.00	$ 54.00	$ 45,036.00	445.44	$ 24,053.76	$ -	$ 24,053.76	388.56	53.41%
7.21	TEMPORARY GRANULAR SURFACING	TON	250.00		250.00	$ 24.50	$ 6,125.00	70.32	$ 1,722.84	$ -	$ 1,722.84	179.68	28.13%
7.22	MODIFIED MEDIAN CURB RETROFIT, 6 IN.	LF	665.00		665.00	$ 34.00	$ 22,610.00	-	$ -	$ -	$ -	665.00	0.00%
8.1	TRAFFIC SIGNAL	LS	1.00		1.00	$215,000.00	$ 215,000.00	-	$ -	$ -	$ -	1.00	0.00%
8.2	TEMPORARY TRAFFIC SIGNAL	LS	1.00		1.00	$ 9,200.00	$ 9,200.00	-	$ -	$ -	$ -	1.00	0.00%
8.3	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	66.40		66.40	$ 155.00	$ 10,292.00	6.62	$ 1,026.10	$ -	$ 1,026.10	59.78	9.97%
8.4	PAINTED PAVEMENT MARKINGS, DURABLE	STA	104.40		104.40	$ 206.00	$ 21,506.40	-	$ -	$ -	$ -	104.40	0.00%
8.5	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	31.00		31.00	$ 360.00	$ 11,160.00	-	$ -	$ -	$ -	31.00	0.00%
8.6	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	7.40		7.40	$ 165.00	$ 1,221.00	-	$ -	$ -	$ -	7.40	0.00%
8.7	PAVEMENT MARKINGS REMOVED	STA	138.90		138.90	$ 52.00	$ 7,222.80	21.30	$ 1,107.60	$ -	$ 1,107.60	117.60	15.33%
8.8	GROOVES CUT FOR PAVEMENT MARKINGS	STA	104.40		104.40	$ 170.00	$ 17,748.00	-	$ -	$ -	$ -	104.40	0.00%
8.9	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	31.00		31.00	$ 180.00	$ 5,580.00	-	$ -	$ -	$ -	31.00	0.00%
8.10	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$45,000.00	$ 45,000.00	-	$ -	$ -	$ -	1.00	0.00%
8.11	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA	2.00		2.00	$ 410.00	$ 820.00	-	$ -	$ -	$ -	2.00	0.00%
8.12	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY	112.00		112.00	$ 103.00	$ 11,536.00	46.00	$ 4,738.00	$ -	$ 4,738.00	66.00	41.07%
8.13	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA	14.00		14.00	$ 103.00	$ 1,442.00	1.00	$ 103.00	$ -	$ 103.00	13.00	7.14%
9.1	CONVENTIONAL SEEDING, TYPE 1 (PERM LAWN MIX)	AC	13.00		13.00	$ 1,500.00	$ 19,500.00	-	$ -	$ -	$ -	13.00	0.00%
9.2	HYDRAULIC SEEDING, FERTILIZING & MULCHING, TYPE 4 (URBAN TEMP EROSION CONTROL MIX)	AC	13.00		13.00	$ 2,100.00	$ 27,300.00	0.64	$ 1,344.00	$ -	$ 1,344.00	12.36	4.92%
9.3	STORM WATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS	1.00		1.00	$ 1,200.00	$ 1,200.00	1.00	$ 1,200.00	$ -	$ 1,200.00	-	100.00%
9.4	STORM WATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	$ 6,200.00	$ 6,200.00	0.25	$ 1,550.00	$ -	$ 1,550.00	0.75	25.00%
9.5	FILTER SOCKS, 12 IN., INSTALLATION	LF	22,998.00		22,998.00	$ 2.25	$ 51,745.50	1,373.00	$ 3,089.25	$ -	$ 3,089.25	21,625.00	5.97%
9.6	FILTER SOCKS, MAINTENANCE & REMOVAL	LF	22,998.00		22,998.00	$ 0.25	$ 5,749.50	-	$ -	$ -	$ -	22,998.00	0.00%
9.7	RIP RAP, CLASS E	TON	73.00		73.00	$ 80.00	$ 5,840.00	-	$ -	$ -	$ -	73.00	0.00%
9.8	EROSION STONE	TON	25.00		25.00	$ 81.00	$ 2,025.00	-	$ -	$ -	$ -	25.00	0.00%
9.9	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	11,472.00		11,472.00	$ 1.50	$ 17,208.00	2,756.00	$ 4,134.00	$ -	$ 4,134.00	8,716.00	24.02%
9.10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	918.00		918.00	$ 1.50	$ 1,377.00	-	$ -	$ -	$ -	918.00	0.00%
9.11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	11,472.00		11,472.00	$ 0.01	$ 114.72	-	$ -	$ -	$ -	11,472.00	0.00%
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	13.00		13.00	$ 770.00	$ 10,010.00	-	$ -	$ -	$ -	13.00	0.00%
9.13	EROSION CONTROL MULCHING, HYDROMULCHING	AC	13.00		13.00	$ 1,800.00	$ 23,400.00	-	$ -	$ -	$ -	13.00	0.00%
9.14	INLET PROTECTION DEVICE, OPEN-THROAT CURB INTAKE, INSTALLATION	EA	10.00		10.00	$ 103.00	$ 1,030.00	1.00	$ 103.00	$ -	$ 103.00	9.00	10.00%
9.15	INLET PROTECTION DEVICE, OPEN-THROAT CURB INTAKE, MAINTENANCE	EA	10.00		10.00	$ 5.25	$ 52.50	-	$ -	$ -	$ -	10.00	0.00%
9.16	INLET PROTECTION DEVICE, GRATE INTAKE, INSTALLATION	EA	84.00		84.00	$ 129.00	$ 10,836.00	18.00	$ 2,322.00	$ -	$ 2,322.00	66.00	21.43%
9.17	INLET PROTECTION DEVICE, GRATE INTAKE, MAINTENANCE	EA	84.00		84.00	$ 26.00	$ 2,184.00	-	$ -	$ -	$ -	84.00	0.00%
9.18	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA	5.00		5.00	$ 206.00	$ 1,030.00	-	$ -	$ -	$ -	5.00	0.00%
9.19	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	5.00		5.00	$ 26.00	$ 130.00	-	$ -	$ -	$ -	5.00	0.00%
9.20	REMOVAL OF FENCE, FIELD FENCE	LF	1,164.00		1,164.00	$ 3.75	$ 4,365.00	1,009.00	$ 3,783.75	$ -	$ 3,783.75	155.00	86.68%
9.21	TEMPORARY FENCE, CONSTRUCTION	LF	1,000.00		1,000.00	$ 2.75	$ 2,750.00	-	$ -	$ -	$ -	1,000.00	0.00%
11.1	MOBILIZATION	LS	1.00		1.00	$527,184.33	$ 527,184.33	0.50	$ 263,592.17	$ -	$ 263,592.17	0.50	50.00%
11.2	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 3,400.00	$ 3,400.00	-	$ -	$ -	$ -	1.00	0.00%
11.3	CONCRETE WASHOUT	LS	1.00		1.00	$19,000.00	$ 19,000.00	-	$ -	$ -	$ -	1.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 7,439,954.25 $ 2,075,735.90 27.90%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 10, 2026	$ 137,033.00
2	April 14, 2026	$ 705,508.77
3	May 12, 2026	$ 92,959.55
4	June 9, 2026	$ 193,838.42
5	July 14, 2026	$ 599,074.95
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Previous Applications for Payment

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TOTAL **$ 1,728,414.69**

Record of Change Orders

No.	Date	Amount
1	March 10, 2026	$ 24,954.25
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TOTAL **$ 24,954.25**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	November 25, 2025
Original Contract Time:	590.00
Added by Change Order:	
Contract Time to Date:	590.00
Time Used to Date:	164.00
Contract Time Remaining:	**426.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	S James Street and SE 11th Street Improvements
Contractor:	Absolute Concrete Construction, Inc.
Address:	1800 Burr Oak Blvd., Granger, Iowa 50109
Finance Budget Code:	369-210-6499 ***Finance Project #***
Vendor Project or Invoice #:	***PO #***
Original Contract Date:	August 22, 2023 ***Vendor #*** 1072

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 33

PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 9,047,309.99		
Net change by Change Orders:	$ 270,597.10		
Contract Amount to Date: (line 1 ± 2)		$ 9,317,907.09	
Total completed and stored to date:	$ 8,993,237.12		
Retainage: 5 % of Completed Work:	$ 449,661.86		
Total Earned less Retainage:		$ 8,543,575.26	
Less previous applications for payment:		$ 8,542,597.52	
SUBTOTAL			$ 977.74
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 977.74
Balance to finish, including retainage:		$ 774,331.83	
Contract Time Remaining (If applicable)	- CALENDAR DAYS		

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

Construction Contractor Approval: Absolute Concrete Construction, Inc.
Firm Name

Gene Crawford
Signature

8/11/2026
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

8/11/26
Date

Submit to: *Engineering Department*

E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date printed: 8/10/2026

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	$ 150.00	$ 11,220.00	15.60	$ 2,340.00	$ -	$ 2,340.00	59.20	20.86%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	$ 9,500.00	$ 9,500.00	1.00	$ 9,500.00	$ -	$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	$ 8.50	$ 83,708.00	9,848.00	$ 83,708.00	$ -	$ 83,708.00	-	100.00%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	$ 3.55	$ 46,682.50	13,150.00	$ 46,682.50	$ -	$ 46,682.50	-	100.00%
5	2.05	EXCAVATION, CLASS 10, CHANNEL	CY	1,286.00		1,286.00	$ 4.75	$ 6,108.50	1,286.00	$ 6,108.50	$ -	$ 6,108.50	-	100.00%
6	2.06	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	20,641.00		20,641.00	$ 14.00	$ 288,974.00	20,641.00	$ 288,974.00	$ -	$ 288,974.00	-	100.00%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	$ 11.00	$ 51,337.00	4,667.00	$ 51,337.00	$ -	$ 51,337.00	-	100.00%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	$ 81.25	$ 89,375.00	344.74	$ 28,010.13	$ -	$ 28,010.13	755.26	31.34%
9	2.09	SUBGRADE PREPARATION, 12 IN.	SY	33,087.00		33,087.00	$ 2.75	$ 90,989.25	19,440.27	$ 53,460.74	$ -	$ 53,460.74	13,646.73	58.76%
10	2.10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	$ 5.00	$ 62,500.00	10,313.30	$ 51,566.50	$ -	$ 51,566.50	2,186.70	82.51%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	$ 69.50	$ 422,838.00	6,084.00	$ 422,838.00	$ -	$ 422,838.00	-	100.00%
12	2.12	REMOVAL OF ABANDONED RAILROAD	LF	213.00		213.00	$ 15.00	$ 3,195.00	210.00	$ 3,150.00	$ -	$ 3,150.00	3.00	98.59%
13	3.01	TRENCH FOUNDATION	TON	100.00		100.00	$ 45.00	$ 4,500.00	-	$ -	$ -	$ -	100.00	0.00%
14	4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	377.00		377.00	$ 70.50	$ 26,578.50	419.00	$ 29,539.50	$ -	$ 29,539.50	(42.00)	111.14%
15	4.02	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	1,057.00		1,057.00	$ 91.50	$ 96,715.50	1,055.00	$ 96,532.50	$ -	$ 96,532.50	2.00	99.81%
16	4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	559.00		559.00	$ 103.00	$ 57,577.00	561.00	$ 57,783.00	$ -	$ 57,783.00	(2.00)	100.36%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	$ 106.50	$ 66,030.00	623.00	$ 66,349.50	$ -	$ 66,349.50	(3.00)	100.48%
18	4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	1,151.00		1,151.00	$ 167.50	$ 192,792.50	1,157.00	$ 193,797.50	$ -	$ 193,797.50	(6.00)	100.52%
19	4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	961.00		961.00	$ 213.00	$ 204,693.00	962.00	$ 204,906.00	$ -	$ 204,906.00	(1.00)	100.10%
20	4.07	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	1,571.00		1,571.00	$ 50.50	$ 79,335.50	1,534.00	$ 77,467.00	$ -	$ 77,467.00	37.00	97.64%
21	4.08	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	536.00		536.00	$ 64.00	$ 34,304.00	536.00	$ 34,304.00	$ -	$ 34,304.00	-	100.00%
22	4.09	STORM SEWER, TRENCHED, HDPE, 12-IN	LF	127.00		127.00	$ 57.00	$ 7,239.00	122.00	$ 6,954.00	$ -	$ 6,954.00	5.00	96.06%
23	4.10	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF	2,097.00		2,097.00	$ 19.50	$ 40,891.50	2,456.00	$ 47,892.00	$ -	$ 47,892.00	(359.00)	117.12%
24	4.11	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF	58.00		58.00	$ 35.50	$ 2,059.00	58.00	$ 2,059.00	$ -	$ 2,059.00	-	100.00%
25	4.12	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF	12.00		12.00	$ 60.00	$ 720.00	27.50	$ 1,650.00	$ -	$ 1,650.00	(15.50)	229.17%
26	4.13	PIPE APRON, CMP, 12 IN.	EA	2.00		2.00	$ 1,075.00	$ 2,150.00	2.00	$ 2,150.00	$ -	$ 2,150.00	-	100.00%
27	4.14	PIPE APRON, CONCRETE, 24 IN.	EA	4.00		4.00	$ 2,705.00	$ 10,820.00	4.00	$ 10,820.00	$ -	$ 10,820.00	-	100.00%
28	4.15	PIPE APRON, CONCRETE, 36 IN.	EA	2.00		2.00	$ 3,825.00	$ 7,650.00	2.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
29	4.16	PIPE APRON, CONCRETE, 42 IN.	EA	1.00		1.00	$ 4,415.00	$ 4,415.00	1.00	$ 4,415.00	$ -	$ 4,415.00	-	100.00%
30	4.17	PIPE APRON, CONCRETE, 54 IN.	EA	2.00		2.00	$ 5,650.00	$ 11,300.00	2.00	$ 11,300.00	$ -	$ 11,300.00	-	100.00%
31	4.18	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF	9,111.00		9,111.00	$ 22.50	$ 204,997.50	8,778.50	$ 197,516.25	$ -	$ 197,516.25	332.50	96.35%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	$ 22.50	$ 6,975.00	280.00	$ 6,300.00	$ -	$ 6,300.00	30.00	90.32%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	$ 905.00	$ 40,725.00	41.00	$ 37,105.00	$ -	$ 37,105.00	4.00	91.11%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	$ 400.00	$ 27,200.00	61.00	$ 24,400.00	$ -	$ 24,400.00	7.00	89.71%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	$ 49.00	$ 12,250.00	484.50	$ 23,740.50	$ -	$ 23,740.50	(234.50)	193.80%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	$ 32.00	$ 3,840.00	117.00	$ 3,744.00	$ -	$ 3,744.00	3.00	97.50%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	$ 23.00	$ 1,288.00	42.50	$ 977.50	$ -	$ 977.50	13.50	75.89%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	$ 51.00	$ 33,966.00	1,103.20	$ 56,263.20	$ -	$ 56,263.20	(437.20)	165.65%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	$ 110.00	$ 2,860.00	38.50	$ 4,235.00	$ -	$ 4,235.00	(12.50)	148.08%
40	5.05	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF	28.00		28.00	$ 95.00	$ 2,660.00	-	$ -	$ -	$ -	28.00	0.00%
41	5.06	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	1,008.00		1,008.00	$ 53.00	$ 53,424.00	518.50	$ 27,480.50	$ -	$ 27,480.50	489.50	51.44%
42	5.07	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	3,879.00	(72.50)	3,806.50	$ 124.00	$ 472,006.00	3,806.50	$ 472,006.00	$ -	$ 472,006.00	-	100.00%
43	5.08	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	40.00		40.00	$ 200.00	$ 8,000.00	40.00	$ 8,000.00	$ -	$ 8,000.00	-	100.00%
44	5.09	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	20.00		20.00	$ 455.00	$ 9,100.00	20.00	$ 9,100.00	$ -	$ 9,100.00	-	100.00%
45	5.10	FITTING, 6" BEND	EA	15.00		15.00	$ 900.00	$ 13,500.00	8.00	$ 7,200.00	$ -	$ 7,200.00	7.00	53.33%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	$ 355.00	$ 355.00	4.00	$ 1,420.00	$ -	$ 1,420.00	(3.00)	400.00%
47	5.12	FITTING, 8" BEND	EA	48.00		48.00	$ 995.00	$ 47,760.00	36.00	$ 35,820.00	$ -	$ 35,820.00	12.00	75.00%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	$ 450.00	$ 2,250.00	5.00	$ 2,250.00	$ -	$ 2,250.00	-	100.00%
49	5.14	FITTING, 8"X4" REDUCER	EA	1.00		1.00	$ 550.00	$ 550.00	1.00	$ 550.00	$ -	$ 550.00	-	100.00%
50	5.15	FITTING, 8"X6" TEE	EA	1.00		1.00	$ 1,015.00	$ 1,015.00	1.00	$ 1,015.00	$ -	$ 1,015.00	-	100.00%
51	5.16	FITTING, 8"X8" TEE	EA	2.00		2.00	$ 1,085.00	$ 2,170.00	2.00	$ 2,170.00	$ -	$ 2,170.00	-	100.00%
52	5.17	FITTING, 12" BEND	EA	1.00		1.00	$ 1,275.00	$ 1,275.00	4.00	$ 5,100.00	$ -	$ 5,100.00	(3.00)	400.00%

53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	$ 685.00	$ 1,370.00	5.00	$ 3,425.00	$ -	$ 3,425.00	(3.00)	250.00%
54	5.19	FITTING, 12"X12" TEE	EA	1.00		1.00	$ 1,650.00	$ 1,650.00	1.00	$ 1,650.00	$ -	$ 1,650.00	-	100.00%
55	5.20	FITTING, 16" BEND	EA	22.00		22.00	$ 1,365.00	$ 30,030.00	24.00	$ 32,760.00	$ -	$ 32,760.00	(2.00)	109.09%
56	5.21	FITTING, 16" CAP/PLUG	EA	3.00		3.00	$ 1,165.00	$ 3,495.00	-	$ -	$ -	$ -	3.00	0.00%
57	5.22	FITTING, 16"X8" REDUCER	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
58	5.23	FITTING, 16"X6" TEE	EA	1.00		1.00	$ 2,180.00	$ 2,180.00	1.00	$ 2,180.00	$ -	$ 2,180.00	-	100.00%
59	5.24	FITTING, 16"X8" TEE	EA	10.00		10.00	$ 2,300.00	$ 23,000.00	10.00	$ 23,000.00	$ -	$ 23,000.00	-	100.00%
60	5.25	FITTING, 16"X12" TEE	EA	4.00		4.00	$ 2,550.00	$ 10,200.00	3.00	$ 7,650.00	$ -	$ 7,650.00	1.00	75.00%
61	5.26	FITTING, 16"X16" TEE	EA	1.00		1.00	$ 3,050.00	$ 3,050.00	1.00	$ 3,050.00	$ -	$ 3,050.00	-	100.00%
62	5.27	WATER SERVICE STUB, COPPER, 1 IN.	LF	270.00		270.00	$ 27.00	$ 7,290.00	364.00	$ 9,828.00	$ -	$ 9,828.00	(94.00)	134.81%
63	5.28	WATER SERVICE STUB, COPPER, 2 IN.	LF	10.00		10.00	$ 82.00	$ 820.00	29.00	$ 2,378.00	$ -	$ 2,378.00	(19.00)	290.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	$ 795.00	$ 3,180.00	6.00	$ 4,770.00	$ -	$ 4,770.00	(2.00)	150.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	$ 1,010.00	$ 4,040.00	7.00	$ 7,070.00	$ -	$ 7,070.00	(3.00)	175.00%
66	5.31	WATER SERVICE, TEMPORARY CONNECTION	EA	4.00		4.00	$ 1,350.00	$ 5,400.00	-	$ -	$ -	$ -	4.00	0.00%
67	5.32	WATER MAIN REMOVAL	LF	4,534.00		4,534.00	$ 16.50	$ 74,811.00	3,666.00	$ 60,489.00	$ -	$ 60,489.00	868.00	80.86%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
69	5.34	VALVE, GATE, 6 IN.	EA	3.00		3.00	$ 1,805.00	$ 5,415.00	1.00	$ 1,805.00	$ -	$ 1,805.00	2.00	33.33%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	$ 2,525.00	$ 35,350.00	13.00	$ 32,825.00	$ -	$ 32,825.00	1.00	92.86%
71	5.36	VALVE, GATE, 12 IN.	EA	1.00		1.00	$ 4,310.00	$ 4,310.00	1.00	$ 4,310.00	$ -	$ 4,310.00	-	100.00%
72	5.37	VALVE, GATE, 16 IN.	EA	7.00		7.00	$11,700.00	$ 81,900.00	9.00	$ 105,300.00	$ -	$ 105,300.00	(2.00)	128.57%
73	5.38	VALVE, GATE, 12 IN. LIVE INSERT	EA	2.00		2.00	$19,775.00	$ 39,550.00	-	$ -	$ -	$ -	2.00	0.00%
74	5.39	LINE STOP, 12 IN.	EA	2.00		2.00	$16,300.00	$ 32,600.00	-	$ -	$ -	$ -	2.00	0.00%
75	5.40	FIRE HYDRANT ASSEMBLY	EA	23.00		23.00	$ 7,690.00	$ 176,870.00	23.00	$ 176,870.00	$ -	$ 176,870.00	-	100.00%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	$ 500.00	$ 3,500.00	7.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
77	5.42	TEMPORARY CONNECTION, WATER MAIN	EA	2.00		2.00	$ 6,175.00	$ 12,350.00	1.00	$ 6,175.00	$ -	$ 6,175.00	1.00	50.00%
78	5.43	RELOCATION OF IRRIGATION METER	LS	1.00		1.00	$ 2,500.00	$ 2,500.00	0.50	$ 1,250.00	$ -	$ 1,250.00	0.50	50.00%
79	6.01	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	1.00		1.00	$ 4,360.00	$ 4,360.00	1.00	$ 4,360.00	$ -	$ 4,360.00	-	100.00%
80	6.02	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	5.00		5.00	$ 4,000.00	$ 20,000.00	6.00	$ 24,000.00	$ -	$ 24,000.00	(1.00)	120.00%
81	6.03	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	4.00		4.00	$ 4,615.00	$ 18,460.00	3.00	$ 13,845.00	$ -	$ 13,845.00	1.00	75.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	$ 7,425.00	$ 44,550.00	6.00	$ 44,550.00	$ -	$ 44,550.00	-	100.00%
83	6.05	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	3.00		3.00	$13,500.00	$ 40,500.00	3.00	$ 40,500.00	$ -	$ 40,500.00	-	100.00%
84	6.06	INTAKE, SINGLE GRATE, SW-501	EA	4.00		4.00	$ 3,000.00	$ 12,000.00	4.00	$ 12,000.00	$ -	$ 12,000.00	-	100.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	$ 3,975.00	$ 3,975.00	1.00	$ 3,975.00	$ -	$ 3,975.00	-	100.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	$ 4,400.00	$ 79,200.00	19.00	$ 83,600.00	$ -	$ 83,600.00	(1.00)	105.56%
87	6.09	INTAKE, DOULBE GRATE, SW-505, MOD1	EA	1.00		1.00	$ 7,650.00	$ 7,650.00	1.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
88	6.10	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA	5.00		5.00	$ 6,500.00	$ 32,500.00	5.00	$ 32,500.00	$ -	$ 32,500.00	-	100.00%
89	6.11	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA	6.00		6.00	$ 9,450.00	$ 56,700.00	6.00	$ 56,700.00	$ -	$ 56,700.00	-	100.00%
90	6.12	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA	5.00		5.00	$11,725.00	$ 58,625.00	5.00	$ 58,625.00	$ -	$ 58,625.00	-	100.00%
91	6.13	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA	1.00		1.00	$11,675.00	$ 11,675.00	1.00	$ 11,675.00	$ -	$ 11,675.00	-	100.00%
92	6.14	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA	2.00		2.00	$ 1,850.00	$ 3,700.00	1.00	$ 1,850.00	$ -	$ 1,850.00	1.00	50.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	$ 2,250.00	$ 6,750.00	4.00	$ 9,000.00	$ -	$ 9,000.00	(1.00)	133.33%
94	6.16	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	2.00		2.00	$ 2,025.00	$ 4,050.00	4.00	$ 8,100.00	$ -	$ 8,100.00	(2.00)	200.00%
95	6.17	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA	3.00		3.00	$ 3,050.00	$ 9,150.00	-	$ -	$ -	$ -	3.00	0.00%
96	6.18	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	$ 2,300.00	$ 2,300.00	-	$ -	$ -	$ -	1.00	0.00%
97	6.19	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	$ 4,550.00	$ 4,550.00	-	$ -	$ -	$ -	1.00	0.00%
98	6.20	REMOVE MANHOLE	EA	3.00		3.00	$ 750.00	$ 2,250.00	2.00	$ 1,500.00	$ -	$ 1,500.00	1.00	66.67%
99	6.21	REMOVE INTAKE	EA	8.00		8.00	$ 725.00	$ 5,800.00	7.00	$ 5,075.00	$ -	$ 5,075.00	1.00	87.50%
100	7.01	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY	954.00		954.00	$ 60.00	$ 57,240.00	1,001.90	$ 60,114.00	$ -	$ 60,114.00	(47.90)	105.02%
101	7.02	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	26,596.00		26,596.00	$ 70.50	$ 1,875,018.00	27,220.01	$ 1,919,010.71	$ -	$ 1,919,010.71	(624.01)	102.35%
102	7.03	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY	500.00		500.00	$ 137.00	$ 68,500.00	500.00	$ 68,500.00	$ -	$ 68,500.00	-	100.00%
103	7.04	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY	700.00		700.00	$ 101.00	$ 70,700.00	292.80	$ 29,572.80	$ -	$ 29,572.80	407.20	41.83%
104	7.05	CONCRETE MEDIAN, DOWELED	SY	70.00		70.00	$ 160.00	$ 11,200.00	58.20	$ 9,312.00	$ -	$ 9,312.00	11.80	83.14%
105	7.06	PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 7,500.00	$ 7,500.00	1.00	$ 7,500.00	$ -	$ 7,500.00	-	100.00%
106	7.07	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	3,075.00		3,075.00	$ 6.00	$ 18,450.00	3,062.10	$ 18,372.60	$ -	$ 18,372.60	12.90	99.58%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	$ 6.50	$ 17,413.50	2,430.70	$ 15,799.55	$ -	$ 15,799.55	248.30	90.73%
108	7.09	REMOVAL OF CURB	LF	15.00		15.00	$ 16.00	$ 240.00	-	$ -	$ -	$ -	15.00	0.00%
109	7.10	SHARED USE PATH, PCC, 6 IN.	SY	6,565.00		6,565.00	$ 55.00	$ 361,075.00	6,428.75	$ 353,581.25	$ -	$ 353,581.25	136.25	97.92%

110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	$ 60.00	$ 14,220.00	381.40	$ 22,884.00	$ -	$ 22,884.00	(144.40)	160.93%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	$ 90.00	$ 5,940.00	74.50	$ 6,705.00	$ -	$ 6,705.00	(8.50)	112.88%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	$ 60.00	$ 39,960.00	333.60	$ 20,016.00	$ -	$ 20,016.00	332.40	50.09%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	$ 70.00	$ 22,680.00	458.10	$ 32,067.00	$ -	$ 32,067.00	(134.10)	141.39%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	2,899.82	$ 217,486.50	$ -	$ 217,486.50	(37.82)	101.32%
116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	$ 47.00	$ 2,350.00	18.12	$ 851.64	$ -	$ 851.64	31.88	36.24%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	$ 5.50	$ 83,561.50	15,065.26	$ 82,858.93	$ -	$ 82,858.93	127.74	99.16%
118	7.19	CURB AND GUTTER REMOVAL	LF	280.00		280.00	$ 10.00	$ 2,800.00	208.50	$ 2,085.00	$ -	$ 2,085.00	71.50	74.46%
119	7.20	TEMPORARY PAVEMENT, PCC, 6 IN.	SY	1,077.00		1,077.00	$ 55.00	$ 59,235.00	925.18	$ 50,884.90	$ -	$ 50,884.90	151.82	85.90%
120	7.21	TEMPORARY PAVEMENT, HMA, 6 IN.	SY	1,643.00		1,643.00	$ 60.00	$ 98,580.00	1,779.60	$ 106,776.00	$ -	$ 106,776.00	(136.60)	108.31%
121	7.22	TEMPORARY GRANULAR	TON	300.00		300.00	$ 46.50	$ 13,950.00	339.33	$ 15,778.85	$ -	$ 15,778.85	(39.33)	113.11%
122	8.01	TRAFFIC SIGNALIZATION	LS	1.00		1.00	$150,000.00	$ 150,000.00	1.00	$ 150,000.00	$ -	$ 150,000.00	-	100.00%
123	8.02	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 4,053.00	$ 4,053.00	1.00	$ 4,053.00	$ -	$ 4,053.00	-	100.00%
124	8.03	RELOCATION OF TEMPORARY SIGNAL POLE	LS	1.00		1.00	$ 1,121.00	$ 1,121.00	-	$ -	$ -	$ -	1.00	0.00%
125	8.04	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	126.21		126.21	$ 62.00	$ 7,825.02	116.56	$ 7,226.72	$ -	$ 7,226.72	9.65	92.35%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41		171.41	$ 132.00	$ 22,626.12	131.07	$ 17,301.24	$ -	$ 17,301.24	40.34	76.47%
127	8.06	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	10.64		10.64	$ 200.00	$ 2,128.00	7.46	$ 1,492.00	$ -	$ 1,492.00	3.18	70.11%
128	8.07	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	41.00		41.00	$ 250.00	$ 10,250.00	38.00	$ 9,500.00	$ -	$ 9,500.00	3.00	92.68%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85		154.85	$ 55.00	$ 8,516.75	66.95	$ 3,682.25	$ -	$ 3,682.25	87.90	43.24%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41		171.41	$ 95.00	$ 16,283.95	131.07	$ 12,451.65	$ -	$ 12,451.65	40.34	76.47%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	38.00	$ 7,410.00	$ -	$ 7,410.00	3.00	92.68%
132	8.11	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$75,000.00	$ 75,000.00	1.00	$ 75,000.00	$ -	$ 75,000.00	-	100.00%
133	8.12	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA	10.00		10.00	$ 300.00	$ 3,000.00	7.00	$ 2,100.00	$ -	$ 2,100.00	3.00	70.00%
134	8.13	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY	100.00		100.00	$ 100.00	$ 10,000.00	98.00	$ 9,800.00	$ -	$ 9,800.00	2.00	98.00%
135	8.14	TEMPORARY BARRIER RAIL, CONCRETE	LF	225.00		225.00	$ 40.00	$ 9,000.00	225.00	$ 9,000.00	$ -	$ 9,000.00	-	100.00%
136	8.15	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA	67.00		67.00	$ 100.00	$ 6,700.00	26.00	$ 2,600.00	$ -	$ 2,600.00	41.00	38.81%
137	8.16	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA	4.00		4.00	$ 441.00	$ 1,764.00	4.00	$ 1,764.00	$ -	$ 1,764.00	-	100.00%
138	8.17	FLASHING BEACON SIGN, REINSTALL	EA	2.00		2.00	$ 1,900.00	$ 3,800.00	2.00	$ 3,800.00	$ -	$ 3,800.00	-	100.00%
139	8.18	CONDUIT, HDPE, SDR 13.5, 2"	LF	4,230.00		4,230.00	$ 18.00	$ 76,140.00	4,045.00	$ 72,810.00	$ -	$ 72,810.00	185.00	95.63%
140	8.19	FIBER REMOVE AND REINSTALL	LF	4,955.00		4,955.00	$ 2.20	$ 10,901.00	-	$ -	$ -	$ -	4,955.00	0.00%
141	8.20	FUSION SPLICE	EA	28.00		28.00	$ 108.00	$ 3,024.00	28.00	$ 3,024.00	$ -	$ 3,024.00	-	100.00%
142	8.21	PULL ROPE	LF	4,445.00		4,445.00	$ 0.75	$ 3,333.75	4,445.00	$ 3,333.75	$ -	$ 3,333.75	-	100.00%
143	8.22	TRACER WIRE	LF	4,445.00		4,445.00	$ 1.10	$ 4,889.50	4,445.00	$ 4,889.50	$ -	$ 4,889.50	-	100.00%
144	8.23	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA	4.00		4.00	$ 1,200.00	$ 4,800.00	4.00	$ 4,800.00	$ -	$ 4,800.00	-	100.00%
145	8.24	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA	1.00		1.00	$ 3,600.00	$ 3,600.00	1.00	$ 3,600.00	$ -	$ 3,600.00	-	100.00%
146	8.25	REMOVE HANDHOLE	EA	4.00		4.00	$ 375.00	$ 1,500.00	3.00	$ 1,125.00	$ -	$ 1,125.00	1.00	75.00%
147	9.01	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE	9.00		9.00	$ 2,300.00	$ 20,700.00	8.07	$ 18,561.00	$ -	$ 18,561.00	0.93	89.67%
148	9.02	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE	2.00		2.00	$ 2,000.00	$ 4,000.00	2.07	$ 4,140.00	$ -	$ 4,140.00	(0.07)	103.50%
149	9.03	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE	15.00		15.00	$ 650.00	$ 9,750.00	9.68	$ 6,292.00	$ -	$ 6,292.00	5.32	64.53%
150	9.04	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS	1.00		1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00	$ -	$ 1,800.00	-	100.00%
151	9.05	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	$10,800.00	$ 10,800.00	0.90	$ 9,720.00	$ -	$ 9,720.00	0.10	90.00%
152	9.06	FILTER SOCK, 12 IN. INSTALLATION	LF	12,000.00		12,000.00	$ 2.75	$ 33,000.00	4,505.00	$ 12,388.75	$ -	$ 12,388.75	7,495.00	37.54%
153	9.07	FILTER SOCK, MAINTENANCE AND REMOVAL	LF	12,000.00		12,000.00	$ 0.20	$ 2,400.00	4,505.00	$ 901.00	$ -	$ 901.00	7,495.00	37.54%
154	9.08	TEMPORARY ROLLED EROSSION CONTROL PRODUCTS (RECP): TYPE 2C	SY	6,000.00		6,000.00	$ 1.20	$ 7,200.00	4,315.60	$ 5,178.72	$ -	$ 5,178.72	1,684.40	71.93%
155	9.09	RIP RAP, CLASS E	TON	1,320.00		1,320.00	$ 80.50	$ 106,260.00	1,110.52	$ 89,396.86	$ -	$ 89,396.86	209.48	84.13%
156	9.10	RIP RAP, EROSION STONE	TON	16.00		16.00	$ 88.00	$ 1,408.00	39.27	$ 3,455.76	$ -	$ 3,455.76	(23.27)	245.44%
157	9.11	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	7,000.00		7,000.00	$ 1.75	$ 12,250.00	-	$ -	$ -	$ -	7,000.00	0.00%
158	9.12	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
159	9.13	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
160	9.14	EROSION CONTROL, HYDROMULCHING	ACRE	13.00		13.00	$ 2,700.00	$ 35,100.00	20.16	$ 54,432.00	$ -	$ 54,432.00	(7.16)	155.08%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00		84.00	$ 200.00	$ 16,800.00	66.00	$ 13,200.00	$ -	$ 13,200.00	18.00	78.57%
162	9.16	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA	84.00		84.00	$ 10.00	$ 840.00	34.00	$ 340.00	$ -	$ 340.00	50.00	40.48%
163	9.17	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA	41.00		41.00	$ 205.00	$ 8,405.00	-	$ -	$ -	$ -	41.00	0.00%
164	9.18	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	41.00		41.00	$ 150.00	$ 6,150.00	-	$ -	$ -	$ -	41.00	0.00%
165	9.19	CHAIN LINK FENCE	LF	109.00		109.00	$ 28.35	$ 3,090.15	37.00	$ 1,048.95	$ -	$ 1,048.95	72.00	33.94%
166	9.20	REMOVE AND REINSTALL FENCE, WOOD	LF	30.00		30.00	$ 42.00	$ 1,260.00	-	$ -	$ -	$ -	30.00	0.00%

167	9.21	REMOVAL OF FENCE, CHAIN LINK	LF	109.00		109.00	$ 6.00	$ 654.00	151.00	$ 906.00	$ -	$ 906.00	(42.00)	138.53%
168	9.22	REMOVAL OF FENCE, FIELD FENCE	LF	637.00		637.00	$ 3.00	$ 1,911.00	637.00	$ 1,911.00	$ -	$ 1,911.00	-	100.00%
169	9.23	TEMPORARY FENCE, CONSTRUCTION	LF	500.00		500.00	$ 4.75	$ 2,375.00	-	$ -	$ -	$ -	500.00	0.00%
170	9.24	TEMPORARY FENCE, CHAIN LINK	LF	84.00		84.00	$ 8.50	$ 714.00	-	$ -	$ -	$ -	84.00	0.00%
171	9.25	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA	1.00		1.00	$ 2,500.00	$ 2,500.00	1.00	$ 2,500.00	$ -	$ 2,500.00	-	100.00%
172	11.01	MOBILIZATION	LS	1.00		1.00	$400,000.00	$ 400,000.00	1.00	$ 400,000.00	$ -	$ 400,000.00	-	100.00%
173	11.02	MAINTENANCE OF POSTAL SERVICE	LS	1.00		1.00	$14,000.00	$ 14,000.00	1.00	$ 14,000.00	$ -	$ 14,000.00	-	100.00%
174	11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$14,000.00	$ 14,000.00	1.00	$ 14,000.00	$ -	$ 14,000.00	-	100.00%
175	11.04	CONCRETE WASHOUT	LS	1.00		1.00	$20,000.00	$ 20,000.00	1.00	$ 20,000.00	$ -	$ 20,000.00	-	100.00%
176	12.01	COMPACTING BACFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	38.00		38.00	$ 150.00	$ 5,700.00	38.00	$ 5,700.00	$ -	$ 5,700.00	-	100.00%
177	12.02	REMOVALS, AS PER PLAN	LS	1.00		1.00	$10,500.00	$ 10,500.00	1.00	$ 10,500.00	$ -	$ 10,500.00	-	100.00%
178	12.03	FLOODED BACKFILL	CY	685.00		685.00	$ 62.00	$ 42,470.00	685.00	$ 42,470.00	$ -	$ 42,470.00	-	100.00%
179	12.04	EXCAVATION, CLASS 20	CY	4,192.00		4,192.00	$ 16.50	$ 69,168.00	4,192.00	$ 69,168.00	$ -	$ 69,168.00	-	100.00%
180	12.05	GRANULAR MATERIAL FOR BLANKET	CY	349.00		349.00	$ 88.00	$ 30,712.00	349.00	$ 30,712.00	$ -	$ 30,712.00	-	100.00%
181	12.06	STRUCTURAL CONCRETE (RCB CULVERT)	CY	443.50		443.50	$ 640.00	$ 283,840.00	443.50	$ 283,840.00	$ -	$ 283,840.00	-	100.00%
182	12.07	REINFORCING STEEL	LBS	60,825.00		60,825.00	$ 1.50	$ 91,237.50	60,825.00	$ 91,237.50	$ -	$ 91,237.50	-	100.00%
183	12.08	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF	148.00		148.00	$ 625.00	$ 92,500.00	148.00	$ 92,500.00	$ -	$ 92,500.00	-	100.00%
184	12.09	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FTX 4 FT	EA	2.00		2.00	$15,000.00	$ 30,000.00	2.00	$ 30,000.00	$ -	$ 30,000.00	-	100.00%
185	12.10	TEMPORARY SHORING	LS	1.00		1.00	$116,000.00	$ 116,000.00	1.00	$ 116,000.00	$ -	$ 116,000.00	-	100.00%
186	12.11	EROSION STONE	TON	12.00		12.00	$ 88.00	$ 1,056.00	13.39	$ 1,178.32	$ -	$ 1,178.32	(1.39)	111.58%
187	12.12	FENCE, CHAIN LINK, VINYL COATED	LF	166.20		166.20	$ 175.00	$ 29,085.00	166.20	$ 29,085.00	$ -	$ 29,085.00	-	100.00%
188	12.13	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS	1.00		1.00	$40,000.00	$ 40,000.00	1.00	$ 40,000.00	$ -	$ 40,000.00	-	100.00%
		Change Order Item												
CO1.1		RCB COLLAR	EA		1.00	1.00	$10,000.00	$ 10,000.00	1.00	$ 10,000.00	$ -	$ 10,000.00	-	100.00%
CO1.2		COLD WEATHER PROTECTION	CY		357.50	357.50	$ 17.00	$ 6,077.50	357.50	$ 6,077.50	$ -	$ 6,077.50	-	100.00%
CO1.3		HOT WATER FEE	CY		357.50	357.50	$ 7.00	$ 2,502.50	357.50	$ 2,502.50	$ -	$ 2,502.50	-	100.00%
CO2.1		TRAFFIC SIGNAL BLACK PAINT	LS		1.00	1.00	$ 5,971.35	$ 5,971.35	1.00	$ 5,971.35	$ -	$ 5,971.35	-	100.00%
CO3.1		GAS UTILITY POTHOLING	LS		1.00	1.00	$ 1,155.00	$ 1,155.00	1.00	$ 1,155.00	$ -	$ 1,155.00	-	100.00%
CO4.1		EXISTING INTAKES CORE DRILLING	LS		1.00	1.00	$ 4,515.50	$ 4,515.50	1.00	$ 4,515.50	$ -	$ 4,515.50	-	100.00%
CO5.1		ADDITIONAL STREET DETOUR SIGNAGE	LS		1.00	1.00	$ 5,450.00	$ 5,450.00	1.00	$ 5,450.00	$ -	$ 5,450.00	-	100.00%
CO6.1		CEMENT STABILIZATION STAGE 3	LS		1.00	1.00	$63,669.00	$ 63,669.00	1.00	$ 63,669.00	$ -	$ 63,669.00	-	100.00%
CO7.1		SPLICE ENCLOSURE	EA		1.00	1.00	$ 8,744.67	$ 8,744.67	1.00	$ 8,744.67	$ -	$ 8,744.67	-	100.00%
CO7.2		FIBER OPTIC CABLE	LF		3,245.00	3,245.00	$ 4.17	$ 13,531.65	3,245.00	$ 13,531.65	$ -	$ 13,531.65	-	100.00%
CO7.3		REMOVAL OF FIBER OPTIC CABLE	LF		3,300.00	3,300.00	$ 2.31	$ 7,623.00	3,300.00	$ 7,623.00	$ -	$ 7,623.00	-	100.00%
CO7.4		INTAKE ADJUSTMENT	LS		1.00	1.00	$ 3,608.00	$ 3,608.00	1.00	$ 3,608.00	$ -	$ 3,608.00	-	100.00%
CO8.1		FIRE DEPARTMENT STORM CONNECTION	LS		1.00	1.00	$ 2,236.59	$ 2,236.59	1.00	$ 2,236.59	$ -	$ 2,236.59	-	100.00%
CO8.2		FIRE DEPARTMENT SANITARY SERVICE	LS		1.00	1.00	$ 7,286.14	$ 7,286.14	1.00	$ 7,286.14	$ -	$ 7,286.14	-	100.00%
CO8.3		FIX LEAKING VALVE	LS		1.00	1.00	$ 2,694.54	$ 2,694.54	1.00	$ 2,694.54	$ -	$ 2,694.54	-	100.00%
CO8.4		SANITARY AND STORM SEWER SE 6TH STREET	LS		1.00	1.00	$29,634.50	$ 29,634.50	1.00	$ 29,634.50	$ -	$ 29,634.50	-	100.00%
CO8.5		SUMP LINE CONNECTION	LS		1.00	1.00	$ 1,044.67	$ 1,044.67	1.00	$ 1,044.67	$ -	$ 1,044.67	-	100.00%
CO8.6		WATER TOWER STORM CONNECTION	LS		1.00	1.00	$ 2,900.30	$ 2,900.30	1.00	$ 2,900.30	$ -	$ 2,900.30	-	100.00%
CO8.7		WOOD FENCE	LS		1.00	1.00	$ 4,593.16	$ 4,593.16	1.00	$ 4,593.16	$ -	$ 4,593.16	-	100.00%
CO9.1		HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS		1.00	1.00	$ 5,049.00	$ 5,049.00	1.00	$ 5,049.00	$ -	$ 5,049.00	-	100.00%
CO10.1		ADDITIONAL WOOD PRIVACY FENCE	LS		1.00	1.00	$ 2,102.10	$ 2,102.10	1.00	$ 2,102.10	$ -	$ 2,102.10	-	100.00%
CO11.1		ADDITIONAL CEMENT STABILIZATION	LS		1.00	1.00	$29,235.00	$ 29,235.00	1.00	$ 29,235.00	$ -	$ 29,235.00	-	100.00%
CO11.2		CONCRETE COLLAR	EA		1.00	1.00	$ 1,350.00	$ 1,350.00	1.00	$ 1,350.00	$ -	$ 1,350.00	-	100.00%
CO11.3		STRUCTURE S-113, SW-401 60" MANHOLE	EA		1.00	1.00	$ 3,000.00	$ 3,000.00	1.00	$ 3,000.00	$ -	$ 3,000.00	-	100.00%
CO12.1		POTHOLING FOR SIGNALIZATION BASES	LS		1.00	1.00	$ 2,815.52	$ 2,815.52	1.00	$ 2,815.52	$ -	$ 2,815.52	-	100.00%
CO12.2		ADDITIONAL CAMERA INSTALLATION	LS		1.00	1.00	$ 4,748.02	$ 4,748.02	1.00	$ 4,748.02	$ -	$ 4,748.02	-	100.00%
CO12.3		30 AMP AND 50 AMP BREAKER	LS		1.00	1.00	$ 621.01	$ 621.01	1.00	$ 621.01	$ -	$ 621.01	-	100.00%
CO13.1		CEMENT STABILIZATION FINAL STAGE	LS		1.00	1.00	$46,100.00	$ 46,100.00	1.00	$ 46,100.00	$ -	$ 46,100.00	-	100.00%
CO14.1		TRM TYPE 1	SY		138.45	138.45	$ 7.50	$ 1,038.38	170.45	$ 1,278.38	$ -	$ 1,278.38	(32.00)	123.11%
CO15.1		SOD, AERATE, AND COMPOST	SQ		4.00	4.00	$ 72.50	$ 290.00	4.00	$ 290.00	$ -	$ 290.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE	$ 9,317,907.09	$ 8,993,237.12	96.52%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	$ 29,996.25
2	December 26, 2023	$ 782,466.64
3	January 23, 2024	$ 987,543.39
4	February 13, 2024	$ 90,208.43
5	March 26, 2024	$ 231,925.01
6	April 23, 2024	$ 297,055.02
7	May 28, 2024	$ 210,212.09
8	June 25, 2024	$ 249,304.36
9	July 23, 2024	$ 155,465.31
10	August 27, 2024	$ 267,176.29
11	September 24, 2024	$ 403,825.46
12	October 22, 2024	$ 102,825.14
13	November 26, 2024	$ 371,350.70
14	December 24, 2024	$ 735,630.85
15	January 28, 2025	$ 104,443.98
16	February 25, 2025	$ 20,151.88
17	April 22, 2025	$ 124,692.14
18	May 27, 2025	$ 206,428.52
19	June 24, 2025	$ 320,466.39
20	July 22, 2025	$ 214,641.34
21	August 26, 2025	$ 364,293.56
22	September 23, 2025	$ 248,495.92
23	October 28, 2025	$ 321,425.36
24	December 16, 2025	$ 307,205.05
25	December 16, 2025	$ 364,768.11
26	January 27, 2026	$ 120,974.33
27	February 10, 2026	$ 31,238.47
28	March 24, 2026	$ 14,408.46
29	April 14, 2026	$ 170,301.70
30	May 26, 2026	$ 467,574.96
31	June 23, 2026	$ 214,087.43
32	July 28, 2026	$ 12,014.98
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Previous Applications for Payment

No.	Date	Amount
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TOTAL $ 8,542,597.52

Record of Change Orders

No.	Date	Amount
1	January 23, 2024	$ 18,580.00
2	March 26, 2024	$ 5,971.35
3	May 28, 2024	$ 1,155.00
4	June 25, 2024	$ 4,515.50
5	October 22, 2024	$ 5,450.00
6	November 26, 2024	$ 63,669.00
7	April 22, 2025	$ 33,507.32
8	May 27, 2025	$ 50,389.90
9	June 24, 2025	$ 5,049.00
10	November 25, 2025	$ 2,102.10
11	December 16, 2025	$ 33,585.00
12	April 14, 2026	$ 8,184.55
13	May 26, 2026	$ 46,100.00
14	June 23, 2026	$ 1,038.38
15	July 28, 2026	$ (8,700.00)
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TOTAL $ 270,597.10

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	August 22, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Date printed: 8/10/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: E Gateway Drive and E 1st Street
Contractor: All Star Concrete
Address: 4989 NW Johnston Drive, Johnston, IA 50131
Finance Budget Code: 371-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: July 22, 2025 ***Vendor #*** 1107
U-STEP UST-044-6(021)--4A-77

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,788,394.50			
Net change by Change Orders:	$ 10,620.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,799,014.50		
Total completed and stored to date:	$ 758,959.40			
Retainage: 3 % of Completed Work:	$ 22,768.78			
Total Earned less Retainage:		$ 736,190.62		
Less previous applications for payment:		$ 494,835.46		
SUBTOTAL			$	241,355.16
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	241,355.16
Balance to finish, including retainage:		$ 1,062,823.88		
Contract Time Remaining (If applicable)	37.00 WORKING DAYS			

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

Construction Contractor Approval: All Star Concrete
Firm Name
Bryan Spriggs
Signature
8/05/2026
Date

Engineer / Consultant Approval: Snyder & Associates, Inc.
Firm Name
Jordan Stoermer
Signature
08/06/2026
Date

City of Grimes Staff Approval:
Signature
8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
2.01	CLEARING AND GRUBBING	LS	1		1	$ 1,800.00	$ 1,800.00	-	$ -	$ -	$ -	1.00	0.00%
2.02	TOPSOIL, ON-SITE	CY	700		700	$ 30.00	$ 21,000.00	175.00	$ 5,250.00	$ -	$ 5,250.00	525.00	25.00%
2.03	EXCAVATION, CLASS 10	CY	2960		2960	$ 9.00	$ 26,640.00	2,200.00	$ 19,800.00	$ -	$ 19,800.00	760.00	74.32%
2.04	SUBGRADE PREPARATION, 6 INCH	SY	6100		6100	$ 3.00	$ 18,300.00	1,477.60	$ 4,432.80	$ -	$ 4,432.80	4,622.40	24.22%
2.05	SUBGRADE TREATMENT, GEOGRID	SY	1000		1000	$ 12.00	$ 12,000.00	194.90	$ 2,338.80	$ -	$ 2,338.80	805.10	19.49%
2.06	SUBBASE, MODIFIED, 6 INCH	SY	6100		6100	$ 11.00	$ 67,100.00	1,477.60	$ 16,253.60	$ -	$ 16,253.60	4,622.40	24.22%
2.07	COMPACTION TESTING	LS	1		1	$ 5,000.00	$ 5,000.00	0.50	$ 2,500.00	$ -	$ 2,500.00	0.50	50.00%
3.01	TRENCH COMPACTION TESTING	LS	1		1	$ 1,500.00	$ 1,500.00	0.50	$ 750.00	$ -	$ 750.00	0.50	50.00%
4.01	STORM SEWER, TRENCHED, RCP, 12 INCH DIA.	LF	24		24	$ 102.00	$ 2,448.00		$ -	$ -	$ -	24.00	0.00%
4.02	STORM SEWER, TRENCHED, RCP, 15 INCH DIA.	LF	90		90	$ 150.00	$ 13,500.00	72.00	$ 10,800.00	$ -	$ 10,800.00	18.00	80.00%
4.03	REMOVAL OF STORM SEWER, PVC, 8 INCH DIA.	LF	25		25	$ 47.00	$ 1,175.00		$ -	$ -	$ -	25.00	0.00%
4.04	REMOVAL OF STORM SEWER, RCP, 15 INCH DIA.	LF	50		50	$ 47.00	$ 2,350.00	8.00	$ 376.00	$ -	$ 376.00	42.00	16.00%
4.05	PIPE APRON, FOOTING, AND GUARD, RCP, 12 INCH DIA.	EA	1		1	$ 3,200.00	$ 3,200.00		$ -	$ -	$ -	1.00	0.00%
4.06	SUBDRAIN, CORRUGATED, PVC, 6 INCH DIA.	LF	1452		1452	$ 30.00	$ 43,560.00	432.00	$ 12,960.00	$ -	$ 12,960.00	1,020.00	29.75%
4.07	SUBDRAIN OUTLET TO STRUCTURE	EA	13		13	$ 325.00	$ 4,225.00	11.00	$ 3,575.00	$ -	$ 3,575.00	2.00	84.62%
4.08	SUBDRAIN CLEANOUT, TYPE A-1	EA	1		1	$ 1,225.00	$ 1,225.00		$ -	$ -	$ -	1.00	0.00%
4.09	SUBDRAIN CLEANOUT, REMOVE & RELOCATE	EA	1		1	$ 1,175.00	$ 1,175.00	1.00	$ 1,175.00	$ -	$ 1,175.00	-	100.00%
5.01	VALVE BOX EXTENSION	EA	2		2	$ 420.00	$ 840.00		$ -	$ -	$ -	2.00	0.00%
5.02	HYDRANT RELOCATION	EA	1		1	$ 5,600.00	$ 5,600.00		$ -	$ -	$ -	1.00	0.00%
6.01	MANHOLE, SW-401, 48 INCH DIA.	EA	3		3	$ 9,200.00	$ 27,600.00	2.00	$ 18,400.00	$ -	$ 18,400.00	1.00	66.67%
6.02	INTAKE, SW-505	EA	6		6	$ 5,300.00	$ 31,800.00	5.00	$ 26,500.00	$ -	$ 26,500.00	1.00	83.33%
6.03	INTAKE, SW-507	EA	2		2	$ 6,000.00	$ 12,000.00	2.00	$ 12,000.00	$ -	$ 12,000.00	-	100.00%
6.04	INTAKE, SW-509	EA	1		1	$ 7,450.00	$ 7,450.00	1.00	$ 7,450.00	$ -	$ 7,450.00	-	100.00%
6.05	MANHOLE/INTAKE ADJUSTMENT, MAJOR	EA	12		12	$ 7,150.00	$ 85,800.00	12.00	$ 85,800.00	$ -	$ 85,800.00	-	100.00%
6.06	CONNECTION TO EXISTING MANHOLE	EA	5		5	$ 4,100.00	$ 20,500.00	5.00	$ 20,500.00	$ -	$ 20,500.00	-	100.00%
6.07	REMOVE MANHOLE/INTAKE	EA	4		4	$ 1,200.00	$ 4,800.00	4.00	$ 4,800.00	$ -	$ 4,800.00	-	100.00%
7.01	PAVEMENT, PCC, 8 INCH	SY	4035		4035	$ 87.00	$ 351,045.00	425.70	$ 37,035.90	$ -	$ 37,035.90	3,609.30	10.55%
7.02	PAVEMENT, PCC, 9.5 INCH	SY	985		985	$ 90.50	$ 89,142.50	1,056.90	$ 95,649.45	$ -	$ 95,649.45	(71.90)	107.30%
7.03	CURB AND GUTTER , 2.5 FEET, 7 INCH	LF	40		40	$ 37.50	$ 1,500.00		$ -	$ -	$ -	40.00	0.00%
7.04	CONCRETE MEDIAN, 6 INCH	SY	623		623	$ 58.00	$ 36,134.00	402.10	$ 23,321.80	$ -	$ 23,321.80	220.90	64.54%
7.05	PCC PAVEMENT SAMPLES AND TESTING	LS	1		1	$ 10,500.00	$ 10,500.00	0.25	$ 2,625.00	$ -	$ 2,625.00	0.75	25.00%
7.06	REMOVAL OF SIDEWALK	SY	2115		2115	$ 10.00	$ 21,150.00	928.00	$ 9,280.00	$ -	$ 9,280.00	1,187.00	43.88%
7.07	REMOVAL OF DRIVEWAY	SY	825		825	$ 13.00	$ 10,725.00	137.90	$ 1,792.70	$ -	$ 1,792.70	687.10	16.72%
7.08	REMOVEAL OF CURB AND GUTTER	LF	3621		3621	$ 15.00	$ 54,315.00	1,925.00	$ 28,875.00	$ -	$ 28,875.00	1,696.00	53.16%
7.09	SHARED USE PATH, PCC, 6 INCH	SY	1752		1752	$ 49.00	$ 85,848.00		$ -	$ -	$ -	1,752.00	0.00%
7.10	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	2098		2098	$ 4.00	$ 8,392.00		$ -	$ -	$ -	2,098.00	0.00%
7.11	SIDEWALK, PCC, 4 INCH	SY	180		180	$ 45.00	$ 8,100.00		$ -	$ -	$ -	180.00	0.00%
7.12	SIDEWALK, PCC, 6 INCH	SY	30		30	$ 60.00	$ 1,800.00		$ -	$ -	$ -	30.00	0.00%
7.13	DETECTABLE WARNINGS	SF	232		232	$ 49.00	$ 11,368.00		$ -	$ -	$ -	232.00	0.00%
7.14	DRIVEWAY, PCC, 8 INCH	SY	420		420	$ 83.00	$ 34,860.00		$ -	$ -	$ -	420.00	0.00%
8.01	TRAFFIC SIGNALS	LS	1		1	$ 435,495.00	$ 435,495.00	0.47	$ 204,682.65	$ -	$ 204,682.65	0.53	47.00%
8.02	TRAFFIC SIGNAL REMOVAL	LS	1		1	$ 28,000.00	$ 28,000.00	0.46	$ 12,880.00	$ -	$ 12,880.00	0.54	46.00%
8.03	PAINTED PAVEMENT MARKINGS, DURABLE	STA	102		102	$ 100.00	$ 10,200.00		$ -	$ -	$ -	102.00	0.00%

8.04	WET, RETROREFLECTIVE REMOVABLE TAPE MARKINGS	STA	10		10	$ 200.00	$ 2,000.00		$ -	$ -	$ -	10.00	0.00%
8.05	PAINTED SYMBOLS AND LEGENDS	EA	17		17	$ 350.00	$ 5,950.00		$ -	$ -	$ -	17.00	0.00%
8.06	PAVEMENT MARKINGS REMOVED	STA	20		20	$ 200.00	$ 4,000.00		$ -	$ -	$ -	20.00	0.00%
8.07	SYMBOLS AND LEGENDS REMOVED	EA	8		8	$ 200.00	$ 1,600.00		$ -	$ -	$ -	8.00	0.00%
8.08	GROOVES CUT FOR PAVEMENT MARKINGS	STA	102		102	$ 100.00	$ 10,200.00		$ -	$ -	$ -	102.00	0.00%
8.09	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	17		17	$ 200.00	$ 3,400.00		$ -	$ -	$ -	17.00	0.00%
8.10	TEMPORARY TRAFFIC CONTROL	LS	1		1	$ 22,000.00	$ 22,000.00	0.25	$ 5,500.00	$ -	$ 5,500.00	0.75	25.00%
8.11	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	11		11	$ 150.00	$ 1,650.00		$ -	$ -	$ -	11.00	0.00%
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	2		2	$ 2,700.00	$ 5,400.00		$ -	$ -	$ -	2.00	0.00%
9.02	SWPPP PREPARATION	LS	1		1	$ 1,000.00	$ 1,000.00	1.00	$ 1,000.00	$ -	$ 1,000.00	-	100.00%
9.03	SWPPP MANAGEMENT	LS	1		1	$ 3,000.00	$ 3,000.00	0.35	$ 1,050.00	$ -	$ 1,050.00	0.65	35.00%
9.04	FILTER SOCK, 9 INCH DIA.	LF	2250		2250	$ 1.70	$ 3,825.00	1,921.00	$ 3,265.70	$ -	$ 3,265.70	329.00	85.38%
9.05	FILTER SOCK, REMOVAL	LF	2250		2250	$ 0.10	$ 225.00	300.00	$ 30.00	$ -	$ 30.00	1,950.00	13.33%
9.06	EROSION CONTROL MULCHING, HYDROMULCHING	AC	3		3	$ 2,700.00	$ 8,100.00		$ -	$ -	$ -	3.00	0.00%
9.07	INLET PROTECTION DEVICE, DROP IN	EA	18		18	$ 145.00	$ 2,610.00	12.00	$ 1,740.00	$ -	$ 1,740.00	6.00	66.67%
9.08	INLET PROTECTION DEVICE, MAINTENANCE	EA	18		18	$ 4.00	$ 72.00		$ -	$ -	$ -	18.00	0.00%
9.09	COMBINED CONCRETE SIDEWALK AND RETAINING WALL	CY	20		20	$ 300.00	$ 6,000.00		$ -	$ -	$ -	20.00	0.00%
11.01	MOBILIZATION	LS	1		1	$ 83,400.00	$ 83,400.00	0.75	$ 62,550.00	$ -	$ 62,550.00	0.25	75.00%
11.02	CONCRETE WASHOUT	LS	1		1	$ 2,800.00	$ 2,800.00	0.50	$ 1,400.00	$ -	$ 1,400.00	0.50	50.00%
CO-1	PDMS Board for Stage 1 Only	CDAY		14.00	14	$ 135.00	$ 1,890.00	14.00	$ 1,890.00		$ 1,890.00	-	100.00%
CO-1	Backhoe and Water Vac with operators	LS		1.00	1	$ 2,930.00	$ 2,930.00	1.00	$ 2,930.00		$ 2,930.00	-	100.00%
CO-1	2" HDPE Bored	LF		325.00	325	$ 14.00	$ 4,550.00	325.00	$ 4,550.00		$ 4,550.00	-	100.00%
CO-1	Replace Cable	LS		1.00	1	$ 550.00	$ 550.00	1.00	$ 550.00		$ 550.00	-	100.00%
CO-1	Relocate Handhole	LS		1.00	1	$ 700.00	$ 700.00	1.00	$ 700.00		$ 700.00	-	100.00%
												-	

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,799,014.50 $ 758,959.40 42.19%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 265,414.46
2	June 23, 2026	$ 107,787.03
3	July 28, 2026	$ 121,633.97
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 494,835.46**

Record of Change Orders

No.	Date	Amount
1	May 26, 2026	$ 10,620.00
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TOTAL **$ 10,620.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	July 22, 2025
Original Contract Time:	110.00
Added by Change Order:	
Contract Time to Date:	110.00
Time Used to Date:	73.00
Contract Time Remaining:	**37.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Bailey Roofing Inc.
Address: 10110 Dennis Drive, Urbandale, IA 50322
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 1069

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 241,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 241,000.00	
Total completed and stored to date:	$ 115,213.68		
Retainage: 3 % of Completed Work:	$ 3,456.41		
Total Earned less Retainage:		$ 111,757.27	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 111,757.27
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 111,757.27
Balance to finish, including retainage:		$ 129,242.73	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Bailey Roofing Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ -**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 - 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						
A	**B**	**C1**	**C2**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**	
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
	Prime Volume											
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41	
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17	
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96	
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41	
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33	
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78	
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400		
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48	
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00	
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00	
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982		
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**	

APPLICATION FOR PAYMENT

CAP702
Page: 1 of 2

To:
THE WEITZ COMPANY-IOWA
5901 THORNTON AVENUE
DES MOINES, IA 50321

PROJECT:
260720
GRIMES ADMINISTRATION BUILDING
HWY 44 / JAMES STREET
GRIMES, IA 50111

From Contractor:
BAILEY ROOFING CONTRACTORS, INC.
10110 DENNIS DRIVE
URBANDALE, IA 50322

VIA ARCHITECT:
OPN ARCHITECTS
100 COURT AVENUE
DES MOINES, IA 50309

Application No.:	Application Date:	Period To:	Contract Date:
1	JUL 20,2026	JUL 31,2026	DEC 9,2025

Project Nos:

Distribution List: ☐ Owner ☐ Construction Mgr ☐ Architect ☐ Field ☒ Contractor ☐ Other

CONTRACT FOR: GRIMES ADMINISTRATION BUILDING

Contractor's Application for Payment

Application is made for payment as shown below, with attached Continuation Sheet.

1. Original Contract Amount:		$ 241,000.00
2. Net of Change Orders:		$ 0.00
3. Net Amount of Contract:		$ 241,000.00
4. Total Completed & Stored to Date:		$ 115,213.68
5. Retainage Summary:		
a. 3.00 % of Completed Work	$ 0.00	
b. 3.00 % of Stored Material	$ 3,456.40	
Total Retainage:	$ 3,456.40	
6. Total Completed Less Retainage:		$ 111,757.28
7. Less Previous Applications:		$ 0.00
8. Current Payment Due, This Application:		$ 111,757.28
9. Contract Balance (Including Retainage):		$ 129,242.72

CHANGE ORDER Activity	Additions	Subtractions
Total previously approved:	0.00	0.00
Total approved this Month:	0.00	0.00
Sub Totals:	0.00	0.00
NET of Change Orders:	0.00	

CONTRACTOR'S CERTIFICATION:

The Contractor's signature here certifies that, to the best of thier knowledge, this document accurately reflects the work completed in this Application for Payment. The Contractor also certifies that all payments have been made for the work on previous Applications for Payment and also that the Current Payment is Due.

(Authorizing Signature) _____
BAILEY ROOFING CONTRACTORS, INC.
Date: JUL 20,2026
State Authorized: Iowa
County of: Polk

Subscribed and sworn to before me this 20TH day of JULY, 2026
Notary Public: _____
My Commission expires: _____

NOTARIAL SEAL IOWA
CONNIE R BROWN
Commission Number 183783
My Commission Expires
3-19-2029

ARCHITECT'S CERTIFICATION:

The Architect's signature here certifies that, based on their own observations, the Contract Documents and the information contained herein, this document accurately reflects the work completed in this Application for Payment. The Architect also certifies the Contractor is entitled to the amount certified for payment.

AMOUNT CERTIFIED:

_____ Date: _____
(Architects Signature)

From Contractor(Signature)_____

Software by: PEM Software Systems, Inc. 1-800-803-1315 Copyright 2015 ©

APPLICATION FOR PAYMENT - CONTINUATION SHEET

From:
BAILEY ROOFING CONTRACTORS, INC.
10110 DENNIS DRIVE
URBANDALE, IA 50322

To:
THE WEITZ COMPANY-IOWA
5901 THORNTON AVENUE
DES MOINES, IA 50321

Project:
260720
GRIMES ADMINISTRATION BUILDING
HWY 44 / JAMES STREET
GRIMES, IA 50111

Application No: 1
Application Date: 7/20/2026
Period To: 7/31/2026
Contract Date: 12/09/2025
Architects Project#:

A Item No	B Description of Work	C Contract Value	D Work Completed From Previous Application (D + E)	E Work Completed This Period	F Materials Presently Stored (Not In D or E)	G Total Completed and Stored To Date (D+E+F)	% (G / C)	H Balance To Finish (C - G)	I Retainage (If Variable Rate)
1	TPO & ACCESSORIES	43,507.08	0.00	0.00	43,507.08	43,507.08	100	0.00	1,305.21
2	INSULATION	43,594.12	0.00	0.00	43,594.12	43,594.12	100	0.00	1,307.82
3	1/2" DENS DECK	17,587.43	0.00	0.00	0.00	0.00	0	17,587.43	0.00
4	SHEET METAL	24,037.47	0.00	0.00	0.00	0.00	0	24,037.47	0.00
5	ALLOWANCE	5,000.00	0.00	0.00	0.00	0.00	0	5,000.00	0.00
6	ROOF HATCH	2,027.97	0.00	0.00	0.00	0.00	0	2,027.97	0.00
7	V FORCE	28,112.48	0.00	0.00	28,112.48	28,112.48	100	0.00	843.37
8	LABOR	77,133.45	0.00	0.00	0.00	0.00	0	77,133.45	0.00
		241,000.00	0.00	0.00	115,213.68	115,213.68	48	125,786.32	3,456.40

Software by: PEM Software Systems, Inc. 1-800-803-1315 Copyright 2015 ©

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/20/2026

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

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

PRODUCER
Holmes Murphy & Associates
2727 Grand Prairie Parkway
Waukee IA 50263

CONTACT NAME: Sarah Tritz
PHONE (A/C, No, Ext): 515-223-6813 **FAX (A/C, No):**
E-MAIL ADDRESS: stritz@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire & Casualty Company	13021
INSURER B : Travelers Casualty & Surety of America	31194
INSURER C : Addison Insurance Company	10324
INSURER D : SummitPoint Insurance	
INSURER E :	
INSURER F :	

INSURED BAIROOPC
Bailey Roofing Contractors, Inc.
10110 Dennis Dr
Urbandale, IA 50322-3894

COVERAGES **CERTIFICATE NUMBER:** 369170427 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			10008932970	5/1/2026	5/1/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
	X 1,000						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	X OTHER: Contractual Liab							$
A	AUTOMOBILE LIABILITY			10032693135	5/1/2026	5/1/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
C	X UMBRELLA LIAB X OCCUR			10049122805	5/1/2026	5/1/2027	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED X RETENTION $ 0							$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N N	N/A		WCS3021227	5/1/2026	5/1/2027	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Crime			106509958	5/1/2024	5/1/2027	Limit	100,000
A	Installation Floater			10008932970	5/1/2026	5/1/2027	Limit	750,000
	Property at Temporary Loc.						Limit	750,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Grimes Administration Building
Materials Stored at Bailey Roofing: TPO & Accessories, Insulation, & V Force - $115,213.68

CERTIFICATE HOLDER
The Weitz Company
611 5th Avenue, #300
Des Moines IA 50309

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

AUTHORIZED REPRESENTATIVE
Kari Cooley

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SALES ORDER ACKNOWLEDGMENT

AMRIZE

STATUS		
ACCEPTED	07/20/2026	11:02:20
		00:00:00

SALES ORDER NO.	
21175875	
DATE	PAGE NO.
07/20/2026	1
DIVISION	Elevate Roofing

SOLD TO CUSTOMER NO: 40001101	SHIP TO CUSTOMER NO: 40001101	SPECIAL INSTRUCTIONS
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR URBANDALE, IA, 50322-3848	BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR Tag: Grimes Administration Bldg. Urbandale, IA, 50322-3848	

PURCHASE ORDER NUMBER	PAYMENT TERMS	PROJECT	SALESPERSON	SALES PERSON	SHIPS WITH	QUOTE #	TAX EXEMPT	CURRENCY
Grimes Admin Bldg.	2%60 / Net 61	0170137024	KELLER &	1024		0021175865	N	USD

GROUP	001	ON ORDER	DN		FRT TERM	PPA	TYPE		WGT	10,662.846	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	10	W56TPM3699	TPO 060 10X100 WH MULTI	7,850	25,000	0	FT2	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	20	W56TPOCUBING	TPO CUBING	0	1	1	EA	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	30	W563587052	EPDM BONDING 5 GAL T	1,644.075	225	0	GAL	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	50	W563587090	SA-SOLVENT BASE PRIMER 5GA	412.5	10	0	PL	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	60	W56TPOPL03	2 3/8 SEAM PLT STACK 19X53 1000/CT	96	2	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	70	W56TPO301C	TPO IN/OUT CORNER WH 20/CT	10.749	3	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	80	W56TPO30T7	TPO WHITE 5.5" LAM TAPE W	180	6	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	90	W563581030	ALL PURPOSE SEALANT 10 OZ/30 PER CASE	35	1	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	100	W56TPO301U	TPO UNIV PIPE BOOT WH 10/CT	18.178	2	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	120	W56RAC4241	HD FAST 10" 500/CT	94	2	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	130	W56RAC4242	HD FAST 12" 500/CT	112	2	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	140	W56TPO301N	TPO PENETRATION POCKET WHITE	12.544	2	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		
ON ORDER	150	W56TPO3024	TPO WALKWAY PAD 2.5'X50'	130	250	0	FT2	07/24/2026	PFLD	Grimes Admin Bldg.		
ON	160	W56TPO3017	TPO FLASHING WH 24"X50'	67.8	2	0	RL	07/24/2026	PFLD	Grimes Admin		

All terms set forth herein are subject to change in accordance with any announcement published by Amrize Building Envelope LLC, and the terms in any such announcement shall prevail if there is any inconsistency.
For full terms & conditions, please visit http://www.amrize.com/be-terms-of-sale

SALES ORDER ACKNOWLEDGMENT

AMRIZE

STATUS		
ACCEPTED	07/20/2026	11:02:20
		00:00:00

SALES ORDER NO.	
21175875	
DATE	PAGE NO.
07/20/2026	2
DIVISION	Elevate Roofing

SOLD TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR URBANDALE, IA, 50322-3848

SHIP TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR Tag: Grimes Administration Bldg. Urbandale, IA, 50322-3848

SPECIAL INSTRUCTIONS

PURCHASE ORDER NUMBER	PAYMENT TERMS	PROJECT	SALESPERSON	SALES PERSON	SHIPS WITH	QUOTE #	TAX EXEMPT	CURRENCY
Grimes Admin Bldg.	2%60 / Net 61	0170137024	KELLER &	1024		0021175865	N	USD

ORDER										Bldg.		

GROUP	002	ON ORDER	DN		FRT TERM	PP	TYPE		WGT	4,532.5	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	40	W56358900V25	V FORCE VAPOR BARRIER	4,532.5	50	0	RL	07/24/2026	PFLD	Grimes Admin Bldg.		

GROUP	003	ON ORDER	DN		FRT TERM	PP	TYPE		WGT	303.44	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	110	W56RAC4249	HD FAST 6" (500/CTN)	303.44	10	0	CAR	07/24/2026	PFLD	Grimes Admin Bldg.		

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SALES ORDER ACKNOWLEDGMENT

AMRIZE

STATUS		
ACCEPTED	07/20/2026	10:40:47
		00:00:00

SALES ORDER NO.	
21175865	
DATE	PAGE NO.
07/20/2026	1
DIVISION	Elevate Roofing

SOLD TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR URBANDALE, IA, 50322-3848

SHIP TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR Tag: Grimes Administration Bldg. Urbandale, IA, 50322-3848

SPECIAL INSTRUCTIONS
TRUCK #3

PURCHASE ORDER NUMBER	PAYMENT TERMS	PROJECT	SALESPERSON	SALES PERSON	SHIPS WITH	QUOTE #	TAX EXEMPT	CURRENCY
Grimes Admin Bldg.	2%60 / Net 61	0170137024	KELLER &	1024		0021175861	N	USD

GROUP	001	ON ORDER	DN		FRT TERM	PP	TYPE	IFT	WGT	6,149.12	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	10	W841112608	ISOGARD GL/GL 2.60 4X8	18 BDL	10,368	0	FT2	07/24/2026	DEFO	Grimes Admin Bldg.		
ON ORDER	20	W851810504	TAPISOGARD GL/GL Q (0.5"-2.5") 4X4	4 BDL	4,096	0	FT2	07/24/2026	DEFO	Grimes Admin Bldg.		
ON ORDER	30	W841111508	ISOGARD GL/GL 1.50 4X8	2 BDL	2,048	0	FT2	07/24/2026	DEFO	Grimes Admin Bldg.		

ISO materials cannot be returned once delivery has been accepted.

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For full terms & conditions, please visit http://www.amrize.com/be-terms-of-sale

SALES ORDER ACKNOWLEDGMENT

AMRIZE

STATUS		
ACCEPTED	07/20/2026	10:37:37
		00:00:00

SALES ORDER NO.	
21175861	
DATE	PAGE NO.
07/20/2026	1
DIVISION	Elevate Roofing

SOLD TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR URBANDALE, IA, 50322-3848

SHIP TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR Tag: Grimes Administration Bldg. Urbandale, IA, 50322-3848

SPECIAL INSTRUCTIONS
TRUCK #2

PURCHASE ORDER NUMBER	PAYMENT TERMS	PROJECT	SALESPERSON	SALES PERSON	SHIPS WITH	QUOTE #	TAX EXEMPT	CURRENCY
Grimes Admin Bldg.	2%60 / Net 61	0170137024	KELLER &	1024		0021175858	N	USD

GROUP	001	ON ORDER	DN		FRT TERM	PP	TYPE		WGT	6,524.928	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	10	W841112608	ISOGARD GL/GL 2.60 4X8	24 BDL	13,824	0	FT2	07/24/2026	DEFO	Grimes Admin Bldg.		

ISO materials cannot be returned once delivery has been accepted.

All terms set forth herein are subject to change in accordance with any announcement published by Amrize Building Envelope LLC, and the terms in any such announcement shall prevail if there is any inconsistency.
For full terms & conditions, please visit http://www.amrize.com/be-terms-of-sale

AMRIZE

SALES ORDER ACKNOWLEDGMENT

STATUS		
ACCEPTED	07/20/2026	10:35:30
		00:00:00

SALES ORDER NO.	
21175858	
DATE	PAGE NO.
07/20/2026	1
DIVISION	Elevate Roofing

SOLD TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR URBANDALE, IA, 50322-3848

SHIP TO CUSTOMER NO: 40001101
BAILEY ROOFING CONTRACTORS INC 10110 DENNIS DR Tag: Grimes Administration Bldg. Urbandale, IA, 50322-3848

SPECIAL INSTRUCTIONS
TRUCK #1

PURCHASE ORDER NUMBER	PAYMENT TERMS	PROJECT	SALESPERSON	SALES PERSON	SHIPS WITH	QUOTE #	TAX EXEMPT	CURRENCY
Grimes Admin Bldg.	2%60 / Net 61	0170137024	KELLER &	1024		0021175852	N	USD

GROUP	001	ON ORDER	DN		FRT TERM	PP	TYPE	IFT	WGT	6,524.928	SHIPPING	07/23/2026	ARRIVING	07/24/2026	DEFICIT FRT	0	TOTAL PRICE	

STATUS	LINE	MATERIAL NO	MATERIAL DESCRIPTION	WGT or BD	REQ QTY	CONF QTY	U/M	REQ ARRIVAL	FROM	PO	UNIT PRICE	EXT PRICE
ON ORDER	10	W841112608	ISOGARD GL/GL 2.60 4X8	24 BDL	13,824	0	FT2	07/24/2026	DEFO	Grimes Admin Bldg.		

ISO materials cannot be returned once delivery has been accepted.

All terms set forth herein are subject to change in accordance with any announcement published by Amrize Building Envelope LLC, and the terms in any such announcement shall prevail if there is any inconsistency.
For full terms & conditions, please visit http://www.amrize.com/be-terms-of-sale

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Brad Moeller Electric, Inc.
Address: 461 NW 57th Place, Des Moines, IA 50313
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 1070

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,248,000.00			
Net change by Change Orders:	$ 6,350.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,254,350.00		
Total completed and stored to date:	$ 274,000.00			
Retainage: 3 % of Completed Work:	$ 8,220.00			
Total Earned less Retainage:		$ 265,780.00		
Less previous applications for payment:		$ 154,715.00		
SUBTOTAL			$	111,065.00
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	111,065.00
Balance to finish, including retainage:		$ 988,570.00		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

Construction Contractor Approval: Brad Moeller Electric, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 28, 2026	$ 23,280.00
2	June 23, 2026	$ 24,735.00
3	July 28, 2026	$ 106,700.00
4		
5		
6		
7		
8		
9		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
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41		
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70		

TOTAL **$ 154,715.00**

Record of Change Orders

No.	Date	Amount
1	April 14, 2026	$ 1,200.00
2	June 23, 2026	$ 5,150.00
3		
4		
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TOTAL **$ 6,350.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 – 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						

A	B	C1	C2	C1	D	E	F	G		H	I
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume										
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982	
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
City of Grimes
101 NE Harvey St
Grimes, IA 50111

PROJECT:
Grimes Public Admin Building

APPLICATION #: 4
PERIOD TO: 07/25/26
PROJECT NOS:
CONTRACT DATE: 12/09/25

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

FROM CONTRACTOR:
Moeller Electric
461 NW 57th place
Des Moines, IA 50313

VIA ARCHITECT:
OPN Architects
100 Court Ave
Des Moines, IA 50309

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM----------	$	1,248,000.00
2. Net change by Change Orders----------$	$	6,350.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	1,254,350.00
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		274,000.00
5. RETAINAGE:		
a. 3.0% of Completed Work (Columns D+E on Continuation Sheet)	$	1,020.00
b. 3.0% of Stored Material (Column F on Continuation Sheet)	$	7,200.00
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet--------)	$	8,220.00
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	265,780.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------	$	154,715.00
8. CURRENT PAYMENT DUE----------	$	111,065.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	988,570.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$6,350.00	
Total approved this Month		
TOTALS	$6,350.00	
NET CHANGES by Change Order	$6,350.00	

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

CONTRACTOR:

By: _____ Date: _____

State of: _____
County of: _____
Subscribed and sworn to before me this ____ day of _____

Notary Public: _____
My Commission expires:

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ---------- $ _____

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

ARCHITECT:

By: _____ Date: _____

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

ATTACHMENT TO PAY APPLICATION
APPLICATION NUMBER: 4
PROJECT:
APPLICATION DATE:
Grimes Public Admin Building
PERIOD TO: 25-Jul-26
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	**lighting**	290,000.00			150,000.00	150,000.00	52%	140,000.00	4,500.00
2	**lighting control**	32,000.00						32,000.00	
3	**power**	130,000.00		5,000.00		5,000.00	4%	125,000.00	150.00
4	**distribution equipment**	125,000.00			90,000.00	90,000.00	72%	35,000.00	2,700.00
5	**feeders**	75,000.00						75,000.00	
6	**site electric**	80,000.00						80,000.00	
7	**data cabling**	185,000.00						185,000.00	
8	**security**	65,000.00						65,000.00	
9	**access control**	67,000.00						67,000.00	
10	**fire alarm**	40,000.00						40,000.00	
11	**generator**	100,000.00						100,000.00	
12	**mobilization and temp**	10,000.00		5,000.00		5,000.00	50%	5,000.00	150.00
13	**administration and engineering**	35,000.00	10,000.00			10,000.00	29%	25,000.00	300.00
14	**bond**	14,000.00	14,000.00			14,000.00	100%		420.00
15	**CO #1-site revisions**	1,200.00						1,200.00	
16	**CO #2- added smoke heads**	5,150.00						5,150.00	
17									
18									
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27									
28									
	SUBTOTALS PAGE 2	1,254,350.00	24,000.00	10,000.00	240,000.00	274,000.00	22%	980,350.00	8,220.00

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 6/25/2026

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

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

PRODUCER INSPRO, a Marsh & McLennan Agency LLC, Company 4000 Pine Lake Road Lincoln NE 68506	**CONTACT NAME:** Steffany J Schook **PHONE (A/C, No, Ext):** 402-483-4500 **FAX (A/C, No):** **E-MAIL ADDRESS:** Steffany.Schook@MarshMMA.com
INSURED BRADMOELL Brad Moeller Electric Inc 461 NW 57th Pl Des Moines IA 50313	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Addison Insurance Company 10324 **INSURER B :** SFM Mutual Insurance Company 11347 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1936063315 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			10077713699	3/1/2026	3/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY			10077713699	3/1/2026	3/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			10077713699	3/1/2026	3/1/2027	EACH OCCURRENCE AGGREGATE	$ 4,000,000 $ 4,000,000
B	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		176399.204	3/1/2026	3/1/2027	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000

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

3116 NW Prairie Ln holds stored materials of $150,000

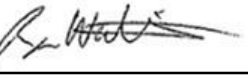
CERTIFICATE HOLDER

City of Grimes
101 NE Harvey Street
Grimes IA 50111

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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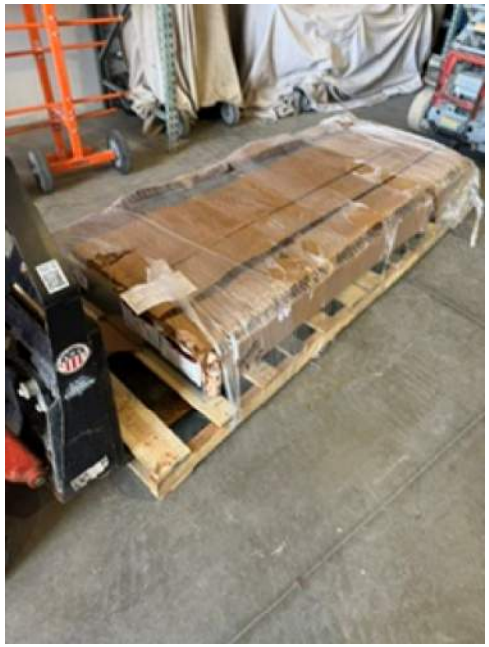

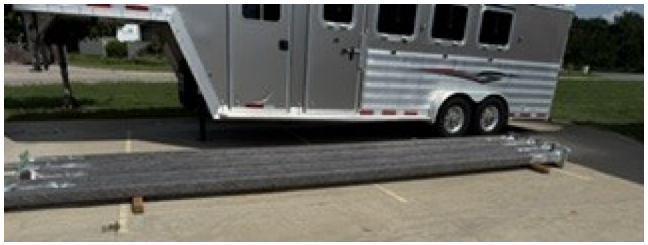

valmont
STRUCTURES

48"
1,080

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: DDVI
Address: 1817 N 7th Street, Indianola, IA 50125
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 4793

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,605,000.00		
Net change by Change Orders:	$ 366.52		
Contract Amount to Date: (line 1 ± 2)		$ 1,605,366.52	
Total completed and stored to date:	$ 255,905.70		
Retainage: 3 % of Completed Work:	$ 7,677.17		
Total Earned less Retainage:		$ 248,228.53	
Less previous applications for payment:		$ 207,260.53	
SUBTOTAL			$ 40,968.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 40,968.00
Balance to finish, including retainage:		$ 1,357,137.99	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: DDVI
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 28, 2026	$ 34,241.00
2	June 23, 2026	$ 99,887.35
3	July 28, 2026	$ 73,132.18
4		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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TOTAL **$ 207,260.53**

Record of Change Orders

No.	Date	Amount
1	June 23, 2026	$ 366.52
2		
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TOTAL **$ 366.52**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 - 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						
A	**B**	**C1**	**C2**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**	
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
	Prime Volume											
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41	
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17	
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96	
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41	
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33	
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78	
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400		
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48	
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00	
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00	
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982		
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**	

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 1 PAGES

TO OWNER:	City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT:	Grimes Admin	APPLICATION NO: 4 PERIOD TO: 07/25/26	Distribution to: ☐ OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ ☐
FROM CONTRACTOR:	DDVI Inc PO Box 743 Indianola, IA 50125	VIA ARCHITECT:	OPN Architects 100 Court Ave Suite #100 Des Moines, IA 50309	PROJECT NOS: 25-661	
CONTRACT FOR: Grimes Admin				CONTRACT DATE:	

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,605,000.00
2. Net change by Change Orders		$ 366.52
3. CONTRACT SUM TO DATE (Line 1 & 2)		$ 1,605,366.52
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 255,905.70
5. RETAINAGE:		
a. 3 % of Completed Work (Column D + E on G703)	$ 4,794.17	
b. 3 % of Stored Material (Column F on G703)	$ 2,883.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 7,677.17
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 248,228.53
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 207,260.53
8. CURRENT PAYMENT DUE		$ **40,968.00**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 1,357,137.99

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$366.52	
Total approved this Month		
TOTALS	$366.52	$0.00
NET CHANGES by Change Order	$366.52	

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

CONTRACTOR:

By: _____ Date: 7/17/2026

State of: Iowa County of: Warren
Subscribed and sworn to before me this 17 day of July 2026
Notary Public: Rich Piper
My Commission expires: 2/23/2029

NOTARIAL SEAL
RICH O PIPER
Commission Number 871012
My Commission Expires
2/23/2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

Grimes

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	General Conditions								
1.000	General Conditions/Overhead/Profit	$234,813.00	$11,740.65	$11,740.65		$23,481.30	10.00%	$211,331.70	$704.44
1.001	Insurance/Bonds	$30,300.00	$30,300.00			$30,300.00	100.00%		$909.00
	Temp Barricades	$10,876.00		$9,788.40		$9,788.40	90.00%	$1,087.60	$293.65
	Jobsite Cleaning	$23,708.00					0.00%	$23,708.00	
	Floor Protection	$7,000.00					0.00%	$7,000.00	
	Temp partitions @ Roof	$3,500.00					0.00%	$3,500.00	
	Submittals	$18,000.00	$14,400.00	$0.00		$14,400.00	80.00%	$3,600.00	$432.00
	Construction Support Allowance	$10,000.00					0.00%	$10,000.00	
	Caulking Allowance	$3,000.00					0.00%	$3,000.00	
	Cleaning Allowance	$2,000.00					0.00%	$2,000.00	
	Street Cleaning	$3,200.00					0.00%	$3,200.00	
	Staking	$2,500.00					0.00%	$2,500.00	
	Flag Pole & Base/bumper post - labor	$369.00					0.00%	$369.00	
	Flag Pole & Base/bumper post - Material	$661.00					0.00%	$661.00	
	Payment Drop Box & Mailbox	$3,550.00					0.00%	$3,550.00	
	Bike Rack - Labor	$200.00					0.00%	$200.00	
	Bike Rack - Material	$7,000.00					0.00%	$7,000.00	
							#DIV/0!		
	Cast-In-Place concrete - Labor	$34,633.00	$34,633.00			$34,633.00	100.00%		$1,038.99
	Cast-In-Place concrete - Material	$42,703.00	$42,703.00			$42,703.00	100.00%		$1,281.09
	Cast-In-Place concrete for Polished Floors- Labor	$32,931.00					0.00%	$32,931.00	
	Cast-In-Place concrete for Polished Floors- Material	$69,826.00					0.00%	$69,826.00	
	Cast-In-Place concrete for Curbs - Labor	$15,051.00					0.00%	$15,051.00	
	Cast-In-Place concrete for Curbs - Material	$2,399.00					0.00%	$2,399.00	
	Cast-In-Place concrete for Stoop Caps - Labor	$4,105.00					0.00%	$4,105.00	
	Cast-In-Place concrete for Stoop Caps - Material	$3,439.00					0.00%	$3,439.00	
	Cast-In-Place concrete for Trash Enclosure - Labor	$3,125.00					0.00%	$3,125.00	
	Cast-In-Place concrete for Trash Enclosure - Material	$3,538.00					0.00%	$3,538.00	
	Sub Total	$572,427.00	$133,776.65	$21,529.05		$155,305.70	27.13%	$417,121.30	$4,659.17

5FAIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292||05F4FbG703-1992

CONTINUATION SHEET

Grimes Admin

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: #REF!

APPLICATION DATE: #REF!

PERIOD TO: #REF!

ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Concrete Washout	$1,500.00					0.00%	$1,500.00	
	Vapor Retarder - Labor	$1,000.00					0.00%	$1,000.00	
	Vapor Retarder - Material	$3,250.00					0.00%	$3,250.00	
	Misc Concrete - Labor	$1,000.00					0.00%	$1,000.00	
	Misc Concrete - Material	$2,400.00					0.00%	$2,400.00	
	Haul off spoils	$4,500.00	4,500			$4,500.00	100.00%		$135.00
	DDVI Wall form material	$3,000.00					0.00%	$3,000.00	
							#DIV/0!		
	Polished Concrete - Labor	$14,100.00					0.00%	$14,100.00	
	Polished Concrete - Material	$7,200.00					0.00%	$7,200.00	
	Equipment	$1,250.00					0.00%	$1,250.00	
	Sealed Concrete	$1,900.00					0.00%	$1,900.00	
							#DIV/0!		
	Structural Steel	$550.00					0.00%	$550.00	
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	$7,500.00					0.00%	$7,500.00	
	Blocking/Plywood sheathing - Material	$11,200.00					0.00%	$11,200.00	
							#DIV/0!		
	Casework - Labor	$20,925.00					0.00%	$20,925.00	
	Casework - Material	$154,304.00					0.00%	$154,304.00	
	AWP (Hilsabeck)- Labor	$13,000.00					0.00%	$13,000.00	
	AWP (Hilsabeck)- Material	$75,110.00					0.00%	$75,110.00	
	Roof Plate - Labor	$8,500.00					0.00%	$8,500.00	
	Roof Plate - Material	$16,500.00					0.00%	$16,500.00	
							#DIV/0!		
							#DIV/0!		
	Sub Total	$348,689.00	$4,500.00			$4,500.00	1.29%	$344,189.00	$135.00

CONTINUATION SHEET

Grimes Admin

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

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Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 4
APPLICATION DATE: #REF!
PERIOD TO: 7/25/26
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Metal Wall Panels(Soto) - Labor	$8,074.00					0.00%	$8,074.00	
	Metal Wall Panels (Soto)- Material	$75,394.00			$75,394.00	$75,394.00	100.00%		$2,261.82
	Screen Walls (Soto) - Labor	$3,000.00					0.00%	$3,000.00	
	Screen Walls (Soto)- Material	$36,832.00					0.00%	$36,832.00	
	Rain Screen (Hilsabeck)- Labor	$8,000.00					0.00%	$8,000.00	
	Rain Screen (Hilsabeck)- Material	$16,000.00					0.00%	$16,000.00	
	Fiber Cement Siding (Hilsbeck) - Labor	$19,000.00					0.00%	$19,000.00	
	Fiber Cement Siding (Hilsabeck)- Material	$125,000.00					0.00%	$125,000.00	
	Thermal Insulation (Hilsabeck) - Labor	$2,000.00					0.00%	$2,000.00	
	Thermal Insulation (Hilsabeck)- Material	$12,000.00					0.00%	$12,000.00	
	Caulking - Labor	$10,100.00					0.00%	$10,100.00	
	Caulking - Material	$3,665.00					0.00%	$3,665.00	
	Misc Exterior Caulking - DDVI	$1,000.00					0.00%	$1,000.00	
	Doors - Labor	$15,778.00					0.00%	$15,778.00	
	Doors - Material	$124,223.00			$20,706.00	$20,706.00	16.67%	$103,517.00	$621.18
	Window Blocking - Labor	$800.00					0.00%	$800.00	
	Window Blocking - Material	$1,200.00					0.00%	$1,200.00	
	Ceramic Tile - Labor	$23,581.00					0.00%	$23,581.00	
	Ceramic Tile - Material	$24,140.00					0.00%	$24,140.00	
	Resilient - Labor	$3,445.00					0.00%	$3,445.00	
	Resilient - Material	$8,185.00					0.00%	$8,185.00	
	Carpet - Labor	$5,216.00					0.00%	$5,216.00	
	Carpet - Material	$43,053.00					0.00%	$43,053.00	
	Sub Total	$569,686.00			$96,100.00	$96,100.00	16.87%	$473,586.00	$2,883.00

CONTINUATION SHEET

Grimes Admin

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

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APPLICATION DATE: #REF!
PERIOD TO: 7/25/26
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Chalk & Tack - Labor	$850.00					0.00%	$850.00	
	Chalk & Tack - material	$16,500.00					0.00%	$16,500.00	
	Toilet Partitions & accessories - Labor	$3,900.00					0.00%	$3,900.00	
	Toilet Partitions & accessories - Material	$33,500.00					0.00%	$33,500.00	
	Corner Guards - Labor	$250.00					0.00%	$250.00	
	Corner Guards - Material	$668.00					0.00%	$668.00	
	Flag Poles - Labor	$454.00					0.00%	$454.00	
	Flag Poles - Material	$2,787.00					0.00%	$2,787.00	
	Knox Box - Labor	$50.00					0.00%	$50.00	
	Knox Box - Material	$689.00					0.00%	$689.00	
	Wall Shelving - Labor	$1,800.00					0.00%	$1,800.00	
	Wall Shelving - Material	$19,806.00					0.00%	$19,806.00	
	Blinds - L abor	$6,109.00					0.00%	$6,109.00	
	Blinds - Material	$26,835.00					0.00%	$26,835.00	
							#DIV/0!		
							#DIV/0!		
	Sub Total	$114,198.00						$114,198.00	
	GRAND TOTALS	**1,605,000.00**	**138,276.65**	**21,529.05**	**96,100.00**	**255,905.70**	15.94%	**1,349,094.30**	**7,677.17**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/17/2026

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

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

PRODUCER INSPRO, a Marsh & McLennan Agency LLC, Company 4000 Pine Lake Road Lincoln NE 68506	**CONTACT NAME:** Wesley Rohweder **PHONE (A/C, No, Ext):** 402-483-4500 **FAX (A/C, No):** **E-MAIL ADDRESS:** Wesley.Rohweder@MarshMMA.com
INSURED DOORSINCOR Doors Incorporated 300 SW 6th St Des Moines IA 50309	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** INSURER A : SECURA Supreme Insurance Compa — 10239 INSURER B : SECURA INSURANCE MUTUAL HOLDIN INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 1097692043 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			CP3426999	12/31/2025	12/31/2026	EACH OCCURRENCE	$ 2,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 4,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 4,000,000
	OTHER:							$
B	AUTOMOBILE LIABILITY			A3427001	12/31/2025	12/31/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			CU3427008	12/31/2025	12/31/2026	EACH OCCURRENCE	$ 6,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 6,000,000
	DED X RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			WC3427002	12/31/2025	12/31/2026	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Installation Floater			CP3426999	12/31/2025	12/31/2026	Limit	175,000
A	Crime			CP3426999	12/31/2025	12/31/2026	Limit	1,000,000

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

Re: Store Hollow metal Frames & Doors, Wood Doors and Door Hardware in Doors Inc Warehouse at 300 SW 6th Street, Des Moines, Iowa 50309 for Grimes Public Administration Building. DDVI, City of Grimes and Grimes Public Administration are named as additional Insured.

CERTIFICATE HOLDER

DDVI
PO Box 743
Indianola IA 50125

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

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Gina

From: May & Meng <mayandmeng@yahoo.com>
Sent: Friday, July 17, 2026 11:45 AM
To: Meng Her
Subject: Grimes Adm Bldg

ADM BLDG

Sent from my iPhone

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Lions Park
Contractor: Edge Commercial, LLC
Address: 3155 SE Miehe Dr. Ste. 2 Grimes, IA 50111
Finance Budget Code: 309-430-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: July 22, 2025 ***Vendor #*** 1334

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,539,800.00			
Net change by Change Orders:	$ 60,047.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,599,847.00		
Total completed and stored to date:	$ 1,599,847.00			
Retainage: 3 % of Completed Work:	$ 47,995.41			
Total Earned less Retainage:		$ 1,551,851.59		
Less previous applications for payment:		$ 1,534,961.07		
SUBTOTAL			$	16,890.52
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	16,890.52
Balance to finish, including retainage:		$ 47,995.41		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

Construction Contractor Approval: Edge Commercial, LLC
Firm Name

Signature 08.10.2026
Date

Engineer / Consultant Approval: Confluence
Firm Name

Denise M. Hurt
Signature 08.10.2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 14, 2025	$ 179,788.49
2	November 10, 2025	$ 204,132.27
3	December 16, 2025	$ 345,056.18
4	January 13, 2026	$ 143,236.60
5	February 10, 2026	$ 112,488.86
6	March 24, 2026	$ 91,232.15
7	April 14, 2026	$ 74,285.87
8	June 23, 2026	$ 99,768.02
9	June 23, 2026	$ 147,050.22
10	July 28, 2026	$ 137,922.41
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,534,961.07**

Record of Change Orders

No.	Date	Amount
1	October 14, 2025	$ 35,508.00
2	November 25, 2025	$ 9,433.00
3	March 24, 2026	$ 8,936.00
4	July 28, 2026	$ 6,170.00
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TOTAL **$ 60,047.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	July 22, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

REQUEST FOR PAYMENT

To: City of Grimes
101 NE Harvey St.
Grimes, IA 50111

From: Edge Commercial, LLC
3155 SE Miehe Dr, Ste 2
Grimes, IA 50111

Contract For:

Project: S-14172-25
Lions Park Grimes

Architect:
Architect
ArchAddr1
ArchAddr2

Invoice: 141722511
Draw: 141722511
Invoice date: 7/31/2026
Period ending date: 7/31/2026
Contract date:

Request for payment:

Original contract amount	$1,539,800.00	
Approved changes	$60,047.00	
Revised contract amount		$1,599,847.00
Contract completed to date		$1,599,847.00
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$47,995.44	
Total completed less retainage		$1,551,851.56
Less previous requests	$1,534,961.05	
Current request for payment		$16,890.51
Current billing		$17,412.90
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$522.39	
Current amount due		$16,890.51
Remaining contract to bill	$47,995.44	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	56,159.00	-2,282.00
Total approved this Month	6,170.00	
TOTALS	62,329.00	-2,282.00
NET CHANGES by Change Order	60,047.00	

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

CONTRACTOR:

By: _____ Date: 7/31/26

State Of Iowa
County Of Polk

Subscribed and sworn to before me this 31 day of July, 2026

Notary Public: _____

My commission expires: August 29, 2028

EMILY A. BINTNER
Commission Number 841940
My Commission Expires
August 29, 2028

Architect's Certificate for Payment

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

AMOUNT CERTIFIED..... $_____

(Attach explanation if amount certified differs from the amount applied for . Initial all figures on this Application and on the Continuation sheet that are change to confirm the AMOUNT CERTIFIED)

Architect: By:_____ Date: _____

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

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes Invoice: 141722511 Draw: 141722511 Period Ending Date: 7/31/2026

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
01	Project Management&Supervis	72,210.00	72,210.00			72,210.00	100.00		2,166.32
02	General Conditions	40,420.00	40,420.00			40,420.00	100.00		1,212.60
03	Earthwork	164,736.00	164,736.00			164,736.00	100.00		4,942.08
04	Site Utilities	129,871.00	129,871.00			129,871.00	100.00		3,896.13
05	Court Surfacing	44,870.00	44,870.00			44,870.00	100.00		1,346.10
06	Bike Racks	6,432.00	6,432.00			6,432.00	100.00		192.96
07	Chain Link Fencing	29,600.00	29,600.00			29,600.00	100.00		888.00
08	Pickleball Nets and Posts	16,300.00	16,300.00			16,300.00	100.00		489.00
09	Landscaping	105,729.00	95,156.10	10,572.90		105,729.00	100.00		3,171.88
10	SWPPP	6,700.00	6,030.00	670.00		6,700.00	100.00		201.00
11	Building Concrete	87,817.00	87,817.00			87,817.00	100.00		2,634.51
12	Site Concrete	82,350.00	82,350.00			82,350.00	100.00		2,470.51
13	Post Tensioned Concrete	108,218.00	108,218.00			108,218.00	100.00		3,246.54
14	Masonry	109,467.00	109,467.00			109,467.00	100.00		3,284.01
15	Structural Steel	24,500.00	24,500.00			24,500.00	100.00		735.00
16	Wood Framing	17,500.00	17,500.00			17,500.00	100.00		525.00
17	Glu Laminated Construction	107,261.00	107,261.00			107,261.00	100.00		3,217.83
18	Membrane Roofing	16,750.00	16,750.00			16,750.00	100.00		502.50
19	Sheet Metal Flashing	6,000.00	6,000.00			6,000.00	100.00		180.00
20	Joint Sealants	6,000.00	6,000.00			6,000.00	100.00		180.00
21	Doors and Hardware	16,424.00	16,424.00			16,424.00	100.00		492.72
22	Drywall	5,350.00	5,350.00			5,350.00	100.00		160.50
23	Painting	9,835.00	9,835.00			9,835.00	100.00		295.06
24	Specialties	28,391.00	28,391.00			28,391.00	100.00		851.73
25	Bridge Installation	17,500.00	17,500.00			17,500.00	100.00		525.00
26	Plumbing	48,250.00	48,250.00			48,250.00	100.00		1,447.50
27	HVAC	12,950.00	12,950.00			12,950.00	100.00		388.50
28	Electrical	112,893.00	112,893.00			112,893.00	100.00		3,386.79
29	Performance and Payment Bor	15,398.00	15,398.00			15,398.00	100.00		461.94
30	General Liability Insurance	13,088.00	13,088.00			13,088.00	100.00		392.63

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes Invoice: 141722511 Draw: 141722511 Period Ending Date: 7/31/2026

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
31	Contractors Fee	76,990.00	76,990.00			76,990.00	100.00		2,309.69
32	Change Order 01	35,508.00	35,508.00			35,508.00	100.00		1,065.24
33	Change Order 02	9,433.00	9,433.00			9,433.00	100.00		282.99
34	Change Order 03	8,936.00	8,936.00			8,936.00	100.00		268.08
35	Change Order 04	6,170.00		6,170.00		6,170.00	100.00		185.10
Totals		1,599,847.00	1,582,434.10	17,412.90		1,599,847.00	100.00		47,995.44

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Graphite Construction Group Inc.
Address: 1955 NE 58th Ave, Ste. 100, Des Moines, IA 50313
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 3930

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

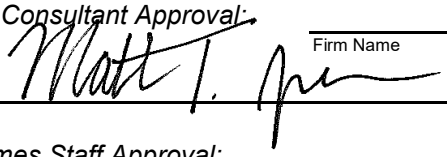
Original Contract Amount:	$ 674,000.00			
Net change by Change Orders:	$ -			
Contract Amount to Date: (line 1 ± 2)		$ 674,000.00		
Total completed and stored to date:	$ 81,659.35			
Retainage: 3 % of Completed Work:	$ 2,449.78			
Total Earned less Retainage:		$ 79,209.57		
Less previous applications for payment:		$ 36,994.20		
SUBTOTAL			$	42,215.37
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	42,215.37
Balance to finish, including retainage:		$ 594,790.43		
Contract Time Remaining (If applicable)	- CALENDAR DAYS			

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

Construction Contractor Approval: Graphite Construction Group Inc.
Firm Name

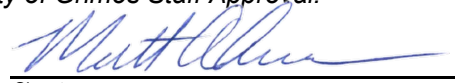
Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name



Signature 08/12/2026
Date

City of Grimes Staff Approval:



Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 27,660.91
2	July 28, 2026	$ 9,333.29
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 36,994.20**

Record of Change Orders

No.	Date	Amount
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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 - 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						
A	**B**	**C1**	**C2**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**	
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
	Prime Volume											
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41	
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17	
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96	
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41	
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33	
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78	
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400		
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48	
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00	
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00	
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982		
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**	

TO (OWNER): CITY OF GRIMES
100 N JAMES
GRIMES, IA 50111

PROJECT: GRIMES ADMIN BUILDING
100 N JAMES
GRIMES, IA 50111

APPLICATION NO: 3
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ **OWNER**
_ **ARCHITECT**
_ **CONTRACTOR**

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): OPN
100 COURT AVE
DES MOINES, IA 50309

ARCHITECT'S PROJECT NO:

CONTRACT FOR: GRIMES ADMIN BUILDING

CONTRACT DATE: 12/9/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Type Document is attached.

1. ORIGINAL CONTRACT SUM	$	674,000.00
2. Net Change by Change Orders	$	0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	$	674,000.00
4. TOTAL COMPLETED AND STORED TO DATE	$	81,659.35
5. RETAINAGE:		
a. 3.00 % of Completed Work	$	2,449.78
b. 0.00 % of Stored Material	$	0.00
Total retainage (Line 5a + 5b)	$	2,449.78
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$	79,209.57
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$	36,994.20
8. CURRENT PAYMENT DUE	$	42,215.37
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	594,790.43

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

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

CONTRACTOR: Graphite Construction Group
1955 NE 58th Ave, Ste 100 Des Moines, IA 50313

By: Jason Cain / **Date:** 07/23/2026

State of: IA
County of: POLK

DANIELLE GOODHALL
Commission Number 847189
My Commission Expires
April 4, 2029

Subscribed and Sworn to before me this 23rd Day of July 2026

Notary Public: Danielle Goodhall

My Commission Expires : 04/04/2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $

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

ARCHITECT:

By: Date:

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

TO (OWNER): CITY OF GRIMES
100 N JAMES
GRIMES, IA 50111

PROJECT: GRIMES ADMIN BUILDING
100 N JAMES
GRIMES, IA 50111

APPLICATION NO: 3
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): OPN
100 COURT AVE
DES MOINES, IA 50309

ARCHITECT'S PROJECT NO:

CONTRACT FOR: GRIMES ADMIN BUILDING

CONTRACT DATE: 12/9/2025

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
General Conditions									
1	Project Managment & Administration	56,000.00	5,600.00	0.00	0.00	5,600.00	10.00	50,400.00	168.00
2	Bond	7,066.00	7,066.00	0.00	0.00	7,066.00	100.00	0.00	211.98
3	Submittals & Engineering	26,813.00	25,472.35	0.00	0.00	25,472.35	95.00	1,340.65	764.17
	Totals:General Conditions	89,879.00	38,138.35	0.00	0.00	38,138.35	42.43	51,740.65	1,144.15
Allowance									
4	Allowance Drywall and Paint Touch Up	20,000.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00
	Totals:Allowance	20,000.00	0.00	0.00	0.00	0.00	0.00	20,000.00	0.00
Metal Framing and Sheathing									
054000.1	M/L-Structural Cold-Formed Moblization	10,408.00	0.00	10,408.00	0.00	10,408.00	100.00	0.00	312.24
054000.2	M-Structural Cold-Formed	19,188.00	0.00	19,188.00	0.00	19,188.00	100.00	0.00	575.64
054000.3	L-Structural Cold-Form	23,750.00	0.00	11,875.00	0.00	11,875.00	50.00	11,875.00	356.25
	Totals:Metal Framing and Sheathing	53,346.00	0.00	41,471.00	0.00	41,471.00	77.74	11,875.00	1,244.13
Thermal and Moisture									
5	Moblization	4,025.00	0.00	0.00	0.00	0.00	0.00	4,025.00	0.00
072100.1	Foamed in Place Insulations	11,494.00	0.00	0.00	0.00	0.00	0.00	11,494.00	0.00
072400.1	Direct Applied Exterior Finish Systems	8,625.00	0.00	0.00	0.00	0.00	0.00	8,625.00	0.00
072700.1	Air Barrier	8,625.00	0.00	0.00	0.00	0.00	0.00	8,625.00	0.00
079200.1	Firestopping & Joint Sealants	4,347.00	0.00	0.00	0.00	0.00	0.00	4,347.00	0.00

TO (OWNER): CITY OF GRIMES
100 N JAMES
GRIMES, IA 50111

PROJECT: GRIMES ADMIN BUILDING
100 N JAMES
GRIMES, IA 50111

APPLICATION NO: 3
PERIOD TO: 7/31/2026

DISTRIBUTION TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): OPN
100 COURT AVE
DES MOINES, IA 50309

ARCHITECT'S PROJECT NO:

CONTRACT FOR: GRIMES ADMIN BUILDING

CONTRACT DATE: 12/9/2025

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
	Totals:Thermal and Moisture	37,116.00	0.00	0.00	0.00	0.00	0.00	37,116.00	0.00
Finishes									
6	Moblization	7,475.00	0.00	0.00	0.00	0.00	0.00	7,475.00	0.00
092116.1	M-Non-Load Bearing Metal Framing	36,831.00	0.00	0.00	0.00	0.00	0.00	36,831.00	0.00
092116.2	L-Non-Load Bearing Metal Framing	41,798.00	0.00	0.00	0.00	0.00	0.00	41,798.00	0.00
092116.3	M-Drywall	92,362.00	0.00	0.00	0.00	0.00	0.00	92,362.00	0.00
092116.4	L-Drywall	146,921.00	0.00	0.00	0.00	0.00	0.00	146,921.00	0.00
095100.1	M-ACT	22,351.00	0.00	0.00	0.00	0.00	0.00	22,351.00	0.00
095100.2	L-ACT	7,360.00	0.00	0.00	0.00	0.00	0.00	7,360.00	0.00
095400.1	M-Sound Panel	31,694.00	0.00	0.00	0.00	0.00	0.00	31,694.00	0.00
095400.2	L-Sound Panel	7,498.00	0.00	0.00	0.00	0.00	0.00	7,498.00	0.00
099123.1	Moblization	9,085.00	0.00	0.00	0.00	0.00	0.00	9,085.00	0.00
097200.1	Wall Covering Material & Labor	4,866.00	0.00	0.00	0.00	0.00	0.00	4,866.00	0.00
099123.2	M-Interior Painting	14,410.00	0.00	0.00	0.00	0.00	0.00	14,410.00	0.00
099123.3	L-Interiror Painting	43,231.00	0.00	0.00	0.00	0.00	0.00	43,231.00	0.00
099600.1	HP Coatings Materials & Labor	7,777.00	0.00	2,050.00	0.00	2,050.00	26.36	5,727.00	61.50
	Totals:Finishes	473,659.00	0.00	2,050.00	0.00	2,050.00	0.43	471,609.00	61.50
	REPORT TOTALS	$674,000.00	$38,138.35	$43,521.00	$0.00	$81,659.35	12.12	$592,340.65	$2,449.78

1955 NE 58th Ave. Des Moines, IA 50313 | Suite 100 | PHONE: 515-278-9446 | info@graphitegrp.com

WAIVER OF CONSTRUCTION LIEN, PAYMENT BOND AND LIEN FUNDS

July 23, 2026

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by *City Of Grimes* (owner), is located in *Dallas County, Iowa* is described as *Grimes Admin Building Project* and this waiver pertains to a portion of the work to be performed by *Graphite Construction Group* (prime contractor).

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under a contract for the *Grimes Admin Building Project* through the date of this waiver in the amount of Forty-Two Thousand Two Hundred Fifteen Dollars and Thirty-Seven Cents ($42,215.37)

This lien waiver is not valid until the amount listed above has been received.

Company Name *Graphite Construction Group, Inc.*

By Danielle Goodhall _____

Danielle Goodhall
Accounting

Contractor Waiver Form

1955 NE 58th Ave. Des Moines, IA 50313 | Suite 100 | PHONE: 515-278-9446 | info@graphitegrp.com

July 23, 2026

Weitz
Attn: Jeni Day
611 5th Avenue, Suite 300
Des Moines, Iowa 50309

Dear Jeni,

Enclosed is our third application for payment for work performed through July 31st, 2026, at the Grimes Admin Building Project.

Sincerely,

Danielle Goodhall

Danielle Goodhall
Graphite Construction Group, Inc.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Kruck Plumbing & Heating Co, Inc.
Address: 615 Story Street, Boone, IA 50036
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 4799

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,240,700.00			
Net change by Change Orders:	$ 2,974.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,243,674.00		
Total completed and stored to date:	$ 389,416.00			
Retainage: 3 % of Completed Work:	$ 11,682.48			
Total Earned less Retainage:		$ 377,733.52		
Less previous applications for payment:		$ 274,833.01		
SUBTOTAL			$	102,900.51
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	102,900.51
Balance to finish, including retainage:		$ 865,940.48		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

Construction Contractor Approval: Kruck Plumbing & Heating Co, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24, 2026	$ 22,148.98
2	March 24, 2026	$ 9,700.00
3	April 28, 2026	$ 29,100.00
4	May 26, 2026	$ 37,307.17
5	June 23, 2026	$ 162,964.85
6	July 28, 2026	$ 13,612.01
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 274,833.01**

Record of Change Orders

No.	Date	Amount
1	April 28, 2026	$ 2,974.00
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TOTAL **$ 2,974.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 – 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

	ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner		
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC: Jeni Day Notary Public
My Commission Expires:

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						

A	B	C1	C2	C1	D	E	F	G		H	I
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume										
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400	
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982	
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT:	Grimes Admin Building NW corner of 1st St/HWY 44 and James St Grimes, IA 50111	INVOICE NO: APPLICATION NO: PERIOD TO: CONTRACT DATE:	210-07 7 7/31/2026 12/11/2025	DISTRIBUTION TO: OWNER CONST. MANAGER ARCHITECT	
FROM CONTRACTOR:	Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036	VIA ARCHITECT:	OPN Architects	PROJECT NO: JOB NO:	24826000 210	FIELD OTHER	

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	ORIGINAL CONTRACT SUM		$ 1,240,700.00
2.	NET CHANGES IN THE WORK		$ 2,974.00
3.	CONTRACT SUM TO DATE (LINE 1+/-2)		$ 1,243,674.00
4.	TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)		$ 389,416.00
5.	RETAINAGE		
	a. _____% of Completed Work	$ 4,875.00	
	b. _____% of Stored Material	$ 6,807.48	
	Total Retainage		$ 11,682.48
6.	TOTAL EARNED LESS RETAINAGE		$ 377,733.52
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT.....		274,833.01
8.	CURRENT PAYMENT DUE.....		$ 102,900.51
9.	BALANCE TO FINISH, PLUS RETAINAGE	$ 865,940.48	

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

CONTRACTOR:
By: _____ Date: 7/24/26
State of: IA
County of: Boone
Subscribed and sworn to before me this 24 day of July 2026
Notary Public: Cody Bowers
My Commission expires: 3/15/2028

NOTARIAL SEAL IOWA
CODY BOWERS
COMMISSION NUMBER 727398
MY COMMISSION EXPIRES
MARCH 15, 2028

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... $ _____
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 2,974.00	$ 0.00
Total approved this month, including Construction Change Directives	$ 0.00	$ 0.00
TOTALS	$ 2,974.00	$ 0.00
NET CHANGES IN THE WORK	$ 2,974.00	

ARCHITECT: (*NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.*)
By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

Invoice Number: 210-07
Application Number: 7
Application Date: 7/24/2026
Period To: 7/31/2026
Project No: 24826000
Job Number: 210

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1A	Allowance	5,000.00	0.00	0.00	0.00	0.00	0	5,000.00	0.00
1	General conditioins/Bond - L	28,500.00	22,000.00	500.00	0.00	22,500.00	79	6,000.00	675.00
2	VDC/Submittals - L	45,000.00	44,000.00	0.00	0.00	44,000.00	98	1,000.00	1,320.00
3	UG San/Strorm/Water - M	30,000.00	20,518.00	8,482.00	0.00	29,000.00	97	1,000.00	870.00
4	UG San/Strorm/Water - L	25,000.00	15,000.00	9,000.00	0.00	24,000.00	96	1,000.00	720.00
5	AG Waste/Vent/Storm - M	29,000.00	0.00	0.00	0.00	0.00	0	29,000.00	0.00
6	AG Waste/Vent/Storm - L	22,000.00	0.00	0.00	0.00	0.00	0	22,000.00	0.00
7	DOM Water - M	55,000.00	0.00	0.00	0.00	0.00	0	55,000.00	0.00
8	DOM Water - L	25,000.00	0.00	0.00	0.00	0.00	0	25,000.00	0.00
9	Nat Gas/Condensate/Refrig - M	12,000.00	0.00	0.00	0.00	0.00	0	12,000.00	0.00
10	Nat Gas/Condensate/Refrig - L	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
11	Plumbing Fixtures/Drains - M	98,000.00	0.00	6,000.00	14,976.00	20,976.00	21	77,024.00	629.28
12	Plumbing Fixtures/Drains - L	16,000.00	0.00	1,000.00	0.00	1,000.00	6	15,000.00	30.00
13	Plumbing/HVAC Insulation - M	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
14	Plumbing/HVAC Insulation - L	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
15	HVAC Controls - M	46,000.00	0.00	0.00	30,531.00	30,531.00	66	15,469.00	915.93

CONTINUATION SHEET

Invoice Number: 210-07
Application Number: 7
Application Date: 7/24/2026
Period To: 7/31/2026
Project No: 24826000
Job Number: 210

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
16	HVAC Controls - L	46,000.00	13,000.00	0.00	0.00	13,000.00	28	33,000.00	390.00
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
18	Metal Duct & Accessories - M	100,000.00	0.00	0.00	7,834.00	7,834.00	8	92,166.00	235.02
19	Metal Duct & Accessories - L	85,000.00	0.00	0.00	0.00	0.00	0	85,000.00	0.00
20	EF/VAV/Registers - M	43,000.00	0.00	0.00	34,750.00	34,750.00	81	8,250.00	1,042.50
21	EF/VAV/Registers - L	14,000.00	0.00	0.00	0.00	0.00	0	14,000.00	0.00
22	RTU - M	360,000.00	0.00	20,000.00	77,000.00	97,000.00	27	263,000.00	2,910.00
23	RTU - L	15,000.00	0.00	3,000.00	0.00	3,000.00	20	12,000.00	90.00
24	CR AC / AC - M	71,000.00	0.00	0.00	61,825.00	61,825.00	87	9,175.00	1,854.75
25	CR AC / AC - L	10,000.00	0.00	0.00	0.00	0.00	0	10,000.00	0.00
26	Commissioning - L	7,200.00	0.00	0.00	0.00	0.00	0	7,200.00	0.00
27	CO #1 - Plumbing Fixture	2,974.00	0.00	0.00	0.00	0.00	0	2,974.00	0.00
		1,243,674.00	**114,518.00**	**47,982.00**	**226,916.00**	**389,416.00**	**31**	**854,258.00**	**11,682.48**

Attachment G

Application for Payment No. 7
Project: Grimes Admin Bldg

Tabulation of Stored Materials

Contractor: Kruck P & H.
Application Date: 7/24/2026

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	Section
3	1761977	C&M - Water Main	0.00	0.00					0.00	0.00	
11	2509377	Ferg- WH	0.00	1937.00					0.00	1937.00	
11	2509390	Ferg-FD IRD	0.00	8506.00				4000.00	0.00	4506.00	
11	2765416	Ferg-wc carriers	0.00	4086.00					0.00	4086.00	
11	2722706	Ferg-wc carriers	0.00	4447.00					0.00	4447.00	
15	2	Woodman Controls	0.00	30531.00					0.00	30531.00	
18	11255	MH-Gal Metal	0.00	7834.00					0.00	7834.00	
20	37142	MS-EF	0.00	10000.00					0.00	10000.00	
20	37897	MS - VAV	0.00	0.00		24750.00			0.00	24750.00	
22	37363	Mech Sales - Curbs	0.00	15000.00				15000.00	0.00	0.00	
22	37428	Mech Sales - RTU	0.00	77000.00					0.00	77000.00	
24	990486500	Trane - AC	0.00	9474.00					0.00	9474.00	
24	25275	DPT-CRAC	0.00	0.00		52351.00			0.00	52351.00	
			0.00	0.00					0.00	0

Attachment G

Application for Payment No. 7
Project: Grimes Admin Bldg

Tabulation of Stored Materials

Contractor: Kruck P & H.
Application Date: 7/24/2026

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	Section
			0.00	0.00					0.00	0.00

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: MSA
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Admin Building

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
029845	6/18/2026		2,550.00

For a valuable consideration (in the amount of $2,550.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 14th day of July, 2026.

Name of VENDOR: MSA Professional Services

By: Kelly Davis Digitally signed by Kelly Davis DN: cn=Kelly Davis, o=US Reason: I am approving this document Date: 2026.07.13 [illegible] Controller
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 14th day of July, 2026.

Lisa Stout
Notary Public

LISA STOUT NOTARY PUBLIC STATE OF WISCONSIN

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Mechanical Sales, Inc.
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Admin Building

Invoice Number	Invoice Date	Description	Amount
37363	5/11/2026		15,000.00
37428	5/21/2026		77,000.00

For a valuable consideration (in the amount of $92,000.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 14th day of July, 20 26.

Name of VENDOR: Mechanical Sales Iowa Inc

By: [signature] Officer
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 14th day of July, 20 26

[signature]
Notary Public

Exp 11-03-2029

GENERAL NOTARY - State of Nebraska
MARIA V AUSTEN
My Comm. Exp. November 3, 2029

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Woodman Electrical Contractors
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Admin Building

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
210.2	5/14/2026		29,616.00

For a valuable consideration (in the amount of $29,616.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 13th day of July, 20 26.

Name of VENDOR: Woodman Controls Company

By: _____
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 13th day of July, 20 26.

_____
Notary Public

Sara Jo Saylor
Commission Number 829445
My Commission Expires
January 13, 2027

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Ferguson Enterprises, Inc.
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Admin Building

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
2357986	5/1/2026	No Tax	7,969.15
2523946	5/1/2026	No Tax	1,005.15
2661787	5/14/2026		43.76
2673284	5/19/2026	No Tax	293.07

For a valuable consideration (in the amount of $9,311.13), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 26 day of June, 20 26.

Name of VENDOR: Ferguson Enterprises LLC

By: Andrea Barger
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 30 day of June, 20 26.

Notary Public

NOTARIAL SEAL IOWA
SAMANTHA RICKLEFS
Commission Number 809780
My Commission Expires
March 29, 2027

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/24/2026

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

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

PRODUCER Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	**CONTACT NAME:** Andrew Boleyn **PHONE (A/C, No, Ext):** 515-381-7422 **FAX (A/C, No):** **E-MAIL ADDRESS:** aboleyn@holmesmurphy.com
INSURED KRUPLUPC Kruck Plumbing & Heating Co Inc. 615 Story St. Boone, IA 50036	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Integrity Insurance Company — 10288 **INSURER B :** Cincinnati Insurance Company — 10677 **INSURER C :** Integrity Property & Casualty Ins. Co. — 12986 **INSURER D :** Integrity Select Insurance Company — 10288 **INSURER E :** Westchester Surplus Lines Insurance Co. — 10172 **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 125576385 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X **COMMERCIAL GENERAL LIABILITY** [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			CPP2823900	1/1/2026	1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
C	**AUTOMOBILE LIABILITY** X ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			CA2823901	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			CUP2823903	1/1/2026	1/1/2027	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000
D	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WCP2823902	1/1/2026	1/1/2027	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 500,000 $ 500,000 $ 500,000
E B	Pollution Excess			G70921121005 EXS0734516	1/1/2026 1/1/2026	1/1/2028 1/1/2027	Limit Each Occurrence Aggregate	2,000,000 5,000,000 5,000,000

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

RE: Grimes Administration Building
Stored Material: VAVs & CRAC Unit. $77,000
Stored Location: 1810 217th Rd, Boone, IA 50036
City of Grimes, OPN Architects, and the architect's consultants and The Weitz Company, LCC and the construction managers consultants are an Additional Insured on General Liability, including Completed operations, and Umbrella Liability on a primary and non-contributory basis as required by written contract with the insured, per policy terms and conditions. The The General Liability, Automobile Liability, Umbrella Liability and Workers Compensation includes a Waiver of Subrogation in favor of City of Grimes, OPN Architects, and the architect's consultants and The Weitz Company, LCC and the construction managers consultants as required by written contract with the insured, per policy terms and conditions. Architects/Engineers are additional insureds for ongoing operations only

CERTIFICATE HOLDER

City of Grimes
101 NE Harvey Street
Grimes IA 50111

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Kari Cooley

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MECHANICAL SALES IOWA, INC
dba MECHANICAL SALES
PO BOX 601
GRETNA, NE 68028

INVOICE

Invoice No.
37897

Bill To: KRUCK PLBG & HTG CO INC
accounting@kruckph.com

Ship To: KRUCK PLMG&HTG-GRIMES PA BLDG
1810 217TH ROAD

BOONE, IA 50036

Date	Salesperson	Purchase Order No.	Job No.
07-06-2026	TAC	210-CE7-100	X26-100003-TAC

Shipped	U/M	Description	Stock No.	Unit Price	Amount
		PROGRESS BILLING: METALAIRE TERMINAL UNITS			24,750.00

#7
AIA $20
Stored Mat.

CH

*Terms are Net 30. If not paid within terms, late payment fees, interest charges, cost of collections and attorney fees can be imposed on the unpaid balance based on the maximum amount allowed by state and local law.
**It is your responsibility to provide valid tax-exempt forms at the time of order. If we have not received valid forms by the time of billing that confirms your legal entity and/or job is exempt from sales tax, we are legally required to charge sales tax and remit to the taxing authority. As a result, you are responsible and expected to pay us the amount of sales tax shown on the invoice.

Payment Due by 08-05-2026

BILLING QUESTIONS TO ACCOUNTING-IA@MECHSALES.COM

Subtotal	24,750.00
Tax	
Total Amount Due	24,750.00

E

DATA POWER TECHNOLOGY, LLC
(515) 727-0771
3041 JUSTIN DR
URBANDALE IA 50322
ACCOUNTING@DPTGROUP.COM

Invoice

Invoice No.
25275

Bill To:

KRUCK PLUMBING & HEATING
734 7TH ST
PO BOX 189
BOONE IA 50036-0189

Ship To: KRUCK PLUMBING & HEATING
615 STORY ST
BOONE IA 50036

Date	Salesperson	Order Date	Order No.	Purchase Order No.	Special Instructions
7/10/2026	NTE	12/15/2025	07664	210-CE5-100	25DP652 - KRUCK

Qty. Ordered	Qty. Shipped	U/M	Description / Stock Number	Unit Price	Total Price
1.00	1.00		(1) VERTIV/LIEBERT 5 TON PDX AIR COOLED CRAC SYSTEM	$52,351.17	$52,351.17

#7
AIA $24
Stored offsite.

CA

Payment/Terms: NET 30
A 3% fee will be added to all orders paid by credit card

Subtotal	$52,351.17
7.000% Tax	
Freight Charges	
Total Amount Due	**$52,351.17**

E

6569034 LIBERADO
Grimes Admin Bldg
CRAC Unit
Stored at:
1810 217th Road
Boone, Iowa 50036

Grimes Admin Bldg
VAV
Stored at:
1810 217th Road
Boone, Iowa 50036
STERLING

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: Nelson Construction Services, LLC
Address: 405 6th Avenue, Ste 201, Des Moines, IA 50309
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 1066

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 480,000.00			
Net change by Change Orders:	$ 9,871.15			
Contract Amount to Date: (line 1 ± 2)		$ 489,871.15		
Total completed and stored to date:	$ 148,515.97			
Retainage: 3 % of Completed Work:	$ 4,455.48			
Total Earned less Retainage:		$ 144,060.49		
Less previous applications for payment:		$ 54,448.36		
SUBTOTAL			$	89,612.13
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	89,612.13
Balance to finish, including retainage:		$ 345,810.66		
Contract Time Remaining (If applicable)	-	CALENDAR DAYS		

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

Construction Contractor Approval: Nelson Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-17-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date Printed: 7/22/2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 17,660.64
2	June 23, 2026	$ 12,217.78
3	July 28, 2026	$ 24,569.94
4		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 54,448.36**

Record of Change Orders

No.	Date	Amount
1	May 12, 2026	$ 9,871.15
2		
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TOTAL **$ 9,871.15**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 - 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC:
My Commission Expires:

Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						
A	**B**	**C1**	**C2**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**	
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
	Prime Volume											
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41	
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17	
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96	
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41	
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33	
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78	
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400		
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48	
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00	
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00	
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982		
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**	

APPLICATION AND CERTIFICATION FOR PAYMENT *AIA DOCUMENT G702*

TO OWNER:
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT: NAME
Grimes PAB BP11
NW Corner of 1st Street and James Street
Grimes, IA 50111

APPLICATION NO 04
INVOICE: CINV-000107
PERIOD TO: July 20, 2026

Distribution to:
[X] OWNER
[ ] ARCHITECT
[X] CONTRACTOR
[ ]
[ ]

FROM CONTRACTOR:
Nelson Construction Services
405 6th Avenue, Ste 201
Des Moines, IA 50309

VIA ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

PROJECT NOS: 26-002

CONTRACT DATE January 1, 2026

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 480,000.00
2. Net change by Change Orders		$ 9,871.15
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 489,871.15
4. TOTAL COMPLETED & STORED TO DATE (Column I on G703)		$ 148,515.97
5. RETAINAGE:		
a. 3 % of Completed Work (Column F + G on G703)	4,455.48	
b. ____ % of Stored Material (Column H on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column L of G703)		$ 4,455.48
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 144,060.49
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 54,448.36
8. CURRENT PAYMENT DUE		$ **89,612.13**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		345,810.66

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$9,871.15	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$9,871.15	$0.00
NET CHANGES by Change Order	$9,871.15	

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

CONTRACTOR:

By: Jim Krokey Digitally signed by Jim Krokey DN: C=US, E=jkrokey@nelsonconstruction.com, O=Nelson Construction, CN=Jim Krokey Date: 2026.07.20 09:45:09-05'00' Date: 20-Jul-26

State of: IA County of: POLK
Subscribed and sworn to before me this 20th day of July 2026
Notary Public: Jamie Leon

NOTARIAL SEAL IOWA
JAMIE LEON
Commission Number 783711
My Commission Expires
April 18, 2029

My Commission expires: April 18, 2029

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

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

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.

Application Number: 04
Invoice: CINV-000107
Period To 7/20/2026

A		C	F	G	H	I	J	K	L
BBY Cost Code	Description Of Work	Scheduled Value	Work Completed		Materials Presently Stored	Total Completed To Date (F + G + H)	% (I / E)	Balance To Finish (E - I)	Retainage
			Previous	This Period					
01	General Conditions	49,356.00	23,621.13	3,513.64	0.00	27,134.77	54.98%	22,221.23	814.05
03	Concrete	62,710.00	0.00	345.00	0.00	345.00	0.55%	62,365.00	10.35
07	Thermal/Moisture Protection	11,300.00	0.00		0.00	0.00	0.00%	11,300.00	0.00
10	Specialties	2,905.00	0.00		0.00	0.00	0.00%	2,905.00	0.00
32	Exterior Improvements	337,733.00	29,546.20	83,646.00	0.00	113,192.20	33.52%	224,540.80	3,395.76
341007	Contractor Fee	25,867.15	2,965.00	4,879.00	0.00	7,844.00	30.32%	18,023.15	235.32
	GRAND TOTAL	**489,871.15**	**56,132.33**	**92,383.64**	**0.00**	**148,515.97**	**30.32%**	**341,355.18**	**4,455.48**

Project name: Grimes PAB BP11
26-002

Inv # CINV-000107
Pay App # 04
Through Date: July 20, 2026

Name	Type of Labor and Materials to be Furnished	Amount of Contract (Including extras and credits)	Amount Previously Paid to Date	Amount of Current Request	Accumulative Retainage to Date	Balance Due
Jordison Construction 26002-001	Site Paving & Sealants 01.71.13 Mobilization 03.30.53 Cast in Place Concrete 07.92.01 Caulkin 32.13.13 Concrete Paving 32.39.13 Metal Bollards	$ 362,550.00	$ 20,024.20	$ 83,991.00	$ 3,120.46	$ 339,405.34
Parking Lot Specialties 26002-002	Pavement Markings & Signage 01.71.13 Mobilization 10.14.53 Traffic Signage 32.17.23 Pavement Markings 32.17.13 Parking Bumpers 32.39.13 Metal Bollards	$ 16,480.00	$ -		$ -	$ 16,480.00
Civil Design Advantage 26002-003	Construction Staking 01.71.24 Construction Surveying	$ 11,000.00	$ 3,970.00	$ 2,310.00		$ 7,030.00
Ideal Shield 26002PO-001	Bollard Steel 32.39.13 Manufactured Metal Bollards	$ 9,522.00	$ 9,522.00			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
			$ -			$ -
Misc.non-lienwaiver project costs		$ 12,654.77	$ 11,451.13	$ 1,203.64	$ 379.64	$ -
			$ -			$ -
Nelson Construction	Bonds	$ 8,200.00	$ 8,200.00	$ -	$ 246.00	$ -
Nelson Construction	General Contractor Fee	$ 25,428.00	$ 2,965.00	$ 4,879.00	$ 235.32	$ 22,227.68
Nelson Construction	Non GC 3% Retainage				$ 474.06	
TOTAL LABOR AND MATERIALS TO COMPLETE			$ 56,132.33	$ 92,383.64	$ 4,455.48	

RECAPITULATION

Amount of Original Contract	$	480,000.00
Plus: extras to contract	$	9,871.15
Total: contract plus extras	$	489,871.15
Less: credits to contract	$	-
Total: Adjusted Total Contract	$	489,871.15

Work Completed to Date	$	148,515.97
Less: total retainage	$	4,455.48
Less: amount previously paid	$	54,448.36
Less: amount of this request		
Total: Balance Due	$	89,612.13

STATE OF Iowa
SS
COUNTY OF Polk

THE UNDERSIGNED, being duly sworn, on oath deposes and says that he/she is the Director of Construction Operations (Title)
of Nelson Construction Services (General Contractor), the contractor employed to furnish labor and materials for the
General Construction (Description of Work) work on the property located at
1st Street & James Street, Grimes I A 50111 (Address of Premises),
and of which City of Grimes (Owner) is the owner. That the persons, firms
and corporations whose names have been set forth on this Sworn Statement are all of the persons, firms, and corporations hired by the undersigned to furnish services, equipment, labor, and/or materials in the construction or repair of the improvements on the Premises; that the dollar amount set opposite each person, firm, or corporation in this Sworn Statement is the exact and total amount due or to become due to each such person, firm, or corporation on account of labor, services, equipment, and/or materials furnished with respect to said Premises; that as of this date, all work to be performed with respect to said Premises by the undersigned or any suppliers or subcontractors of the undersigned or any of the persons, firms, or corporations named in this Sworn Statement, has been fully accepted by the owner and completed according to the plans and specifications.
The undersigned further states that all material (except as disclosed herein) has been or will be furnished from his/her own stock and has been paid for in full; that there are no other contracts or subcontracts for said work outstanding, and that there is nothing due or to become due to any person for services, equipment, material, labor, or any other work done in connection with said work other than that stated on said Sworn Statement. There are no chattel mortgages, personal property leases, conditional sale contracts, or any other agreements given or are now outstanding as to any fixtures, equipment, appliances, or material placed upon or installed in or upon the aforementioned Premises or improvements thereon. All waivers are true, correct, and genuine, and are delivered unconditionally. Furthermore, there is no claim, either legal or equitable, to defeat the validity of said waivers.

Signed this 20th (Day) day of July (Month), 2026 (Year)

Name: Jeff Osborne
(Individual/Corporation/Partnership)

By: _____

Title Director of Construction Services

Subscribed and sworn before me this 20th (Day) day of July (Month), 2026 (Year)

Jamie Leon
Notary Public

NOTARIAL SEAL IOWA
JAMIE LEON
Commission Number 783711
My Commission Expires
April 18, 2029

CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT

Project: Grimes PAB BP11
Nelson Project #: 26-002

Upon receipt by the undersigned of a

check from City of Grimes

in the sum of: $ 89,612.13

payable to: NELSON CONSTRUCTION SERVICES

and when the check has been properly endorsed and has been paid by the bank which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has

on the job of: Grimes PAB BP11

located at: NW Corner of 1st Street and James Street
Grimes, IA 50111

This release covers a progress payment for labor, services, equipment, or material

furnished to: Nelson Construction Services

through: July 20, 2026

only and does not cover any relations retained before or after the release date; extras furnished before the release date for which payment has not been received; extras or items furnished after the release date. Rights based upon work performed or items furnished under written change order which has been fully executed by the parties prior to the release date are covered by this release unless specifically reserved by the claimant in the release. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights; including rights between parties to the contract based upon a rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, the person should verify the evidence of payment to the undersigned.

The undersigned warrants that he/she either has already paid or will use the monies he/she receives from this progress payment to promptly pay in full all his laborers, subcontractors, material, men and suppliers for all work, materials, equipment, or services, provided for or to the above referenced project up to the date of this waiver.

Dated: July 20, 2026

Company Name: NELSON CONSTRUCTION SERVICES

Signature: _____

By: Jeff Osborne
Director of Construction Operations

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: NE Destination Drive Extension - Phase 2
Contractor: Sternquist Construction
Address: 1601 E Orchard Place, Indianola, IA 50125
Finance Budget Code: 375-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: March 10, 2026 ***Vendor #*** 4488
U-STEP UST-141-7(073)--4A-77

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,076,353.00			
Net change by Change Orders:	$ 14,745.22			
Contract Amount to Date: (line 1 ± 2)		$ 1,091,098.22		
Total completed and stored to date:	$ 548,387.72			
Retainage: 3 % of Completed Work:	$ 16,451.63			
Total Earned less Retainage:		$ 531,936.09		
Less previous applications for payment:		$ 393,083.78		
SUBTOTAL			$	138,852.31
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	138,852.31
Balance to finish, including retainage:		$ 559,162.13		
Contract Time Remaining (If applicable)	39.00 WORKING DAYS			

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

Construction Contractor Approval: Sternquist Construction (Firm Name)
Signature — 8-13-26 (Date)

Engineer / Consultant Approval: Snyder & Associates, Inc. (Firm Name)
Jordan Stoermer
Signature — 08/14/2026 (Date)

City of Grimes Staff Approval:
Signature — 8-17-26 (Date)

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
2.01	CLEARING AND GRUBBING	LS	1		1.00	$ 4,848.00	$ 4,848.00	1.00	$ 4,848.00	$ -	$ 4,848.00	-	100.00%
2.02	TOPSOIL, ON-SITE	CY	2,938		2,938.00	$ 7.10	$ 20,859.80	1,469.00	$ 10,429.90	$ -	$ 10,429.90	1,469.00	50.00%
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	8,584		8,584.00	$ 3.00	$ 25,752.00	6,438.00	$ 19,314.00	$ -	$ 19,314.00	2,146.00	75.00%
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	4,180		4,180.00	$ 10.10	$ 42,218.00	3,135.00	$ 31,663.50	$ -	$ 31,663.50	1,045.00	75.00%
2.05	SUBGRADE PREPARATION, 12 INCH	SY	5,932		5,932.00	$ 3.00	$ 17,796.00		$ -	$ -	$ -	5,932.00	0.00%
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500		500.00	$ 4.00	$ 2,000.00		$ -	$ -	$ -	500.00	0.00%
2.07	SUBBASE, MODIFIED, 6 INCH	SY	5,932		5,932.00	$ 10.60	$ 62,879.20		$ -	$ -	$ -	5,932.00	0.00%
2.08	COMPACTION TESTING	LS	1		1.00	$ 1,010.00	$ 1,010.00	1.00	$ 1,010.00	$ -	$ 1,010.00	-	100.00%
3.01	TRENCH COMPACTION TESTING	LS	1		1.00	$ 4,200.00	$ 4,200.00	1.00	$ 4,200.00	$ -	$ 4,200.00	-	100.00%
4.01	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	906		906.00	$ 65.65	$ 59,478.90	906.00	$ 59,478.90	$ -	$ 59,478.90	-	100.00%
4.02	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	58		58.00	$ 68.70	$ 3,984.60	58.00	$ 3,984.60	$ -	$ 3,984.60	-	100.00%
4.03	STORM SEWER, TRENCHED, RCP, 24 INCH DIAMETER	LF	29		29.00	$ 91.90	$ 2,665.10	29.00	$ 2,665.10	$ -	$ 2,665.10	-	100.00%
4.04	STORM SEWER, TRENCHED, RCP, 42 INCH DIAMETER	LF	139		139.00	$ 177.75	$ 24,707.25	139.00	$ 24,707.25	$ -	$ 24,707.25	-	100.00%
4.05	REMOVAL OF STORM SEWER, 24 IN DIAMETER OR LESS	LF	74		74.00	$ 34.35	$ 2,541.90		$ -	$ -	$ -	74.00	0.00%
4.06	PIPE APRON (18"), FOOTING	EA	1		1.00	$ 2,861.00	$ 2,861.00	1.00	$ 2,861.00	$ -	$ 2,861.00	-	100.00%
4.07	PIPE APRON (24"), FOOTING, AND GUARD	EA	1		1.00	$ 3,887.00	$ 3,887.00	1.00	$ 3,887.00	$ -	$ 3,887.00	-	100.00%
4.08	PIPE APRON (42"), FOOTING, AND GUARD	EA	2		2.00	$ 6,230.00	$ 12,460.00	2.00	$ 12,460.00	$ -	$ 12,460.00	-	100.00%
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	1,854		1,854.00	$ 19.20	$ 35,596.80		$ -	$ -	$ -	1,854.00	0.00%
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	6		6.00	$ 437.00	$ 2,622.00		$ -	$ -	$ -	6.00	0.00%
4.11	SUBDRAIN OUTLET AND CONNECTIONS, CONNECT TO STRUCTURE	EA	14		14.00	$ 162.00	$ 2,268.00		$ -	$ -	$ -	14.00	0.00%
5.01	WATER MAIN, TRENCHED, PVC, 6 IN DIAMETER	LF	222		222.00	$ 32.32	$ 7,175.04	222.00	$ 7,175.04	$ -	$ 7,175.04	-	100.00%
5.02	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	1,442		1,442.00	$ 33.33	$ 48,061.86	1,237.00	$ 41,229.21	$ -	$ 41,229.21	205.00	85.78%
5.03	WATER MAIN WITH CASING PIPE, TRENCHED, PVC, 8 IN DIAMETER	LF	25		25.00	$ 211.00	$ 5,275.00	28.00	$ 5,908.00	$ -	$ 5,908.00	(3.00)	112.00%
5.04	FITTING, BY WEIGHT	LB	2,356		2,356.00	$ 8.50	$ 20,026.00	2,123.00	$ 18,045.50	$ -	$ 18,045.50	233.00	90.11%
5.05	GATE VALVE, DUCTILE IRON, 6 INCH	EA	4		4.00	$ 1,750.00	$ 7,000.00	4.00	$ 7,000.00	$ -	$ 7,000.00	-	100.00%
5.06	GATE VALVE, DUCTILE IRON, 8 INCH	EA	3		3.00	$ 2,470.00	$ 7,410.00	1.00	$ 2,470.00	$ -	$ 2,470.00	2.00	33.33%
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	4		4.00	$ 7,705.00	$ 30,820.00	4.00	$ 30,820.00	$ -	$ 30,820.00	-	100.00%
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4		4.00	$ 6,620.55	$ 26,482.20	4.00	$ 26,482.20	$ -	$ 26,482.20	-	100.00%
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	1		1.00	$ 891.00	$ 891.00	1.00	$ 891.00	$ -	$ 891.00	-	100.00%
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	1		1.00	$ 3,720.00	$ 3,720.00	1.00	$ 3,720.00	$ -	$ 3,720.00	-	100.00%
6.02	MANHOLE, SW-401, 72 INCH DIAMETER	EA	1		1.00	$ 8,100.00	$ 8,100.00	1.00	$ 8,100.00	$ -	$ 8,100.00	-	100.00%
6.03	INTAKE, SW-501	EA	4		4.00	$ 2,960.00	$ 11,840.00	4.00	$ 11,840.00	$ -	$ 11,840.00	-	100.00%
6.04	INTAKE, SW-505	EA	6		6.00	$ 4,835.00	$ 29,010.00	6.00	$ 29,010.00	$ -	$ 29,010.00	-	100.00%
6.05	INTAKE, SW-506	EA	4		4.00	$ 8,195.00	$ 32,780.00	4.00	$ 32,780.00	$ -	$ 32,780.00	-	100.00%
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	4,975		4,975.00	$ 64.50	$ 320,887.50	-	$ -	$ 27,916.82	$ 27,916.82	4,975.00	0.00%
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1		1.00	$ 5,000.00	$ 5,000.00		$ -	$ -	$ -	1.00	0.00%
7.03	CURB AND GUTTER, VARIABLE WIDTH	LF	80		80.00	$ 60.60	$ 4,848.00		$ -	$ -	$ -	80.00	0.00%
7.04	REMOVAL OF SIDEWALK	SY	20		20.00	$ 7.10	$ 142.00		$ -	$ -	$ -	20.00	0.00%

7.05	SIDEWALK, PCC, 6 INCH THICKNESS	SY	131		131.00	$ 70.70	$ 9,261.70		$ -	$ -	$ -	131.00	0.00%
7.06	DETEACTBLE WARNINGS	SF	134		134.00	$ 54.55	$ 7,309.70		$ -	$ -	$ -	134.00	0.00%
7.07	SHOULDER, GRANULAR, 6 INCH	TON	357		357.00	$ 40.40	$ 14,422.80	285.79	$ 11,545.92	$ -	$ 11,545.92	71.21	80.05%
7.08	PAVEMENT REMOVAL	SY	3,216		3,216.00	$ 7.10	$ 22,833.60	3,194.00	$ 22,677.40	$ -	$ 22,677.40	22.00	99.32%
8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	35		35.00	$ 156.55	$ 5,479.25	5.40	$ 845.37	$ -	$ 845.37	29.60	15.43%
8.02	GROOVES CUT FOR PAVEMENT MARKINGS	STA	35		35.00	$ 95.95	$ 3,358.25	5.40	$ 518.13	$ -	$ 518.13	29.60	15.43%
8.03	TEMPORARY TRAFFIC CONTROL	LS	1		1.00	$ 4,797.50	$ 4,797.50	0.75	$ 3,598.13	$ -	$ 3,598.13	0.25	75.00%
8.04	TRAFFIC SIGNS	EA	5		5.00	$ 151.50	$ 757.50		$ -	$ -	$ -	5.00	0.00%
8.05	PERFORATED SQUARE STEEL TUBE POSTS	LF	53		53.00	$ 25.25	$ 1,338.25		$ -	$ -	$ -	53.00	0.00%
8.06	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	5		5.00	$ 40.40	$ 202.00		$ -	$ -	$ -	5.00	0.00%
8.07	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	4		4.00	$ 353.50	$ 1,414.00		$ -	$ -	$ -	4.00	0.00%
8.08	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	9		9.00	$ 303.00	$ 2,727.00	6.00	$ 1,818.00	$ -	$ 1,818.00	3.00	66.67%
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3.8		3.80	$ 3,838.00	$ 14,584.40		$ -	$ -	$ -	3.80	0.00%
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	1.3		1.30	$ 3,838.00	$ 4,989.40		$ -	$ -	$ -	1.30	0.00%
9.03	SWPPP PREPARATION	LS	1		1.00	$ 1,515.00	$ 1,515.00	1.00	$ 1,515.00	$ -	$ 1,515.00	-	100.00%
9.04	SWPPP MANAGEMENT	LS	1		1.00	$ 2,020.00	$ 2,020.00	0.50	$ 1,010.00	$ -	$ 1,010.00	0.50	50.00%
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	4,000		4,000.00	$ 1.00	$ 4,000.00	1,248.00	$ 1,080.00	$ -	$ 1,080.00	2,752.00	31.20%
9.06	FILTER SOCK, REMOVAL	LF	4,000		4,000.00	$ 0.20	$ 800.00		$ -	$ -	$ -	4,000.00	0.00%
9.07	TEMPORARY RECP, TYPE 1.A	SY	1,750		1,750.00	$ 1.25	$ 2,187.50		$ -	$ -	$ -	1,750.00	0.00%
9.08	RIP RAP, CLASS E	TON	150		150.00	$ 77.77	$ 11,665.50	127.40	$ 9,907.90	$ -	$ 9,907.90	22.60	84.93%
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	1,350		1,350.00	$ 1.55	$ 2,092.50		$ -	$ -	$ -	1,350.00	0.00%
9.10	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	EA	1,350		1,350.00	$ 0.50	$ 675.00		$ -	$ -	$ -	1,350.00	0.00%
9.11	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	1,350		1,350.00	$ 0.25	$ 337.50		$ -	$ -	$ -	1,350.00	0.00%
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	5.1		5.10	$ 606.00	$ 3,090.60	0.29	$ 175.74	$ -	$ 175.74	4.81	5.69%
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	24		24.00	$ 126.25	$ 3,030.00		$ -	$ -	$ -	24.00	0.00%
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	24		24.00	$ 25.25	$ 606.00		$ -	$ -	$ -	24.00	0.00%
11.01	MOBILIZATION	LS	1		1.00	$ 43,753.90	$ 43,753.90	1.00	$ 43,753.90	$ -	$ 43,753.90	-	100.00%
11.02	CONCRETE WASHOUT	LS	1		1.00	$ 3,000.00	$ 3,000.00		$ -	$ -	$ -	1.00	0.00%
CO1-1	Install two "No Outlet" Sign	EA		2.00	2.00	$ 300.00	$ 600.00	2.00	$ 600.00	$ -	$ 600.00	-	100.00%
CO1-2	Install one "No Trucks" Sign	EA		2.00	2.00	$ 300.00	$ 600.00	2.00	$ 600.00	$ -	$ 600.00	-	100.00%
CO1-3	Furnish and Removal of Type 3 Barricades	LS		1.00	1.00	$ 2,035.00	$ 2,035.00	1.00	$ 2,035.00	$ -	$ 2,035.00	-	100.00%
CO2-1	SW-301, Sanitary Manhole Adjustment	LS		1.00	1.00	$ 9,182.80	$ 9,182.80	1.00	$ 9,182.80	$ -	$ 9,182.80	-	100.00%
CO2-2	Trench Stabilization Bedding	TON		37.12	37.12	$ 62.70	$ 2,327.42	37.12	$ 2,327.42	$ -	$ 2,327.42	-	100.00%
CO2-3	Install one "No Trucks" Sign	EA		1.00	1.00	$ 300.00	$ 300.00	1.00	$ 300.00	$ -	$ 300.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,091,398.22 $ 548,387.72 50.25%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 6,172.11
2	June 23, 2026	$ 56,568.10
3	July 28, 2026	$ 330,343.57
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 393,083.78**

Record of Change Orders

No.	Date	Amount
1	July 28, 2026	$ 2,935.00
2	August 25, 2026	$ 11,810.22
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TOTAL **$ 14,745.22**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 10, 2026
Original Contract Time:	75.00
Added by Change Order:	
Contract Time to Date:	75.00
Time Used to Date:	36.00
Contract Time Remaining:	**39.00**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: NE Destinaion Drive Extension
Contractor: Sternquist Construction
Address: 1601 E Orchard Place, Indianola, IA 50125
Finance Budget Code: 375-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 4488

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,546,915.57		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 1,546,915.57	
Total completed and stored to date:	$ 1,195,281.24		
Retainage: 3 % of Completed Work:	$ 35,858.44		
Total Earned less Retainage:		$ 1,159,422.81	
Less previous applications for payment:		$ 631,728.44	
SUBTOTAL			$ 527,694.37
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 527,694.37
Balance to finish, including retainage:		$ 387,492.76	
Contract Time Remaining (If applicable)	24.50 WORKING DAYS		

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

Construction Contractor Approval: Sternquist Construction
Firm Name
Signature
8-13-26
Date

Engineer / Consultant Approval: Snyder & Associates, Inc. 08/14/2026
Firm Name
Jordan Stoermer
Signature
8-18-26
Date

City of Grimes Staff Approval:
Signature
8-18-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
2.01	CLEARING AND GRUBBING	LS	1		1.00	$ 7,650.00	$ 7,650.00	1.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
2.02	TOPSOIL, ON-SITE	CY	3990		3,990.00	$ 7.14	$ 28,488.60	1,995.00	$ 14,244.30	$ -	$ 14,244.30	1,995.00	50.00%
2.03	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	5475		5,475.00	$ 6.12	$ 33,507.00	5,475.00	$ 33,507.00	$ -	$ 33,507.00	-	100.00%
2.04	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	7068		7,068.00	$ 8.16	$ 57,674.88	7,068.00	$ 57,674.88	$ -	$ 57,674.88	-	100.00%
2.05	SUBGRADE PREPARATION, 12 INCH	SY	9835		9,835.00	$ 3.06	$ 30,095.10	9,835.00	$ 30,095.10	$ -	$ 30,095.10	-	100.00%
2.06	SUBGRADE TREATMENT, GEOGRID	SY	500		500.00	$ 4.08	$ 2,040.00	1,063.10	$ 4,337.45	$ -	$ 4,337.45	(563.10)	212.62%
2.07	SUBBASE, MODIFIED, 6 INCH	SY	8384		8,384.00	$ 10.97	$ 91,972.48	8,384.00	$ 91,972.48	$ -	$ 91,972.48	-	100.00%
2.08	COMPACTION TESTING	LS	1		1.00	$ 2,040.00	$ 2,040.00	1.00	$ 2,040.00	$ -	$ 2,040.00	-	100.00%
3.01	TRENCH COMPACTION TESTING	LS	1		1.00	$ 4,998.00	$ 4,998.00	1.00	$ 4,998.00	$ -	$ 4,998.00	-	100.00%
4.01	REMOVAL OF SANITARY SEWER	LF	40		40.00	$ 129.54	$ 5,181.60		$ -	$ -	$ -	40.00	0.00%
4.02	STORM SEWER, TRENCHED, RCP, 15 INCH DIAMETER	LF	1219		1,219.00	$ 66.30	$ 80,819.70	1,219.00	$ 80,819.70	$ -	$ 80,819.70	-	100.00%
4.03	STORM SEWER, TRENCHED, RCP, 18 INCH DIAMETER	LF	131		131.00	$ 80.58	$ 10,555.98	131.00	$ 10,555.98	$ -	$ 10,555.98	-	100.00%
4.04	REMOVAL OF STORM SEWER, LESS THAN 24 IN DIAMETER	LF	134		134.00	$ 24.48	$ 3,280.32		$ -	$ -	$ -	134.00	0.00%
4.05	PIPE CULVERT, TRENCHED, RCP, 24 INCH DIAMETER	LF	81		81.00	$ 93.84	$ 7,601.04	89.00	$ 8,351.76	$ -	$ 8,351.76	(8.00)	109.88%
4.06	PIPE APRON (15"), FOOTING, AND GUARD	EA	1		1.00	$ 2,550.00	$ 2,550.00	1.00	$ 2,550.00	$ -	$ 2,550.00	-	100.00%
4.07	PIPE APRON (18"), FOOTING, AND GUARD	EA	2		2.00	$ 2,917.20	$ 5,834.40	2.00	$ 5,834.40	$ -	$ 5,834.40	-	100.00%
4.08	PIPE APRON (24"), FOOTING, AND GUARD	EA	4		4.00	$ 3,049.80	$ 12,199.20	4.00	$ 12,199.20	$ -	$ 12,199.20	-	100.00%
4.09	SUBDRAIN, PERFORATED, PVC, 6 INCH DIAMETER	LF	2195		2,195.00	$ 18.36	$ 40,300.20	2,195.00	$ 40,300.20	$ -	$ 40,300.20	-	100.00%
4.10	SUBDRAIN CLEANOUT, TYPE A-1, 6 INCH DIAMETER	EA	8		8.00	$ 459.00	$ 3,672.00	8.00	$ 3,672.00	$ -	$ 3,672.00	-	100.00%
4.11	SUBDRAIN, CONNECT TO STRUCTURE	EA	20		20.00	$ 210.12	$ 4,202.40	20.00	$ 4,202.40	$ -	$ 4,202.40	-	100.00%
5.01	WATER MAIN, TRENCHED, PVC, 8 IN DIAMETER	LF	302		302.00	$ 42.33	$ 12,783.66	302.00	$ 12,783.66	$ -	$ 12,783.66	-	100.00%
5.02	WATER MAIN, TRENCHED, PVC, 12 IN DIAMETER	LF	2187		2,187.00	$ 45.90	$ 100,383.30	2,167.00	$ 99,465.30	$ -	$ 99,465.30	20.00	99.09%
5.03	FITTING, BY WEIGHT	LB	2428		2,428.00	$ 13.77	$ 33,433.56	2,428.00	$ 33,433.56	$ -	$ 33,433.56	-	100.00%
5.04	GATE VALVE, DUCTILE IRON, 8 INCH	EA	6		6.00	$ 2,669.34	$ 16,016.04	6.00	$ 16,016.04	$ -	$ 16,016.04	-	100.00%
5.05	GATE VALVE, DUCTILE IRON, 12 INCH	EA	4		4.00	$ 4,543.08	$ 18,172.32	4.00	$ 18,172.32	$ -	$ 18,172.32	-	100.00%
5.06	FIRE HYDRANT ASSEMBLY	EA	3		3.00	$ 7,940.70	$ 23,822.10	3.00	$ 23,822.10	$ -	$ 23,822.10	-	100.00%
5.07	ALTERNATE FIRE HYDRANT ASSEMBLY	EA	3		3.00	$ 8,705.70	$ 26,117.10	3.00	$ 26,117.10	$ -	$ 26,117.10	-	100.00%
5.08	FLUSHING DEVICE (BLOWOFF HYDRANT)	EA	4		4.00	$ 4,263.60	$ 17,054.40	4.00	$ 17,054.40	$ -	$ 17,054.40	-	100.00%
5.09	FIRE HYDRANT ASSEMBLY REMOVAL	EA	2		2.00	$ 319.26	$ 638.52	2.00	$ 638.52	$ -	$ 638.52	-	100.00%
6.01	MANHOLE, SW-401, 48 INCH DIAMETER	EA	2		2.00	$ 3,795.42	$ 7,590.84	2.00	$ 7,590.84	$ -	$ 7,590.84	-	100.00%
6.02	INTAKE, SW-505	EA	7		7.00	$ 5,085.72	$ 35,600.04	7.00	$ 35,600.04	$ -	$ 35,600.04	-	100.00%
6.03	INTAKE, SW-506	EA	9		9.00	$ 8,270.16	$ 74,431.44	9.00	$ 74,431.44	$ -	$ 74,431.44	-	100.00%
7.01	PAVEMENT, PCC, 8 INCH DEPTH	SY	7351		7,351.00	$ 65.00	$ 477,815.00	4,324.00	$ 281,060.00	$ -	$ 281,060.00	3,027.00	58.82%
7.02	PCC PAVEMENT SAMPLES AND TESTING	LS	1		1.00	$ 6,700.00	$ 6,700.00	0.75	$ 5,025.00	$ -	$ 5,025.00	0.25	75.00%
7.03	REMOVAL OF DRIVEWAY	SY	1547		1,547.00	$ 10.20	$ 15,779.40		$ -	$ -	$ -	1,547.00	0.00%
7.04	SIDEWALK, PCC, 6 INCH THICKNESS	SY	232		232.00	$ 123.00	$ 28,536.00		$ -	$ -	$ -	232.00	0.00%
7.05	DETEACTBLE WARNINGS	SF	322		322.00	$ 55.50	$ 17,871.00		$ -	$ -	$ -	322.00	0.00%
7.06	DRIVEWAY, PAVED, PCC, 7 INCH THICKNESS	SY	1182		1,182.00	$ 52.50	$ 62,055.00	1,092.30	$ 57,345.75	$ -	$ 57,345.75	89.70	92.41%
7.07	DRIVEWAY, GRANULAR, 7 INCH THICKNESS	TON	61		61.00	$ 51.00	$ 3,111.00		$ -	$ -	$ -	61.00	0.00%
7.08	SHOULDER, GRANULAR, 6 INCH	TON	50		50.00	$ 51.00	$ 2,550.00		$ -	$ -	$ -	50.00	0.00%
7.09	PAVEMENT REMOVAL	SY	57		57.00	$ 10.20	$ 581.40		$ -	$ -	$ -	57.00	0.00%

8.01	PAINTED PAVEMENT MARKINGS, DURABLE	STA	36		36.00	$ 76.50	$ 2,754.00		$ -	$ -	$ -	36.00	0.00%
8.02	PAINTED SYBOLS AND LEGENDS, DURABLE	EA	16		16.00	$ 204.00	$ 3,264.00		$ -	$ -	$ -	16.00	0.00%
8.03	GROOVES CUT FOR PAVEMENT MARKINGS	STA	36		36.00	$ 35.70	$ 1,285.20		$ -	$ -	$ -	36.00	0.00%
8.04	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	16		16.00	$ 153.00	$ 2,448.00		$ -	$ -	$ -	16.00	0.00%
8.05	TEMPORARY TRAFFIC CONTROL	LS	1		1.00	$ 2,397.00	$ 2,397.00	0.50	$ 1,198.50	$ -	$ 1,198.50	0.50	50.00%
8.06	TRAFFIC SIGNS	EA	12		12.00	$ 204.00	$ 2,448.00		$ -	$ -	$ -	12.00	0.00%
8.07	PERFORATED SQUARE STEEL TUBE POSTS	LF	138		138.00	$ 30.60	$ 4,222.80		$ -	$ -	$ -	138.00	0.00%
8.08	PERFORATED SQUARE STEEL TUBE POST ANCHORS	EA	12		12.00	$ 30.60	$ 367.20		$ -	$ -	$ -	12.00	0.00%
8.09	REMOVE AND SALVAGE TRAFFIC SIGN ASSEMBLY	EA	10		10.00	$ 255.00	$ 2,550.00		$ -	$ -	$ -	10.00	0.00%
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 2	AC	3		3.00	$ 2,856.00	$ 8,568.00		$ -	$ -	$ -	3.00	0.00%
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 6	AC	3		3.00	$ 3,264.00	$ 9,792.00		$ -	$ -	$ -	3.00	0.00%
9.03	SWPPP PREPARATION	LS	1		1.00	$ 2,040.00	$ 2,040.00	1.00	$ 2,040.00	$ -	$ 2,040.00	-	100.00%
9.04	SWPPP MANAGEMENT	LS	1		1.00	$ 3,672.00	$ 3,672.00	0.75	$ 2,754.00	$ -	$ 2,754.00	0.25	75.00%
9.05	FILTER SOCK, 9 INCH DIAMETER	LF	5000		5,000.00	$ 1.79	$ 8,950.00	200.00	$ 358.00	$ -	$ 358.00	4,800.00	4.00%
9.06	FILTER SOCK, REMOVAL	LF	5000		5,000.00	$ 0.05	$ 250.00		$ -	$ -	$ -	5,000.00	0.00%
9.07	TEMPORARY RECP, TYPE 1.A	SY	775		775.00	$ 1.79	$ 1,387.25		$ -	$ -	$ -	775.00	0.00%
9.08	RIP RAP, CLASS E	TON	80		80.00	$ 121.38	$ 9,710.40	56.38	$ 6,843.40	$ -	$ 6,843.40	23.62	70.48%
9.09	SILT FENCE OR SILT FENCE DITCH CHECK	LF	450		450.00	$ 1.79	$ 805.50	1,818.00	$ 3,254.22	$ -	$ 3,254.22	(1,368.00)	404.00%
9.10	SILT FENCE, REMOVAL OF SEDIMENT	LF	450		450.00	$ 0.51	$ 229.50		$ -	$ -	$ -	450.00	0.00%
9.11	SILT FENCE, REMOVAL OF DEVICE	LF	450		450.00	$ 0.05	$ 22.50		$ -	$ -	$ -	450.00	0.00%
9.12	EROSION CONTROL MULCHING, CONVENTIONAL	AC	6		6.00	$ 612.00	$ 3,672.00		$ -	$ -	$ -	6.00	0.00%
9.13	INLET PROTECTION DEVICE, DROP-IN INTAKE	EA	32		32.00	$ 158.10	$ 5,059.20	12.00	$ 1,897.20	$ -	$ 1,897.20	20.00	37.50%
9.14	INLET PROTECTION DEVICE, MAINTENANCE	EA	32		32.00	$ 25.50	$ 816.00		$ -	$ -	$ -	32.00	0.00%
11.01	MOBILIZATION	LS	1		1.00	$ 50,000.00	$ 50,000.00	1.00	$ 50,000.00	$ -	$ 50,000.00	-	100.00%
11.02	CONCRETE WASHOUT	LS	1		1.00	$ 4,500.00	$ 4,500.00	0.75	$ 3,375.00	$ -	$ 3,375.00	0.25	75.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,546,915.57 $ 1,195,281.24 77.27%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 26, 2026	$ 41,084.51
2	June 23, 2026	$ 562,205.21
3	July 28, 2026	$ 28,438.72
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Previous Applications for Payment

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TOTAL **$ 631,728.44**

Record of Change Orders

No.	Date	Amount
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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	80.00
Added by Change Order:	
Contract Time to Date:	80.00
Time Used to Date:	55.50
Contract Time Remaining:	**24.50**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Grimes Administration Building
Contractor: US Erectors
Address: 5760 Metro East Drive, Pleasant Hill, IA 50327
Finance Budget Code: 387-650-6499 ***Finance Project #***
Vendor Project or Invoice #: X246400 ***PO #***
Original Contract Date: December 16, 2025 ***Vendor #*** 1067

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: July 1, 2026 Through: July 31, 2026

Contract Summary

Original Contract Amount:	$ 1,305,400.00			
Net change by Change Orders:	$ 932.00			
Contract Amount to Date: (line 1 ± 2)		$ 1,306,332.00		
Total completed and stored to date:	$ 1,230,132.00			
Retainage: 3 % of Completed Work:	$ 36,903.96			
Total Earned less Retainage:		$ 1,193,228.04		
Less previous applications for payment:		$ 1,133,348.00		
SUBTOTAL			$	59,880.04
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	59,880.04
Balance to finish, including retainage:		$ 113,103.96		
Contract Time Remaining (If applicable)	- CALENDAR DAYS			

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

Construction Contractor Approval: US Erectors
Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc.
Firm Name

Signature 08/12/2026
Date

City of Grimes Staff Approval:

Signature 8-18-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	February 24,2026	$ 44,911.00
2	April 28, 2026	$ 21,935.58
3	April 28, 2026	$ 255,785.12
4	May 26, 2026	$ 382,073.30
5	June 23, 2026	$ 60,140.00
6	July 28, 2026	$ 368,503.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,133,348.00**

Record of Change Orders

No.	Date	Amount
1	June 23, 2026	$ 932.00
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TOTAL **$ 932.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	December 16, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER):
City of Grimes
100 NE Harvey Street
Grimes IA 50111

PROJECT: Grimes Adminstration Building
PROJECT: # X246400

APPLICATION NO: 7
PERIOD TO: 07/01/26 - 07/31/26

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
OPN Architects
100 Court Avenue
Des Moines, IA 50309

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY

Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
4/14/26 PCO #001 - Revised site plan	11,204.00	
4/28/26 PCO #002 - Plumbing Fixture Manf.	2,974.00	
5/12/26 PCO #001 - Nelson Revised site plan	9,871.15	
6/23/26 PCO #003 - Brace Joints	932.00	
6/23/26 PCO #004 - Additional concrete @ footings	366.52	
6/23/26 PCO #005 - Coordination Changes	6,812.85	
7/28/26 PCO #006 - Replace Storm Intake at James St.	3,495.00	
TOTALS	35,655.52	$0.00
Net change by Change Order		35,655.52

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1.ORIGINAL CONTRACT SUM		8,523,948.00
2.Net change by Change Order		35,655.52
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,559,603.52
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		3,321,567.20
5. RETAINAGE:		
a. 3% completed work (Column D + E on G703)	$99,647.02	
b. 3% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		99,647.02
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		3,221,920.18
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		2,663,521.87
8.CURRENT PAYMENT NOW DUE		558,398.31
9.BALANCE TO FINISH, PLUS RETAINAGE. (Line 3 less Line 6)		5,337,683.34

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison August 3, 2026

State of: IOWA County of: POLK
subscribed and sworn to before me this August 3, 2026

NOTARY PUBLIC:
My Commission Expires: Jeni Day Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 20[illegible]

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 558,398.31
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: OPN Architects

By: _____ Date: _____

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

Prj #	X246400				App # :	7				Pd From:	7/1/2026	
Prj Name	Grimes Adminstration Building				App Date:	8/3/2026				PD TO :	7/31/2026	
Sub:					Retain :	3.00%						
A	**B**	**C1**	**C2**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**	
Item Number	Description of Work	Scheduled Value	GMP Budget Update	Updated SOV	WORK COMPLETED PREVIOUS (D+E)	This Period	MATERIALS PRESENTLY STORED (NOT IN D	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage	
	Prime Volume											
1	BP #01 - Demo, Grading & Utilities - Sandstone	$748,567		$759,639	602,413.50			602,413.50	79%	157,226	18,072.41	
2	BP #02 - General Construction - DDVI	$1,605,000		$1,605,367	213,670.65	42,235.05		255,905.70	16%	1,349,461	7,677.17	
3	BP #03 - Precast & Steel M&L - US Erectors	$1,305,400		$1,306,332	1,168,400.00	61,732.00		1,230,132.00	94%	76,200	36,903.96	
4	BP #04 - Roofing & Sheet Metal - Bailey Roofing	$241,000		$241,000		115,213.68		115,213.68	48%	125,786	3,456.41	
5	BP #05 - Aluminum & Glazing - Ford Metro	$564,000		$564,000	114,311.00			114,311.00	20%	449,689	3,429.33	
6	BP #06 - Drywall - Graphite	$674,000		$674,000	38,138.35	43,521.00		81,659.35	12%	592,341	2,449.78	
7	BP #07 - Fire Protection - Midwest Automatic Fire	$66,400		$66,400						66,400		
8	BP #08 - Mechanical - Kruck Plumbing & Heating	$1,240,700		$1,243,674	283,333.00	106,083.00		389,416.00	31%	854,258	11,682.48	
9	BP #09 - Electrical - Brad Moeller Electric	$1,248,000		$1,254,350	159,500.00	114,500.00		274,000.00	22%	980,350	8,220.00	
10	BP #10 - Audio & Visual - Tri City Electric	$244,326		$245,989	110,000.00			110,000.00	45%	135,989	3,300.00	
11	BP #11 - Site Paving - Nelson Construction	$480,000		$489,871	56,132.33	92,383.64		148,515.97	30%	341,355	4,455.48	
12	BP #12 - Landscaping - Whitfields Lawn & Graden	$106,555		$108,982						108,982		
	GRAND TOTAL	**8,523,948**		**8,559,603.82**	**2,745,898.83**	**575,668.37**		**3,321,567.20**	**39%**	**5,238,037**	**99,647.02**	

REQUEST FOR PAYMENT

From: US Erectors, Inc.
5760 Metro East Drive
Pleasant Hill, IA 50327

To: The Weitz Company
611 5th Ave
Des Moines, IA 50309

Invoice: 46172457
Draw: 14
Invoice date: 7/24/2026
Period ending date: 7/31/2026

Contract For:

Request for payment:

Original contract amount	$1,305,400.00	
Approved changes	$932.00	
Revised contract amount		$1,306,332.00
Contract completed to date		$1,230,132.00
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$36,903.96	
Total completed less retainage		$1,193,228.04
Less previous requests	$1,133,348.00	
Current request for payment		$59,880.04
Current billing		$61,732.00
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$1,851.96	
Current amount due		$59,880.04
Remaining contract to bill	$113,103.96	

Project: 2500-089
Grimes Public Admin Building

Contract date:

Architect:

Scope:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month	932.00	
TOTALS	932.00	
NET CHANGES by Change Order	932.00	

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the The Weitz Company relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: US Erectors, Inc.

By: [signature]

Date: 7/24/26

State Of Iowa County Of Polk

Subscribed and sworn to before me this 24 day of July 2026

Notary Public [signature]

My commission expires: 2-12-29

KINSEY MILLER
Commission Number 870769
My Commission Expires
2-12-29

REQUEST FOR PAYMENT DETAIL

Project: 2500-089 / Grimes Public Admin Building Invoice: 46172457 Draw: 14 Period Ending Date: 7/31/2026

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
01	GENERAL ADMIN								
02	Bonds	10,000.00	10,000.00			10,000.00	100.00		300.00
03	Mobilization	10,000.00						10,000.00	
04	STEEL MATERIAL								
05	Structural Material	105,000.00	105,000.00			105,000.00	100.00		3,150.00
06	Structural Labor	52,000.00	52,000.00			52,000.00	100.00		1,560.00
07	Structural Detailing	13,000.00	13,000.00			13,000.00	100.00		390.00
08	Structural Freight	8,000.00	8,000.00			8,000.00	100.00		240.00
09	Misc. Material	6,000.00						6,000.00	
10	Misc. Labor	7,000.00						7,000.00	
11	Misc. Detailing	6,000.00	3,000.00			3,000.00	50.00	3,000.00	90.00
12	Misc. Freight	5,000.00						5,000.00	
13	Joist and Deck	124,000.00	124,000.00			124,000.00	100.00		3,720.00
14	Fin Inserts	50,000.00	50,000.00			50,000.00	100.00		1,500.00
15	PRECAST MATERIAL								
16	Engineering	38,000.00	38,000.00			38,000.00	100.00		1,140.00
17	Wall Panels	459,000.00	459,000.00			459,000.00	100.00		13,770.00
18	Trucking	77,000.00	77,000.00			77,000.00	100.00		2,310.00
19	Patching	5,000.00						5,000.00	
20	Washing	14,000.00						14,000.00	
21	STEEL INSTALL								
22	Structural Steel	62,000.00	58,900.00			58,900.00	95.00	3,100.00	1,767.00
23	Joists	27,000.00	27,000.00			27,000.00	100.00		810.00
24	Decking	26,000.00		23,400.00		23,400.00	90.00	2,600.00	702.00
25	Misc. Steel	45,000.00	33,750.00	6,750.00		40,500.00	90.00	4,500.00	1,215.00
26	Stairs and Rails	5,800.00						5,800.00	
27	PRECAST INSTALL								
28	Precast Wall Panels	104,000.00	98,800.00			98,800.00	95.00	5,200.00	2,964.00
29	GROUT AND CAULKIING								
30	Grout Wall panels&Base plates	14,600.00	10,950.00	3,650.00		14,600.00	100.00		438.00
31	Caulking Wall panels	27,000.00		27,000.00		27,000.00	100.00		810.00
32	Patching Allowance	5,000.00						5,000.00	
33									

REQUEST FOR PAYMENT DETAIL

Project: 2500-089 / Grimes Public Admin Building Invoice: 46172457 Draw: 14 Period Ending Date: 7/31/2026

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	Change Order 1	932.00		932.00		932.00	100.00		27.96

Totals	1,306,332.00	1,168,400.00	61,732.00		1,230,132.00	94.17	76,200.00	36,903.96

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SW 19th Street and SW Jazzwood Drive Overlay
Contractor: Des Moines Asphalt & Paving
Address: 9119 Northpark Drive, Johnston, IA 50131
Finance Budget Code: 326-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: March 10, 2026 **Vendor #** 2670

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: July 11, 2026 Through: August 14, 2026

Contract Summary

Original Contract Amount:	$ 1,489,128.21			
Net change by Change Orders:	$ 103,087.23			
Contract Amount to Date: (line 1 ± 2)		$ 1,592,215.44		
Total completed and stored to date:	$ 1,592,215.44			
Retainage: 3 % of Completed Work:	$ 47,766.46			
Total Earned less Retainage:		$ 1,544,448.98		
Less previous applications for payment:		$ 1,510,139.84		
SUBTOTAL			$	34,309.14
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	34,309.14
Balance to finish, including retainage:		$ 47,766.46		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval: Des Moines Asphalt & Paving
Firm Name

Brian Beaird
Signature

8/14/26
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

8-19-26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010	SUBGRADE PREPARATION	SY	37,283.00		37,283.00	$ 1.91	$ 71,210.53	37,283.00	$ 71,210.53	$ -	$ 71,210.53	-	100.00%
2		SUBGRADE TREATMENT, CEMENT TREATED BASE, 6% CEMENT	SY	37,283.00		37,283.00	$ 6.56	$ 244,576.48	37,283.00	$ 244,576.48	$ -	$ 244,576.48	-	100.00%
3		HMA STANDARD TRAFFIC (ST) SURFACE, 1/2", PG 58-28S	TON	3,075.00	299.71	3,374.71	$ 86.00	$ 290,225.06	3,374.71	$ 290,225.06	$ -	$ 290,225.06	-	100.00%
4		HMA STANDARD TRAFFIC (ST) INTERMEDIATE, 1/2", PG 58-28S	TON	3,075.00	359.51	3,434.51	$ 86.00	$ 295,367.86	3,434.51	$ 295,367.86	$ -	$ 295,367.86	-	100.00%
5		HMA STANDARD TRAFFIC (ST) BASE, 1/2", PG58-28S	TON	6,152.00	87.01	6,239.01	$ 84.00	$ 524,076.84	6,239.01	$ 524,076.84	$ -	$ 524,076.84	-	100.00%
6		DRIVEWAY, GRANULAR, 6 IN.	TON	195.00	76.68	271.68	$ 46.00	$ 12,497.28	271.68	$ 12,497.28	$ -	$ 12,497.28	-	100.00%
7		GRANULAR SHOULDER, TYPE A	TON	1,815.00	428.92	2,243.92	$ 25.75	$ 57,780.94	2,243.92	$ 57,780.94	$ -	$ 57,780.94	-	100.00%
8		PAINTED PAVEMENT MARKINGS, SOLVENT/ WATERBORNE	STA	123.00	378.10	501.10	$ 35.00	$ 17,538.50	501.10	$ 17,538.50	$ -	$ 17,538.50	-	100.00%
9		GROOVES CUT FOR PAVMENT MARKINGS	STA	123.00	378.10	501.10	$ 50.00	$ 25,055.00	501.10	$ 25,055.00	$ -	$ 25,055.00	-	100.00%
10		TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 11,411.95	$ 11,411.95	1.00	$ 11,411.95	$ -	$ 11,411.95	-	100.00%
11		PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)	CDAY	28.00		28.00	$ 100.00	$ 2,800.00	28.00	$ 2,800.00	$ -	$ 2,800.00	-	100.00%
12		MOBILIZATION	LS	1.00		1.00	$ 47,300.00	$ 47,300.00	1.00	$ 47,300.00	$ -	$ 47,300.00	-	100.00%
		Change Order Item												
CO1.1		ADDITIONAL SAFETY FENCE	LS		1.00	1.00	$ 1,375.00	$ 1,375.00	1.00	$ 1,375.00	$ -	$ 1,375.00	-	100.00%
CO2.1		CMT TESTING REDUCTION	LS		(1.00)	(1.00)	$ 9,000.00	$ (9,000.00)	1.00	$ (9,000.00)	$ -	$ (9,000.00)	-	100.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,592,215.44 $ 1,592,215.44 100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 28, 2026	$1,510,139.84
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Previous Applications for Payment

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TOTAL **$ 1,510,139.84**

Record of Change Orders

No.	Date	Amount
1	July 28, 2026	$ 79,948.73
2	August 25, 2026	$ 23,138.50
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TOTAL **$ 103,087.23**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 10, 2026
Original Contract Time:	30.00
Added by Change Order:	
Contract Time to Date:	30.00
Time Used to Date:	30.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SW 19th Street and SW Jazzwood Drive Overlay
Contractor: Des Moines Asphalt & Paving
Address: 9119 Northpark Drive, Johnston, IA 50131
Finance Budget Code: 326-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: March 10, 2026 ***Vendor #*** 2670

Date of Council Meeting: August 25, 2026 **PAYMENT REQUEST #** 3 (Retainage)
PAYMENT PERIOD: From: July 11, 2026 Through: August 14, 2026

Contract Summary

Original Contract Amount:	$ 1,489,128.21			
Net change by Change Orders:	$ 103,087.23			
Contract Amount to Date: (line 1 ± 2)		$ 1,592,215.44		
Total completed and stored to date:	$ 1,592,215.44			
Retainage: 0 % of Completed Work:	$ -			
Total Earned less Retainage:		$ 1,592,215.44		
Less previous applications for payment:		$ 1,544,448.98		
SUBTOTAL			$	47,766.46
OTHER CHARGES (Attach an itemized list)			$	-
CURRENT PAYMENT DUE			$	47,766.46
Balance to finish, including retainage:		$ -		
Contract Time Remaining (If applicable)	-	WORKING DAYS		

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

Construction Contractor Approval: Des Moines Asphalt & Paving
Firm Name

Brian Beaird
Signature

8/14/26
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

8/19/26
Date

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010	SUBGRADE PREPARATION	SY	37,283.00		37,283.00	$ 1.91	$ 71,210.53	37,283.00	$ 71,210.53	$ -	$ 71,210.53	-	100.00%
2		SUBGRADE TREATMENT, CEMENT TREATED BASE, 6% CEMENT	SY	37,283.00		37,283.00	$ 6.56	$ 244,576.48	37,283.00	$ 244,576.48	$ -	$ 244,576.48	-	100.00%
3		HMA STANDARD TRAFFIC (ST) SURFACE, 1/2", PG 58-28S	TON	3,075.00	299.71	3,374.71	$ 86.00	$ 290,225.06	3,374.71	$ 290,225.06	$ -	$ 290,225.06	-	100.00%
4		HMA STANDARD TRAFFIC (ST) INTERMEDIATE, 1/2", PG 58-28S	TON	3,075.00	359.51	3,434.51	$ 86.00	$ 295,367.86	3,434.51	$ 295,367.86	$ -	$ 295,367.86	-	100.00%
5		HMA STANDARD TRAFFIC (ST) BASE, 1/2", PG58-28S	TON	6,152.00	87.01	6,239.01	$ 84.00	$ 524,076.84	6,239.01	$ 524,076.84	$ -	$ 524,076.84	-	100.00%
6		DRIVEWAY, GRANULAR, 6 IN.	TON	195.00	76.68	271.68	$ 46.00	$ 12,497.28	271.68	$ 12,497.28	$ -	$ 12,497.28	-	100.00%
7		GRANULAR SHOULDER, TYPE A	TON	1,815.00	428.92	2,243.92	$ 25.75	$ 57,780.94	2,243.92	$ 57,780.94	$ -	$ 57,780.94	-	100.00%
8		PAINTED PAVEMENT MARKINGS, SOLVENT/ WATERBORNE	STA	123.00	378.10	501.10	$ 35.00	$ 17,538.50	501.10	$ 17,538.50	$ -	$ 17,538.50	-	100.00%
9		GROOVES CUT FOR PAVMENT MARKINGS	STA	123.00	378.10	501.10	$ 50.00	$ 25,055.00	501.10	$ 25,055.00	$ -	$ 25,055.00	-	100.00%
10		TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 11,411.95	$ 11,411.95	1.00	$ 11,411.95	$ -	$ 11,411.95	-	100.00%
11		PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)	CDAY	28.00		28.00	$ 100.00	$ 2,800.00	28.00	$ 2,800.00	$ -	$ 2,800.00	-	100.00%
12		MOBILIZATION	LS	1.00		1.00	$ 47,300.00	$ 47,300.00	1.00	$ 47,300.00	$ -	$ 47,300.00	-	100.00%
		Change Order Item												
CO1.1		ADDITIONAL SAFETY FENCE	LS		1.00	1.00	$ 1,375.00	$ 1,375.00	1.00	$ 1,375.00	$ -	$ 1,375.00	-	100.00%
CO2.1		CMT TESTING REDUCTION	LS		(1.00)	(1.00)	$ 9,000.00	$ (9,000.00)	1.00	$ (9,000.00)	$ -	$ (9,000.00)	-	100.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%
						-		$ -		$ -			-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 1,592,215.44 $ 1,592,215.44 100.00%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 28, 2026	$1,510,139.84
2	August 25, 2026	$ 34,309.14
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,544,448.98**

Record of Change Orders

No.	Date	Amount
1	July 28, 2026	$ 79,948.73
2	August 25, 2026	$ 23,138.50
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TOTAL **$ 103,087.23**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	March 10, 2026
Original Contract Time:	30.00
Added by Change Order:	
Contract Time to Date:	30.00
Time Used to Date:	30.00
Contract Time Remaining:	-

RESOLUTION 08-0526 APPROVING CHANGE ORDERS

Grimes Resolution No. 08-0526

WHEREAS, the City of Grimes has retained the services of professional contractors for City projects;

WHEREAS, the contractor has agreed to provide a scope of work for the City;

WHEREAS, the contractor from time deems it necessary to amendment a construction contract that changes the contractor's scope of work or materials;

WHEREAS, the change order may adjust the amount of time for completion of work or increase or decrease the contract price;

WHEREAS, the City staff has reviewed and approved the attached change orders.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached change orders shall be approved as submitted.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CHANGE ORDER FORM

Project Title:	SW 19th Street SRF Sponsored Pond		
Contractor:	Iowa Earth Works		
Address:	PO Box 112 Huxley, IA 50124		
Finance Budget Code:	307-865-6499	***Finance Project #***	0
Vendor Project or Invoice #:	0	***PO #***	0
Original Contract Date:	November 25, 2025	***Vendor #***	VEN01082

Change Order Number: 2

Change Order Date: August 25, 2026

Purpose of Change Order:

Additional Rip Rap needed for erosion control preventative matters for dewatering of the pond during the duration of project. This includes the mobilization for placement of the additional rip rap.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO9.16	ADDITIONAL RIP RAP, CLASS E	TON	100.00	$ 100.00	$ 10,000.00
CO11.3	EXTRA MOBILIZATION	LS	1.00	$ 1,200.00	$ 1,200.00
Change Order Number: 2 makes the following adjustments to the contract:					**$ 11,200.00**

Contractor Accepted: Iowa Earth Works
Firm Name

Signature — Date: 7-30-26

Engineer Approved: Foth Infrastructure & Environment
Firm Name

Signature — Date: 8-6-2026

Owner Accepted: City of Grimes MSA 8-18-26

Signature — Title — Date

Attest for Owner:

Signature — Title — Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 1,365,025.15
1	February 10, 2026	$ 4,150.00
2	August 25, 2026	$ 11,200.00
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Revised Contract Amount **$ 1,380,375.15**

CHANGE ORDER FORM

Project Title:	NE Destination Drive Extension - Phase 2		
Contractor:	Sternquist Construction		
Address:	1601 E Orchard Place, Indianola, IA 50125		
Finance Budget Code:	375-210-6499	***Finance Project #***	0
Vendor Project or Invoice #:	0	***PO #***	0
Original Contract Date:	March 10, 2026	***Vendor #***	4488

Change Order Number: 2

Change Order Date: August 25, 2026

Purpose of Change Order:

1.) The existing sanitary manhole was protected during storm sewer installation and ditch grading; however, that would have left the existing sanitary manhole below final grade. The decision was made to adjust sanitary manhole to final grade. The cost includes mobilization, furnishing and installation of a barrel extension.
2.) Unsuitable soil was discovered during trench excavation. Stabilization bedding material was therefore used during storm sewer installation.
3.) The City requested for "No Truck" signs. The incorrect quantity was entered in Change Order No.1, so the additional quantity is included Change Order No.2

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	SW-301, Sanitary Manhole Adjustment	LS	1.00	$ 9,182.80	$ 9,182.80
2	Trench Stabilization Bedding	TON	37.12	$ 62.70	$ 2,327.42
3	Install one "No Trucks" Sign	EA	1.00	$ 300.00	$ 300.00
4					$ -
5					$ -
6					$ -
7					$ -
8					$ -
9					$ -
10					$ -
Change Order Number: 2 makes the following adjustments to the contract:					**$ 11,810.22**

Contractor Accepted: Sternquist Construction (Firm Name)

Signature _____ Date 8-13-26

Engineer Approved: Snyder & Associates, Inc. (Firm Name)

Signature Jordan Stoermer Date 08/14/2026

Owner Accepted: City of Grimes MSA 8-18-26

Signature _____ Title _____ Date _____

Attest for Owner:

Signature _____ Title _____ Date _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 1,076,353.00
1	July 28, 2026	$ 2,935.00
2	August 25, 2026	$ 11,810.22
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Revised Contract Amount **$ 1,091,098.22**

CHANGE ORDER FORM

Project Title: SW 19th Street and SW Jazzwood Drive Overlay
Contractor: Des Moines Asphalt & Paving
Address: 9119 Northpark Drive, Johnston, IA 50131
Finance Budget Code: 326-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: March 10, 2026 ***Vendor #*** 2670

Change Order Number: 2

Change Order Date: August 25, 2026

Purpose of Change Order:

This change order balances out the final striping quantity and temporary traffic control. Also reduces the contract amount for additional testing requirements.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
CO2.1	CMT TESTING REDUCTION	LS	(1.00)	$ 9,000.00	$ (9,000.00)
8	PAINTED PAVEMENT MARKINGS, SOLVENT/ WATERBORNE	STA	378.10	$ 35.00	$ 13,233.50
9	GROOVES CUT FOR PAVMENT MARKINGS	STA	378.10	$ 50.00	$ 18,905.00
					$ -
					$ -
					$ -
Change Order Number: 2 makes the following adjustments to the contract:					**$ 23,138.50**

Contractor Accepted: Des Moines Asphalt & Paving
Firm Name
Brian Beaird
Signature
8/14/26
Date

Engineer Approved: City of Grimes
Firm Name
Signature
8-19-26
Date

Owner Accepted: City of Grimes

Signature
Title
Date

Attest for Owner:

Signature
Title
Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		$ 1,489,128.21
1	July 28, 2026	$ 79,948.73
2	August 25, 2026	$ 23,138.50
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Revised Contract Amount **$ 1,592,215.44**

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Approving Request for Street Closure for the Purpose of a Block Party

BACKGROUND: Halsey Altringer, 808 NW Sunset Lane, has requested a street closure from 4:00 pm to 11:00 pm on September 12, 2026 for a block party on her street.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 08-0626 APPROVING REQUEST FOR STREET CLOSURE FOR THE PURPOSE OF A BLOCK PARTY

Grimes Resolution No. 08-0626

WHEREAS, the Grimes City Code states the City Council shall either approve or disapprove requests for street closure;

WHEREAS, a request has come from a resident of Grimes who wishes to close the street for the purposes of a block party;

WHEREAS, Public Works staff, Fire Department Staff, and the Polk County Sheriff's Office have reviewed the request and find no issues.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the request for street closure on NW Sunset Lane from 4:00 pm to 11:00 pm on September 12, 2026, be approved.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY OF GRIMES

101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

Today's date: _7-22-2026_____

Name of Organizer/ Planner: Halsey Altringer_____

Address: ___808 NW Sunset Ln_____

City: __Grimes_____ State: __IA____

Zip Code _50111_____

Phone: _641-799-8244_____Alternate phone: _____

Email:halseynscales@gmail.com_____

_____

Date(s) / Time(s) for Event _Iowa vs Iowa State block party_____

Date: 9-12-2026_____ Start Time: _4__☐ AM ■ PM End Time: __11_____☐ AM ■ PM

Optional Rain Date (must fall within same weekend) __NONE_____

Date: _____ Start Time: _____ ☐AM ☐ PM End Time: _____☐AM ☐PM

*Street Closures – please include a map of the area you desire to close and where you would like barricades

Street(s) to be blocked off:

Intersections: __8th St and NW Susnet intersection up to north end property line of 808 NW Sunset Ln__driveway_____

The Grimes City Council must approve all requests for street closures.

Please check all that apply:

☐ Erection of a tent or canopy

☐ Amplified sound (amplified music or band)

☐ Inflatables

□ Food truck -

IMPORTANT: Portable equipment, or structures of any kind must not be located in the street to allow emergency vehicle access if needed.

Fire Department Approval _____

Public Works Approval _____

Grimes City Council Approval _____

817
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NW Sunset Ln
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NW Sunset Ln
NW Sunset Ln
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NW 8th St
NW 8th St
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712
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704
700
616
612

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Grimes Representation Service Boards

BACKGROUND: The Polk County and Dallas County 911 and Emergency Management Service Boards request the appointments of the primary and alternate representatives to serve annually. With the retirement of the deputy fire chief, this needs updating.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 08-0726 APPOINTING CITY OF GRIMES REPRESENTATION TO THE POLK COUNTY 911 AND EMERGENCY MANAGEMENT SERVICE BOARDS AND DALLAS COUNTY 911 AND EMERGENCY MANAGEMENT SERVICE BOARDS

Grimes Resolution No. 08-0726

WHEREAS, the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards request that each member jurisdiction appoint a primary representative and an alternate representative to serve on the Board annually;

WHEREAS, the retirement of the former Deputy Fire Chief for the Johnston-Grimes Municipal Fire District has created the need to update the City's representatives to the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards;

WHEREAS, Tony Sposeto is the Assistant Fire Chief;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

1. Tony Sposeto, Assistant Fire Chief, is hereby appointed as the alternate representative to the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards;

2. These appointments shall remain in effect until new representatives are appointed or until the end of the annual appointment term, as established by the Polk County 911 and Emergency Management Service Boards and Dallas County 911 and Emergency Management Service Boards.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Fire Board Recommendation to Join Anti-Trust Class Action Lawsuit Against REV Group

BACKGROUND: A federal class-action antitrust lawsuit has been filed against REV Group, Inc. and other major U.S. fire truck manufacturers, alleging they conspired to raise prices and limit supply, harming municipalities and fire departments nationwide.

On March 21, 2022 Johnston City Council approved the Fire Chief to sign a contract to purchase a Tower (aerial) Ladder from reliant apparatus for $1,710,000.00 on behalf of the Fire District. On November 18, 2024 the City of Johnston paid Reliant Apparatus $1,709,174.69 for the aerial ladder. Additionally, on April 1, 2022 Johnston City Council approved the start design of a new rescue fire engine for $1,780,000.00. On October 6, 2025 the City of Johnston paid Reliant Apparatus $1,003.543.44 for the rescue engine on behalf of the Fire District.

After consultation with legal staff from Ahlers and Cooney and their experts, the opinion is the aerial ladder would be eligible for damages and potential overcharge of between $400,000 and $550,000.

Additionally, the rescue engine would be eligible for a potential overcharge of 100's of thousands of dollars as well. The experts are working on that potential amount. Preliminary damages are upwards of a million dollars in nominal terms.

Other damages the attorneys intend to pursue include, any overcharges on Pierce parts, attempting to monetize the delay of delivery of the apparatus, treble damages under the Clayton Act, attorney's fees, and the injunctive relief authorized under the Clayton Act, which allows the court to order the mergers and acquisition unwound or divested to restore competition to the market.

Attorneys will be entitled to 25% of the net recovery and payment of their litigation expenses.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Fire Board Recommends Approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Percy Coleman, Fire Chief, 5159032648, pcoleman@cityofjohnston.com

Prepared by:	Rachel Greving
Return to:	Percy Coleman

RESOLUTION 08-0826 APPROVING FIRE BOARD RECOMMENDATION TO JOIN ANTI-TRUST CLASS ACTION LAWSUIT AGAINST REV GROUP

Grimes Resolution No. 08-0826

WHEREAS, the Johnston-Grimes Fire District purchased a fire apparatus from REV Group in 2022 and again in 2023;

WHEREAS, REV Group, Inc., has been subject to federal class-action antitrust lawsuits alleging coordinated price-inflating schemes, market manipulation, and supply restriction that have harmed municipalities and fire districts nationwide;

WHEREAS, public entities have faced substantial overcharges, inflated parts pricing, and severe delivery delays for critical public safety apparatus;

WHEREAS, legal counsel and expert analyses indicate that affected municipal apparatus purchases are eligible for substantial nominal damages, potential treble damages under the Clayton Act, attorney's fees, and structural injunctive relief;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

1. The City of Grimes formally recognizes the national fire apparatus antitrust litigation and supports pursuing legal recovery for any impacted fire apparatus acquisitions associated with anti-competitive practices.

2. City staff and designated legal counsel are authorized to take all necessary steps to protect the interests of the City of Grimes and the Fire District regarding these antitrust claims.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

City of Johnston
6221 Merle Hay Rd
Johnston, IA 50131-1226
(515) 278-2344

PURCHASE ORDER

PO Number: 21-463 **Date:** 03/25/2022

Request # : 21-463 **Vendor # :** 01-4307

ISSUED TO: RELIANT FIRE APPARATUS INC
880 ENTERPRISE DR
SLINGER, WI 53086

SHIP TO: JOHNSTON FIRE DEPT
6373 MERLE HAY RD
JOHNSTON, IA 50131

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	LADDER TRUCK RESOLUTION 22-80 - NEW FIRE TOWER LADDER TRUCK TO REPLACE 2004 TOWER LADDER TRUCK. The maximum amount waws set by resolution at $1,710,000. The current price is $1,680,414. There may be some addtional additions before it is built.	010-5.150.67230		0.00	1,680,414.00

CITY OF JOHNSTON
MAR 31 2022
FINANCE

☑ APPROVED

Authorized by: JIM CLARK **Date:** 03/25/2022

TOTAL 1,680,414.00

1. Original invoice plus one copy must be sent to: City of Johnston, Accounts Payable Dept, 6221 Merle Hay Rd ,Johnston, IA 50131-1226.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID#

Accounts Payable Dept. (515) 278-2344

City of Johnston
6221 Merle Hay Rd
Johnston, IA 50131-1226
(515) 278-2344

PURCHASE ORDER

PO Number: 21-787 **Date:** 01/20/2023

Request # : 21-787 **Vendor # :** 01-4307

ISSUED TO: RELIANT FIRE APPARATUS INC
880 ENTERPRISE DR
SLINGER, WI 53086

SHIP TO: JOHNSTON FIRE DEPT
6373 MERLE HAY RD
JOHNSTON, IA 50131

ITEM	UNITS	DESCRIPTION	G/L ACCOUNT	PROJ	PRICE	AMOUNT
1	0.00	LADDER TRUCK RESOLUTION 22-80- NEW FIRE TOWER LADDER TRUCK TO REPLACE 2004 TOWER LADDER TRUCK. THE MAXIMUM AMOUNT WAS SET BY RESOLUTION AT $1,710,000. THE CURRENT PRICE IS $1,680,414. THERE MAY BE SOME ADDITIONAL ADDITIONS BEFORE IT IS BUILT.	010-5.150.67230		0.00	1,680,414.00

CITY OF JOHNSTON

FEB 1 2023

FINANCE

☑ APPROVED

Authorized by: JIM CLARK **Date:** 01/20/2023

TOTAL 1,680,414.00

1. Original invoice plus one copy must be sent to: City of Johnston, Accounts Payable Dept, 6221 Merle Hay Rd ,Johnston, IA 50131-1226.
2. Payment may be expected within 30 days of receipt of goods, unless otherwise stated.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the City.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The City is exempt from all federal excise and state tax - ID#

Accounts Payable Dept. (515) 278-2344

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: State of Iowa Alcohol Licenses

BACKGROUND: In accordance with Grimes City Code Section 5-1-4, the City Council is required to approve or disapprove the issuance of liquor licenses and retail wine and beer permits. Following Council approval, the City Clerk will forward the approved applications, as listed in Exhibit A, to the Iowa Alcoholic Beverage Division for further action.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

RESOLUTION 08-0926 APPROVING STATE OF IOWA ALCOHOL LICENSES

Grimes Resolution No. 08-0926

WHEREAS, the Grimes City Code 5-1-4 states the City Council shall either approve or disapprove the issuance of liquor licenses or retail wine and beer permits and ownership amendments;

WHEREAS, after consideration by the City Council, the City Clerk shall forward such decision to the Iowa Alcoholic Beverage Division for further action;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the attached (Exhibit A) Alcohol Licenses shall be approved.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting August 25, 2026
Alcohol Licenses

1. **WineTime –** 4400 W 1st Street – Special Class C Retail Alcohol 5-Day License
2. **Chipotle Mexican Grill** – 390 NE Gateway Drive – Owner Amendment
3. **Casey's Marketing Company** – All Locations – Owner Amendment

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Conveyance of Certain Easements and Real Estate from Dallas Center-Grimes Community School District

BACKGROUND:

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by:	Rachel Greving
Return to:	Rachel Greving

Preparer: Jenna H.B. Sabroske, Ahlers Cooney, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403
Return To: Rachel Greving, 101 NE Harvey Street, Grimes, IA 50111
Taxpayer: City of Grimes, Iowa, 101 NE Harvey Street, Grimes, IA 50111

DEED WITHOUT WARRANTY

For the consideration of One Dollar and other valuable consideration, **Dallas Center-Grimes Community School District** does hereby convey to the **City of Grimes, Iowa** the following described real estate in Polk County, Iowa:

See Exhibit A.

This transfer is exempt from transfer tax under Iowa Code Chapter 428A.2(6).

Dated: October 28, 2024.

DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT

By: _____
Ryan Carpenter, Board President

By: _____
Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deanna Sandegren
Notary Public in and for Said State

02398796\10363-127

NOTARIAL SEAL IOWA
DEANNA SANDEGREN
Commission Number 853318
My Commission Expires
January 19, 2027

EXHIBIT A

Parcel 36

A Parcel of Land Located In Part of Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Thence North 00°·03' 47" West, 1229.21 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North 89° 36' 17" West, 40.00 Feet to the North Line of the South Half of Said Lot 1; Thence Continuing North 89° 36' 17" West, 10.00 Feet Along Said North Line; Thence North 00°·03' 47" West, 128.33 Feet to the North Line of Said Lot 1; Thence South 89° 36' 52" East, 10.00 Feet Along Said North Line to the Northeast Corner of Said Lot 1; Thence Continuing South 89° 36' 52" East, 40.00 Feet to Said East Line; Thence South 00° 03' 47" East, 128.34 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 6,417 Square Feet or 0.15 Acres More or Less, Including 5,134 Square Feet of 0.12 Acres More or Less of Existing Roadway Easement.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1357.55 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North 89° 36' 52" West, 40.00 Feet to the North Line of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office; Thence Continuing North 89° 36' 52" West, 10.00 Feet Along Said North Line; Thence North 00° 03' 47" West, 138.16 Feet; Thence South 89° 29' 56" East, 10.00 Feet to the West Right-Of-Way Line of S James Street; Thence Continuing South 89° 29' 56" East, 40.00 Feet to Said East Line; Thence South 00° 03' 47" East, 138.06 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 6,905 Square Feet or 0.16 Acres More or Less, Including 5,524 Square Feet of 0.13 Acres More or Less of Existing Roadway Easement.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1495.61 Feet Along the East Line of Said Section 6 to the Point of Beginning; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 10.00 Feet; Thence North 00° 03' 47" West, 438.25 Feet to Said West Right-Of-Way Line; Thence South 89° 37' 33" East, 10.00 Feet Along Said West Right-Of-Way Line; Thence Continuing South 89° 37' 33" East, 40.00 Feet to Said East Line; Thence South 00° 03' 47" East, 438.36 Feet Along Said East Line to the Point of Beginning.

Said Tract Contains 21,916 Square Feet or 0.50 Acres More or Less, Including 17,533 Square Feet of 0.40 Acres More or Less of Existing Roadway Easement.

For the Purpose of This Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

LEGAL DESCRIPTION:

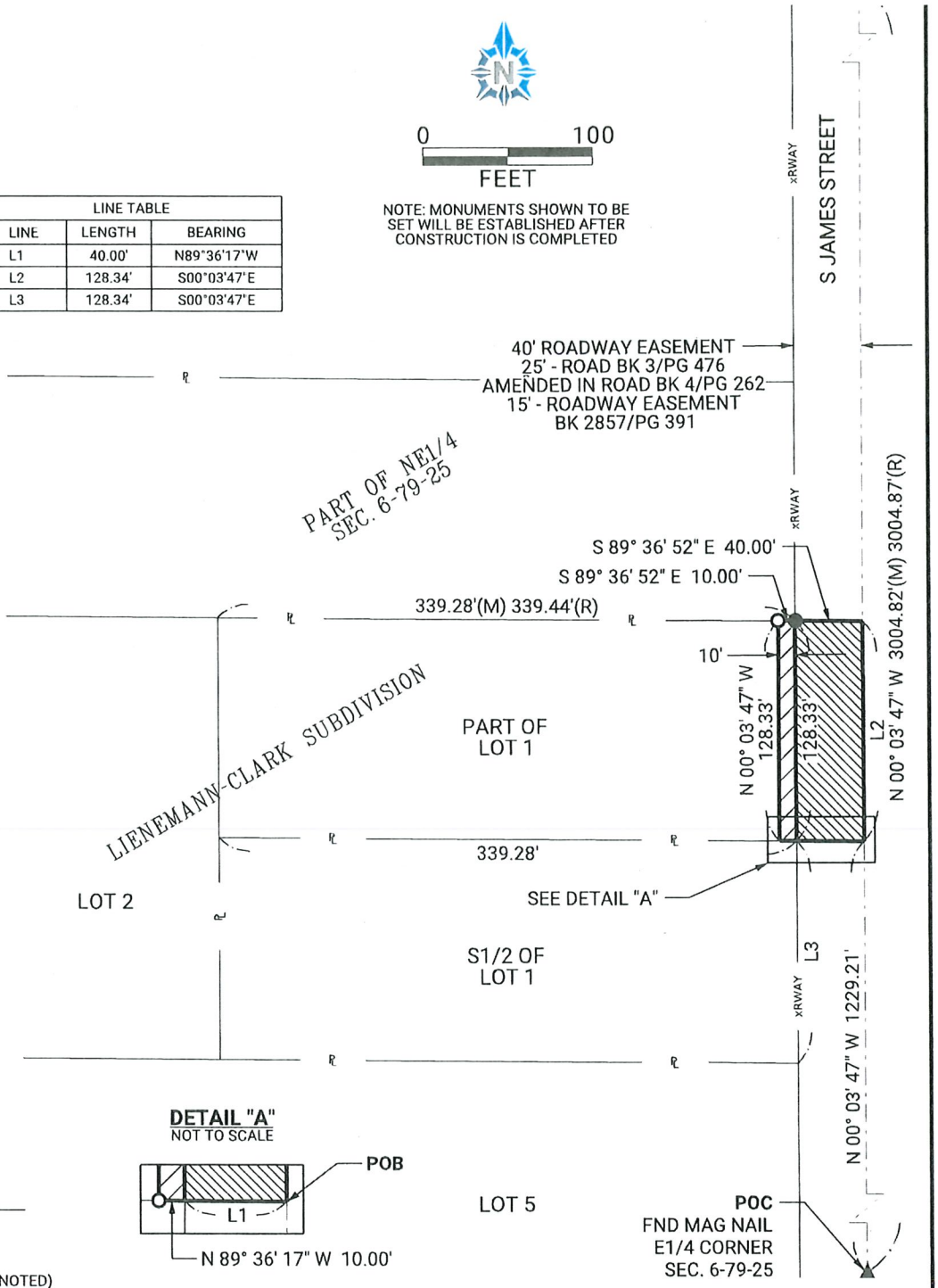
A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF LIENEMANN-CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE NORTH 00° 03' 47" WEST, 1229.21 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 89° 36' 17" WEST, 40.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1; THENCE CONTINUING NORTH 89° 36' 17" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 128.33 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE SOUTH 89° 36' 52" EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE CONTINUING SOUTH 89° 36' 52" EAST, 40.00 FEET TO SAID EAST LINE; THENCE SOUTH 00° 03' 47" EAST, 128.34 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6,417 SQUARE FEET OR 0.15 ACRES MORE OR LESS, INCLUDING 5,134 SQUARE FEET OF 0.12 ACRES MORE OR LESS OF EXISTING ROADWAY EASEMENT.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

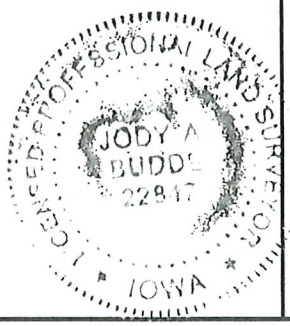
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°36'17"W
L2	128.34'	S00°03'47"E
L3	128.34'	S00°03'47"E



FIELD SURVEY COMPLETED: JULY 2022

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)
- O SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORDED DIMENSION
- I.R. IRON ROD
- I.P. IRON PIPE
- SECTION LINE
- xRWAY RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- ℄ PROPERTY LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION
- EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY



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

10-24-2023

JODY A. BUDDE, P.L.S. DATE

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal:

1 OR 1

SURVEY FOR:
CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1357.55 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING; THENCE NORTH 89° 36' 52" WEST, 40.00 FEET TO THE NORTH LINE OF LIENEMANN–CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE CONTINUING NORTH 89° 36' 52" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 138.16 FEET; THENCE SOUTH 89° 29' 56" EAST, 10.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING SOUTH 89° 29' 56" EAST, 40.00 FEET TO SAID EAST LINE; THENCE SOUTH 00° 03' 47" EAST, 138.06 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

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FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LINE TABLE		
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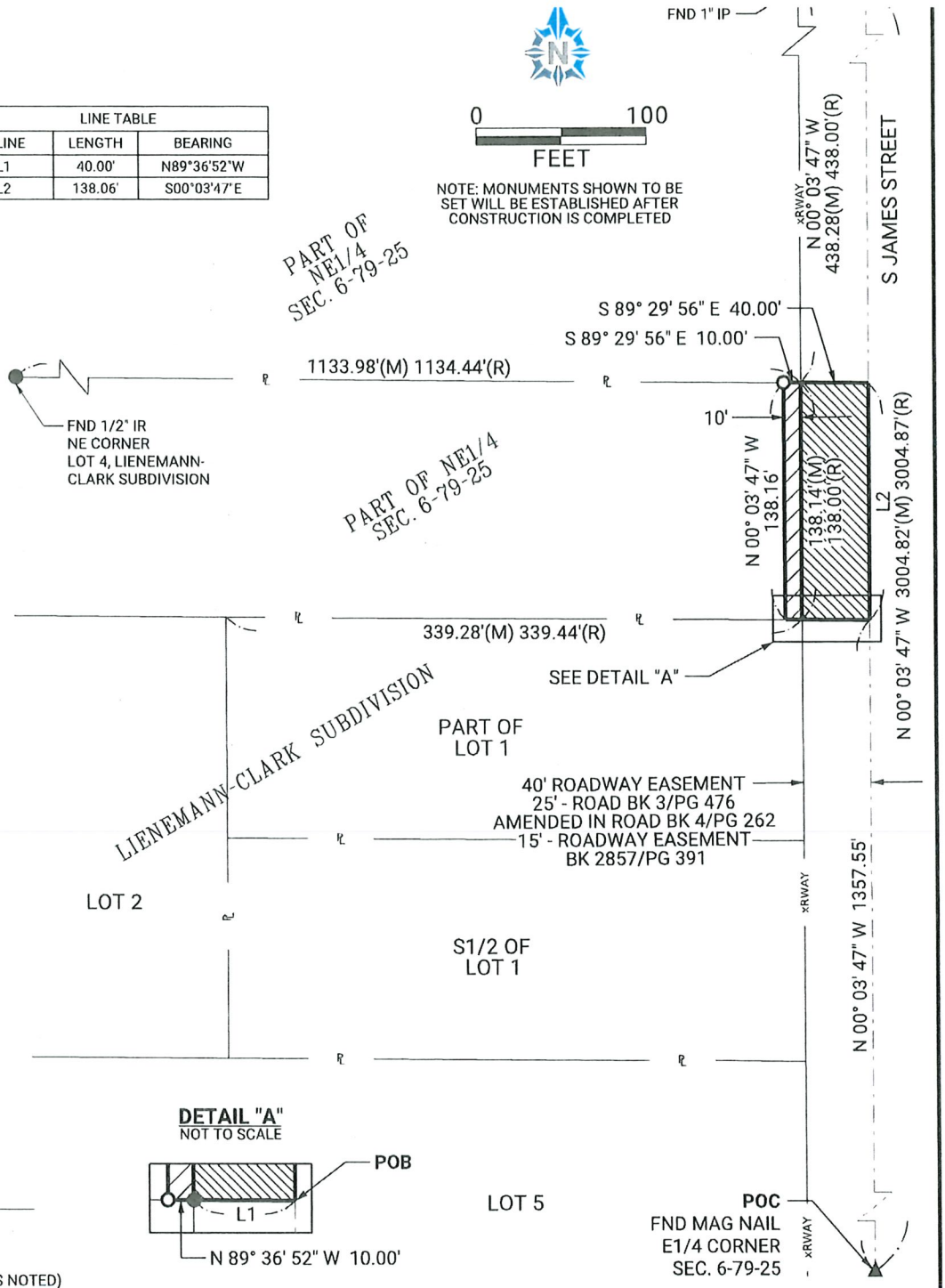

DETAIL "A"
NOT TO SCALE

FIELD SURVEY COMPLETED: JULY 2022

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
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O	SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
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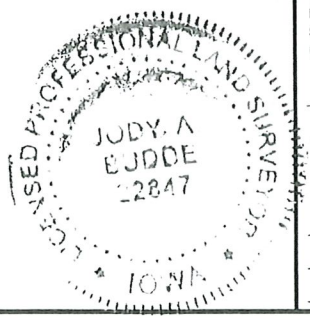
I.P.	IRON PIPE
– – –	SECTION LINE
– xRWAY –	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
– ℄ –	PROPERTY LINE
▨	PROPOSED RIGHT-OF-WAY ACQUISITION
▨	EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY



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

10-24-2023
JODY A. BUDDE, P.L.S. DATE
License Number: 22847
My license renewal date is DECEMBER 31, 2024.
Pages or sheets covered by this seal:
1 OF 1

SURVEY FOR:
CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

PARCEL 38

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

LEGAL DESCRIPTION:

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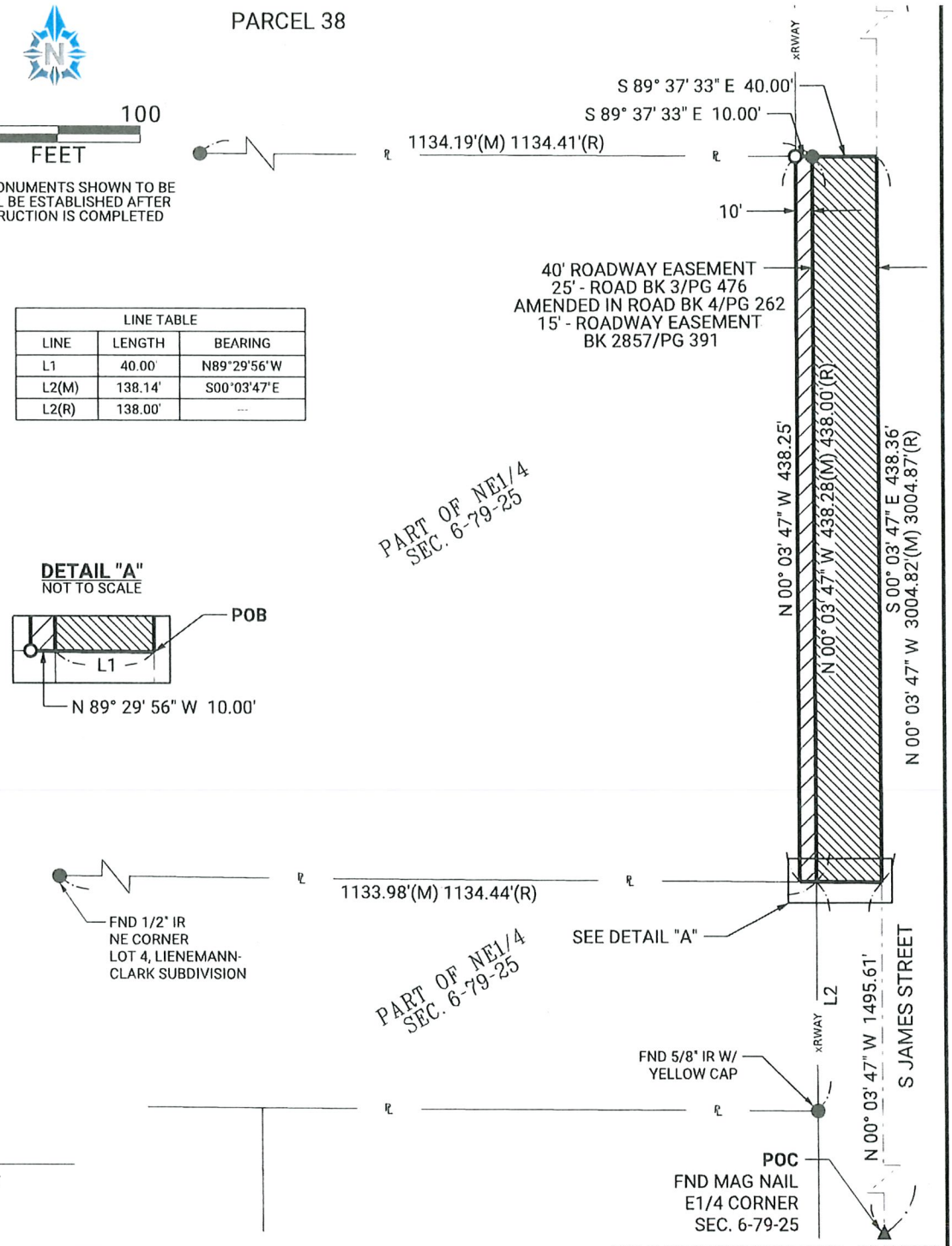
FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

0 100
FEET

NOTE: MONUMENTS SHOWN TO BE SET WILL BE ESTABLISHED AFTER CONSTRUCTION IS COMPLETED

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---



FIELD SURVEY COMPLETED: JULY 2022

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1" IRON PIPE (UNLESS NOTED)
- O SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
- (M) MEASURED DIMENSION
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- SECTION LINE
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- EXISTING LOT LINE
- ℄ PROPERTY LINE
- PROPOSED RIGHT-OF-WAY ACQUISITION
- EXISTING ROADWAY EASEMENT TO BE ACQUIRED AS RIGHT-OF-WAY

LICENSED PROFESSIONAL LAND SURVEYOR JODY A. BUDDE 22847 10-24-2023

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

10-24-2023
JODY A. BUDDE, P.L.S. DATE
License Number: 22847
My license renewal date is DECEMBER 31, 2024.
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SURVEY FOR:
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GRIMES, IA 50111
PHONE: (515) 986-4050

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Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

Preparer Information

Alex Pfaltzgraff, 410 SE Main Street, Unit 102 Grimes, IA 50111 515-986-4050

When Recorded Return to:

Rachel Greving, 101 NE Harvey Street, Grimes, IA 50111 515-986-3060

PUBLIC UTILITY LINE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), and to all public utilities who may require use of the Easement Area, a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

See Exhibit A.

(hereinafter called "Easement Area"), for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining various public utilities, including, but not limited to, natural gas, telephone, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area.

This Easement shall be subject to the following terms and conditions:

1. **ERECTION AND PLACEMENT OF STRUCTURES, OBSTRUCTIONS, PLANTINGS OR MATERIALS PROHIBITED**. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City.

2. **CHANGE OF GRADE PROHIBITED**. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the

Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.

3. **RIGHT OF ACCESS**. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

4. **MAINTENANCE**. The City shall not be responsible for any maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor, its grantees, assigns or transferees. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.

5. **PROPERTY TO BE RESTORED**. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

6. **LIABILITY**. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

7. **EASEMENT BENEFIT**. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

8. **EASEMENT RUNS WITH LAND**. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

10. **APPROVAL BY CITY COUNCIL**. This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor has good and lawful authority to convey the Easement under Iowa Code §§ 297.22-.25.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 28 day of October, 2024.

DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT

By: _____
Ryan Carpenter, Board President

ATTEST:

By: _____
Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deanna Sandegren
Notary Public in and for the State of Iowa

My Commission Expires: 1-19-27

NOTARIAL SEAL IOWA
DEANNA SANDEGREN
Commission Number 853318
My Commission Expires
January 19, 2027

ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20__, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 20__.

_____
City Clerk of Grimes, Iowa

EXHIBIT A

Parcel 36

A Parcel of Land Located In Part of Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Thence South 00° 03' 47" East, 1647.27 Feet Along the East Line of Said Section 6; Thence North 89° 36' 52" West, 40.00 Feet to A Point On the West Right-Of-Way Line of James Street, Also Being the North Line of Said Lot 1; Thence North 89° 36' 52" West, 10.00 Feet Along Said North Line to the Point of Beginning; Thence South 00° 03' 47" East, 128.33 Feet to the North Line of the South Half of Said Lot 1; Thence North 89° 36' 17" West, 10.00 Feet Along Said North Line; Thence North 00° 03' 47" West, 128.33 Feet to Said North Line of Lot 1; Thence South 89' 36' 52" East, 10.00 Feet Along Said North Line to the Point of Beginning.

Said Tract Contains 1,283 Square Feet or 0.03 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

A Parcel of Land Located In Part of the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Said Section 6, Thence South 00° 03' 47" East, 1509.21 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 10.00 Feet to the Point of Beginning; Thence South 00° 03' 47" East, 138.16 Feet to the North Line of Lienemann-Clark Subdivision, As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office; Thence North 89° 36' 52" West, 10.00 Feet Along Said North Line; Thence North 00° 03' 47" West, 138.18 Feet; Thence South 89° 29' 56" East, 10.00 Feet to the Point of Beginning.

Said Tract Contains 1,382 Square Feet or 0.03 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1495.61 Feet Along the East Line of Said Section 6, Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West 10.00 Feet to the Point of Beginning, Thence Continuing North 89° 29' 56" West, 10.00 Feet; Thence North 00° 03' 47" West, 438.23 Feet; Thence South 89° 37' 33" East, 10.0

Feet to A Point On Said West Right-Of-Way Line; Thence South 00° 03' 47" East, 438.25 Feet to the Point of Beginning.
Said Tract Contains 4,382 Square Feet or 0.10 Acres More or Less Subject to Easements and Restrictions of Record.
For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

LEGAL DESCRIPTION:

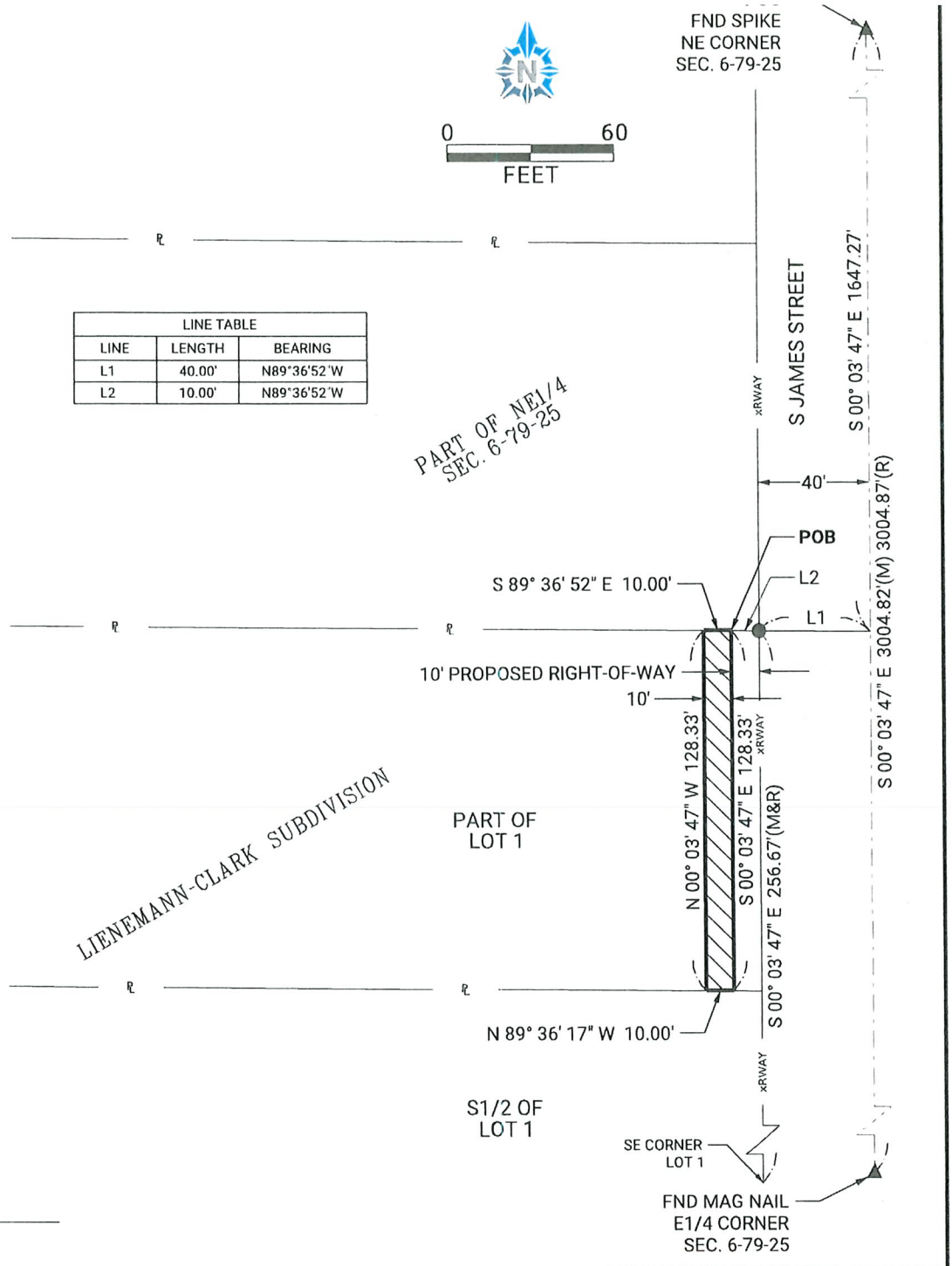
A PARCEL OF LAND LOCATED IN PART OF LOT 1 OF LIENEMANN-CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, THENCE SOUTH 00° 03' 47" EAST, 1647.27 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 36' 52" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF JAMES STREET, ALSO BEING THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89° 36' 52" WEST, 10.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 47" EAST, 128.33 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 1; THENCE NORTH 89° 36' 17" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 128.33 FEET TO SAID NORTH LINE OF LOT 1; THENCE SOUTH 89° 36' 52" EAST, 10.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,283 SQUARE FEET OR 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°36'52"W
L2	10.00'	N89°36'52"W



FIELD SURVEY COMPLETED: JULY 2022

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)
O	SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
— — —	SECTION LINE
— xRWAY —	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
— ℄ —	PROPERTY LINE
▨	PERMANENT PUBLIC UTILITY EASEMENT

LICENSED PROFESSIONAL LAND SURVEYOR
JODY A BUDDE
22847

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

10-24-2023

JODY A. BUDDE, P.L.S. DATE

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal: 1 of 1

SURVEY FOR:

CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2	10.00'	N89°29'56"W

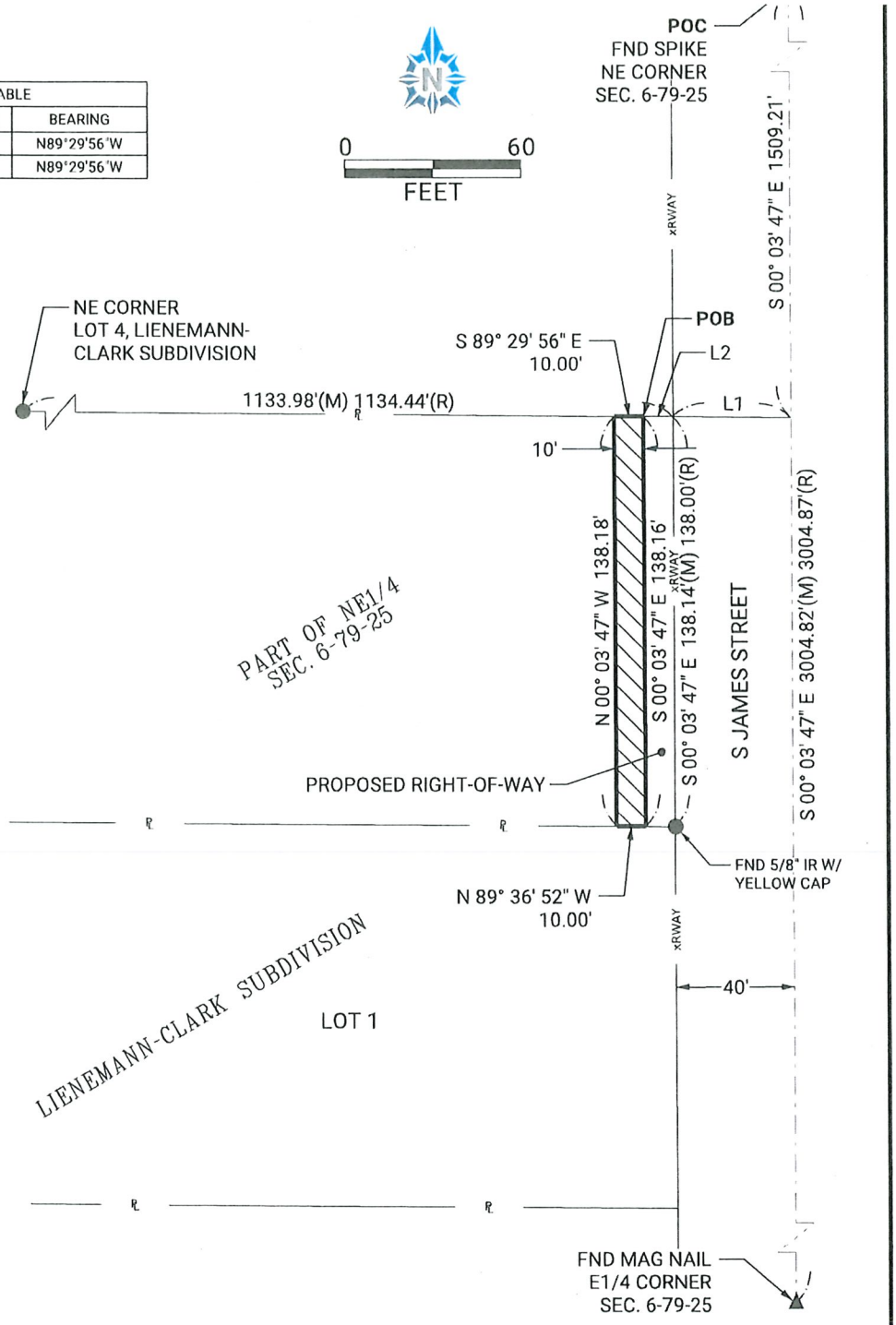
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 00° 03' 47" EAST, 1509.21 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 47" EAST, 138.16 FEET TO THE NORTH LINE OF LIENEMANN-CLARK SUBDIVISION, AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE; THENCE NORTH 89° 36' 52" WEST, 10.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 00° 03' 47" WEST, 138.18 FEET; THENCE SOUTH 89° 29' 56" EAST, 10.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,382 SQUARE FEET OR 0.03 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

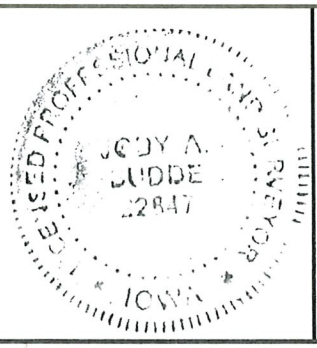
FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND 1/2" REROD (UNLESS NOTED)
O	SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
— — —	SECTION LINE
— xRWAY —	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
— ℄ —	PROPERTY LINE
▨	PERMANENT PUBLIC UTILITY EASEMENT

FIELD SURVEY COMPLETED: JULY 2022



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

10-24-2023

JODY A. BUDDE, P.L.S. DATE

License Number: 22847

My license renewal date is DECEMBER 31, 2024.

Pages or sheets covered by this seal: 1 of 1

SURVEY FOR:
CITY OF GRIMES
410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1495.61 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 29' 56" WEST, 10.00 FEET; THENCE NORTH 00° 03' 47" WEST, 438.23 FEET; THENCE SOUTH 89° 37' 33" EAST, 10.00 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00° 03' 47" EAST, 438.25 FEET TO THE POINT OF BEGINNING.

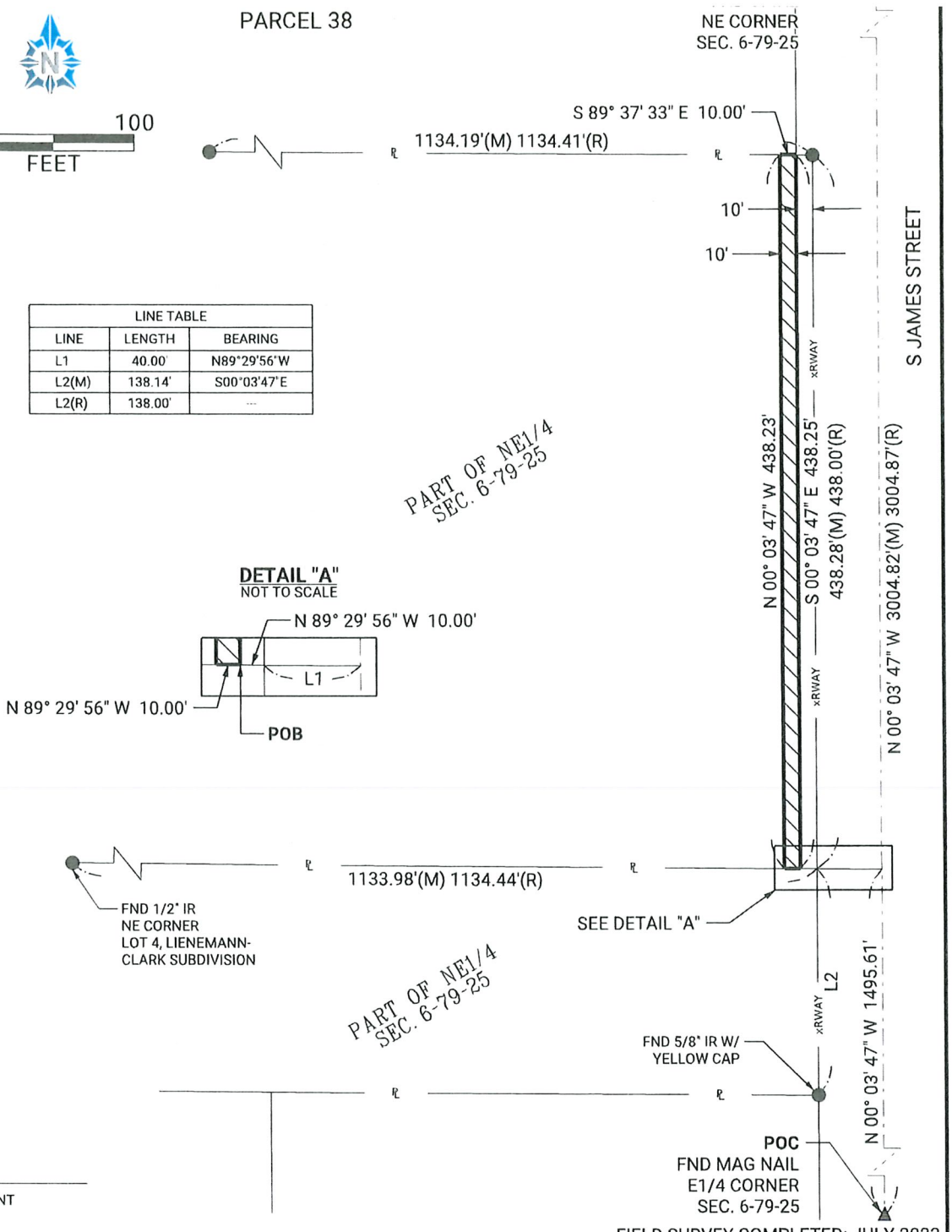
SAID TRACT CONTAINS 4,382 SQUARE FEET OR 0.10 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.

PARCEL 38

0 100
FEET

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---



FIELD SURVEY COMPLETED: JULY 2022

LEGEND

▲	FOUND SECTION CORNER MONUMENT
△	SET SECTION CORNER MONUMENT
●	FOUND 1" IRON PIPE (UNLESS NOTED)
O	SET 5/8" REROD W/PINK CAP#22847 (UNLESS NOTED)
(M)	MEASURED DIMENSION
(R)	RECORDED DIMENSION
I.R.	IRON ROD
I.P.	IRON PIPE
— — —	SECTION LINE
— xRWAY —	RIGHT-OF-WAY LINE
	EXISTING LOT LINE
— ℄ —	PROPERTY LINE
▨	PERMANENT PUBLIC UTILITY EASEMENT

LICENSED PROFESSIONAL LAND SURVEYOR
JODY A. BUDDE
22847
IOWA

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

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License Number: 22847
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SURVEY FOR:

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410 SE MAIN STREET, #102
GRIMES, IA 50111
PHONE: (515) 986-4050

FOTH PROJECT NO. 22G020-01 DATE: 10/24/2023

Foth
Foth Infrastructure & Environment, LLC
8191 Birchwood Court, Suite L ✧ Johnston, IA 50131-2931
✧ Phone: 515-254-1393 ✧

SHEET
1 OF 1

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a temporary easement and right-of-way during the construction period under, over, on, through, across and within the real estate described on Exhibit A attached hereto (hereinafter called "Easement Area"), together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area, for the purpose of the City completing the SE 11th Street and South James Improvements (the "Project").

This Easement shall be subject to the following terms and conditions:

1. PLANS AND SPECIFICATIONS. Grantor has reviewed the plans and specifications for the Project, and Grantor understands and consents to the work to be performed within the Easement Area, which shall include but not be limited to grading of property to allow for appropriate transition of property.

2. RESTORATION AND MAINTENANCE. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any maintenance of the land located within the Easement Area and that responsibility shall remain with Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.

3. ERECTION AND PLACEMENT OF STRUCTURES OR OBSTRUCTIONS PROHIBITED. Grantor shall not erect or permit any fence or other structure to be placed in the Easement Area without obtaining the prior written consent of the City, and the City is granted the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected within the Easement Area.

4. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.

5. LIABILITY. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage

or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. EASEMENT BENEFIT AND TERM. This Easement shall be for the benefit of the City, and shall terminate upon the earlier of: (i) the completion and final acceptance of the Project by the City by Resolution of the City Council of the City or (ii) December 31, 2025.

7. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

Grantor has good and lawful authority to convey the Easement under Iowa Code §§ 297.22-.25.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 28 day of October, 2024.

DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT

By: _____
Ryan Carpenter, Board President

Attest by: _____
Michelle Wearmouth, Board Secretary

STATE OF IOWA, COUNTY OF POLK:

On October 28, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Ryan Carpenter and Michelle Wearmouth, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Dallas Center-Grimes Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Deanna Sandegren
Notary Public in and for the State of Iowa
My Commission Expires: 1-19-27

NOTARIAL SEAL IOWA
DEANNA SANDEGREN
Commission Number 853318
My Commission Expires
January 19, 2027

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, Rachel Greving, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2024, and this certificate is made pursuant to authority contained in said Resolution.

Signed this ____ day of _____, 2024.

_____
Rachel Greving
City Clerk of City of Grimes, Iowa

EXHIBIT A

Parcel 36

A Parcel of Land Located In Lot 1 of Lienemann-Clark Subdivision, An Official Plat As Recorded In Book 7264, Page 104 of the Polk County Recorder's Office, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

The West 50.00 Feet of the East 70.00 Feet of the North 80.50 Feet of Lot 1 of Said Lienemann–Clark Subdivision, City of Grimes, Polk County, Iowa.

Said Tract Contains 4,025 Square Feet or 0.09 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 37

Legal Description Parcel "A":

A Parcel of Land Located In Part of the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the Northeast Corner of Said Section 6, Thence South 00° 03' 47" East, 1509.21 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 20.00 Feet to the Point of Beginning; Thence South 00° 03' 47" East, 65.72 Feet; Thence South 89° 57' 36" West, 39.50 Feet; Thence North 00° 03' 47" West, 55.00 Feet; Thence North 89° 57' 36" East, 33.50 Feet; Thence North 00° 03' 47" West, 10.78 Feet; Thence South 89° 29' 56" East, 6.00 Feet to the Point of Beginning.

Said Tract Contains 2,237 Square Feet or 0.05 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Parcel 38

A Parcel of Land Located In the Northeast Quarter of Section 6, Township 79 North, Range 25 West of the Fifth Principal Meridian, Now Included In and Forming A Part of the City of Grimes, Polk County, Iowa, More Particularly Described As Follows:

Commencing At the East Quarter Corner of Said Section 6, Thence North 00° 03' 47" West, 1495.61 Feet Along the East Line of Said Section 6; Thence North 89° 29' 56" West, 40.00 Feet to A Point On the West Right-Of-Way Line of S James Street; Thence Continuing North 89° 29' 56" West, 20.00 Feet to the Point of Beginning; Thence Continuing North 89° 29' 56" West, 6.00 Feet; Thence North 00° 03' 47" West, 303.09 Feet; Thence South 89° 57' 43" West, 60.00 Feet; Thence North 00° 03' 47" West, 135.56 Feet; Thence North 89° 37' 33" East, 66.00 Feet; Thence South 00° 03' 47" East, 438.23 Feet to the Point of Beginning.

Said Tract Contains 10,750 Square Feet or 0.25 Acres More or Less, Subject to Easements and Restrictions of Record.

For the Purpose of this Description, All Bearing and Distances are Referenced to Nad83(2011) IA SPCS South Zone, Us Survey Foot.

Prepared by Jody Budde, 8191 Birchwood Court, Suite L, Johnston, IA 50131 • Phone: 515-254-1393

TEMPORARY EASEMENT

EXHIBIT 36-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
PARCEL 36

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063

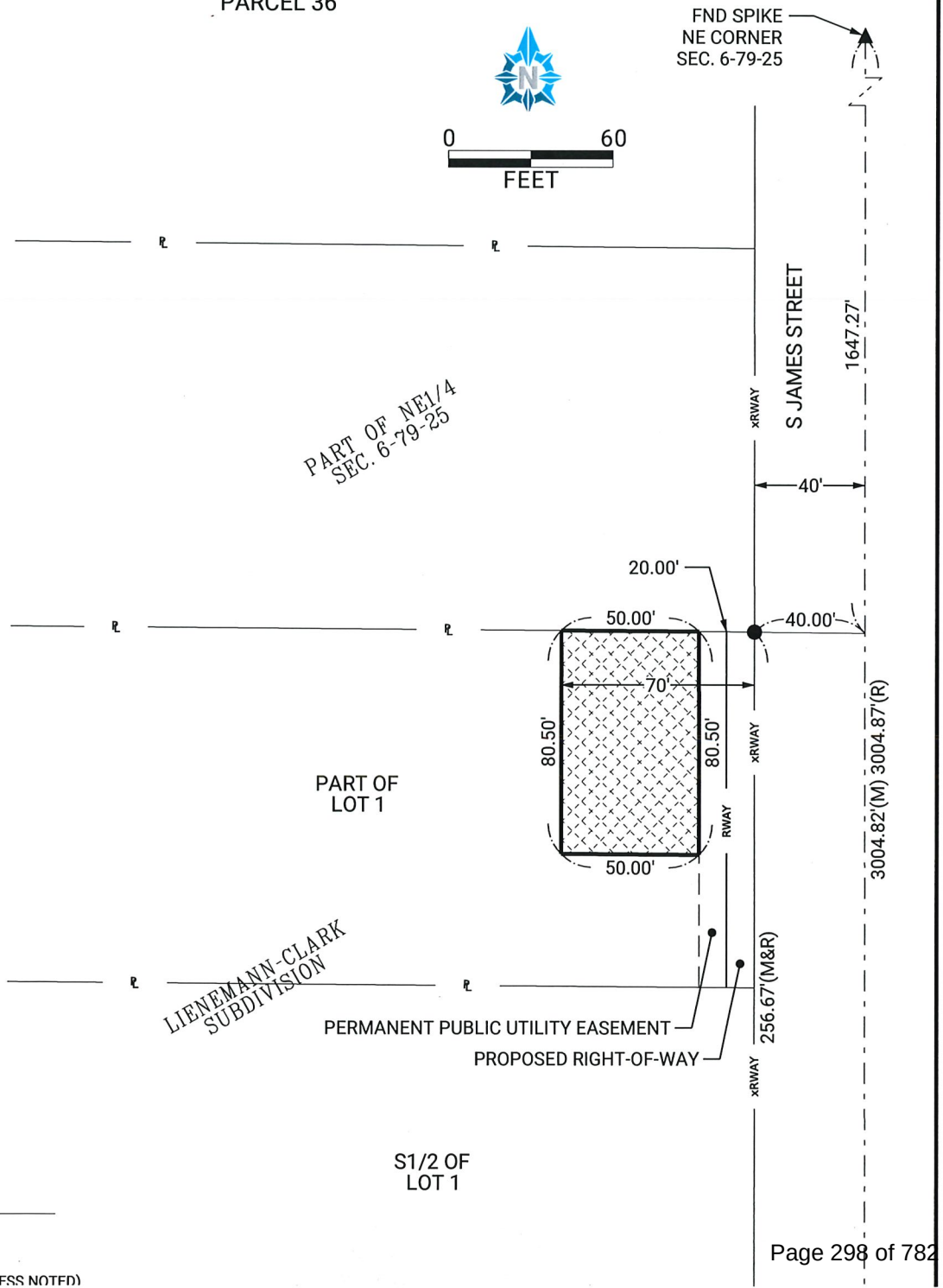
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN LOT 1 OF LIENEMANN-CLARK SUBDIVISION, AN OFFICIAL PLAT AS RECORDED IN BOOK 7264, PAGE 104 OF THE POLK COUNTY RECORDER'S OFFICE, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 50.00 FEET OF THE EAST 70.00 FEET OF THE NORTH 80.50 FEET OF LOT 1 OF SAID LIENEMANN–CLARK SUBDIVISION, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT CONTAINS 4,025 SQUARE FEET OR 0.09 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 5/8" REROD W/YELLOW CAP (UNLESS NOTED)

Prepared by Jody Budde, 8191 Birchwood Court, Suite L, Johnston, IA 50131 • Phone: 515-254-1393

TEMPORARY EASEMENT

EXHIBIT 37-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
PARCEL 37

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 129

LEGAL DESCRIPTION PARCEL "A":

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6, THENCE SOUTH 00° 03' 47" EAST, 1509.21 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 47" EAST, 65.72 FEET; THENCE SOUTH 89° 57' 36" WEST, 39.50 FEET; THENCE NORTH 00° 03' 47" WEST, 55.00 FEET; THENCE NORTH 89° 57' 36" EAST, 33.50 FEET; THENCE NORTH 00° 03' 47" WEST, 10.78 FEET; THENCE SOUTH 89° 29' 56" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

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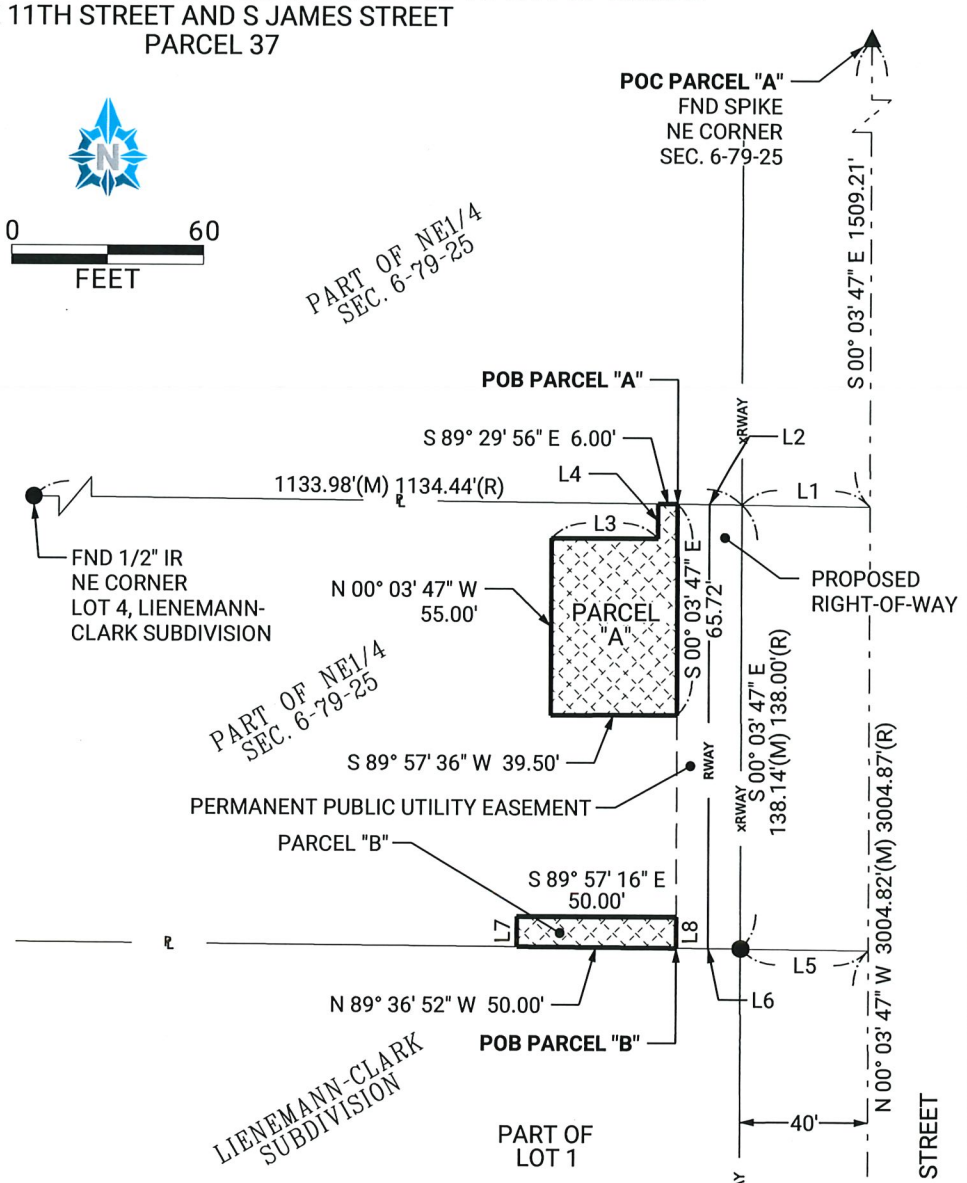
LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2	20.00'	N89°29'56"W
L3	33.50'	N89°57'36"E
L4	10.78'	N00°03'47"W
L5	40.00'	N89°36'52"W
L6	20.00'	N89°36'52"W
L7	9.43'	N00°03'47"W
L8	9.73'	S00°03'47"E



LEGAL DESCRIPTION PARCEL "B":

A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1357.55 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 36' 52" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 5/8" REROD W/ YELLOW CAP (UNLESS NOTED)

Prepared by Jody Budde, 8191 Birchwood Court, Suite L, Johnston, IA 50131 • Phone: 515-254-1393

TEMPORARY EASEMENT

EXHIBIT 38-T

TEMPORARY CONSTRUCTION EASEMENT BEING CONVEYED TO THE CITY OF GRIMES
SE 11TH STREET AND S JAMES STREET
500 S JAMES STREET
PARCEL 38

PROPERTY OWNER:

DALLAS CENTER-GRIMES
COMMUNITY SCHOOL DISTRICT
P.O. BOX 512
DALLAS CENTER, IA 50063
BOOK 5918, PAGE 128

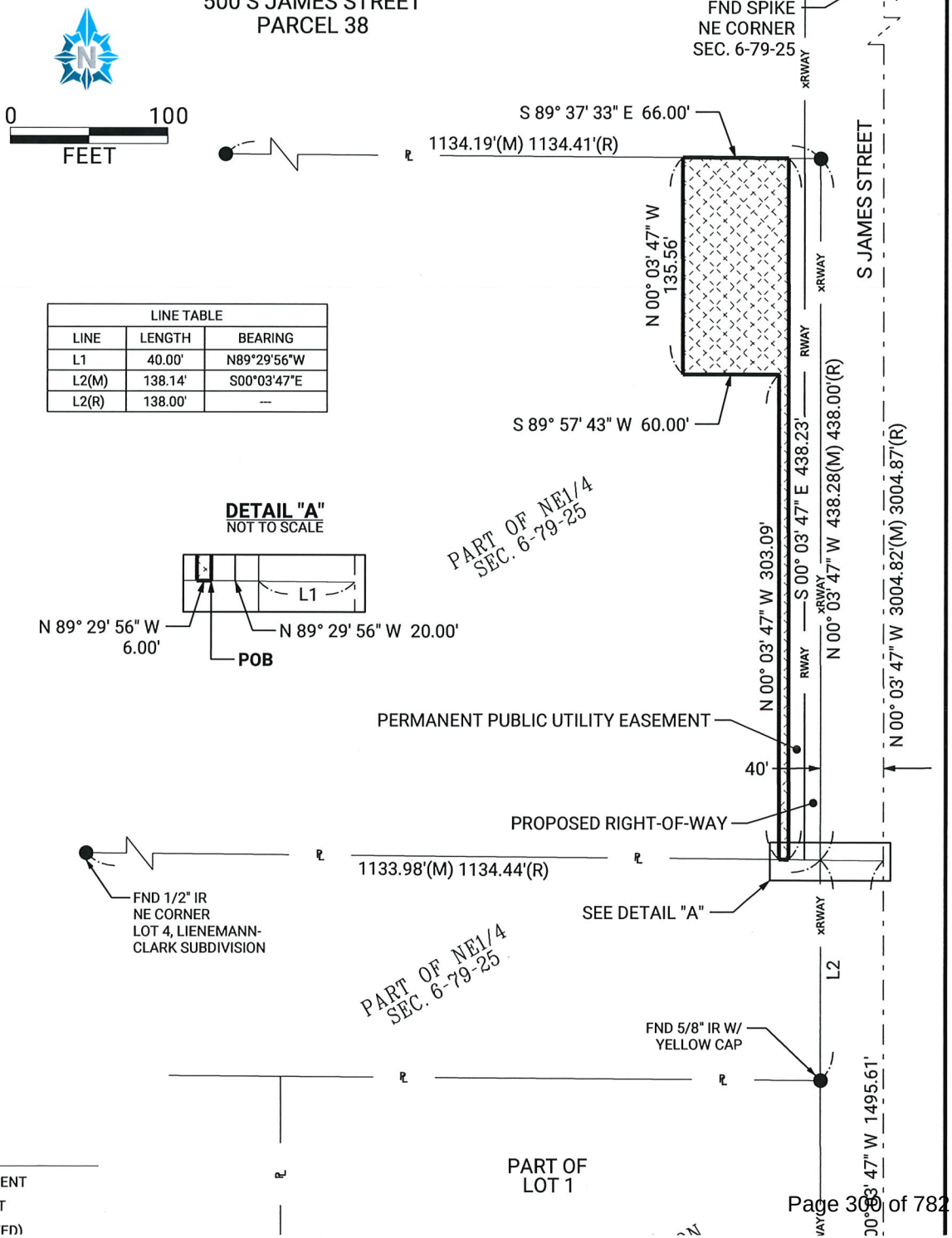
LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, THENCE NORTH 00° 03' 47" WEST, 1495.61 FEET ALONG THE EAST LINE OF SAID SECTION 6; THENCE NORTH 89° 29' 56" WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S JAMES STREET; THENCE CONTINUING NORTH 89° 29' 56" WEST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89° 29' 56" WEST, 6.00 FEET; THENCE NORTH 00° 03' 47" WEST, 303.09 FEET; THENCE SOUTH 89° 57' 43" WEST, 60.00 FEET; THENCE NORTH 00° 03' 47" WEST, 135.56 FEET; THENCE NORTH 89° 37' 33" EAST, 66.00 FEET; THENCE SOUTH 00° 03' 47" EAST, 438.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 10,750 SQUARE FEET OR 0.25 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

FOR THE PURPOSE OF THIS DESCRIPTION, ALL BEARING AND DISTANCES ARE REFERENCED TO NAD83(2011) IA SPCS SOUTH ZONE, US SURVEY FOOT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N89°29'56"W
L2(M)	138.14'	S00°03'47"E
L2(R)	138.00'	---

LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- △ SET SECTION CORNER MONUMENT
- ● FOUND 1" IRON PIPE (UNLESS NOTED)

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM:

BACKGROUND: The owner of 216 NW Sunset Lane has requested approval to install a fence within a certain sanitary sewer easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Approved Final Plat for Autumn Park Plat 1 - 2012

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

RESOLUTION 08-1126 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A SANITARY SEWER EASEMENT FOR LOT 9 OF AUTUMN PARK PLAT 1 - 216 NW SUNSET LANE

Grimes Resolution No. 08-1126

WHEREAS, the owners of Lot 9 of Autumn Park Plat 1 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain sanitary sewer easement to permit the installation of a fence within the easement area on the Property; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the sanitary sewer easement ("Consent and Agreement") regarding Lot 9 of Autumn Park Plat 1 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Jacob Matthew McAnally and Julianna Joy McAnally, *a married couple* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

1. PROPERTY DESCRIPTION. Property Owners own that property legally described as:

   Lot 31 of Autumn Park Plat 6, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain overland flowage easement, as shown in the Autumn Park Plat 6 dated July 22, 2015, recorded on July 23, 2015, in Book 15669, Page 492-496 in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.

3. IMPROVEMENTS. The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.

4. CITY CONSENT TO INSTALLATION OF IMPROVEMENTS. The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.

6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.

8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.

9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 2nd day of July, 2026

PROPERTY OWNERS

Jacob Matthew McAnally

Julianna Joy McAnally

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 2nd day of July, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jacob Matthew McAnally, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

JANA SCHWERDTFEGER
Commission Number 850850
My Commission Expires
09-15-2026

Notary Public in and for the
State of Iowa

My Commission expires 09-15-2026

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 2nd day of July, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Julianna Joy McAnally, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

JANA SCHWERDTFEGER
Commission Number 850850
My Commission Expires
09-15-2026

Notary Public in and for the
State of Iowa

My Commission expires 09-15-2026

CITY OF GRIMES

By: _____
David Gisch, Mayor

Attest:

_____
Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that David Gisch and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____
Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in a overland flowage easement on Lot 31 of Autumn Park Plat 6 (913 NW Sienna Dr) in accordance to permit number 26-001200.

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution Approving and Authorizing the Execution of a Memorandum of Agreement Between the City of Grimes, Iowa and Bridge Creek Home Owners Association

BACKGROUND: The City of Grimes and the Bridge Creek Home Owners Association (Bridge Creek HOA) have developed a Memorandum of Agreement to establish a mutual understanding regarding the division of maintenance responsibilities for the streets, street crossings, bridge, and decorative elements within the Bridge Creek subdivision. The Memorandum of Agreement is intended to establish a clear understanding between the City and Bridge Creek HOA regarding their respective maintenance responsibilities and to encourage continued communication and coordination in maintaining the streets, bridge, and public right-of-way within the subdivision.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: ____YES _X___NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Staff Recommends Council Approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Kevin Hensley, Public Works Director, 515-986-9636, khensley@grimesiowa.gov

Prepared by: JB
Return to: Kevin Hensley, Jennifer Brcka

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF GRIMES, IOWA AND BRIDGE CREEK HOME OWNERS ASSOCIATION

Grimes Resolution No. 08-1226

WHEREAS, the City of Grimes, Iowa ("City") and the Bridge Creek Home Owners Association ("Bridge Creek HOA") desire to establish a mutual understanding regarding the division of maintenance responsibilities for the public streets, bridge, street crossings, landscaping, irrigation systems, and decorative elements within the Bridge Creek subdivision; and

WHEREAS, under the Memorandum of Agreement, the respective responsibilities of the City and Bridge Creek HOA are set forth to provide a clear understanding of the parties' roles and obligations regarding the maintenance, repair, replacement, and improvement of infrastructure and related elements within the Bridge Creek subdivision; and

WHEREAS, Staff finds that establishing a clear understanding of the respective maintenance responsibilities of the City and Bridge Creek HOA will assist in the timely and orderly maintenance of the streets, bridge, and public right-of-way within the Bridge Creek subdivision;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa that: the Memorandum of Agreement between the City of Grimes, Iowa and Bridge Creek Home Owners Association is hereby approved.
BE IT FURTHER RESOLVED, that the City Administrator is hereby authorized to execute the Memorandum of Agreement on behalf of the City of Grimes, Iowa, and to take such actions as are necessary to carry out the terms and intent of the agreement.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into between the City of Grimes, Grimes, Iowa (Grimes), and Bridge Creek Home Owners Association (Bridge Creek), as follows:

1. Grimes is a municipal corporation organized under the laws of the State of Iowa.

2. Bridge Creek is a non-profit homeowners association organized under the laws of the State of Iowa.

3. Grimes and Bridge Creek are interested in dividing the maintenance responsibilities and improvements pertaining to the decorative elements of the infrastructure in the Bridge Creek subdivision, streets and street crossings. Without creating a formal legal contract, the parties are interested in executing this Memorandum of Agreement in good faith to establish an understanding regarding maintenance responsibilities between the parties. This understanding is as follows:

   a. Grimes will be responsible for the ownership, operation, maintenance, repairs, and replacements of the public street system located in Bridge Creek, including but not limited to pavement maintenance, snow removal, surface repairs, street painting and other routine or emergency street-related work;

   b. In the future, Grimes will remove existing brick pavers located within the public roadways of the Bridge Creek subdivision and replace them with concrete pavement;

   c. Grimes will maintain traffic control devices, pavement markings, and other safety-related infrastructure associated with the public roadways of the Bridge Creek subdivision;

   d. Grimes will maintain the understructure, paving and any street painting of the Bridge Creek bridge.

   e. Bridge Creek retains responsibility for the maintenance, repair, and replacement of the decorative elements and non-understructure of the Bridge Creek subdivision bridge, including but not limited to railings, architectural features, finishes, lighting (if decorative), and aesthetic components;

f. Bridge Creek retains responsibility for maintenance, repair, and replacement of all landscaping elements, including trees, shrubs, plantings, turf, decorative stone, mulch, and related features located in the public right of way located in Bridge Creek.

g. Bridge Creek retains responsibility of operation, maintenance, repair, and replacement of all irrigation systems located in the public right of way and associated with the subdivision's aesthetic landscaping elements, including pipes, valves, sprinkler heads, controllers, and water service connections;

h. Bridge Creek shall execute its responsibilities herein set forth in a safe, clean and orderly condition that is compliant with applicable ordinances, standards, and regulations of the City of Grimes.

4. Although this is not a final binding legal contract between the parties, the parties will continue to work in good faith to maintain the streets, bridge and public right of way by timely scheduling and completion of projects in their area of responsibility and maintaining open communications pertaining to the work that each is doing.

THE UNDERSIGNED HAVE READ THIS MEMORANDUM OF AGREEMENT AND CAN STATE AS A DULY EMPOWERED REPRESENTATIVE OF THEIR PARTY THAT THESE MEMORANDUM TERMS ARE ACCEPTABLE.

This Memorandum of Agreement is signed this _____ day of _____, 2026.

By: _____

Jake Anderson
Grimes City Administrator

By: Ann Cosimano

Bridge Creek HOA

~~Creek HOA~~

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution 08-1326 Accepting Public Improvements in Hope Meadows Plat 3

BACKGROUND: The public improvements for sanitary sewer, storm sewer, water main, public street pavement, and sidewalk identified within the plat have been completed and in a condition to be accepted by the City and the City engineer has recommended such acceptance.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution Accepting Public Improvements in Hope Meadows Plat 3

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION 08-1326 ACCEPTING PUBLIC IMPROVEMENTS IN HOPE MEADOWS PLAT 3

Grimes Resolution No. 08-1326

WHEREAS, approval of the final plat for Hope Meadows Plat 3 and Plat 4 (the “Plat”) have previously been given by the Grimes City Council; and

WHEREAS, the approved construction drawings identified certain public improvements to be constructed; and

WHEREAS, the public improvements are now completed and in a condition to be formally accepted by the City, and the City engineer has recommended such acceptance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That the public improvements in Hope Meadows Plat 3, including sanitary sewer, storm sewer, water main, public street pavement, and sidewalk are hereby accepted and incorporated into the respective sanitary sewer, storm sewer, water main, public street pavement, and sidewalk systems in the City of Grimes.

This resolution shall be filed of record with the Dallas County, Iowa Recorder.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY OF GRIMES

Development Services
410 SE Main Street, Suite 102
Grimes, IA 50111
Phone (515) 986-4050
Fax (515) 986-4480
www.grimesiowa.gov

CERTIFICATE OF COMPLETION

Hope Meadows Plat 3

Grimes, Iowa

August 25, 2026

This is to certify that the construction improvements on Hope Meadows Plat 3 have been completed in substantial compliance with the plans and specifications for the project. I hereby recommend acceptance of the project.

Respectfully submitted,

Parker Becker
Engineering Technician

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution 08-1426 Setting Public Hearing (09-08-2026, 5:30 PM): Sienna Hills PUD Amendment

BACKGROUND: The subject property is currently owned by Solid Ground, LLC and is generally located north of SW 19th Street and between SW Jazzwood Drive and SW County Line Road. The approximately 33-acre property is currently zoned R-4 (PUD) and is identified on the Future Land Use Plan as Low-Density Residential and Parks and Recreation. The applicant is requesting to amend the PUD agreement to adjust the side yard setbacks for single-family homes. The current agreement requires a minimum 7-foot side yard setback. The applicant is requesting to allow 5-foot setbacks for lots with less than 70-foot widths. All lots 70-feet wide or greater would still require a 7-foot minimum setback. The applicant is requesting the change to be competitive with other new single-family developments under construction in Grimes that have similar lot sizes with minimum 5-foot side yard setbacks.

No other changes to the Sienna Hills Zoning Change and Development Agreement are proposed.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION SETTING PUBLIC TIME AND PLACE FOR PUBLIC HEARING ON A PROPOSED ZONING AMENDMENT FOR PROPERTY GENERALLY LOCATED NORTH OF SW 19TH STREET AND BETWEEN SW JAZZWOOD DRIVE AND SW COUNTY LINE ROAD FOR THE SIENNA HILLS PUD

Grimes Resolution No. 08-1426

WHEREAS, the City Council of Grimes, Iowa (the “City”) desires to consider certain amendments to the Sienna Hills Planned Unit Development (PUD), which will amend the development standards; and

WHEREAS, it is the desire of the City Council that the proposed amendments to the Sienna Hills PUD be considered by the Grimes Planning and Zoning Commission and that such Commission file its report with the City Council prior to the time established herein for public hearing on said proposed amendments; and

WHEREAS, a public hearing upon the proposed amendments to the Sienna Hills PUD should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street Room 202, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 8th day of September, 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.

3. That the Planning and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

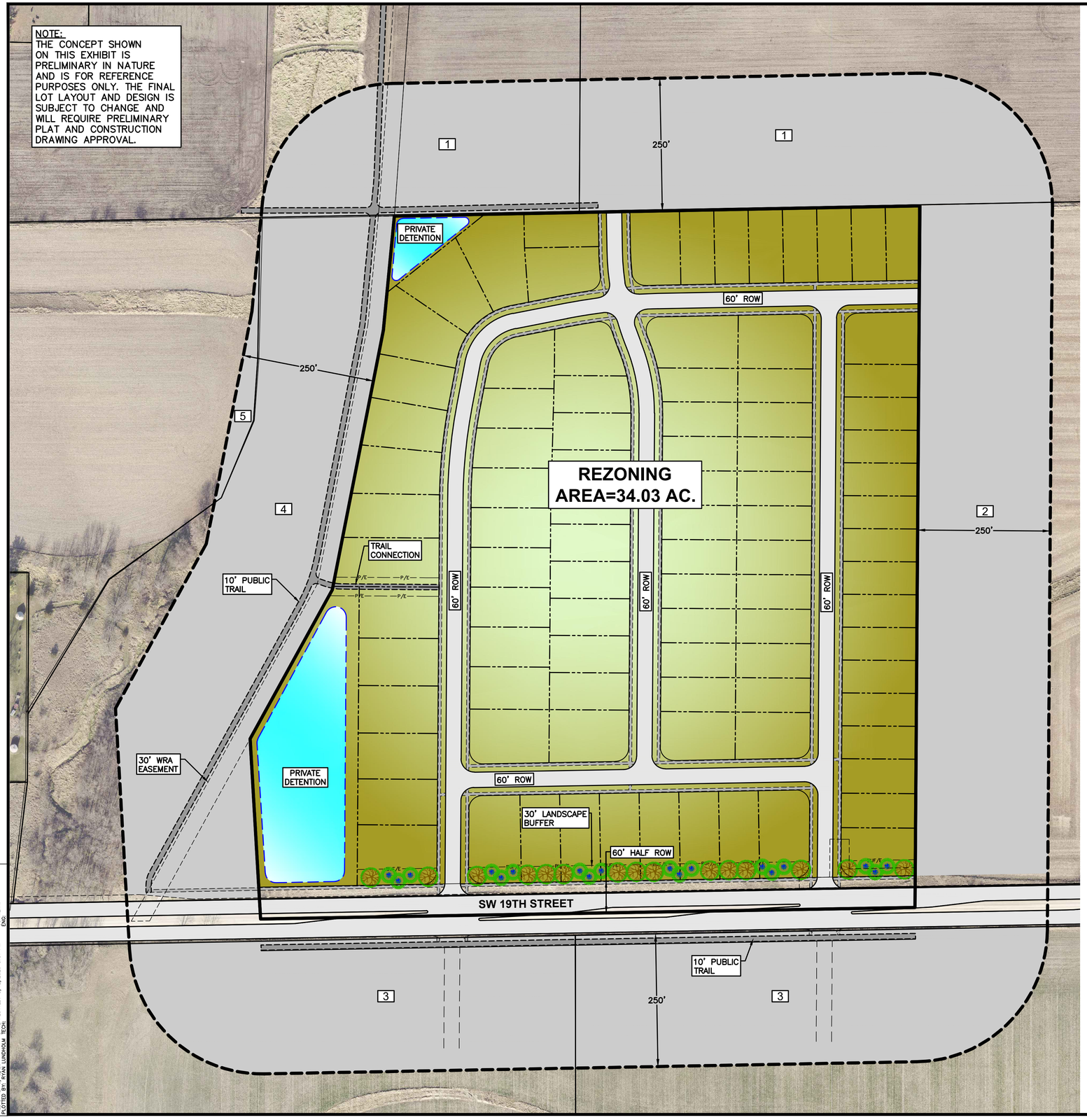
EXHIBIT A – LEGAL DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL “A” OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL “20-105” OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; AND EXCEPT PARCEL “22-171” OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SW1/4 EXCEPT PARCEL “B” OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

NOTE:
THE CONCEPT SHOWN ON THIS EXHIBIT IS PRELIMINARY IN NATURE AND IS FOR REFERENCE PURPOSES ONLY. THE FINAL LOT LAYOUT AND DESIGN IS SUBJECT TO CHANGE AND WILL REQUIRE PRELIMINARY PLAT AND CONSTRUCTION DRAWING APPROVAL.

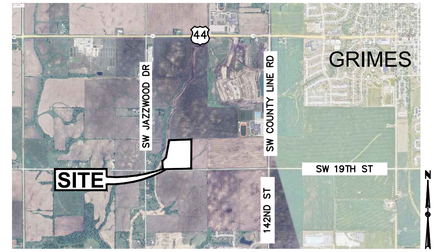


LEGEND / LOT SUMMARY:

R-4 (PUD)

VICINITY MAP

NOT TO SCALE



OWNER/APPLICANT:

SOLID GROUND LLC
CONTACT: ERIC GRUBB
1040 SE FRONTIER AVE STE 160
WAUKEE IA 50263
PH: (515) 975-7441
EMAIL: ERIC@SOLIDGROUNDIOWA.COM

ENGINEER / SURVEYOR:

CIVIL DESIGN ADVANTAGE
CONTACT: JOSH TRYGSTAD
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH. (515) 369-4400
EMAIL. JOSHT@CDA-ENG.COM

ZONING:

EXISTING: R-4 (PUD)
(34.03 AC)

ADJACENT OWNERSHIP

		AREA (AC.)	AREA (%)	CONSENTING
1.	HOPE K FARMS LLC 4500 WESTOWN PKWY STE 277 WEST DES MOINES IA 50266	7.92	51.26%	51.26%
2.	CATHOLIC FOUNDATION OF SW IOWA 601 GRAND AVE DES MOINES IA 50309	7.25	46.93%	
3.	WITMER, JERRY L 5940 156TH ST GRIMES IA 50111	9.32	0% *	
4.	CITY OF GRIMES 101 NE HARVEY ST GRIMES IA 50111	7.38	0% *	
5.	FI8 HOLDINGS, LLC FRAMPTON, JUSTIN 3405 SE CROSSROADS DR STE C GRIMES IA 50111	0.28	0.02%	0.02%
		TOTAL 15.45	100%	51.28%

* CITY PROPERTY AND AREAS OUTSIDE OF THE CORPORATE LIMITS ARE EXCLUDED FROM THE CONSENTING PERCENTAGES.

BULK REGULATIONS

R-4 (PUD)

MINIMUM LOT AREA = 7,500 SF
MINIMUM LOT WIDTH = 60 FT

SETBACKS:
FRONT YARD = 30'
REAR YARD = 25'
SIDE YARD = 7' (LOTS 70' WIDE OR LARGER)
5' (LOTS LESS THAN 70' WIDE)

MAX BUILDING HT = 35 FT

MAXIMUM DENSITY = 6.0 UNITS / ACRE

REZONING DESCRIPTION

THE SW1/4 OF THE SW1/4 OF SECTION 1, EXCEPT PARCEL "A" OF PLAT OF SURVEY RECORDED IN BOOK 2004, PAGE 16564, BEING A PART OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA AND EXCEPT PARCEL "20-105" OF PLAT OF SURVEY RECORDED IN BOOK 2021, PAGE 34753, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; AND EXCEPT PARCEL "22-171" OF PLAT OF SURVEY RECORDED IN BOOK 2023 PAGE 1056, BEING A PART OF THE SW1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA;

AND

THE SE1/4 OF THE SW1/4 EXCEPT PARCEL "B" OF PLAT OF SURVEY RECORDED IN BOOK 2007, PAGE 5035, BEING A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA.

N

SCALE
0' 50' 100' 200'

REVISIONS	DATE
FIRST SUBMITTAL	08/08/2025
SECOND SUBMITTAL	09/10/2025
REVISED	12/09/2025
REVISED	08/12/2025

4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400
ENGINEER: TECH:
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

SIENNA HILLS
REZONING MAP

1 / 1
2410.843

FILE: R:\2024\2410843\DWG\2410843 - REZONING.DWG
FILE DATE: 12/9/2025 PLOTTED: 12/10/2025, 3:51 PM
PLOTTED BY: RYAN LUNDHOLM TECH:
COMMENT:
ENG:

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution 08-2725 Setting Public Hearing (09-08-2026, 5:30 PM): Willow Hills North West 60' Rezone

BACKGROUND: The subject property is currently owned by Willow Hills North, LLC, which is generally located north of NW 27th Street, west of NW Beechwood Drive, and west of the Willow Hills North Rezone area. The approximately 1.82-acre property is currently zoned A-1 (Agricultural District). The property is identified as Low-Density Residential upon the Future Land Use Plan. The applicant is requesting to rezone the property to R-1 (Single-Family Dwelling District) to incorporate the property into the final plat for Willow Hills North Plat 2, which is currently under construction. The 1.82-acre property was purchased by the applicant to construct a drainage swale and storm sewer to control stormwater runoff from the neighboring farmland. The property is proposed to be rezoned to match the neighboring R-1 district standards in the Willow Hills North development and ensure the western platted lots in Willow Hills North Plat 2 are designated the R-1 zoning classification across the entire lot. The rezone proposal is consistent with the future land use plan.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION 08-1526 SETTING PUBLIC TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY GENERALLY LOCATED NORTH OF NW 27TH STREET, WEST OF NW BEECHWOOD DRIVE, AND WEST OF THE WILLOW HILLS NORTH REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE-FAMILY DWELLING DISTRICT FOR THE WILLOW HILLS NORTH WEST 60' REZONE

Grimes Resolution No. 08-1526

WHEREAS, certain land in the City of Grimes, Iowa, generally located north of NW 27th Street, west of NW Beechwood Drive, and west of the Willow Hills North Rezone, and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agricultural District) (the “Property”); and

WHEREAS, the City Council of the City of Grimes desires to consider the amendment of the Grimes Code of Ordinances, and the zoning district boundaries of Title 12, Section 12-3-2 by rezoning the Property from A-1 (Agricultural District) to R-1 (Single-Family Dwelling District); and

WHEREAS, it is the desire of the City Council that the proposed Ordinance, amending the official zoning district map be considered by the Grimes Planning and Zoning Commission and such Commission file its report with the City Council prior to the time established herein for public hearing on the proposed amendment; and

WHEREAS, the proposed Ordinance amending the official zoning district map has been prepared and a public hearing upon the proposed amendment should be held and a time and place for hearing thereon should be fixed.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That a public hearing be held by the Grimes City Council on the proposed Ordinance amending the Grimes Code of Ordinances, at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 8th day of September 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.

3. That the Planning and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED and APPROVED on August 25, 2026.

_____

David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

LEGAL DESCRIPTION:

PARCEL 2025-86 BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23, WILLOW HILLS PLAT 2, AN OFFICIAL PLAT; THENCE S89°55'46"W, 60.00 FEET; THENCE N00°07'36"W, 1323.81 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N89°55'46"E, ALONG SAID NORTH LINE, 60.00 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE S00°07'36"E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1323.81 FEET, TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.82 ACRES.

Rezoning Exhibit

FOR

Willow Hills North

Grimes, Iowa

Owner

Willow Hills North LLC
1535 SW Market St., Suite 200
Ankeny, IA 50023-1606

Developer

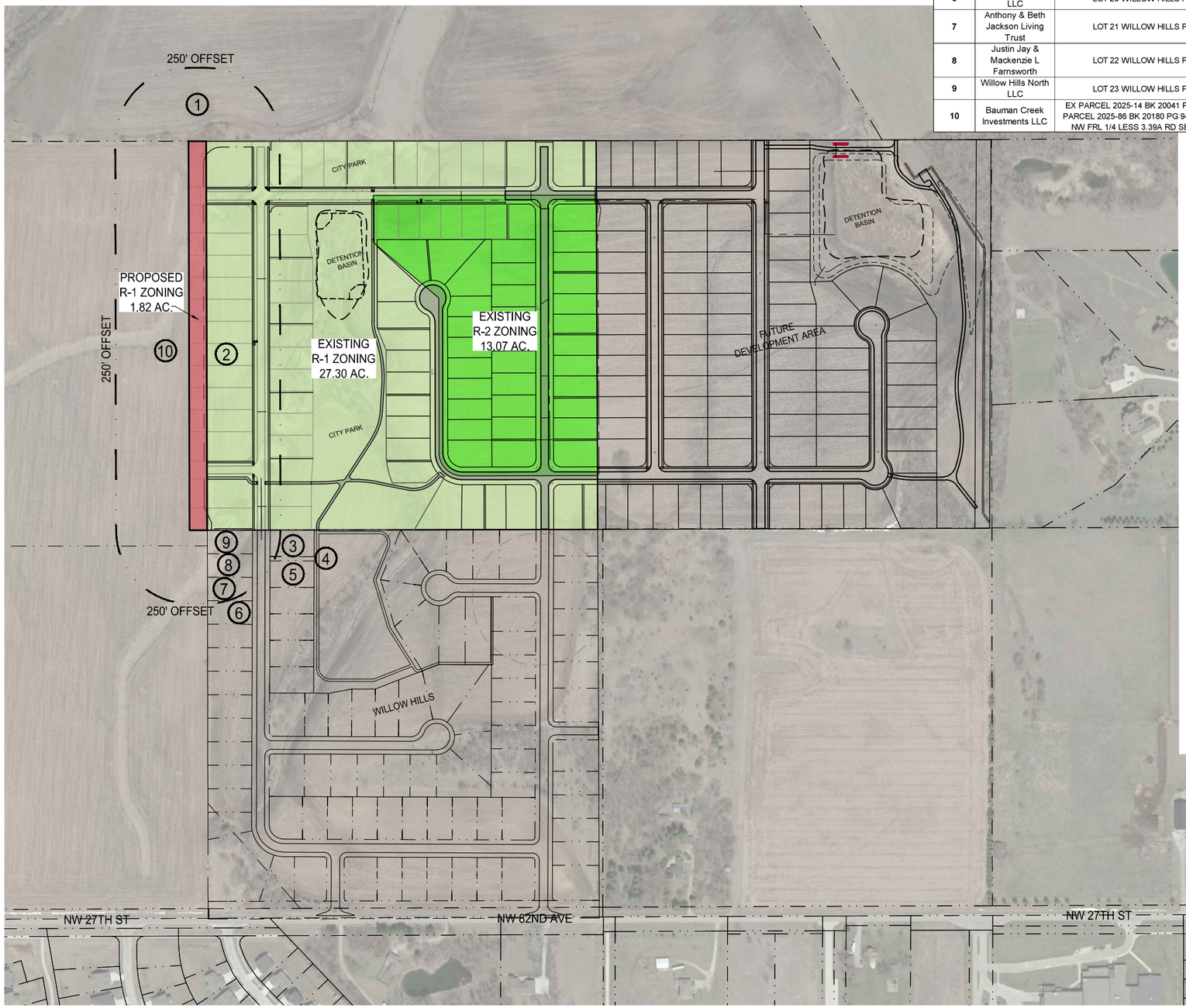
ATI Group
1535 SW Market St., Suite 200
Ankeny, IA 50023-1606

Zoning

Existing - A-1 Agricultural District (1.82 acres)

Proposed - R-1 Single Family Dwelling District (1.82 acres)

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Brenton Brothers Inc	EX PARCEL 2023-32 BK 19454 PG 544- BEG SW COR SEC 19 THN N 4260.94F SELY 463.2F S 1478.17F E 1038.4F SELY 3612.6F W 3740.49F TO POB NW FRL 1/4 & SW FRL 1/4 & SE FRL 1/4 LESS .025A RD SEC 19-80-25	8025-19-300-002	Brenton Brothers Inc 1112 Glen Oaks Dr. West Des Moines, IA 50266	7,600,549 sf	113,175 sf	12.9%
2	Willow Hills North LLC	OUTLOT X WILLOW HILLS NORTH PLAT 1	8025-30-126-001	3405 SE Crossroads Dr. Ste C Grimes, IA 50111	960,498 sf	330,275 sf	37.6%
3	David & Kathryn Sapp	LOT 24 WILLOW HILLS PLAT 2	8025-30-178-021	3057 NW Beechwood Dr. Grimes, IA 50111	13,504 sf	2,694 sf	0.3%
4	City of Grimes	OUTLOT X WILLOW HILLS PLAT 1	8025-30-175-002	101 NE Harvey St., Grimes, IA 50111	154,202 sf	238 sf	0.0%
5	Mathew Gleason	LOT 25 WILLOW HILLS PLAT 2	8025-30-178-022	3029 NW Beechwood Dr. Grimes, IA 50111	13,504 sf	158 sf	0.0%
6	Willow Hills North LLC	LOT 20 WILLOW HILLS PLAT 2	8025-30-180-004	3405 SE Crossroads Dr. Ste C Grimes, IA 50111	12,197 sf	447 sf	0.1%
7	Anthony & Beth Jackson Living Trust	LOT 21 WILLOW HILLS PLAT 2	8025-30-180-003	3002 NW Beechwood Dr. Grimes, IA 50111	12,197 sf	10,665 sf	1.2%
8	Justin Jay & Mackenzie L Farnsworth	LOT 22 WILLOW HILLS PLAT 2	8025-30-180-002	3034 NW Beechwood Dr. Grimes, IA 50111	12,270 sf	12,270 sf	1.4%
9	Willow Hills North LLC	LOT 23 WILLOW HILLS PLAT 2	8025-30-180-001	3405 SE Crossroads Dr. Ste C Grimes, IA 50111	12,381 sf	12,381 sf	1.4%
10	Bauman Creek Investments LLC	EX PARCEL 2025-14 BK 20041 PG 855- & -EX PARCEL 2025-86 BK 20180 PG 942- W FRL 1/2 NW FRL 1/4 LESS 3.39A RD SEC 30-80-25	8025-30-100-008	1005 S 12th St, Adel, IA 50003	3,377,642 sf	395,239 sf	45.0%



ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) CITY OF GRIMES OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)
3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 8/17/2021
4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA AND SURVEY DATA

Proposed R-1 Zoning Area Description

PARCEL 2025-86 BEING A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF GRIMES, POLK COUNTY, IOWA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 23, WILLOW HILLS PLAT 2, AN OFFICIAL PLAT; THENCE S89°55'46"W, 60.00 FEET; THENCE N00°07'36"W, 1323.81 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N89°55'46"E, ALONG SAID NORTH LINE, 60.00 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE S00°07'36"E, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1323.81 FEET, TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 1.82 ACRES.

Existing R-1 Zoning Area Description

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 160.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.30 ACRES.

Existing R-2 Zoning Area Description

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 160.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.07 ACRES.

NORTH

0 100 200 400
GRAPHIC SCALE

GENERAL NOTES:
1) THE CONCEPT DEPICTED BY THIS REZONING EXHIBIT INCLUDING LOT LAYOUTS AND SIZING, UTILITY LAYOUTS AND SIZING, AND OTHER DETAILED DESIGN FACTORS IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS AND PROCEDURES INCLUDING PRELIMINARY PLAT, CONSTRUCTION DRAWINGS, AND FINAL PLAT.

McCLURE™ ENGINEERING Co

building strong communities.

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

WILLOW HILLS NORTH
REZONING EXHIBIT

GRIMES, IOWA
210851
AUGUST 18, 2026

REVISIONS
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ENGINEER	DRAWN BY
P. KULLBERG	B. LANGE
CHECKED BY	FIELD BOOK NO.
G. WATSON	-
DRAWING NO.	SHEET NO.
RZ-01	1 / 1

P:\210851\06-Drawings\Civil\Rezoning\West 60' Tract\210851_Rezoning.dwg 8/18/2026 8:37 AM

McCLURE ENGINEERING COMPANY

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM:

BACKGROUND: City staff have inspected ash trees within the South Sports complex and identified that the trees are dead, dying, or in advnaced decline from emerald ash borer. Because dead ash become brittle and can fail unpredictable, these trees pose a safety hazard to participants, residents enjoying the trail system or spectators at the ball fields. City staff also identified one scots pine that is dead or dying and needs to be removed along with the ash trees

BUDGETARY CONSIDERATIONS: For this project and following the City's purchasing policy, the City has hired Unlimited Tree Service to remove the ash trees and removal of the stumps.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community _X___

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: City staff recommends approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Miller, Sports Facility Manager, 515-986-2143, amiller@grimesiowa.gov

Prepared by: Alex Miller
Return to: Alex Miller

THE REMOVAL OF DEAD, DISEASED, OR DYING TREES LOCATED ON CITY-OWNED PROPERTY

Grimes Resolution No. 08-1626

WHEREAS, the City of Grimes owns and maintains public parks, trails, and sports complexes for the use and enjoyment of its residents

WHEREAS, City staff have identified dead or dying ash trees and one scots pine at the South Sports Complex that are dead, dying, or diseased

WHEREAS,dead and dying trees located near actively used trails and gathering areas present a safety hazard to the public from falling limbs and failing trunks

WHEREAS, funds for this work are available with the Parks Department budget

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Parks and Recreation Department is authorized to have the trees removed to avoid harm to persons or property

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Grimes Public Administration Building Underground Electric Easement – MidAmerican Energy Company

BACKGROUND: In coordination with the construction of the new Grimes Public Administration Building, the city has entered into an agreement with MidAmerican Energy Company regarding the underground electric service extension needed for the Grimes Public Administration Building at 100 N James Street in Grimes, Iowa.

In order to provide electrical services to the public structures/improvements being constructed on the property, MidAmerican Energy Company requires a perpetual underground electric easement over a portion of the property.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The city staff has reviewed the MidAmerican Energy Company Electric Easement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

RESOLUTION 08-1726 AUTHORIZING CONVEYANCE OF UNDERGROUND ELECTRIC EASEMENT IN CONNECTION WITH THE GRIMES PUBLIC ADMINISTRATION BUILDING PROJECT

Grimes Resolution No. 08-1726

WHEREAS, the City of Grimes is the owner of certain public property within city limits located at 100 N James Street, Grimes, IA, legally described as:

The East 660 feet of the South 660 feet of the Southeast Quarter (SE 1/4) of Section 31, Township 80 North, Range 25 West of the Fifth Principal Meridian, City of Grimes, Polk County, Iowa (the "Property").

WHEREAS, the Property is intended to be improved for use by the public and residents of Grimes as a public administration building;

WHEREAS, the City has entered into an Agreement with MidAmerican Energy Company regarding the underground electric service extension needed for the Grimes Public Administration Building at 100 N James Street in Grimes, IA, MX 5134622.

WHEREAS, in connection with said public administration building project and in order to provide electrical services to the public structures/improvements being constructed on the Property, MidAmerican Energy Company requires a perpetual underground electric easement over a portion of the above-described real estate, which easement area is legally described as:

A part of the east half of the southeast quarter of Section 31, Township 80 North, Range 25 West of the Fifth Principal Meridian, in the City of Grimes, Polk County, Iowa described as a 10.00-foot-wide easement being 5.00 feet on both sides of the following Centerline:

Commencing at the southeast corner of Lot 1, Parkview Plaza Plat 2, an official Plat in said City of Grimes; thence south 89°36'15" east along the north right-of-way line of West 1st Street, 177.17 feet to the point of beginning; thence north 00°01'27" west, 394.99 feet to the point of terminus. The sidelines of said easement shall shorten or extend to said north right-of-way line at the point of beginning. Said easement contains 0.09 acres (3,950 square feet).

WHEREAS, the Council finds that the conveyance of the perpetual easement for underground electric line purposes is necessary to provide electrical service to and effectuate the public purposes of the Grimes Public Administration Building project;

WHEREAS, the Council finds that it is in the City's best interest to grant the easement interest as set forth herein; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

SECTION 1. That the Mayor and City Clerk are authorized to enter into the Underground Electric Easement agreement attached hereto as Exhibit A and incorporated herein by this reference, for conveyance of the easement rights described therein.

SECTION 2. This Resolution shall be in full force and effect from and after its final passage, approval and publication as provided by law.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Prepared by and return to: Brian Sills 515-242-4383
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-8770

MIDAMERICAN ENERGY COMPANY
ELECTRIC EASEMENT

		State of	Iowa	
Folder No.	130136	County of	Polk	
Work Req. No.	5134622	Section	31	
Project No.	CPKBBL1000000480	Township	80	North
		Range	25	West of the 5th P.M.

This MidAmerican Energy Company Electric Easement (this "Easement") is made this _____ day of _____, 2026, by and between **CITY OF GRIMES,** Iowa**,** ("Grantor"), and **MIDAMERICAN ENERGY COMPANY,** an Iowa Corporation, its successors and assigns ("Grantee") (individually referred to at times as "Party", or collectively the "Parties").

RECITALS

WHEREAS, Grantor is the owner of the property legally described as:

The East 660 feet of the South 660 feet of the Southeast Quarter (SE 1/4) of Section 31, Township 80 North, Range 25 West of the Fifth Principal Meridian, City of Grimes, Polk County, Iowa (the "Property").

WHEREAS, Grantor desires to grant to Grantee an electric easement to be located on a portion of the Property and Grantee desires to accept the easement on the following terms and conditions.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Electric Easement.** Grantor does hereby establish, give, grant, and convey to Grantee a perpetual, non-exclusive easement under, upon, through and across a portion of the Property as described on **Exhibit A** attached hereto (the "Easement Area"), to construct, attach, reconstruct, operate, maintain, inspect, replace or remove electric supply line(s) for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary poles, wires, conduit, duct, transformers, switching equipment, measurement and monitoring equipment, guys, guy stubs, anchors, ground rods, and other reasonably necessary equipment incident thereto (collectively "Facilities"), together with the right to survey the Property and the right of ingress and egress to and from same and all the rights and privileges incident and necessary to the enjoyment of this Easement. Additionally, if Grantor provides or installs duct or conduit for said Facilities, this grant

shall cover and include all Facilities installed as a part of the Easement Area

2. **Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited.** Grantor shall not construct or place any permanent or temporary buildings, pavement, hardscape, structures, fences, trees, plants or other objects on or within the Easement Area without prior written permission from Grantee indicating that said construction or placement will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities, nor shall Grantor cause or permit any obstruction or material to be placed on or within the Easement Area which violates the clearance requirements of the National Electrical Safety Code and/or the rules of the Iowa Utilities Board. No brush, vegetation or other flammable materials shall be deposited, placed, accumulated, or burned within the Easement Area. Subject to the rights of Grantee granted in this Easement, Grantor shall have the right to cultivate, use, and occupy the Property.

3. **Change of Grade Prohibited.** Grantor shall not change the grade, elevation or contour of any part of the Easement Area without prior written consent from Grantee, nor shall Grantor place or install any rocking, paving or other hardscape materials in the Easement Area without prior written consent from Grantee. Grantee shall have the right to restore any changes in grade, elevation or contour without prior written consent of Grantor.

4. **Violations by Grantor.** In the event Grantor, its successors, assigns, contractors, employees, or agents violates Section 2 or 3 above or otherwise commits an intentional or negligent act, which results in damage to Grantee's Facilities or the Easement Area, Grantor shall be solely responsible for all costs associated with the repair, reconstruction, replacement, and/or work to the Easement Area and Grantee's Facilities.

5. **Right of Access and Removal.** Grantee shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto. Grantee shall have the right to remove, trim, spray, or cut down any unauthorized fences, hardscape, structures, trees, shrubs, branches, saplings, brush, vegetation, or other obstructions within, upon, across, along, adjacent to and overhanging the Easement Area that may interfere with the proper construction, maintenance, operation or removal of Grantee's Facilities.

6. **Property to be Restored.** Grantee shall repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by Grantee's construction, reconstruction, maintenance, operation, replacement or removal of Grantee's Facilities (except for damage to property placed subsequent to the granting of this easement). For any such repairs required to be made by Grantee hereunder, Grantee agrees to repair such damaged property to the approximate condition of such property existing immediately before being damaged, to the extent reasonably practicable. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

7. **Easement Runs with the Land.** This Easement shall be deemed perpetual and to run with the land. All provisions of this Easement, including benefits and burdens, shall run with the Property and are binding upon and inure to the heirs, assigns, successors, tenants, and personal representatives of the Parties hereto.

8. **Grantor Certification.** Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

9. **Severability, Choice of Law and Waiver.** Each of the provisions of this Easement shall be enforceable independently of any other provision of this Easement and independent of any other claim or cause of action. In the event of any matter or dispute arising out of or related to this Easement, it is agreed between the parties that the law of the jurisdiction and location where this Easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this Easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

10. **Dower, Homestead, and Distributive Share.** Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the Easement Area and waives all rights of exemption as to any of the Easement Area. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, Grantor voluntarily gives up any right to this protection for the Easement Area with respect to claims based upon this Easement.

11. **IRS W-9 Form.** Prior to any payments referenced herein being made, Grantor is required to submit a fully executed IRS W-9 form to Grantee. Grantor's failure to submit a fully executed IRS W-9 form shall not impact any other provisions or obligations under this Easement.

12. **Fee Simple.** Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this Easement.

13. **Headings and Captions.** The titles or captions of sections and paragraphs in this Easement are provided for convenience of reference only and shall not be considered a part hereof for purposes for interpreting or applying this Easement, and such titles or captions do not define, limit, extend, explain or describe the scope or extent of this Easement or any of its terms or conditions.

14. **Counterparts.** This Easement may be executed in two (2) or more counterparts, each of which shall be deemed an original for all purposes and all of which together shall constitute one and the same instrument. Parties may sign and deliver this Easement by facsimile, electronic, or PDF signatures, each such signature to be treated as an original.

15. **Entire Agreement.** It is mutually understood and agreed that this Easement covers all of the agreements and stipulations between the parties and that no representations or statements, oral or written, have been made modifying or changing the terms hereof.

Signature Page Follows

IN WITNESS WHEREOF, this Easement is executed as of the date first above written.

Dated this _____day of _____, 2026

CITY OF GRIMES, Iowa

Signed _____

Printed _____

Title _____

ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

This record was acknowledged before me on _____, 2026 by

_____ as _____ of

CITY OF GRIMES, Iowa.

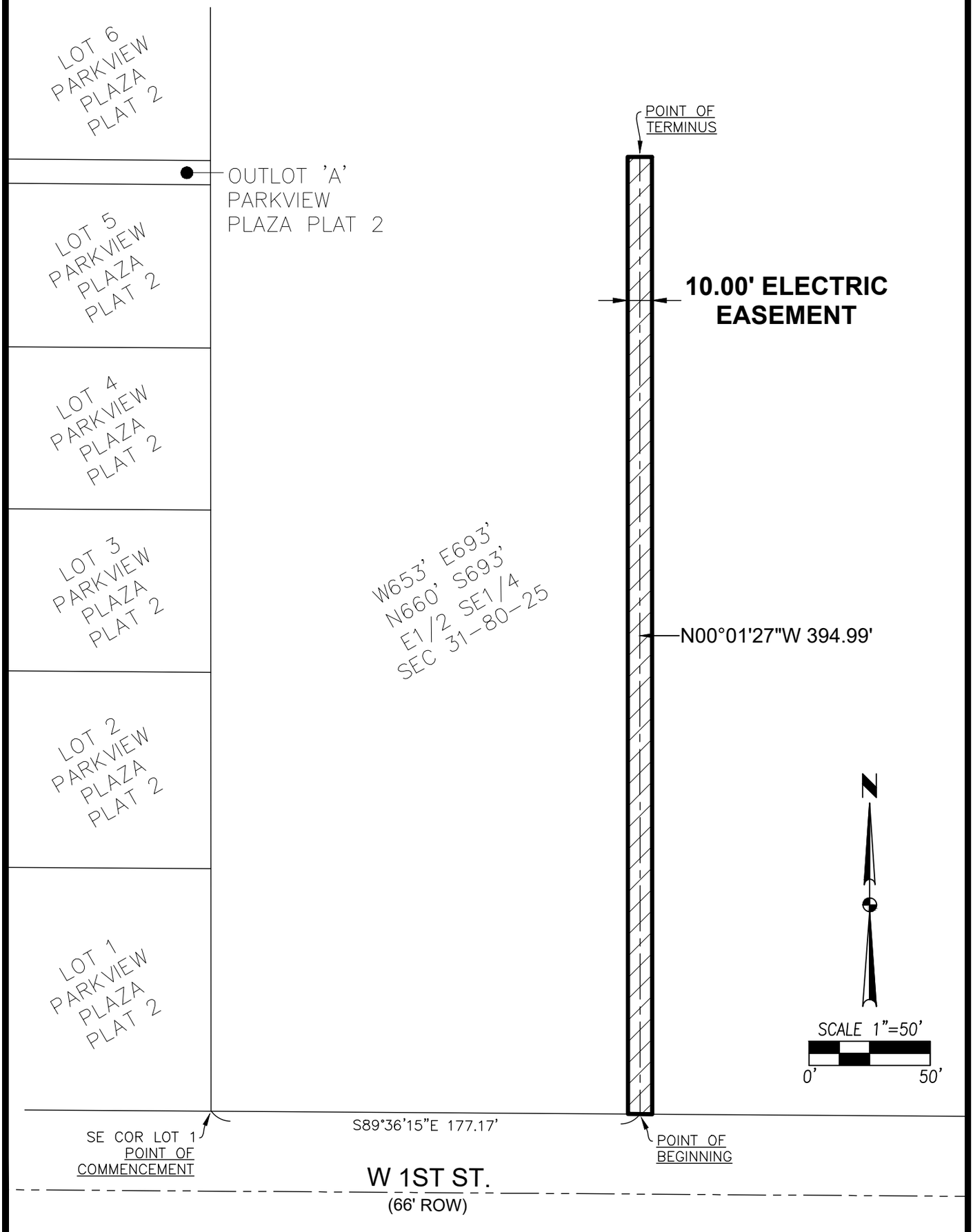
_____
Signature of Notary Public

EXHIBIT 'A' - EASEMENT PLAT

ELECTRIC EASEMENT DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN THE CITY OF GRIMES, POLK COUNTY, IOWA DESCRIBED AS A 10.00–FOOT–WIDE EASEMENT BEING 5.00 FEET ON BOTH SIDES OF THE FOLLOWING CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, PARKVIEW PLAZA PLAT 2, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°36'15" EAST ALONG THE NORTH RIGHT–OF–WAY LINE OF WEST 1ST STREET, 177.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°01'27" WEST, 394.99 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT SHALL SHORTEN OR EXTEND TO SAID NORTH RIGHT–OF–WAY LINE AT THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 0.09 ACRES (3,950 SQUARE FEET).



CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Fire Board Recommendation to Set the Ambulance Fees for FY27.

BACKGROUND:

At its December 2023 meeting, the Johnston-Grimes Metropolitan Fire District Fire Board adopted Resolution No. F23-003, establishing ambulance fees based on the average statewide emergent ambulance rates, with rates to be adjusted annually.
The Fire Chief has received the most recent statewide ambulance rate survey, which reflects an increase in the statewide average rates. Consistent with Resolution No. F26-149, the Fire Board recommends adopting the following ambulance fee schedule for July 1, 2026, through June 30, 2027. Projected FY27 Revenue is $135,000.00:

Fee types	Current rates	State-Wide Average	Recommended Fee Schedule
BLS (E)	$855.35	$940.52	$940.52
ALS 1 (E)	$1,037.83	$1,125.63	$1,125.63
ALS 2	$1,403.71	$1,547.29	$1,547.29
Treat and Release	$296.11	$296.51	$296.51
Mileage	$18.94	$20.18	$20.18

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:

Prioritized: ____YES X NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Fire Board Recommends Approval to adjust ambulance fees per Fire Board Resolution No. F26-01, establishing ambulance fees based on the average statewide emergent ambulance rates, with rates to be adjusted annually.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Percy Coleman, Fire Chief, 5159032648, pcoleman@cityofjohnston.com

Prepared by: Administrative Assistant Sheena Signs

Return to: Fire Chief Percy Coleman

A RESOLUTION ESTABLISHING AMBULANCE RATES CHARGED BY THE JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT FOR FISCAL YEAR FY27

Grimes Resolution No. 08-1826

WHEREAS, the Johnston-Grimes Metropolitan Fire District Board previously adopted Resolution No. F26-01, establishing the ambulance billing rates based on the average statewide emergent rate as of July 1 of 2026, with rates to be adjusted annually each July; and

WHEREAS, the most recent rate survey indicated an increase of approximately 8.8 percent in ambulance fees;

WHEREAS,

WHEREAS,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the following ambulance rates are hereby established for the period beginning July 1, 2026, and ending June 30, 2027:

Basic Life Support-Emergency (BLS-E)	Advanced Life Support, Level 1-Emergency (ALS1-E)	Advanced Life Support, Level 2-Emergency (ALS2-E)	Treat and Release	Mileage
$940.52	$1,125.63	$1,547.29	$296.51	$20.18

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

2026 FINAL Surve			
	Type	BLS (NE) A0428	BLS (E) A0429
	Fire Based	$744.00	$744.00
	Private	$495.83	$949.37
	Volunteer	$387.00	$620.00
	Hospital Based	$906.35	$1,022.29
	Private	$680.00	$760.00
	Fire Based		$1,000.00
	Municipal/3rd Service	$1,403.22	$1,403.22
	Fire Based		$925.00
	Fire Based	$600.00	$950.00
	Fire Based		$1,500.00
	Volunteer	$477.00	$764.00
	Private	$599.00	$847.00
	Fire Based	$583.00	$932.00
	Fire Based	$427.00	$684.00
	Fire Based		$806.00
	Municipal/3rd Service	$500.00	$850.00
	3rd Service	$600.00	$700.00
	Fire Based	$578.97	$926.35
	3rd Service	$871.14	$1,390.90
	Hospital Based	$863.00	$1,378.00
	Fire Based	$1,234.00	$1,234.30
	Fire Based	$850.00	$850.00
	Fire Based	$482.00	$772.00
	Fire Based	$934.44	$934.44
	Municipal	$800.00	$1,300.00
	Private	$1,300.00	$1,300.00
	Fire Based		$900.00
	Municipal/3rd Service	$600.00	$700.00
	Municipal/3rd Service	$750.00	$825.00
	Fire Based	$908.02	$1,008.92
	Fire Based		$700.00
	3rd Service	$550.00	$770.00
	Volunteer	$550.00	$700.00
	Hospital Based	$725.00	$831.00
	Average	$728.53	$940.52
	Median	$640.00	$875.00
Medicare 2026	(urban)	$272.98	$436.77
Iowa Medicaid 2026		$84.67	$114.30
Illinois Medicaid (Rock Island Co.)		$284.59	$455.34
Wellmark 2026		$395.00	$633.00

ey - Current Rates - July 1, 2026

ALS1 (NE) A0426	ALS1 (E) A0427	ALS2 A0433	CCP A0434	Add'l Attendants
$890.00	$890.00	$1,290.00		
$631.49	$1,037.30	$1,409.61		
$465.00	$735.00	$1,065.00		
$1,204.03	$1,350.87	$1,888.39	$2,207.04	
$865.00	$100.00	$1,340.00	$1,760.00	$90.00
	$1,200.00	$1,300.00		
$1,666.31	$1,666.31	$2,411.79	$2,850.28	
	$1,150.00	$1,650.00		
$725.00	$1,150.00	$1,650.00		
	$1,500.00	$1,500.00		
$573.00	$907.00	$1,315.00		
$1,218.00	$1,218.00	$1,346.00	$1,916.00	
$699.00	$1,107.00	$1,602.00		
$512.00	$810.00	$1,170.00		
	$956.00	$1,384.00		
$850.00	$1,050.00	$1,400.00		$100.00
$900.00	$1,000.00	$1,400.00		$50.00
$694.75	$1,100.02	$1,592.15	$1,509.01	60/hr
$1,390.90	$1,756.92	$2,049.74	$2,335.24	
$1,034.00	$1,632.00	$2,363.00	$2,800.00	
$1,449.13	$1,449.13	$1,725.28		
$1,050.00	$1,050.00	$1,448.00	$1,675.00	100/hr
$579.00	$917.00	$1,327.00	$1,568.00	
$1,109.46	$1,109.46	$1,607.18		
$950.00	$1,500.00	$2,200.00		
$1,350.00	$1,500.00	$2,000.00	$2,500.00	
	$1,100.00	$1,500.00		
$675.00	$850.00	$1,200.00	$1,400.00	$50.00
$950.00	$1,250.00	$1,700.00		
$1,264.73	$1,405.26	$1,545.79	$1,509.01	
	$850.00	$1,180.00		
$625.00	$930.00	$1,200.00	$1,450.00	
$750.00	$800.00	$1,100.00		
$1,162.00	$1,244.00	$1,748.00	$1,792.00	
$936.89	$1,125.63	$1,547.29	$1,947.97	$72.50
$895.00	$1,103.51	$1,474.00	$1,776.00	$70.00
$327.58	$518.64	$750.70	$887.19	
$101.60	$127.01	$232.84	$232.84	
$341.50	$540.71	$281.81	$376.43	
$475.00	$750.00	$1,087.00	$1,284.00	

ALS- no transport	BLS-no transport	Intercept	Mileage	Annual Responses
$300.00	$300.00		$16.00	8,500
$309.79	$309.79	$250.00	$21.66	31,007
		$150.00	$13.00	450
			$19.95	3,500
$250.00	$200.00	$275.00	$18.50	2,861
$250.00	$250.00	$250.00	$18.00	890
$300.00		$200.00	$30.03	possibly 2400
$320.00			$18.50	3,547
$225.00	$100.00	$250.00	$19.00	4,500
		$250.00	$25.00	2,700
			$13.00	300
		$200.00	$13.20	12,500
$250.00		$250.00	$21.00	116
$248.00	$0.00	$300.00	$18.36	3,450
	$260.00	$350.00	$17.00	3,000
$250.00	$150.00	$250.00	$18.00	1,800
$250.00		$200.00	$19.00	16,000
$300.00	$150.00	$250.00	$20.79	6,200
$330.00	$0.00	$200.00	$29.28	36,393
		$277.00	$40.00	1,676
$594.00	$0.00		$20.00	9,779
$200.00	$0.00	$250.00	$18.00	5,900
		50% rev.	$16.49	3,200
$250.00		$273.17	$19.26	1,800
			$27.45	878
		$20.00	$25.00	6,727
$300.00	$300.00	$275.00	$17.50	6,000
$325.00	$0.00	$200.00	$18.00	725
$275.00		$275.00	$22.00	2,661
		$300.00	$20.00	11,900
$500.00	$150.00		$15.00	2,700
			$16.00	7,641
			$17.00	200
$200.00	$200.00	$270.00	$25.00	2,000
$296.51	$148.11	$240.22	$20.18	$6,106.09
$275.00	$150.00	$250.00	$18.75	$3,200.00
$0.00			$9.33	
$42.34			$2.61	
$0.00			$7.84	
$202.00			$15.00	

Rate Inc?	MIH	body cam	camara in rear
No	No	No	No
No	No	No	some
No	No	No	No
No	No	No	No
No	No	No	Yes
No	No	No	No
No	No	Plan to	No
No	No	No	No
	No	No	No
No	No	No	No
2% reflected here	No	No	No
No	No	No	No
2-3% reflected here	No	No	No
No	No	No	No
No	No	No	No
	Yes	No	No
No	No	No	No
TBD, possibly minimal	No	No	Yes
3% reflected here	No	No	Yes, no recording
11-19% reflected here	No	No	Yes, no recording
No	No	No	No
2% reflected here	No	No	No
No	No	No	No
reflected here	No	No	No
No	No	No	Yes
No	No	No	No
No	Yes	No	No
No	No	No	some
17- 59% refelected here	No	No	No
	No	No	No
	No	No	Yes, non recording
No	No	No	No
3% reflected here	No	No	No

RESOLUTION NO. F26-01

A RESOLUTION ESTABLISHING AMBULANCE RATES CHARGED BY THE JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT FOR FISCAL YEAR FY27

WHEREAS, the Johnston-Grimes Metropolitan Fire District Board previously adopted Resolution No. F23-003, establishing the ambulance billing rates based on the average statewide emergent rate as of July 1 of 2024, with rates to be adjusted annually each July; and

WHEREAS, the most recent rate survey indicated an increase of approximately 8.8 percent in ambulance fees;

NOW, THEREFORE, BE IT RESOLVED BY THE JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT BOARD that the following ambulance rates are hereby established for the period beginning July 1, 2026, and ending June 30, 2027:

Basic Life Support-Emergency (BLS-E)	Advanced Life Support, Level 1-Emergency (ALS1-E)	Advanced Life Support, Level 2-Emergency (ALS2-E)	Treat and Release	Mileage
$940.52	$1,125.63	$1,547.29	$296.51	$20.18

PASSED AND APPROVED this 6th day of August 2026.

_____
PAULA DIERENFELD, MAYOR

ATTEST:

_____
CYNDEE RHAMES, CITY CLERK

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Project Acceptance – SW 19th Street and SW Jazzwood Drive Overlay

BACKGROUND: The actions that are in front of the council are to provide appropriate actions on any final payments, change orders, and retainage payments; receive and file the Certificate of Completion from the project engineer; and consider approval of a resolution officially accepting the project by the City of Grimes.

The SW 19th Street and SW Jazzwood Drive Overlay started in the summer of 2026 and was completed in the summer of 2026. There is a retainage payment to be made 30 days following project acceptance.

BUDGETARY CONSIDERATIONS: This project's final construction contract amount is $1,592,215.44 which is approximately $103,087.23 more than the original construction contract amount. The City of Urbandale is also financially participating in this project and will be invoiced for their portion of SW 19th St./ Meadows Dr.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution accepting the project with Des Moines Asphalt & Paving in the final contract amount of $1,592,215.44.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 08-1926 ACCEPTING THE SW 19TH STREET AND SW JAZZWOOD DRIVE OVERLAY

Grimes Resolution No. 08-1926

WHEREAS, on the **10th** day of **March, 2026**, the Mayor and Clerk of the City of Grimes, Iowa, entered into a construction contract with **Des Moines Asphalt & Paving, Inc. of Johnston, Iowa**, for the construction of certain public improvements generally described as the **SW 19th Street and SW Jazzwood Drive Overlay**; and

WHEREAS, the contractor has fully completed the construction of the public improvements in accordance with the terms and conditions of the contract and plans and specifications, as shown by the certificate of the Engineer filed with the Clerk on **August 25, 2026**:

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

Section 1. That the report of the Engineer be and the same is hereby approved and adopted, and the public improvements are hereby approved and accepted as having been fully completed in accordance with the plans, specifications and form of contract and the total final construction cost thereof is hereby determined to be **$1,592,215.44**, as shown in the report of the Engineer.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CERTIFICATE OF COMPLETION

SW 19th Street and SW Jazzwood Drive Overlay

Grimes, Iowa

August 25, 2026

This is to certify that the construction improvements on the ***SW 19th Street and SW Jazzwood Drive Overlay*** project have been completed in substantial compliance with the plans and specifications for the project. The final contract amount is ***$1,592,215.44***. I hereby recommend acceptance of the project.

Respectfully submitted,

Aaron Jarosh, P.E.
Civil Engineer
City of Grimes
Iowa License Number 25709

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Iowa Highway 44 Corridor Improvements – Phase 1 - Federal Surface Transportation Block Grant Program Application

BACKGROUND: The Surface Transportation Block Grant program (STBG) is funding through the US Department of Transportation's Federal Highway Administration and administered by the Des Moines Area Metro Planning Organization (MPO). The current STBG program funding is for federal fiscal year 2030 & 2031, with applications due to the MPO by August 7, 2026. All qualifying projects will go through public input, applicant presentation to MPO Funding Subcommittee, scoring & ranking by MPO Funding Subcommittee and presentation to MPO Policy Committee for vote on final awards. The final award vote is scheduled for November 2026. The City of Grimes will have Snyder & Associates assist in the application process for this funding.

This STBG application will focus on the Iowa Highway 44 corridor from Gateway Drive to Mustange Drive. This will be the 2nd year of requesting funds for this large project that is estimated to take over 5 years to construct and will require agreements and coordination with the Iowa DOT.

BUDGETARY CONSIDERATIONS: The City of Grimes will appropriately plan for this project in the Capital Improvements Program to align with potential funding awards related to it and funding provided by the Iowa DOT.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Resolution and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Matt Ahrens

RESOLUTION 08-2026 AUTHORIZING THE CITY OF GRIMES TO SUBMIT AN APPLICATION FOR FUNDING FROM THE FEDERAL SURFACE TRANSPORTATION BLOCK GRANT PROGRAM (STBG) TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) FOR THE PARTIAL FUNDING OF THE IOWA HIGHWAY 44 CORRIDOR IMPROVEMENTS – PHASE 1 PROJECT AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF GRIMES TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

Grimes Resolution No. 08-2026

WHEREAS, the City of Grimes is a full member of the Des Moines Area Metropolitan Planning Organization; and

WHEREAS, the Federal Surface Transportation Block Grant Program provides funding to local jurisdictions for the construction of eligible projects; and

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that:

The Grimes City Council supports and approves the attached application for Federal Surface Transportation Program funding.

The Grimes City Council hereby commits to the City of Grimes matching funds as required by the Federal Surface Transportation Program funding.

The City of Grimes hereby commits to accepting and maintaining these improvements for a minimum of twenty (20) years following the completion.

The City Engineer is authorized to approve and execute the application on behalf of the Grimes City Council.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: ADA Transition Plan – Bolton & Menk, Inc. – Professional Services Agreement.

BACKGROUND: The City of Grimes has identified a need to develop an ADA Transition Plan. The city is responsible for providing accessible public programs, services, facilities, and pedestrian infrastructure under Title II of the Americans with Disabilities Act (ADA). Federal regulations require public entities to complete a self-evaluation of programs, services, policies, and facilities and, when structural changes are necessary, establish a transition plan identifying barriers, methods for correction, an implementation schedule, and the official responsible for carrying out the plan (28 CFR §§ 35.105 and 35.150). Section 504 requirements also apply to recipients of U.S. Department of Transportation financial assistance. Iowa DOT guidance states that any local public agency receiving U.S. DOT funds must have a transition plan and that government entities must plan and update pedestrian access or risk losing federal funding. Completing this work will document the City's compliance efforts and help preserve eligibility for future federal transportation funding.

Bolton & Menk, Inc. has prepared a Professional Services Agreement to complete an ADA self-evaluation and develop a comprehensive ADA Transition Plan for Grimes. The work includes project management and public outreach; review of pedestrian ramps using the City's DeepWalk data; field review of City-owned parking lots, parks, crosswalks, and traffic signals; assessment of thirteen City-owned buildings with public access; prioritization of deficiencies; planning-level remediation costs; policy and practice recommendations; identification of the ADA Coordinator and key implementation staff; development of a grievance procedure; and a public-facing GIS management system to track existing conditions and future accessibility improvements.

The PSA provides that the detailed project schedule will be reviewed and verified at project kickoff. Subject to that confirmation, staff anticipates the following general sequence:

- August 25, 2026 – City Council consideration and approval of the Professional Services Agreement.

- September 2026 – Project kickoff, confirmation of scope and schedule, project webpage, and public involvement planning.

- Fall 2026 – ADA self-evaluation and data collection for pedestrian infrastructure, parks, parking lots, traffic signals, crosswalks, and City buildings.

- Winter 2026–2027 – GIS analysis, deficiency prioritization, planning-level cost

development, and policy/practice review.

• Spring 2027 – Draft ADA Transition Plan, implementation schedule, grievance procedure, GIS tracking system, and public review.

• Spring 2027 – Final plan presented to the City Council for consideration and adoption

BUDGETARY CONSIDERATIONS: The total fee proposed for the engineering services is a not to exceed amount of $175,000.00 based off hourly rates and fixed expenses. This project will be funded through corresponding CIP line item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities __X__
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: Staff has reviewed the Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Matt Ahrens

RESOLUTION 08-2126 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH BOLTON AND MENK, INC. FOR THE ADA TRANSITION PLAN PROJECT

Grimes Resolution No. 08-2126

WHEREAS, the City of Grimes (Grimes) has a desire to develop an ADA transition plan; and,

WHEREAS, the engineering firm of Bolton and Menk, Inc. (Engineer), has experience in ADA transition plan development, and is qualified to perform the ADA self-evaluation, develop the transition plan, conduct building assessments, and management of the system; and,

WHEREAS, Engineer has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Engineer and compensation to be paid by Grimes for Engineer's engineering services related to the development of the ADA Transition Plan project;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Engineer on behalf of the City of Grimes.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

ADA TRANSITION PLAN

This Agreement is made and entered into this 25th day of August, 2026, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Bolton and Menk, party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

   Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

   The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

   A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

      I. Basic Services of the Consultant

a.	Project Management	$18,000.00
b.	ADA Self Evaluation	$76,000.00
c.	ADA Transition Plan	$29,000.00
d.	Building Assessment	$30,500.00
e.	Public Involvement	$12,500.00
f.	Management System	$9,000.00
	Total	$175,000.00

   B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30

days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.

B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least $1,000,000 each personal injury accident and/or death; $1,000,000 general aggregate personal injury and/or death; and $1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least $1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of $1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.

E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:	FOR THE CONSULTANT:
Name: City of Grimes	Name: Bolton & Menk
Attn: Matt Ahrens, P.E.	Attn: Justin Nickel, P.E.
Title: City Engineer	Title: Project Manager
Address: 410 SE Main Street, #102	Address: 430 E Grand Ave. Suite 101
City, State: Grimes, IA 50111	City, State: Des Moines, IA 50309

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment

of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt

of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.

B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.

B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.

E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

BY: _____

Name: Matthew Ferrier, P.E.

Title: Principal Engineer

CITY OF GRIMES

BY: _____

David Gisch, Mayor

ATTEST

_____

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

SCOPE OF SERVICES

Bolton & Menk, Inc., hereafter known as CONSULTANT, agrees to provide professional engineering services required for the self-evaluation and planning for American with Disabilities Act (ADA) transition plan, as outlined in federal regulations, for the City of Grimes, hereafter known as CLIENT.

BASIC SERVICES

The basic services to be provided by CONSULTANT are as follows:

TASK 1: PROJECT MANANGEMENT & PUBLIC OUTREACH

Task 1.A – Project Initiation and Project Management

1. The CONSULTANT will facilitate a project kick-off meeting with CLIENT Staff to accomplish the following:
    a. Introduce CONSULTANT and CLIENT representatives and establish communication protocols
    b. Review and confirm the scope of the project
    c. Review available information relative to the project
    d. Review and discuss specific infrastructure issues and the CLIENT'S current design standards as they relate to ADA compliance
    e. Review and verify project schedules

Task 1.B – Project Webpage

1. The Bolton & Menk will work with Grimes to implement a project page on the city's website. This page will include information related to the ADA transition plan process, including compliance procedures and links to state and federal compliance information. It will also include access to all project planning information for Grimes along with an opportunity for public comment.

TASK 2: ADA SELF EVALUATION

Task 2.A – Data Collection of Pedestrian Infrastructure and City Facilities

1. CONSULTANT will analyze components of the Pedestrian Circulation Route (PCR) / Pedestrian Access Route (PAR) environment using the latest GPS technology. This data will be imported into Esri ArcGIS for analysis, reporting, and mapping as part of the transition plan. The City of Grimes utilizes an independent, third-party consultant to perform field investigations related to Pedestrian Ramps, and issues reports of their findings using DeepWalk software.
2. This scope assumes that data provided by Cyclomedia and DeepWalk, and any other third-party data will be available in a documented and accessible format suitable for integration into the project workflow. Because the DeepWalk data schema and technical requirements are not yet known, this proposal assumes the data can be incorporated into Bolton & Menk's existing GIS workflows and custom Python geoprocessing tools through standard field mapping, configuration, and limited code modifications.

3. Significant effort required to evaluate, transform, cleanse, validate, or integrate the data, including substantial redevelopment of our existing tools driven by unforeseen data structures or technical requirements, is outside the scope of this proposal and may require adjustments to the project scope, schedule, and fee.

4. The following information will be collected as part of this project:
    A. *Pedestrian Ramps*
    The City of Grimes utilizes an independent, third-party consultant to perform field investigations related to Pedestrian Ramps, and issues reports of their findings using DeepWalk software. Those reports will be made available to CONSULTANT and included in the self-evaluation reporting. CONSULTANT will perform field investigations on select pedestrian ramps in Grimes to evaluate based on visual inspection. Investigations will be used to validate DeepWalk data provided by CLIENT. Visual inspections will include the presence of domes, landing space, curb drops. No field measurements will be taken. If requested, Bolton & Menk can provide a digital level inspection of each ramp which would include slopes and widths for an additional fee beyond the visual inspection. We anticipate categorizing pedestrian ramps as follows:
        i. Landing Area (Yes or No)
        ii. Curb Drop (Yes or No)
        iii. Truncated domes (Yes or No)
        iv. Maintenance issues including vertical discontinuity, gaps, steep cross slope, cracking, standing water, vegetation, spalling, and others.

    B. *Parking Lots*
    CONSULTANT will review city-owned parking lots as part of our field investigation to collect information on the total number of spaces, handicapped spaces, and access to destinations. We are prepared to collect the following information related to parking locations:
        i. Parking lots and spaces
        ii. Number of spaces
        iii. Number of handicapped spaces
        iv. Van accessible
        v. Signing
        vi. Marking
        vii. Access
        viii. Route connecting to PCR/PAR
        ix. Site route/connections

    C. *Parks*
    CONSULTANT will conduct field investigations of all the public parks in town to evaluate ADA compliance. We are prepared to collect the following information related to parks
        i. Sidewalk Compliance/Non-Compliance
        ii. Damage that could cause pedestrians to fall
        iii. Damage that could impede access for a wheelchair user or disabled person

iv. Obstruction that could impede access for a wheelchair user or disabled person
v. Slingshot will provide evaluation of shelter(s) and restrooms for ADA compliance

D. *Crosswalks*
CONSULTANT will perform field investigations related to pedestrian crosswalks and evaluate their general condition. We will document if there are no pedestrian ramps within or marking visibility issues.

E. *Traffic Signals*
CONSULTANT will conduct field investigations of all the traffic signals in town to evaluate ADA compliance. We are prepared to collect the following information related to traffic signals
i. Document available pedestrian signals
ii. APS availability
iii. Walk signal availability
iv. Push button location

TASK 3: ADA TRANSITION PLAN

Task 3.A – Transition Plan

1. CONSULTANT will develop an ADA transition plan for Grimes that includes the following items:
   A. *Pedestrian Infrastructure Reporting*
   The transition plan will summarize and report on the status of existing pedestrian infrastructure using available data. This will also identify areas that are currently non-compliant.

   B. *Prioritization*
   CONSULTANT will identify locations and areas categorized by level of need for ADA compliance upgrades for prioritized improvements based on a proximity analysis to city facilities. This will include developing a phasing plan to incorporate these upgrades.

   C. *Policy and Practice Recommendations*
   A review of policies and practices that may limit the full participation of individuals with disabilities will be performed. This section will include a discussion on any proposed changes to portions of or entire policies and practices (if any), that may limit accessibility. This section may also include any recommended policy changes the city may want to consider for adoption. All recommended policy changes would be developed in close coordination with city staff and be formally recognized by the city (e.g. city council resolution). Recommended changes in a city practice would also be developed in close coordination with city staff and be considered for implementation at the appropriate level for the city.

D. *ADA Coordinator and Key Staff Identification*
An ADA coordinator and key staff responsible for the ADA transition plan implementation will be identified. Contact information for these individuals will be provided in the transition plan

E. *Implementation Plan and Schedule*
An implementation plan and schedule will be developed to address pedestrian infrastructure that is out of compliance. This includes the information on the pedestrian infrastructure already available and the data collected during the self- evaluation, including any physical barriers that may limit accessibility and the full participation of all individuals. CONSULTANT will provide self-evaluation results and information illustrated graphically in maps and accompanied by reports for each the City that identify feature conditions, estimated planning level costs for deficiency remediation, and programmed projects associated with deficiencies. We anticipate providing this information integrated with the plan and schedule described as the following:
   i. Plan: This section will include a description and plan of how the city will remove physical barriers found in the self-evaluation and make its pedestrian infrastructure accessible to all users
   ii. Schedule: This section will specify a schedule for implementation of the city's plan to remove barriers, making its pedestrian facilities accessible

F. *Grievance Procedure*
In accordance with 28 CFR 35.107, a formal ADA grievance procedure will be developed that will allow the public to engage on accessibility issues. It will also provide a process for the city to receive and respond to accessibility concerns and reasonable accommodation requests.

TASK 4: SERVICES FOR BUILDING ASSESSMENT

Building assessment of thirteen (13) City owned structures with public access for ADA compliance based on a building inventory provided by the City of Grimes. Services to be provided by Slingshot Architecture of Des Moines, Iowa as a SUB-CONSULTANT to the CONSULTANT. Slingshot will evaluate city facilities and spaces open the public.

The City of Grimes will provide basic building plans or fire egress plans for all buildings and shall notify the CONSULTANT with any known environmental concerns at any of the buildings being accessed.

Scope of services shall include:

Task 4.A – Survey and Data Collection

1. CONSULTANT will survey and investigate all interior spaces as they relate to accessibility requirements. The survey will include:
   A. Accessible route
   B. Flooring transitions
   C. Restrooms/plumbing fixtures
   D. Braille signage
   E. Door clearances
   F. Wheelchair turning space

G. Built-in counters/kitchens
H. Protruding objects
I. Door hardware
J. Ramps/slopes
K. Handrails
L. Switches and controls
M. Elevators

2. CONSULTANT will survey the accessible path from main entrance door to and including disabled parking spaces

Task 4.B – Reporting and Costs for Remediation

1. CONSULTANT will provide a final report and cost estimates for remediation based on standard equipment and finishes.

TASK 5: PUBLIC INVOLVEMENT

1. Grimes, under Title II of the ADA and 28 CFR 35.105 and 35.150, is required to provide interested people's equal opportunity to participate in the self-evaluation and ADA transition plan by submitting comments on processes and outcomes. Before starting data collection for the pedestrian infrastructure inventory, we will sit down with Grimes staff and identify a public involvement strategy. During data collection, we will inform the public on this initiative to complete the self-evaluation, seek input on issues, and provide progress updates.

TASK 6: MANAGEMENT SYSTEM

CONSULTANT GIS staff will coordinate with the City of Grimes to setup and host a public facing GIS application displaying evaluation results and compliance progress. To facilitate the creation of this web GIS application, CONSULTANT will use the ArcGIS Online platform to host this public application. CONSULTANT will host the public Web AppBuilder application using our organizational license for a two-year period.

After two years, a yearly maintenance contract can be established to maintain the site or data can be given to the city for their use.

The application will be designed to display existing conditions of ADA assets, but is also intended to track improvements. All site visitors will be allowed to interact with mapped features to see collected attributes, condition ratings, and any associated photos. Any feedback provided through the public input phase of this project can also be displayed for visualization. If the City of Grimes was interested in leveraging their own GIS infrastructure, our GIS staff will work with the city to build a web-based application with similar functionality.

Exclusions:

1. Evaluation of Trails and Shared Use Paths
2. Design/bid drawings of remediations
3. Specifications or selection of desired finishes
4. Structural modifications
5. Evaluation of Owner furniture or equipment
6. Mechanical equipment or communication elements

ADDITIONAL SERVICES NOT INCLUDED IN THIS CONTRACT

Any service not listed above is excluded.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

Self evaluation complete 12/31/2026

Final report complete 6/30/2027

BOLTON & MENK

2026 FEE SCHEDULE

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

The fee schedule shall apply for the period through December 31, 2026. These rates may be adjusted annually thereafter to account for changed labor costs, inflation, or changed overhead conditions.

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

EMPLOYEE CLASSIFICATION	2026 HOURLY BILLING RATE
Administrative	$70-177
Technician	$77-188
Survey Technician	$87-205
Senior Technician	$140-232
Construction Manager	$164-247
Design Engineer	$126-204
Graduate Engineer	$107-180
Graduate Surveyor	$142-207
Landscape Designer	$127-180
Landscape Architect	$158-187
Licensed Project Surveyor	$192-214
Planner	$120-187
Project Engineer	$150-212
Project Manager	$142-260
Senior Landscape Architect	$156-271
Senior Planner	$174-252
Senior Project Engineer	$172-222
Senior Project Manager	$190-297
Architect	$168-278
Two-Person Survey Crew	$260-310
One-Person Survey Crew	$175-210
Specialist*	$102-220
Practice Expert**	$127-351
Principal**	$187-325
Senior Principal**	$237-346
GPS/Robotic Survey Equipment[1]	NO CHARGE
CAD/Computer Usage	NO CHARGE
Routine Office Supplies	NO CHARGE
Routine Photo Copying/Reproduction	NO CHARGE
Field Supplies/Survey Stakes & Equipment	NO CHARGE
Mileage	NO CHARGE

[1] No separate charges will be made for GPS or robotic total stations on Bolton & Menk, Inc. survey assignments; the cost of this equipment is included in the rates for survey technicians.
*Specialized role not classified above otherwise.
**Highly specialized and industry expertise unique to the market or area of discipline.

REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: NW Beaverbrooke Blvd Functional Design – JEO Consulting Group, Inc. Professional Services Agreement.

BACKGROUND: The City of Grimes has identified the need for professional services for the functional design of NW Beaverbrooke Blvd. from Y Avenue / NW County Line Road and the existing alignment just west of NW Sunset Lane. The functional design will provide a base for the corridor and assist the city in establishing future right-of-way needs, future utility locations, develop a preliminary profile and cross-section of the road, and identify drainage concerns for future development.

BUDGETARY CONSIDERATIONS: The total fee proposed for the professional services is an amount of $37,950.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Professional Services Agreement and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

RESOLUTION 08-2226 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH JEO CONSULTING GROUP, INC. FOR GRIMES NW BEAVERBROOKE BLVD FUNCTIONAL DESIGN

Grimes Resolution No. 08-2226

WHEREAS, the City of Grimes (Grimes) has desire to develop a functional design plan of NW Beaverbrooke Blvd from NW County Line Road to existing alignment just west of NW Sunset Lane; and,

WHEREAS, the engineering firm of JEO Consulting Group (Engineer), has experience in transportation and utility infrastructure design, and is qualified to develop and provide design criteria, functional plan and typical road section, traffic volume review, and project management; and,

WHEREAS, Engineer has proposed the attached Standard Professional Services Agreement that has scope of work to be supplied by the Engineer and compensation to be paid by Grimes for Engineer's engineering services related to the transportation and utility project;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Standard Professional Services Agreement with the Engineer on behalf of the City of Grimes.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

GRIMES NW BEAVERBOOKE BLVD FUNCTIONAL DESIGN

This Agreement is made and entered into this 25th day of August, 2026, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and JEO Consulting Group, Inc., party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

   Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

   The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

   A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

      I. Basic Services of the Consultant

a.	Project Management	$ 6,800
b.	Functional Design	$ 18,500
c.	Deliverables	$ 12,650
	Total	$ 37,950

   B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.

B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least $1,000,000 each personal injury accident and/or death; $1,000,000 general aggregate personal injury and/or death; and $1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least $1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.

D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of $1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.

E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the

provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:	FOR THE CONSULTANT:
Name: City of Grimes	Name: JEO Consulting Group, Inc.
Attn: Matt Ahrens, P.E.	Attn: Brian Willham
Title: City Engineer	Title: Project Manager
Address: 410 SE Main Street, #102	Address: 1615 SW Main Street, Suite 205
City, State: Grimes, IA 50111	City, State: Ankeny, IA 50023

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect

nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount

payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.

B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.

B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.

C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.

D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.

E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the

Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

BY: _____

Name: Brian Willham

Title: Project Manager

CITY OF GRIMES

BY: _____

Scott Mikkelsen, Mayor

ATTEST

_____

Name: _____

Title: _____

ATTACHMENT 1 - SCOPE OF SERVICES

PROJECT DESCRIPTION:

This project includes the development of the functional design of NW Beaverbrooke Blvd. between Y Avenue / NW County Line Road and the existing alignment just west of NW Sunset Lane. The project will also include the functional design of the future intersections with NW Ridgewood Drive, NW Brookside Drive, and NW Harvest Drive, generally located as presented in the Grimes 2050 Comprehensive Plan referenced below.

Existing & Future Street System from Grimes 2050 Comprehensive Plan

The functional design will include the establishment of the future alignment, location of the intersections mentioned above, right of way necessary to accommodate the future street and intersections, and a proposed cross section that includes the street pavement, sidewalks and/or shared use paths, and locations for key public and private utilities.

Details of the scope of work to be performed for each task are summarized below.

1 PROJECT MANAGEMENT

1.1 Project Management

1.1.1 JEO will prepare and submit monthly invoice statements and progress reports

1.1.2 JEO will facilitate the following meetings and coordination:

1.1.2.1 Kickoff Meeting

1.1.2.2 Draft functional design review meeting with City of Grimes staff

2 FUNCTIONAL DESIGN

2.1 Data Collection

2.1.1 JEO will assemble and review existing information (existing intersection/roadway plans, existing traffic volumes, current transportation, drainage, or utility studies or designs that will influence the functional design, etc.) relevant to the project

2.1.1.1 Available aerial photography of study area

2.1.1.2 Available GIS data for existing property lines, right of way lines, utilities, etc.

2.1.1.3 Available LiDAR data for proposed street alignment

2.1.2 JEO will perform a field visit to confirm existing dimensions of NW Beaverbrooke Blvd just west of NW Sunset Lane

2.2 Future Traffic Volume Review

2.2.1 Using available existing and future traffic volume data from previous studies and the Des Moines Area MPO and anticipated daily trip generation from future land use assumptions presented in the Grimes 2050 Comprehensive Plan, develop proposed daily traffic volume information for NW Beaverbrooke Blvd between Y Avenue / NW County Line Road and N James Street

2.2.2 Using the proposed daily traffic volumes, develop recommendations for when the NW Beaverbrooke Blvd corridor should be widened from one lane in each direction to two lanes in each direction

2.3 Functional Corridor Design

2.3.1 The following design standards will be followed for the functional design

2.3.1.1 2024 City of Grimes City Design Standards and Supplemental Specifications to the SUDAS Standard Specifications

2.3.1.2 2024 City of Grimes Street Design Guide

2.3.2 Develop a typical cross section for NW Beaverbrooke Blvd. within the project limits. The cross section will include:

2.3.2.1 Right of way lines

2.3.2.2 Travel lanes including space for left or right turn lanes where needed in the future

2.3.2.3 Sidewalks and/or shared use paths
2.3.2.4 Public utilities including storm water, watermain, and sanitary sewer locations
2.3.2.5 Location for public and private utilities

2.3.3 Establish the future alignment of NE Beaverbrooke Blvd between Y Avenue / NW County Line Road and the existing alignment just west of NW Sunset Lane.

2.3.4 Available LiDAR data will be used to check the alignment with a concept level profile and cross section to determine any potential concerns or needs for substantial grading needed beyond the proposed right of way

2.3.5 Develop functional designs for future intersections with NW Ridgewood Drive, NW Brookside Drive, and NW Harvest Drive. Functional intersection design will generally include:

2.3.5.1 General cross section of intersecting streets near the intersection
2.3.5.2 Location for potential left and right turn lanes
2.3.5.3 Anticipated right of way needs for intersection corners

2.3.6 Develop opinion of probable cost using major construction items to estimate the construction cost of the functional design in current dollars.

3 DELIVERABLES

3.1 Memorandum to summarize assumptions, design criteria, and other information used to develop the functional design
3.2 Functional design plan view and typical cross sections in PDF format. JEO will provide the functional design as a set of 11x17 concept drawings and an overall 24x36 exhibit for City staff use

4 EXCLUSIONS

4.1 Preliminary and Final Design of proposed improvements.
4.2 Geotechnical investigation of subsurface soils conditions.
4.3 Environmental permitting.
4.4 SWPPP preparation, administration and inspections.
4.5 Bidding and Construction Administration and Observation services.
4.6 Any other items not outlined in the scope of services.

These services can be added as a supplemental service if desired.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

1 Schedule

1.1 JEO estimates work will be completed within twelve weeks from Owner authorizing work. The following includes anticipated milestones for the project.

1.1.1 Kickoff Meeting – Week of 8/31/26
1.1.2 Draft Functional Design Review Meeting – Week of 10/19/26
1.1.3 Final documents submittal – Week of 11/16/26

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

JEO CONSULTING GROUP, INC.
HOURLY RATE SCHEDULE
EFFECTIVE JANUARY 1, 2026

Principals:	$200.00	-	$365.00
Senior Project Managers:	$205.00	-	$365.00
Project Managers:	$150.00	-	$285.00
Principal Engineers:	$300.00	-	$335.00
Senior Project Engineers:	$175.00	-	$280.00
Project Engineers/Architects:	$140.00	-	$205.00
Project Engineers (EI):	$120.00	-	$195.00
Senior Designers:	$185.00	-	$300.00
Designers:	$180.00	-	$205.00
Surveyors:	$155.00	-	$165.00
Technicians:	$100.00	-	$175.00
Community Engagement Specialists:	$150.00	-	$175.00
Field Construction Inspectors:	$115.00	-	$210.00
Environmental Scientists:	$125.00	-	$195.00
Planners:	$130.00	-	$165.00
Project Coordinators:	$105.00	-	$155.00
Administrative Assistants:	$90.00	-	$135.00

REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: S James Street Improvements from SE 37th St. to SE 11th St. – Foth Infrastructure and Environment, LLC. - Professional Services Agreement Amendment #2

BACKGROUND: The City of Grimes has identified the need for additional professional services for the coordination with property owners, redesigning a 10'x6' box culvert, and replacing existing HDPE Storm Sewer along the next phase of the S James Street Corridor Improvements.

BUDGETARY CONSIDERATIONS: The total fee proposed for the additional professional services is $16,000.00. The funding source for this work will be from the corresponding Capital Improvements Plan item.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff has reviewed this Professional Services Agreement Amendment #2 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by:	Aaron Jarosh
Return to:	Aaron Jarosh

RESOLUTION 08-2326 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR S JAMES STREET IMPROVEMENTS FROM SE 37TH ST TO SE 11TH ST

Grimes Resolution No. 08-2326

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with Foth Infrastructure and Environment, LLC (Foth) for consulting services for the S James Street Improvements from SE 37th St to SE 11th St on February 27, 2024; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of property owner coordination, design of 10'x6' Box Culvert, and replacing existing HDPE Storm Sewer; and,

WHEREAS, Foth has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by Foth and compensation to be paid by Grimes for their additional consulting services related to the S James Street Improvements from SE 37th St to SE 11th St; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Professional Services Agreement Amendment with Foth on behalf of the City of Grimes.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

PROFESSIONAL CONSULTING SERVICES AMENDMENT NO. 2
PROJECT NO. 0023G023.00

THIS AMENDMENT, made and entered into this 25 day of August, 2026 by and between**,** the **CITY OF GRIMES, IOWA,** hereinafter referred to as the "City", and **FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.,** hereinafter referred to as the "Consultant", for professional services in connection with S James Street Improvements from SE 37th St to SE 11th St, hereby amends the original Agreement dated February 27, 2024 to include additional services associated with the following tasks:

I. BASIC SERVICES OF THE CONSULTANT

The Consultant shall consult on a regular basis with the City to clarify and define the City's requirements for the Project and review available data. The City agrees to furnish to the Consultant full information with respect to the City's requirements, including any special or extraordinary considerations for the Project or special services needed, and to make available pertinent existing data. The Consultant shall provide the following basic services regarding the Project:

A. PROJECT COORDINATION AND DESIGN

Design review meetings, coordination, and communication with other consultants, developers, regulatory agencies, and private utilities. Completion of new design elements or revision of existing design elements for incorporation into the project.

Task 1 – Property Owner Coordination
Complete acquisition plats for Parcel 17. The Consultant will research City and County records, locate existing boundary corner monuments, establish property and easement lines, complete title searches, review existing documents provided by the Property Owner, and provide necessary linework and legal descriptions. Coordination with the City and the Property owner is also included under this task.

Task 2 – Design of 10'x6' Box Culvert
Complete design revision necessary for the full replacement of an existing 8'x4' reinforced concrete box culvert (RCBC) with a 10'x6' RCBC and incorporate the revised design into the construction documents for the project. This task replaces the initial design for the extension of the existing 8'x4' box culvert.

Task 3 – Replacing Existing HDPE Storm Sewer
Complete additional storm sewer alignment and profile design for the replacement of existing shallow HDPE storm sewer with reinforce concrete pipe (RCP) and incorporate the changes into the construction drawings. This task includes updating design and plan sheets, revising quantities, and incorporating modifications to the proposed storm sewer, pavement, and removal plans.

In consideration for these services, the City agrees to increase the compensation for services performed by the Consultant. These fees are based on the current standard hourly rates of the Consultant's personnel engaged in the performance of the services, plus direct out-of-pocket costs for expenses incurred by personnel who are engaged in the work and other direct costs. The total Hourly Not-to-Exceed fees for the professional engineering services as described in this amendment are as follows:

I. Basic Services of the Consultant
   A. Project Coordination and Design

1. Property Owner Coordination	$	4,500.00
2. Design of 10'x6' Box Culvert	$	5,500.00
3. Replacing Existing HDPE Pipe	$	6,000.00
Total	$	16,000.00

THIS AMENDMENT is subject to all provisions of the original Agreement.

THIS AMENDMENT, together with the original Agreement represents the entire and integrated AGREEMENT between the City and Engineer.

THIS AMENDMENT executed the day and year written above.

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.

By: _____

Jared Rokke, P.E.
Lead Engineer/Project Manager

CITY OF GRIMES, IOWA

By: _____

David Gisch, Mayor

WITNESS

By: _____

Joshua C. DeBower, P.E.
Local Municipal Lead

ATTEST

By: _____

_____

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution to Upgrade Traffic Signal Equipment – SE 11th Street & Highway 141.

BACKGROUND: The traffic signal equipment controlling the intersection of SE 11th Street and Highway 141 has reached the end of its useful life and needs replacement. The existing equipment will be upgraded with traffic signal technology consistent with improvements made at other intersections throughout the City of Grimes' traffic signal network. Standardizing this equipment will improve system reliability, simplify maintenance and troubleshooting, and provide enhanced traffic management capabilities. The upgraded equipment will also allow staff to better optimize signal timing and traffic flow along the busy Highway 141 corridor.

City staff has received numerous complaints from residents and the traveling public regarding the operations of this traffic signal, and it has become an ongoing maintenance issue. The new equipment will operate better with the rest of the traffic signal network and will perform at a higher level with fewer issues.

BUDGETARY CONSIDERATIONS: The traffic signal equipment and installation is included in the current CIP.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None.

STAFF RECOMMENDATION: The staff recommends approval of the resolution authorizing the upgrade of the traffic signal equipment at the intersection of SE 11th St. and Highway 141.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

RESOLUTION 08-2426 TO UPGRADE TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF SE 11TH STREET AND HIGHWAY 141

Grimes Resolution No. 08-2426

WHEREAS, the City of Grimes owns and maintains traffic signal equipment serving the intersection of SE 11th Street and Highway 141 (intersection); and

WHEREAS, the existing traffic signal equipment at this intersection has reached the end of its useful life and requires replacement to maintain reliable and efficient operation of the traffic signal; and

WHEREAS, this intersection has been the subject of numerous complaints received from residents and the traveling public due to the various components not performing as intended; and

WHEREAS, upgrade of the traffic signal equipment at the intersection with equipment consistent with other improvements made throughout the City of Grimes' traffic signal network will provide operational and maintenance benefits.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the upgrade of the traffic signal equipment at the intersection is hereby approved, and the City Engineer is authorized to proceed with the work and take such actions as are necessary to implement the improvements.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Approval of payment to Play Pro-Recreation

BACKGROUND: The Parks and Recreation Department is requesting payment to Play Pro-Recreation for the Lions Park project. This payment is for the park furniture included in the overall project. This includes, trash cans, benches and picnic tables. An RFP was sent out in advance of purchase to get competitive bids and overall satisfactory specifications for the park furniture. Only Play Pro-Recreation returned the RFP by the deadline and ultimately won the procurement application.

BUDGETARY CONSIDERATIONS: The Lions Park project park furniture would be paid out in the total of $34,780 utilizing the RFP sent out.

STRATEGIC PLANNING:
Prioritized: _X___YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community __X__

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION: Staff reccomends approval

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Miller, Sports Facility Manager, 515-986-2143, amiller@grimesiowa.gov

Prepared by: Alex Miller
Return to: Alex Miller

APPROVING PAYMENT

Grimes Resolution No. 08-2526

WHEREAS, the Parks and Recreation Department is requesting payment to Play Pro-Recreation for the Lions Park project park furniture

WHEREAS, the Parks and Recreation Department is satisfied with Play Pro-Recreation fulfilling the RFP sent for the park furniture

WHEREAS, the overall quality, pricing and customer service is efficient and satisfactory for completing the order in a timely manner

WHEREAS, the Parks and Recreation Department recommend the following payment be made

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, _____.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Purpose

This memo documents the competitive solicitation conducted for the purchase of park furniture and supports approval of payment for that purchase, which exceeds the City's $10,000 purchasing threshold. A competitive process was followed, and one responsive proposal was received.

Background

The Parks Department issued a Request for Proposals (RFP) for park furniture, including benches, trash receptacles, and picnic tables, for Lions Park and future standardization of park furniture. The RFP was distributed to five vendors on.

Vendors Solicited

The RFP was sent to the following five vendors:

- **Play Pro Recreation**
- **Rainbow of the Heartland**
- **Kays Park Recreation**
- **Keystone RidgeRecreation**
- **Outdoor Recreation**

Result

Of the five vendors solicited, one submitted a proposal by the deadline:

- **Play Pro-Recreation** — $34,780

The remaining four vendors did not respond. The proposal received was reviewed and found to meet the specifications and needs of the Department.

REQUEST FOR PROPOSAL/QUALIFICATIONS

Park Furnishings Standardization

City of Grimes Parks & Recreation Department

Grimes, Iowa

1. Introduction & Project Overview

The City of Grimes Parks & Recreation Department is soliciting proposals from qualified vendors to supply standardized park furnishings for installation across Grimes city parks. The goal of this project is to establish a consistent aesthetic and functional standard throughout the park system by procuring matching trash receptacles, park benches, picnic tables, and bicycle racks.

All furnished items must meet or exceed the specifications outlined in this document. Vendors are encouraged to propose equivalent or superior products provided they comply with all stated requirements for materials, dimensions, finishes, and performance standards.

2. Scope of Work

The selected vendor(s) shall supply the following categories of park furnishings:

- Outdoor trash/waste receptacles
- Park benches with backs
- Outdoor picnic tables
- Bicycle parking racks

The City may award to a single vendor for all categories or to multiple vendors by category. Quantities will be determined at time of purchase order. The City reserves the right to purchase additional units under the same terms for up to three (3) years from contract award.

3. General Requirements

All products proposed must satisfy the following general standards:

- All metal components shall be constructed of steel and finished with a durable, weather-resistant powder coat or thermoplastic coating.

- All hardware (bolts, anchors, mounting plates) shall be stainless steel or zinc-plated steel to resist corrosion.
- All furnishings shall be suitable for year-round outdoor use in a Midwestern climate, including resistance to freeze-thaw cycles, UV exposure, and precipitation.
- Finish color shall be uniform matte or satin black across all product categories to maintain visual consistency throughout the park system.
- All items shall include mounting hardware and be designed for surface or in-ground installation as applicable.
- Products must be ADA-compliant where applicable.
- Vendor shall provide product warranty information with submission. A minimum two (2) year warranty against defects in materials and workmanship is required.

4. Product Specifications

The following specifications define the minimum acceptable standards for each product category. Vendors may propose equivalent or superior products that meet or exceed these requirements.

4.1 Outdoor Waste Receptacle

The waste receptacle shall be a heavy-duty, freestanding outdoor unit suitable for high-traffic park environments.

Capacity	32 gallons (minimum)
Construction	Heavy-duty slatted steel body
Finish	Powder-coated, weather-resistant; color: Neutral pallet
Lid / Rain Protection	Built-in rain bonnet or equivalent lid to prevent water intrusion
Mounting	Suitable for surface mounting or freestanding installation
Intended Use	Outdoor parks, campuses, high-traffic public areas
Additional Features	Vandal-resistant construction

4.2 Park Bench with Back

The park bench shall be a full-length outdoor bench with a contoured seat, back support, and armrests, suitable for public park installations.

Length	6 feet (72 inches)

Construction	Heavy-duty steel bar or tubular steel frame
Seat & Back	Smooth, contoured steel seat and backrest; comfortable slope for extended seating
Armrests	Integrated armrests at each end
Finish	Powder-coated or thermoplastic-coated; weather-resistant; color: Neutral pallet
Surface Resistance	High-gloss or equivalent smooth finish to facilitate graffiti/spray paint removal
Mounting	Pre-drilled for surface mounting; mounting hardware included or available
Intended Use	Outdoor parks, streetscapes, plazas, trails
Additional Features	Glossy or smooth finish; anti-corrosion construction

4.3 Outdoor Picnic Table

The picnic table shall be a round, all-metal unit with integrated attached seating, suitable for outdoor park dining and gathering areas.

Tabletop Diameter	46 - 48 inches (round)
Seating Configuration	Attached perimeter bench or backed seating (integrated)
Surface Material	9-gauge expanded metal tabletop and seat surfaces
Frame Construction	2-inch steel tube frame; rust-resistant
Corner Treatment	Rounded / beveled corners for user safety
Finish	High-gloss powder coat or thermoplastic coating; weather-resistant; color: Neutral Pallete
Surface Resistance	High-gloss smooth surface to facilitate graffiti/spray paint removal
Umbrella Opening	Center umbrella hole to accept pole up to 1.5-inch diameter (preferred)
Mounting	Mounting hardware included; anchor tabs for ground installation
Weight Capacity	Minimum 800 lbs. distributed load (1,000 lbs. preferred)
Intended Use	Outdoor parks, campuses, high-traffic dining areas

4.4 Bicycle Parking Rack

The bicycle rack shall be a wave/loop-style freestanding unit capable of accommodating multiple bicycles simultaneously, suitable for outdoor park and trailhead locations.

Style	Wave / inverted-U loop style (3-loop minimum)
Bike Capacity	Minimum 5 bicycles (2 per loop, 1 additional on end loop)
Tube Diameter	Minimum 2-3/8" diameter steel tubing
Steel Gauge	10-gauge steel (minimum)
Finish Options	Powder-coated (color: Black) or hot-dip galvanized steel
Mounting	Surface mount; mounting hardware included
Installation	In-ground or surface bolt-down installation
Intended Use	Parks, stadiums, athletic fields, transit areas
Aesthetic	Upscale, architectural appearance suitable for public park settings

5. Proposal Submittal Requirements

Each proposal shall include the following:

1. Vendor qualifications and company background (minimum 3 years supplying commercial outdoor furnishings).
2. Product cut sheets or spec sheets for each proposed item, clearly indicating compliance with specifications in Section 4.
3. Unit pricing for each product category and any applicable quantity discount schedule.
4. Warranty documentation for each product.
5. Lead time and delivery information to 1000 NE Heritage Dr. Grimes IA 50111
6. A minimum of two (2) references from comparable municipal or commercial park furnishing projects.
7. Photos or samples of proposed products (physical samples may be requested prior to award).

6. Evaluation Criteria

Proposals will be evaluated based on the following criteria:

Evaluation Criterion	Weight
Compliance with product specifications (Section 4)	**35%**
Total cost and pricing competitiveness	**30%**
Vendor experience and references	**15%**
Warranty terms and after-sale support	**10%**
Delivery lead time and logistics to Grimes, IA	**10%**

7. General Terms & Conditions

- The City of Grimes reserves the right to reject any or all proposals and to waive informalities.
- The City is not obligated to award a contract based solely on lowest price.
- All pricing shall be valid for a minimum of 2 years from proposal submission.
- Vendor shall comply with all applicable federal, state, and local laws and regulations.
- The selected vendor shall carry general commercial liability insurance as required by the City of Grimes.
- The City reserves the right to conduct a site visit or product inspection prior to contract award.
- Quantities stated are estimates; actual purchase quantities may vary.

8. Submission Instructions

Proposals shall be submitted in accordance with instructions issued at the time of official RFP distribution. All questions regarding this RFP should be directed to:

City of Grimes Parks & Recreation Department
Grimes, Iowa

The City will respond to written questions submitted prior to the deadline specified in the official RFP issuance notice. All questions and answers will be distributed to all registered vendors.

Play-Pro Recreation
PO Box 71024
Clive, IA 50325 US
office@play-prorec.com

Invoice 2860

BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
City of Grimes 1700 SE Destination Drive Grimes, IA 50111	City of Grimes 1700 SE Destination Drive Grimes, IA 50111	07/27/2026	$34,780.00	08/26/2026

SHIP DATE	SHIP VIA	TRACKING NO.	FM#	JOB NAME
07/21/2026	XPO	797120236	00022254	Park Furniture 6/17

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Wabash Valley	Wabash Valley Black Contemporary Slat Trash Receptacles with Bonnet and Liner (Surface Mount)	4	1,250.00	5,000.00
	Wabash Valley	Wabash Valley 6' Black Contemporary Slat Outdoor Bench (Surface Mount)	5	1,990.00	9,950.00
	Wabash Valley	Wabash Valley Black Signature Diamond Octagon Picnic Tables	4	1,715.00	6,860.00
	Wabash Valley	Wabash Valley Black Signature Diamond Square ADA Picnic Tables	2	1,685.00	3,370.00
	Installation	Assembly of Park Furnishings by Play-Pro Recreation (Installation will be handled by the City of Grimes)	1	4,600.00	4,600.00
	Shipping & Freight	Freight	1	5,000.00	5,000.00

Reference PO #REQ03150

SUBTOTAL	34,780.00
TAX	0.00
TOTAL	34,780.00
TOTAL DUE	**$34,780.00**

THANK YOU.

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution Approving Personnel Transactions

BACKGROUND: The personnel transaction resolution authorizes those items conducted within the normal course of business of the HR Department.

BUDGETARY CONSIDERATIONS: All items set forth herein are within approved FY27 budgets.

STRATEGIC PLANNING:
Prioritized: ____YES _x___NO

*High-Performing Organization/Exception Professional Services _x___
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: n/a

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Erik Fisk, Director Human Resources, 515-986-3036, efisk@grimesiowa.gov

Prepared by:	Erik Fisk
Return to:	Erik Fisk

RESOLUTION APPROVING PERSONNEL TRANSACTIONS

Grimes Resolution No. 08-2626

WHEREAS, the HR Director, in conjunction with the Public Works Director, Parks Director, and City Manager, has determined that the position of Sports Facilities Operations Manager shall be reclassified to account for enhanced and expanded job duties and responsibilities, including additional park and trail facility responsibilities, enhanced involvement in snow operations, and heightened interdepartmental collaboration between the Public Works and Parks and Recreation Departments. A true and correct copy of this job description is attached hereto and approved by this resolution.

WHEREAS, the individual employee currently serving as the Sports Facilities Operations Manager Alex Miller shall be entitled to a pay adjustment to $108,994.53, in recognition of the increased scope of duties and responsibilities, and in keeping with the City of Grimes compensation and classification policy. Said change shall take effect on the first payroll cycle following the adoption of this resolution.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

City of Grimes (IA)

Parks Superintendent

CLASS CODE

Parks Superintendent

SALARY

$94,370.99 - $125,975.78 Annually

ESTABLISHED DATE

August 25, 2026

Job Summary

Under the supervision of both the Parks and Recreation Director and Public Works Director, the Parks Superintendent provides oversight, direction, and supervision of all manner of parks maintenance operations, including mowing and grounds maintenance, irrigation, urban forestry and tree care, trail maintenance, and sports facility maintenance. The nature of the work performed requires that an employee in this class establish and maintain effective working relationships with other City employees, departments, business and community organizations, other horticulture professionals and the public. The principal duties of this leadership position are performed in a general office environment and in an outdoor work environment.

Essential Duties

- Assigns work, supervises, and provides oversight and direction to the City's parks maintenance operations.
- Manages relations with vendors and subcontractors that impact all facets of parks maintenance operations.
- Investigates and resolves complaints, issues or questions raised by contractors, vendors, public or city departments.
- Participates in the selection, orientation, training, performance management, and discipline and serves as direct daily supervisor of employees in the assigned unit in accordance with City policy.
- Assists Parks and Recreation Director with budgeting and forecasting needs for staffing, equipment, materials, and supplies for all parks operational needs.
- Sets Division goals, implements short-term and long-range plans, performs problem solving within Division operations and allocates resources to ensure efficient, effective, and sustainable operations.

- Works closely with Recreation Division to ensure facilities meet the recreational needs of the community and assist the Recreation Division in accomplishing set goals.
- Manages construction projects, maintenance plans, repair, and improvements, including identifying needs, assigning work teams, and inspecting completion of all work related to parks maintenance operations.
- Takes a lead role on master and capital planning for parks and amenities development, and collaborates on projects in all stages from funding through project management with Development Services, Engineering, and Public Works
- Performs other related duties as required and assigned.
- Will serve as on-call and emergency contact for emergency or weather events that occur after regular business hours.

Qualifications

Education/Experience

Requires a two- or four-year degree in sports turf maintenance or related field or equivalent combination of education and experience. Eight to ten years of full-time experience with progressively increasing duties in staff management and operations management.

Licenses/Certifications

Valid Iowa CDL-B for straight trucks over 26,000GVW with endorsements for air brakes and tanker within one month of employment. Ability to acquire valid CDL-A within one year of hire. For candidates without a current CDL, consideration will be given to candidates willing to acquire CDL-B within 90 days and CDL-A within one year.

Knowledge and Skills

- Requires working knowledge of Parks and Recreation operations, management, budgeting, worker safety, labor relations, public contracting, procurement of services and related matters. Also working knowledge of local, state, and federal laws, codes and ordinances relating to municipal Parks and Recreation.
- Ability to organize, direct and coordinate multiple projects. Must possess strong leadership, management, and interpersonal skills.
- Proficiency with PCs and associated software.
- General knowledge of office equipment.

Other Requirements

- Medium work, occasional exertion of 50 pounds of force, frequent exertion of 20 pounds of force.
- Stand or sit, walk, use hands/fingers, climb, stoop or kneel, talk/hear, see, push/pull, reach and repetitive motion.
- Occasional exposure to fumes, dust, extreme temperature, wet/humid conditions, noise, vibration, or mechanical hazards.

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Third Consideration of Ordinance 813 Amendment to Title 12 Zoning Regulations Regarding PUD Regulations

BACKGROUND: The City's current Planned Unit Development (PUD) regulations have remained largely unchanged for many years and no longer reflect modern planning practices or the City's expectations regarding development quality, design, public benefit, and implementation. Historically, PUD zoning districts have served as a tool to accommodate unique development proposals that could not reasonably be developed under conventional zoning regulations. While flexibility remains an important component of the PUD process, experience has demonstrated the need for clearer standards regarding when a PUD is appropriate, what information should be submitted by an applicant, and how proposed developments should be evaluated.

As Grimes continues to experience substantial residential, commercial, industrial and mixed-use growth, staff has identified the need to modernize the PUD regulations to provide greater predictability for applicants, improve transparency in the review process, and ensure that requests for flexibility result in measurable community benefits. In addition, the City's zoning code continues to contain references to the former C-3 Commercial District. The C-3 District is no longer utilized within the City's zoning framework and these references are proposed to be removed to improve consistency and eliminate potential confusion during ordinance administration.

The proposed ordinance substantially updates the City's Planned Unit Development regulations by replacing the existing provisions with a more comprehensive framework that establishes clear expectations for applicants and decision-makers.

Key changes include:

Purpose and Intent
The revised ordinance establishes a detailed statement of purpose clarifying that the PUD District is intended to provide flexibility in site design and development while ensuring high-quality development outcomes that advance the goals and policies of the Comprehensive Plan. The revised language emphasizes:
• Innovative site planning;
• Coordinated architectural design;
• Preservation of natural features and open space;
• Efficient infrastructure utilization;
• Pedestrian connectivity;
• Environmental stewardship;

• Compatibility between varying land uses; and
• Long-term public benefit.

Eligibility Criteria
The proposed ordinance establishes specific eligibility criteria that must be satisfied before a development may be considered for PUD zoning. A proposed development must demonstrate one or more of the following:
• Integrated or mixed-use development patterns;
• Creative or efficient land utilization;
• Preservation of significant natural features;
• Unified architectural and site design themes; or
• Development concepts requiring flexibility from conventional zoning standards while remaining generally consistent with the Comprehensive Plan.
These standards are intended to ensure that PUD zoning is reserved for developments that provide enhanced planning outcomes rather than serving as an alternative entitlement process.

Enhanced Application Requirements
The proposed ordinance significantly expands application requirements to ensure sufficient information is available during the review process. Additional submittal requirements include:
• Detailed development narratives;
• Comparative analysis between the proposed PUD and a conventional zoning scenario;
• Compatibility analysis addressing surrounding development patterns;
• Identification and justification of requested modifications;
• Infrastructure and utility information;
• Open space and landscaping plans;
• Development phasing; and
• Stormwater management concepts.
These requirements are intended to improve transparency and provide decision-makers with the information necessary to evaluate the merits of a proposed PUD.

Development Agreements
The proposed ordinance requires all PUD approvals to be accompanied by a Development Agreement. The Development Agreement will establish the specific development standards applicable to each project, including permitted uses, architectural standards, landscaping requirements, signage, parking, open space obligations, and other project-specific commitments approved through the rezoning process.

Approval Criteria
The proposed ordinance establishes objective approval criteria for consideration by the City Council. Before approving a PUD District, the City Council must determine that the development:
• Is consistent with the Comprehensive Plan;
• Provides a development pattern equal or superior to what could be achieved through conventional zoning;
• Promotes compatibility with surrounding land uses;
• Provides adequate public infrastructure and services;
• Incorporates high-quality site and architectural design;
• Minimizes adverse off-site impacts; and

• Provides identifiable public benefits that justify any requested flexibility from standard zoning regulations.
These standards provide a stronger policy basis for evaluating future PUD requests and ensure consistency in decision-making.

Removal of C-3 and R-4 District References
The proposed amendment also removes all remaining references to the former C-3 and R-4 Districts from the Code of Ordinances. The C-3 District is no longer utilized by the City and has been effectively replaced through previous zoning code updates. Removing these references will improve clarity, consistency, and administrative efficiency within the zoning ordinance. The R-4 District is being replaced by the PUD District.

Comprehensive Plan Analysis
Staff finds that the proposed amendments further several goals and policies contained within the Grimes Comprehensive Plan, including:
• Encouraging high-quality development and site design;
• Promoting compatibility between land uses;
• Preserving natural resources and open space;
• Improving walkability and connectivity;
• Encouraging efficient infrastructure investments; and
• Providing predictable and transparent development review procedures.
The proposed amendments also support implementation of the Comprehensive Plan by ensuring that requests for zoning flexibility are accompanied by demonstrated public benefit and enhanced development outcomes.

Staff Analysis
Staff believes the proposed amendments represent a significant improvement to the City's existing PUD regulations. The revised ordinance establishes a clear framework that balances flexibility with accountability. While applicants continue to have the ability to propose innovative development concepts, the ordinance requires that such flexibility result in development that is equal or superior to what could otherwise be achieved under conventional zoning standards. The amendments also provide greater certainty for property owners, neighboring residents, developers, staff, the Planning and Zoning Commission, and the City Council by establishing clear eligibility criteria, application requirements, and approval standards. Finally, removal of obsolete C-3 references improves consistency throughout the Code and ensures that the zoning ordinance accurately reflects the City's current regulatory framework.

There have been no changes from the first and second consideration of the ordinance.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: Planning & Zoning Commission recommendation of approval: 06/02/2026
City Council approved first and second consideration of Ordinance 813: 06/23/2026 & 07/28/2026

STAFF RECOMMENDATION: Staff recommends approval of the Ordinance Amendment to Chapter 12-8 PUD Regulations.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by:	Alex Pfaltzgraff, AICP
Return to:	Alex Pfaltzgraff, AICP

ORDINANCE 813

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES TITLE 12 ZONING REGULATIONS REGARDING REGULATIONS ASSOCIATED WITH R-4 AND C-3 ZONING DISTRICTS

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinances Title 12 Zoning Regulations which defines the regulations regarding R-4 and C-3 zoning districts by deleting the C-3 zoning district and amending the R-4 zoning district to establish a Planned Unit Development (PUD) zoning district.

SECTION 2. Amendment. The Grimes Code of Ordinances Section 12-8-1 R-4 District Regulations is amended.

See attached Exhibit A

SECTION 3. Amendment. The Grimes Code of Ordinances Section 12-9-3 C-3 District Regulations is deleted.

SECTION 4. Amendment. By amending the R-4 zoning district to PUD zoning district, all references to R-4 within Code of Ordinances will be amended to PUD. By deleting the C-3 zoning district, all references to C-3 within Code of Ordinances will be deleted or amended to PUD where applicable. All sections listed below will be amended to update these references.

6-4-13, 7-10-10, 12-3-1, 12-5-10, 12-5-11, 12-5-17, 12-5-20, 12-11-1, 12-11-2, 12-13-1, 13-4-2

SECTION 5. Amendment. As part of making the City of Grimes Code of Ordinances available online, editors may make certain formatting and typographical changes, such as renumbering or re-designating sections; adding or modifying subsection headings; modifying bracketed or referenced citations for uniformity; or changing cross-references, dates of enactment, or classification information, which are purely technical and do not change the meaning of the Code.

SECTION 6. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 7. 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 8. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___day of _____and approved on this___ day of ____, 2026.

_____
David Gisch, Mayor

_____
Rachel Greving, City Clerk

Exhibit A

12-8-1 ~~R-4~~PUD District Regulations:

~~The R-4 Planned Residential Development District is intended to provide for the development or redevelopment of tracts of ground on a unit basis, allowing greater flexibility of land use and building locations than the conventional single lot method provided in other chapters of this title. It is the intent of this section that basic principles of land use planning, including an orderly relationship between various types of land uses, be maintained and that zoning standards set forth in this title and other ordinances of the City concerning adequate light and air, recreation, open space and building coverage be preserved.~~

The Planned Unit Development (PUD) District is intended to provide flexibility in the design and development of land while ensuring high-quality development outcomes that advance the goals and policies of the Comprehensive Plan and benefit the community as a whole. The PUD District is designed to encourage innovative site planning, coordinated architectural design, preservation of natural features, efficient infrastructure utilization, integrated open space systems, and compatibility between varying land uses.

The PUD District shall function as a site-specific zoning district that allows modifications from conventional zoning and subdivision regulations where such flexibility results in a development that is equal or superior in quality, functionality, sustainability, compatibility, and long-term public benefit compared to development otherwise permitted under the underlying zoning district regulations.

It is the intent of this section that the principles of sound land use planning, including orderly relationships between land uses, compatibility of development patterns, adequate light and air, preservation of open space, environmental stewardship, pedestrian connectivity, and efficient public infrastructure systems, be maintained and enhanced.

~~1.~~ ~~Submission of Petition and Preliminary Plan~~Eligibility Criteria. ~~The owner or owners of any tract of land comprising an area of not less than five (5) acres may petition the Council for a change to R-4 Zoning District Classification. The petition shall be accompanied by evidence that the proposed development is compatible with the surrounding area, evidence showing how the owner or owners propose to maintain any common ground included within the development, evidence of the feasibility of providing adequate storm and surface water drainage, water mains and sanitary sewers for the proposed development, and evidence that the developer is capable of successfully completing the proposed development. A preliminary plan of the proposed development shall be submitted in triplicate, showing in schematic form the proposed location of all of the following:~~

The PUD District shall be reserved for only those developments which meet one or more of the following criteria:

~~A.~~ Provide for integrated or mixed land use patterns that accommodate varying residential, commercial, industrial, civic, recreational, or employment uses within a coordinated development framework.

~~B.~~ Encourage more efficient and creative land utilization through coordinated site planning, shared amenities, integrated infrastructure, or enhanced public and private spaces.

~~C.~~ Preserve and incorporate significant natural resources, topographic features, waterways, drainage corridors, vegetation, or open space into the overall development design.

~~D.~~ Establish a unified and coordinated architectural and site design theme through compatible building design, materials, landscaping, signage, lighting, and pedestrian systems.

~~E.~~ Facilitate development opportunities that are generally consistent with the Comprehensive Plan and Future Land Use Map, but which require flexibility from conventional zoning regulations due to the unique nature, scale, use or design of the proposed development.

1. ~~Buildings and uses, the height and exterior design of typical~~ dwellings ~~and the number of~~ dwelling units ~~in each;~~
2. ~~Parking areas;~~
3. ~~Access drives;~~
4. ~~Streets abutting or within the proposed development;~~
5. ~~Walks;~~
6. ~~Site topographic features;~~
7. ~~Landscaping and planting areas;~~
8. ~~Required peripheral~~ yards~~;~~
9. ~~Common land, recreation areas and parks;~~
10. ~~Existing utility or other easements; and~~
11. ~~Development stages and timing.~~

2. ~~Referral to Commission.~~Submission. ~~The petition and all attachments shall be referred to the Planning and Zoning Commission for study and report after public hearing. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Land Use Plan and with recognized principles of engineering design, land use planning and landscape architecture. After public hearing, the Commission may approve or disapprove the preliminary plan and request for rezoning as submitted, or require that the petitioner amend the plan to preserve the intent and purpose of this title to promote public health, safety and general welfare.~~ An owner or authorized applicant may petition the City Council for rezoning to a PUD District. A preliminary concept plan of the proposed development shall be submitted, showing in schematic form the proposed location of all the following:
   - ~~A.~~ Preliminary concept plan illustrating the proposed development layout and relationship of uses;
   - ~~B.~~ Proposed land uses and building types;
   - ~~C.~~ Building height, density, intensity, and bulk information;
   - ~~D.~~ Parking areas and parking calculations;
   - ~~E.~~ Vehicular circulation, access drives, and adjacent roadway connections;
   - ~~F.~~ Sidewalks, trails, and pedestrian circulation systems;
   - ~~G.~~ Existing topography and significant natural features;
   - ~~H.~~ Landscaping and open space plans;
   - ~~I.~~ Required setbacks and yard areas;
   - ~~J.~~ Common open spaces, parks, recreation areas, and maintenance responsibilities;
   - ~~K.~~ Existing and proposed easements and utility infrastructure;
   - ~~L.~~ Proposed development phasing and timing schedule;
   - ~~M.~~ Stormwater management and drainage concepts;
   - ~~N.~~ Evidence demonstrating the feasibility and capability of completing the proposed development;
   - ~~O.~~ Proposed deviations or modifications from underlying zoning or subdivision regulations, including justification for each requested modification; and
   - ~~P.~~ Detailed development narrative including:
     1. ~~1.~~ Submission Criteria Justification. A narrative describing how the proposed development satisfies the intent, objectives, and eligibility criteria of the PUD District and identifying the public benefits, planning objectives, or enhanced design outcomes achieved through the proposed development.

Draft

2. Comparative Development Analysis. A comparative analysis evaluating the proposed PUD against a development scenario that could reasonably occur under the base zoning district regulations, including comparisons related to land use efficiency, infrastructure, architecture, open space, circulation, environmental preservation, and overall development quality.

3. Development Compatibility Analysis. A narrative and graphical analysis describing how the proposed development is compatible with surrounding existing and planned land uses, neighborhood character, infrastructure systems, and adopted planning documents, and how potential adverse impacts are mitigated through site design, buffering, transitions, and operational controls

3. An owner or authorized applicant may petition the City Council for rezoning to a Planned Unit Development District. A preliminary concept plan of the proposed development shall be submitted, showing in schematic form the proposed location of all of the following:

4. Referral to Council.Development Plan and Agreement. The petition and preliminary plan along with the Commission's recommendations on the request for rezoning shall then be referred to the Council. The Council, after public hearing, may approve or disapprove the preliminary plan and request for rezoning, as reported, or may require such changes as are necessary to preserve the intent and purpose of this title to promote public health, safety and the general welfare.A development agreement shall be required for all PUD Districts. The development agreement shall be drafted by the City and shall include a narrative section that identifies the primary objectives of the development, as well as providing specific guidelines and design standards related to the development including, but not limited to, size, location, and uses of buildings, bulk regulations, parking configurations and requirements, architectural standards, landscaping, open space design, signage design and location, pedestrian access, and utilities. For projects that require additional plan review, legal services or other third party professional services, the development agreement shall require the applicant to contribute additional funds towards costs beyond the typical fees required by the application.

5. Submission of Final Development Plan Approval Criteria. If the Council approves the preliminary plan and request for rezoning, the applicant shall submit within two hundred seventy (270) days, or such longer period as may be approved by the Council, after recommendation by the Commission a final development plan, in triplicate, of not less than one stage of the proposed development showing in detail the proposed location of all of the following:In approving a PUD District, the City Council shall determine the proposed development:

A. Is consistent with the Comprehensive Plan and other adopted planning policies of the City;

B. Provides a development pattern that is equal or superior to a conventional development permitted under the base zoning district regulations;

C. Promotes compatibility with surrounding existing and planned land uses;

D. Provides adequate public infrastructure, utilities, stormwater management, transportation access, and public services;

E. Incorporates high-quality site planning, architectural design, landscaping, open space, pedestrian connectivity, and environmental stewardship; and

F. Is designed and operated in a manner that minimizes negative off-site impacts, including but not limited to traffic congestion, excessive noise, glare and lighting impacts, vibration, stormwater runoff, and operational disturbances.

G. Buildings and uses, the height and exterior design of typical dwellings and the number of dwelling units in each;

H. Parking areas;

I. Access drives;

J. Streets abutting or within the proposed development;

K. Walks;

L. Walls and fences;

M. Landscaping and plant material;

N. Required peripheral yards;

O. Common land, recreation areas and parks;

P. Existing and proposed utilities and public easements;

Q. Signs and their area and dimensions;

R. Storm and sanitary sewer lines;

S. Water mains; and

T. Development stages and timing.

6. Accompanying Documents. The final development plan shall be accompanied by the following required documents:

A. If the proposed development includes common land which will not be dedicated to the City, and the proposed development will not be held in single ownership, proposed bylaws of a homeowner's association fully defining the functions, responsibilities and operating procedures of the association. The proposed bylaws shall include, but not be limited to, the following provisions:

1. automatically extending membership in the association to all owners of dwelling units within the development;

2. limiting the uses of common property to those permitted by the final development plan;

3. granting to each owner of a dwelling unit within the development the right to the use and enjoyment of the common property;

4. placing the responsibility for operation and maintenance of the common property in the association;

5. giving every owner of a dwelling unit voting rights in the association; and

6. if the development will combine rental and for sale dwelling units, stating the relationship between the renters and the homeowner's association and the rights renters shall have to use of the common land.

B. Performance bond or bonds, in accordance with the requirements of TITLE 13 of this Code of Ordinances, which bond or bonds shall insure to the City that the dedicated public streets and utilities, including sewers and water mains, located therein and other common development facilities shall be completed by the developer within the time specified on the final development plan.

C. Covenant to run with the land, in favor of the City and all persons having a proprietary interest in any portion of the development premises, that the owner or owners of the land or their successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City, in compliance with the ordinances of the City.

D. Any additional easements and/or agreements required by the Council at the time of preliminary plan approval.

E. A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements and other applicable items required by TITLE 13. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the Polk County Auditor and Recorder.

7. Review of Final Development Plan. The final development plan and required documents shall be reviewed by the Commission for compliance with the standards of this section and substantial

compliance with the preliminary plan. The Commission's recommendations and report on the final development plan shall be referred to the Council. The Council shall review the final development plan and approve it if it complies with the standards of this section and is in substantial compliance with the preliminary development plan. No building permits shall be issued until the final development plan and final plat have been approved by the Council.

8. Standards. Permitted principal and accessory land uses, lot area, yard and height requirements shall be as set out below, which shall prevail over conflicting requirements of this title or of TITLE 13 of this Code of Ordinances.

   A. Buildings shall only be used for residential purposes, occupant garages, occupant storage space and similar accessory uses, noncommercial recreational facilities and community activities, including churches and schools.

   B. The minimum lot and yard requirements of the zoning districts in which the development is located shall not apply, except that minimum yards specified in the district or suitable screening or buffering shall be provided around the boundaries of the development. In the absence of any appropriate physical barrier, the Council may require open space or screenings to be located along all or a portion of the development boundaries. The height requirements of the zoning district in which the development is located shall apply within one hundred twenty-five (125) feet of the development boundary.

   C. All public streets, water mains, sanitary sewer and storm sewer facilities shall comply with appropriate ordinances and specifications of the City.

   D. "Common land" as used in this section refers to land retained in private ownership for the use of the residents of the development or to land dedicated to the general public.

   E. Any land gained within the development because of the reduction in lot sizes, below minimum zoning ordinance requirements, shall be placed in common land to be dedicated to the City or retained in private ownership to be managed by a homeowner's association. The dedication of land to the City shall be subject to the approval of the Council.

   F. The requirements of Sections 12-15-4 and 12-15-5, relating to off-street parking and loading, shall apply to all R-4 developments.

   G. Each stage of the final development plan shall comply with the density requirements of this title for the zoning district in which it is located.

   H. No stage of a final development plan shall contain less than three (3) acres.

9. Density Requirements. The maximum number of dwelling units permitted in an R-4 development shall be determined by dividing the net development area by the minimum lot area per dwelling unit required by the zoning district or districts in which the area is located. In the R-2 District, the single-family dwelling requirement shall apply. Net development area shall be determined by subtracting the area set aside for churches and schools, if any, and deducting the area actually proposed for streets from the gross development area. The area of land set aside for common land, open space, or recreation shall be included in determining the number of dwelling units permitted. The maximum number of multiple-dwelling units permitted in the R-4 development shall be determined by the zoning district in which the development is located as follows:

Zoning District	Percentage of Total Dwelling Units Permitted as Multiples
R-1	30%
R-2	50%
R-3	75%

If the development area contains two (2) or more different zoning classifications, the number of dwelling units permitted and the percentage of multiples allowed shall be determined in direct proportion to the area of each zoning classification contained in the entire tract.

10. Completion. The Council may make the approval of the development plan contingent upon the completion of construction and improvements within a reasonable period of time, provided, however, that in the determination of such period, the Council shall consider the scope and magnitude of the development project and any schedule of construction and improvements submitted by the developer. Failure to complete all construction and improvements within said period of time shall be deemed sufficient cause for the Council, in accordance with the provisions of Section 12-16-1, to rezone the unimproved property to the classification effective at the time of original submission of the development plan, unless an extension is recommended by the Commission and approved by the Council for due cause shown. Any proposed change in the development plan after approval by the Council shall be resubmitted and considered in the same manner as the original proposal. For the purpose of this section, the term "unimproved property" means all property situated within a stage or stages of the final development plan upon which the installation of improvements has not been commenced.

11. Completion of Stages. In no event shall the installation of any improvements be commenced in the second or subsequent stages of the final development plan until such time as fifty percent (50%) of all construction and improvements have been completed in any prior stage of such plan.

Draft

Planning & Zoning Staff Report

DATE

July 7, 2026

PROJECT NAME

James Place PUD Amendment

APPLICANT

Horizon Advisors LC

REQUESTED ACTION

Amend the zoning to change the existing high-density residential area to high density residential and commercial uses and to change the existing medium density residential area to mixed medium and high density residential uses

LOCATION

Generally located at the southwest corner of SW 19th Street and west of S James Street

ZONING

R-4 (James Place Rezone)

PLANNER

Evann Coffey

ecoffey@grimesiowa.gov

515-986-4050

Location Map

Zoning Map

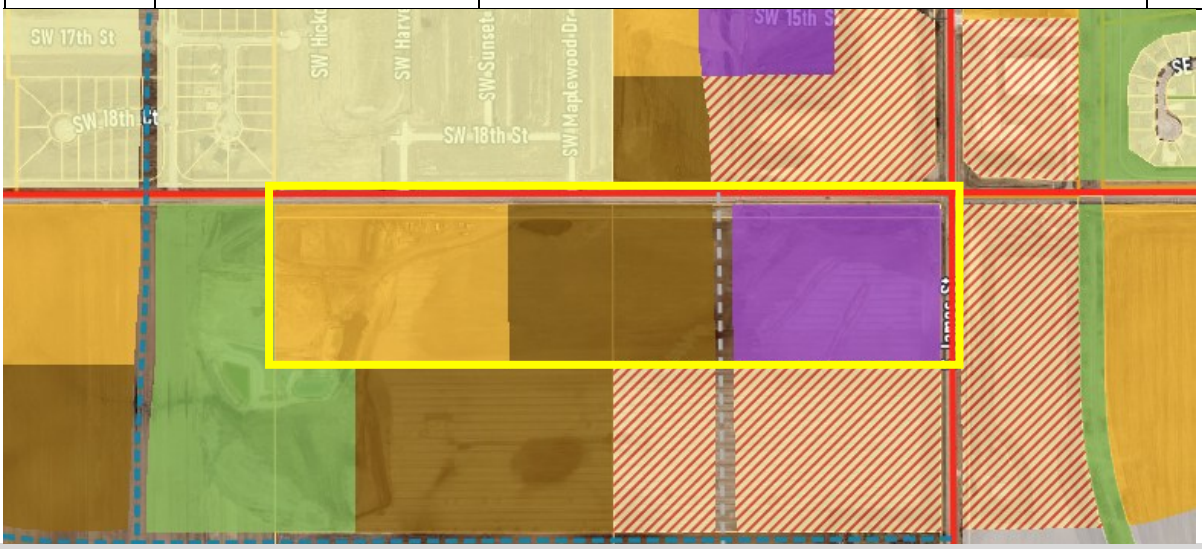
Zoning Districts

SubType

- A-1 (Agriculture)
- R-4 (Planned Residential Development)
- Transportation Corridor Mixed Use Development Corridor District

Relation to Comprehensive & Area Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Agricultural/ Undeveloped	Mixed-Use, Medium-Density Residential, High-Density Residential	R-4 (James Place Rezone); Transportation Corridor Overlay
North	Development in progress	Low-Density, Medium-Density, and High-Density Residential, Neighborhood Commercial	R-4 (Harvest Pointe Rezone); Transportation Corridor Overlay
South	Agricultural/ Undeveloped	Parkland, High-Density Residential, Neighborhood Commercial	A-1; Transportation Corridor Overlay
East	Agricultural/ Undeveloped	Neighborhood Commercial	A-1; Transportation Corridor Overlay
West	Agricultural/ Undeveloped	Parkland	A-1; Transportation Corridor Overlay

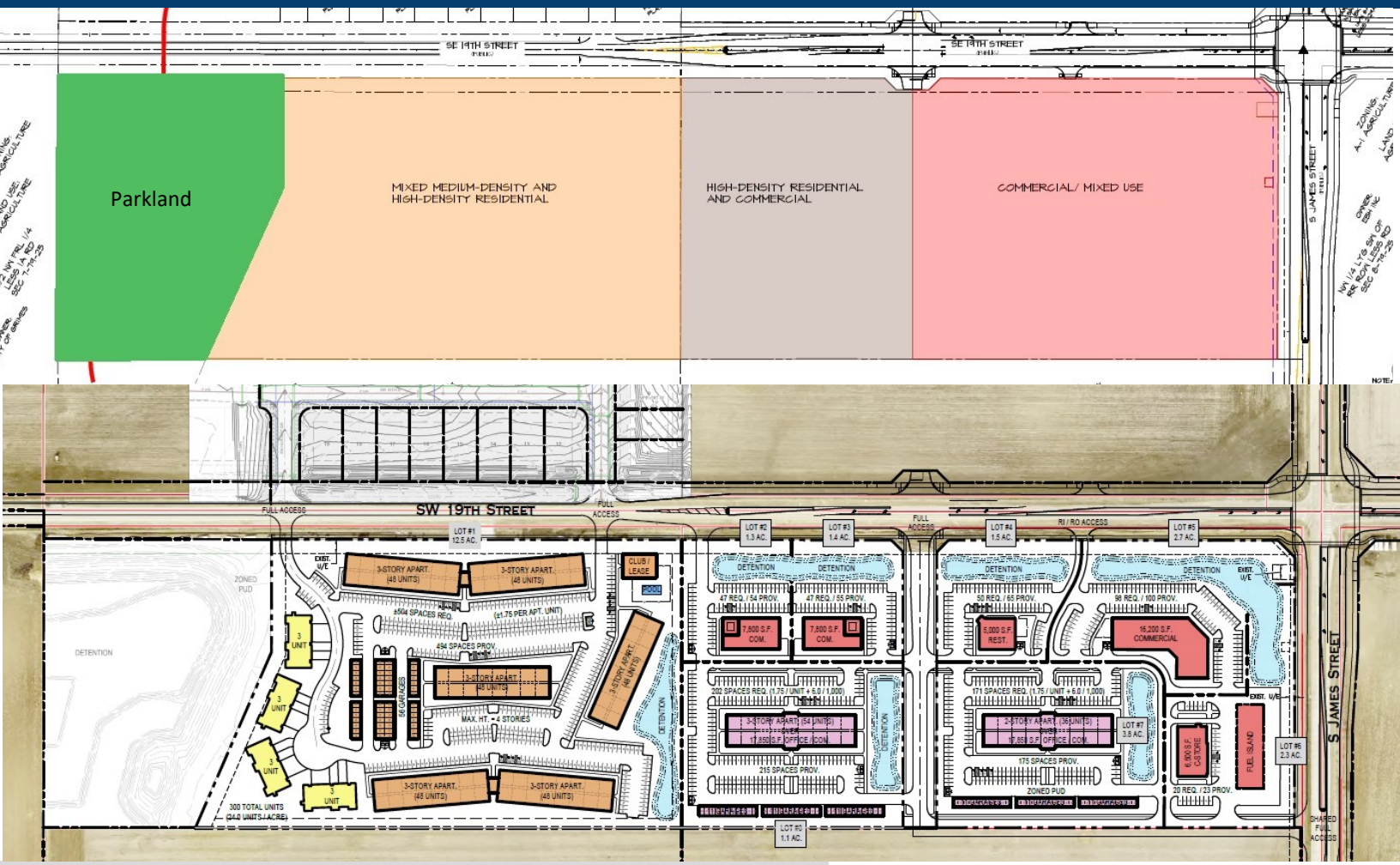


Future Land Use Map

PARKS The Comprehensive Plan and Parks and Trails Plan at the time the Jame Place rezone was approved did not plan for a park on the property. The development agreement required that parkland be dedicated based on the number of units proposed or the developer had the option to choose fee in lieu of land dedication. Grimes has since adopted a new Comprehensive Plan which plans for a park located to the west of the James Place property. As development has continued around the James and 19th St intersection, staff recognized the need for a regional detention basin to be located within the proposed park to the west to benefit multiple developments in the area. Based on the drainage patterns and design of the basin, a portion of the basin needed to be placed within the James Place property. As such, James Place has dedicated 5.9 acres to the City to construct the basin, establishing the first phase of the future park. James Place has satisfied the parkland dedication requirements and has no further obligations. With future development of property south of SW 19th Street, additional parkland will be dedicated to expand the park.

COMPATIBILITY The proposed PUD amendment is generally consistent with the future land use plan. The amendment proposes additional flexibility in uses across the property, however the development agreement is drafted to ensure each land use is compatible with the neighboring use and establishes appropriate buffers and design criteria between land use transitions.

Rezone Concept



LAND USE AREAS

The existing PUD establishes three land use areas: Medium-Density Residential, High-Density Residential, and Commercial/ Mixed Use. The proposed amendment increases flexibility in land use across the development by amending the land use areas to Mixed-Medium-Density and High-Density Residential, High-Density and Commercial, and Commercial/Mixed Use. The Medium-Density area is proposed to now allow both townhome and multi-family development. The High-Density area is proposed to now allow Commercial and Mixed-Use development. The uses in the Commercial/Mixed Use area will remain the same.

DEVELOPMENT AGREEMENT

The existing development agreement established the zoning standards for the development. To accommodate the proposed flexibility in uses, additional standards are proposed to establish requirements for the new uses within each land use area and ensure compatibility between uses.

PEDESTRIAN & STREET ACCESS

Vehicular access is provided from SW 19th Street at multiple access points and from South James Street. A portion of SW Norton Street will cut through the property to connect to SW 19th Street. Future pedestrian access will be provided along SW 19th Street, South James Street, and SW Norton Street. Internal private sidewalk circulation will be provided to connect the individual sites to the public sidewalk system.

DENSITY

A maximum of 404 dwelling units shall be permitted across the area west of SW Norton Street. Should the High-Density and Commercial area be developed with commercial uses, a maximum of 24 units per acre shall be permitted across the remainder of the area west of SW Norton Street. The density of the Commercial/Mixed Use area will be determined with each site plan.

Development Standards

MIXED MEDIUM-DENISTY AND HIGH-DENSITY RESIDENTIAL STANDARDS

Permitted Uses—attached and detached townhomes, senior living facilities, multi-family dwellings

Lot Size—No minimum, postage stamps lots permitted

Setbacks—

Front—30', 25' when front doors face public streets

Rear—20'

Side—20'

Postage Stamp Lot—0'

Buildings Faces with Driveways – 20' from Private Street or Private Sidewalk

Building Faces with No Driveways along the Private Street – 10' from Private Street or Private Sidewalk

Building Separation – 20' Between Attached Unit Building Groups

Building Separation – 10' Between Detached Units

Minimum Dwelling Size—Attached and detached townhomes 900sf, Multi-family 500sf

Height—35'/3 stories townhomes, 60'/4 stories Multi-family and Senior Living. Multi-family and senior living cannot be more than 2 stories taller than neighboring townhomes.

Parking and Garages

Townhomes—attached 2-car garage

Multi-family—1.25 spaces per unit, garages required for 25% of units

Senior Living Facility—Per zoning ordinance

Open Space— Minimum 15%

Landscaping—1 tree per 1000 sf required open space, 1 tree per 50' lot frontage, parking lots abutting townhomes screened with shrubs

Architecture—

Townhomes—minimum 25% of the front façade facing abutting streets shall be clad in brick/stone or masonry, minimum 50% of the front façade shall be clad in brick/stone or masonry for buildings orienting towards SW 19th Street, fiber cement panels is a viable substitute for brick/stone or masonry, attempts to include front porches, dormers and other decorative treatments shall be made., minimum of 3 elevation packages shall be provided, including varying colors, siding textures, and brick/stone or masonry.

Multi-Family and Senior Living Facilities—cementitious siding (i.e.: James Hardi Plank or LP Smart Side) and architectural grade asphalt shingles, minimum 60% of the front façade abutting streets clad in brick/ stone or masonry, door and window trims utilized throughout the design, building facades shall include a variety of architectural elements to bring down the scale of large buildings to the adjoining residential development including but not limited to dormers, cupola, and/or roof articulation.

HIGH-DENISTY AND COMMERCIAL STANDARDS

Permitted Uses—senior living facilities, multi-family dwellings, vertical mixed-use, C-2 uses except the following:

- Any outdoor exercise areas/runs for domesticated animal boarding/kennels shall be limited to use during normal business hours.
- Industrial Warehouse Facilities
- Externally Accessed Mini Storage/Self Storage Facilities
- Used Car Lots
- Monument Sales Yards
- Retail lumber yards shall be accessory to a retail business.

Lot Size—No minimum, postage stamps lots permitted

Setbacks—

Multi-Family—

Front—30'

Rear—20'

Side—20'

Building Separation – 20' Between Attached Unit Building Groups

Commercial/ Mixed Use—

Front—30'

Rear—25'

Side (External) —10'

Side (Internal) - 0', 5' if not built to property line
Building Separation – 5'

Minimum Dwelling Size—500sf

Height—60'/4 stories, buildings cannot be more than 2 stories taller than neighboring residential in the Mixed Medium-Density and High-Density Area

Parking—

Multi-family—1.25 spaces per unit, garages required for 25% of units

Commercial and Senior Living Facility—Per zoning ordinance

Open Space— Minimum 15%

Landscaping—1 tree per 1000 sf required open space, 1 tree per 50' lot frontage, parking lots abutting townhomes screened with shrubs

HIGH-DENISTY AND COMMERCIAL STANDARDS

Architecture—

Commercial—Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building so that its scale is compatible with adjoining residential development. A minimum 60% of all façades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.

Multi-Family and Senior Living Facility —cementitious siding (i.e.: James Hardi Plank or LP Smart Side) and architectural grade asphalt shingles. A minimum 60% of the front façade facing abutting streets shall be clad in brick/stone or masonry, door and window trims shall be utilized throughout the design.

Mixed-Use —cementitious siding (i.e.: James Hardi Plank or LP Smart Side) and architectural grade asphalt shingles, flat roof or hip roof design is acceptable, minimum 60% of the front façade facing abutting streets shall be clad in brick/stone or masonry, door and window trims shall be utilized throughout the design., Industry Standard Storefront shall be acceptable on first floor Retail /Office space.

COMMERCIAL/ MIXED USE STANDARDS

Permitted Uses—Multi-family units above a minimum of one floor of commercial, uses permitted in C-2 except the following:

- Heavy Automotive Body Repair/Vehicle Repair. Light service or repair shall be permitted.
- Any outdoor exercise areas/runs for domesticated animal boarding/kennels shall be limited to use during normal business hours.
- Industrial Warehouse Facilities
- Externally Accessed Mini Storage/Self Storage Facilities
- Used Car Lots
- Monument Sales Yards
- Retail lumber yards shall be accessory to a retail business.

Lot Size—No minimum, postage stamps lots permitted

Setbacks—
Front—30'
Rear—25'
Side (External)—10'
Side (Internal) - 0', 5' if not built to property line
Building Separation—5'

Open Space—Minimum 20%

Landscaping—1 tree per 1000 sf required open space, 1 tree per 50' lot frontage

Height—60'/4 stories

Parking—Per zoning ordinances for each commercial use, 1.25 spaces per unit, garages required for 25% of units

Minimum Dwelling Size—500sf

Architecture—
Commercial—Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building to be compatible with adjoining residential development, minimum 60% of all façades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.

Multi-family—cementitious siding (i.e.: James Hardi Plank or LP Smart Side) and architectural grade asphalt shingles, flat roof vs. a hip roof is acceptable, minimum 60% of the front façade facing abutting streets shall be clad in brick/stone or masonry, door and window trims shall be utilized throughout the design, Industry Standard Storefront shall be acceptable on first floor Retail /Office space.

Development Standards

BUFFER STANDARDS

Commercial and Mixed-Use Buffers—30′ buffer with 3′ berm along Commercial or Mixed-Use development adjacent to residential and senior living development. If a fence is desired between Commercial or Mixed-Use development and residential or senior living development, the buffer shall consist of 30′ buffer with 6′ privacy fence and half of the required buffer plantings. A buffer is not required when Commercial or Mixed-Use development and residential or senior living areas are separated by a private or public street.

Medium-Density Residential Buffers—

- Abutting Parkland—30′ landscape buffer along the public parkland when the backs of units face the park
- SW 19th Street—When the backs of units face SW 19th Street, 30′ buffer with minimum 4′ berm shall be provided along SW 19th Street and no fences shall be permitted within the SW 19th Street berm and buffer. When the units are oriented with front doors facing SW 19th Street, a landscape berm and buffer is not required.

High-Density Residential and Senior Living Facility Buffers—

- Abutting Residential—30′ buffer with 3′ berm shall be provided between the multi-family residential or senior living facility development and townhome residential development when the uses are not integrated into the same site plan. When both multi-family or senior living uses and townhome uses are integrated into the same site plan, landscape berms and buffers are not required, however landscaping may still be required to provide separation or screening to mitigate negative site impacts depending on the site layout.
- Abutting Parkland—30′ landscape buffer shall be provided along the public parkland.
- SW 19th Street and SW Norton Street.—When parking lots are located next to the public street, a 2-3′ berm shall be provided along SW 19th Street and SW Norton Street to screen parking lots from the public street and no fences shall be permitted within the berm and planting area. If the buildings are located along SW 19th Street and SW Norton Street with parking lots behind the buildings, a berm is not required.

Buffer Landscape Quantities—30′ buffers shall provide 1 overstory tree, 2 understory trees and 1 evergreen tree per 50′

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

The amendment proposes to remove the property from the Transportation Overlay. The standards established within the development agreement are equal to or greater than the overlay requirements. Removal from the overlay provides clarity of the zoning standards that apply to the development and eliminates confusion.

Conclusion

The applicant is requesting to amend the existing James Place PUD zoning requirements.

The current PUD establishes three areas:

Medium-Density Residential—townhomes, senior living

High-Density Residential—multi-family, senior living

Commercial/ Mixed Use—commercial, vertical mixed use

The proposal is to amend the three areas to the following:

Mixed Medium-Density and High-Density Residential—townhomes, multi-family, senior living

High-Density Residential and Commercial—multi-family, senior living, commercial, vertical mixed use

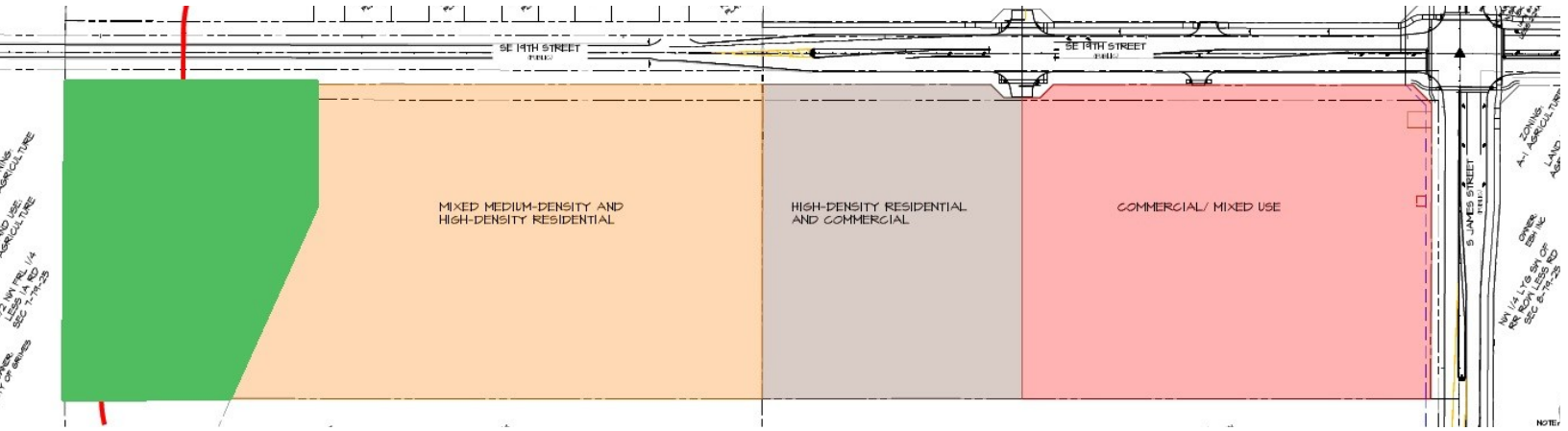
Commercial/ Mixed Use—commercial, vertical mixed use

Parkland—public park

The proposed land use change is generally consistent with the future land use plan. Zoning standards are proposed to provide compatible land use transitions by establishing height, buffer and landscaping requirements.

5.9 acres of parkland has been dedicated to the City as part of a regional detention basin project. Additional parkland will be dedicated to expand the park with future development. All parkland dedication requirements have been satisfied for the James Place PUD.

Staff recommend approval of the James Place PUD amendment subject to remaining staff comments.



~~May 21, 2026~~
~~June 17, 2026~~
July 1, 2026

Civil Engineering Consultants, Inc.
Attn: Cody Weaver
2400 86th Street, Unit 12
Urbandale, IA 50322

RE: James Place PUD Amendment

Dear Cody:

The Development Services Department is in receipt of a proposed Rezoning Amendment for the James Place PUD. Based on the review of the provided submittal materials provided, staff have the following comments:

General Comments:

1. ~~Provide signed petition to amend the PUD. Template is attached.~~

2. ~~Provide signed rezone application.~~

3. ~~Provide $2000 rezone fee.~~

4. ~~Provide rezone map with list of property owners within 250' of the rezone area.~~

5. ~~Provide plan showing the three land use areas: Mixed Medium-Density and High-Density Residential, High-Density and Commercial, Commercial/Mixed Use.~~

6. Proposed Rezone Timeline
    a. Set Public Hearing – June 23 Council
    b. P&Z – July 7
    c. 1st Council Consideration – July 28
    d. 2nd Council Consideration – August 25
    e. 3rd Council Consideration – September 8

7. Proposed Preliminary Plat Timeline
    a. P&Z – August 4 or September 1
    b. Council – September 22

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

REZONING SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	June 24, 2026 **(1 PDF of Rezoning Map and Concept Plan)**
PLANNING & ZONING:	July 7, 2026 at 5:30 PM in the Grimes Council Chambers
COUNCIL MEETING:	July 28, 2026, at 5:30 PM in the Grimes Council Chambers

Please feel free to contact me at ecoffey@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey
Senior Planner

REZONING

JAMES PLACE

GRIMES, IOWA

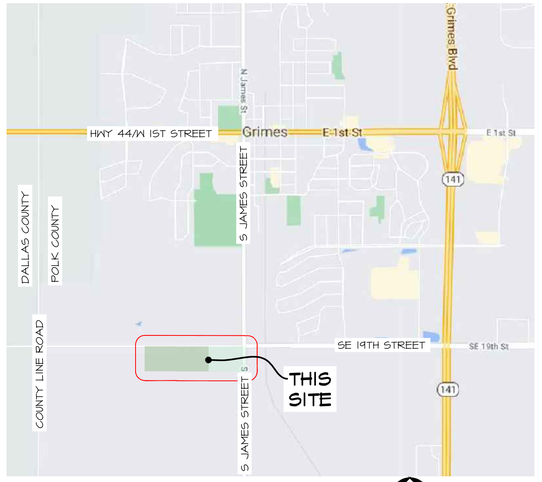
GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER WITH SIZE
- STORM SERVICE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM OPENING ELEVATION
- CRITICAL CROSSING
- CRITICAL CROSSING LOCATION

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- TRAFFIC SIGNAL



VICINITY SKETCH

NORTH

PROPERTY OWNER:
DIANE M BRITSON
111 SNAKE DANCE DR
HARKER HEIGHTS, TX 76548-2019

PREPARED FOR:
HORIZON ADVISORS, LLC
C/O: THE SIEDENBURG GROUP
ATTN: DOUG SIEDENBURG
1350 NW 138TH ST. #450
CLIVE, IA 50325
PHONE: 515-223-6222

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PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, PLS #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER
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LEGAL DESCRIPTION:
WARRANTY DEED: BOOK 15270, PAGE 944
THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N½ N½ NE¼) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

LAND AREAS

NE¼, NE¼
20.23 ACRES GROSS
1.54 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
18.64 ACRES NET

NW¼, NE¼
20.26 ACRES GROSS
1.01 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
19.25 ACRES NET

ZONING:
EXISTING: PUD - JAMES PLACE
PROPOSED:
- COMMERCIAL/ MIXED USE
- HIGH DENSITY RESIDENTIAL AND COMMERCIAL
- MIXED MEDIUM-DENSITY AND HIGH DENSITY RESIDENTIAL

add parkland area

LAND USE
EXISTING: PUD
FUTURE: COMMERCIAL/ MULTI-FAMILY
PUD

BULK ZONING REGULATIONS:
MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL
SETBACKS:
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
~~FRONT YARD = 20' FROM PRIVATE STREET OR PRIVATE SIDEWALK~~
REAR YARD = 20' FROM EXTERNAL PROPERTY LINES, PRIVATE STREET OR SIDEWALK
SIDE YARD = 20' FROM PRIVATE STREET OR EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 20' FROM BUILDING GROUPS

20 feet external property lines

20 feet external property lines

HIGH-DENSITY RESIDENTIAL AND COMMERCIAL
SETBACKS:
MULTI-FAMILY
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
REAR YARD = 20' FROM EXTERNAL PROPERTY LINES
SIDE YARD = 20' FROM EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 20' FROM BUILDING GROUPS

MIXED-USE COMMERCIAL
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
REAR YARD = 25' FROM EXTERNAL PROPERTY LINES
SIDE YARD = 10' FROM EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 5' FROM BUILDING GROUPS

COMMERCIAL/MIXED USE REGULATIONS
SETBACKS:
FRONT YARD = 30'
REAR YARD = 25'
SIDE YARD (EXTERNAL) = 10'
SIDE YARD (INTERNAL) = 0' IF THE BUILDING IS NOT BUILT ON THE PROPERTY LINE, THE SIDE SETBACK SHALL BE A MINIMUM OF 5'
BUILDING SEPARATION = 5'

	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property (SF)	Square footage within 250' of rezoning (SF)	% of Total square footage within 250' of rezoning	% Consenting	% Non-Consenting
1	DENNIS BRITSON	S 1/2 NE 1/4 NE 1/4 LESS .60A RD SEC 7-79-25	DENNIS BRITSON POB 399 DALLAS CENTER, IA 50063-0399	849,420	323,608	23.80%		
2	DENNIS BRITSON	S 1/2 NW 1/4 NE 1/4 SEC 7-79-25	DENNIS BRITSON POB 399 DALLAS CENTER, IA 50063-0399	812,193	386,569	28.43%		
3	HARVEST POINTE PLAT 1	SW 1/4 SE 1/4 SEC 6-79-25	HARVEST POINTE LLC 1015 NW 10TH STREET WAUKEE, IA 50263	1,398,972	165,407	12.16%		
4	TEMPLE HOLDINGS LLC	S 1/2 SW FRL 1/4 LESS 3.38TA RD SEC 6-79-25	TEMPLE HOLDINGS LLC 1015 NW 10TH STREET WAUKEE, IA 50263	1,589,694	279,833	20.58%		
5	SUMMIT CREEK CHURCH	EX PARCEL P BK 8219 PG 390 N 5A- & -EX PARCEL R BK 10693 PG 556 S 1A N 6A- SW 1/4 W OF RY LESS 2.29A RD SEC 5-79-25	SUMMIT CREEK CHURCH 1516 PRAIRIE RIDGE DR. POLK CITY, IA 50226-1257	281,036	34,272	2.52%		
6	EBH INC	NW 1/4 LYG SW OF RR ROW LESS RD SEC 8-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	1,840,654	170,010	12.50%		
			TOTALS	6,771,969	1,359,699	100.0%	0	0

update list based on changes to the 250' notification buffer

PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 . Des Moines, Iowa 50322
515.276.4884 . mail@ceclac.com

CEC

DATE:	SUBMITTAL	08-04-2021
		2026-05-XX
DESIGNED BY:		CTK
DRAWN BY:		MDM

JAMES PLACE
GRIMES, GRIMES, IOWA

COVER

SHEET
OF 2

A-2099

extend rezone area to centerline of ROW

250' REZONING NOTIFICATION

OWNER: HARVEST POINTE PLAT 1

LAND USE: RESIDENTIAL

ZONING: HARVEST POINTE PUD

OWNER: HARVEST POINTE PLAT 1

OWNER: TEMPLE HOLDINGS LLC

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

E1/2 SE1/4 LESS 9.89A RD SEC 6-79-25

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

PARCEL "E" PT E1/2 SE1/4 SEC 6-79-25 CONT 2.47 AC INCL 0.47 AC IN RD R/W & 1.76 AC NOT IN RD R/W

OWNER: PATTON OWNER: MARK A & PATRICIA K PATTON REVOCABLE TRUST

SE 19TH STREET (PUBLIC)

label city-owned property as parkland (green)

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

E 1/2 NW FRL 1/4 LESS 1A RD SEC 7-79-25

OWNER: CITY OF GRIMES

250' REZONING NOTIFICATION

ZONING: PUD

OWNER: CITY OF GRIMES

MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL

HIGH-DENSITY RESIDENTIAL AND COMMERCIAL

COMMERCIAL/ MIXED USE

S JAMES STREET (PUBLIC)

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

OWNER: EBH INC

NW 1/4 LYG SW OF RR R/W LESS RD SEC 6-79-25

extend rezone area to centerline of ROW

extend 250' notification buffer around the city-owned parkland

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

S 1/2 NW 1/4 NE 1/4 SEC 7-79-25

OWNER: DENNIS BRITSON

S 1/2 NE 1/4 NE 1/4 LESS 6OA RD SEC 7-79-25

ZONING: A-1 AGRICULTURE

LAND USE: AGRICULTURE

OWNER: DENNIS BRITSON

NOTE: AREAS IN TABLE REFLECT THE FULL EXTENT OF THE 250' NOTIFICATION AREA OF EXISTING AGRICULTURAL GROUND TO THE EAST

250' REZONING NOTIFICATION

SCALE: 1"=120'

0' 120' 240'

NORTH

PRELIMINARY - NOT FOR CONSTRUCTION

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com

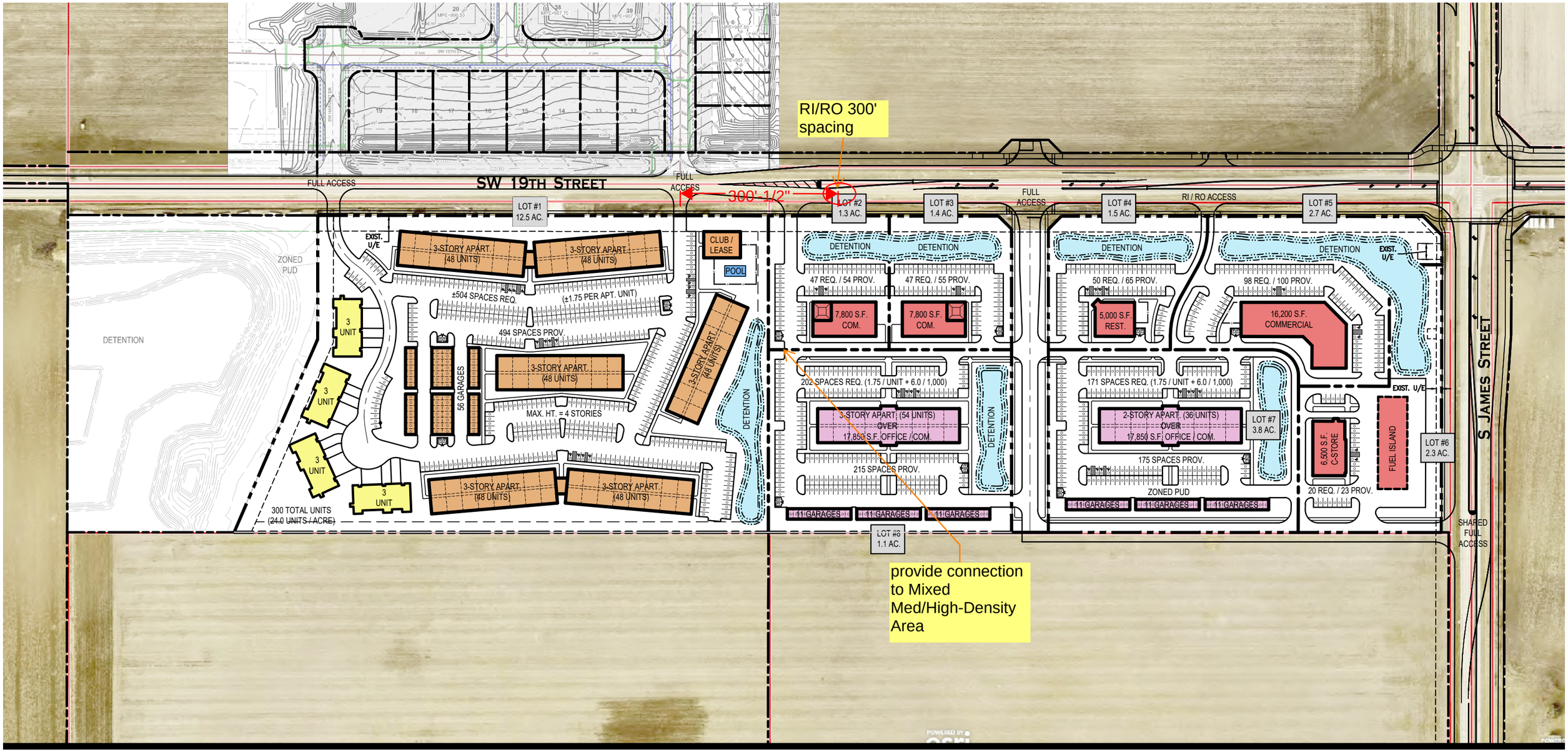
DATE:	#
DATE OF SURVEY:	2026-05-XX
DESIGNED BY:	GTK
DRAWN BY:	MDM

JAMES PLACE
######, GRIMES, IOWA

REZONING

SHEET 2 OF 2

A-2099



SIEDENBURG GROUP

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2026 by Simonson & Associates Architects, L.L.C.

James Place PUD

Site Concept #3

SW 19th Street & St. James Street

Grimes, Iowa

June 25, 2026

NORTH

1" = 180'-0" @ 11"x17" Sheet
SAA# 24074

DRAWN BY: AVG

0' 90' 180'

180'-0"

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

REZONING

JAMES PLACE

GRIMES, IOWA

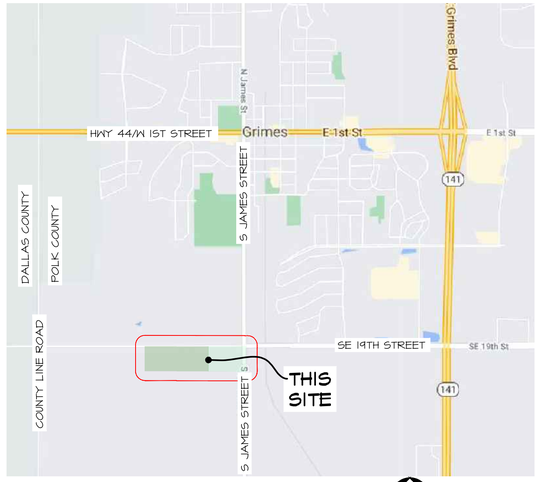
GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER WITH SIZE
- STORM SERVICE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM OPENING ELEVATION
- CRITICAL CROSSING
- CRITICAL CROSSING LOCATION

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- TRAFFIC SIGNAL



VICINITY SKETCH

NORTH

PROPERTY OWNER:
DIANE M BRITSON
111 SNAKE DANCE DR
HARKER HEIGHTS, TX 76548-2019

PREPARED FOR:
HORIZON ADVISORS, LLC
C/O: THE SIEDENBURG GROUP
ATTN: DOUG SIEDENBURG
1350 NW 138TH ST. #450
CLIVE, IA 50325
PHONE: 515-223-6222

PREPARED BY:
CODY T. WEAVER, P.E.
CIVIL ENGINEERING CONSULTANTS
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- MIXED MEDIUM-DENSITY AND HIGH DENSITY RESIDENTIAL

LAND USE
EXISTING: PUD
FUTURE: COMMERCIAL/ MULTI-FAMILY
PUD

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			TOTALS	6,771,969	1,359,699	100.0%	0	0

BULK ZONING REGULATIONS:

MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL
SETBACKS:
- FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
- FRONT YARD = 20' FROM PRIVATE STREET OR PRIVATE SIDEWALK
- REAR YARD = 20' FROM EXTERNAL PROPERTY LINES, PRIVATE STREET OR SIDEWALK
- SIDE YARD = 20' FROM PRIVATE STREET OR EXTERNAL PROPERTY LINES
- BUILDING SEPARATION = 20' FROM BUILDING GROUPS

HIGH-DENSITY RESIDENTIAL AND COMMERCIAL
SETBACKS:
MULTI-FAMILY
- FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
- REAR YARD = 20' FROM EXTERNAL PROPERTY LINES
- SIDE YARD = 20' FROM EXTERNAL PROPERTY LINES
- BUILDING SEPARATION = 20' FROM BUILDING GROUPS

MIXED-USE COMMERCIAL
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COMMERCIAL/MIXED USE REGULATIONS
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- BUILDING SEPARATION = 5'

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CEC

DATE:	SUBMITTAL	08-04-2021
		2026-05-XX
DESIGNED BY:		CTK
DRAWN BY:		MDM

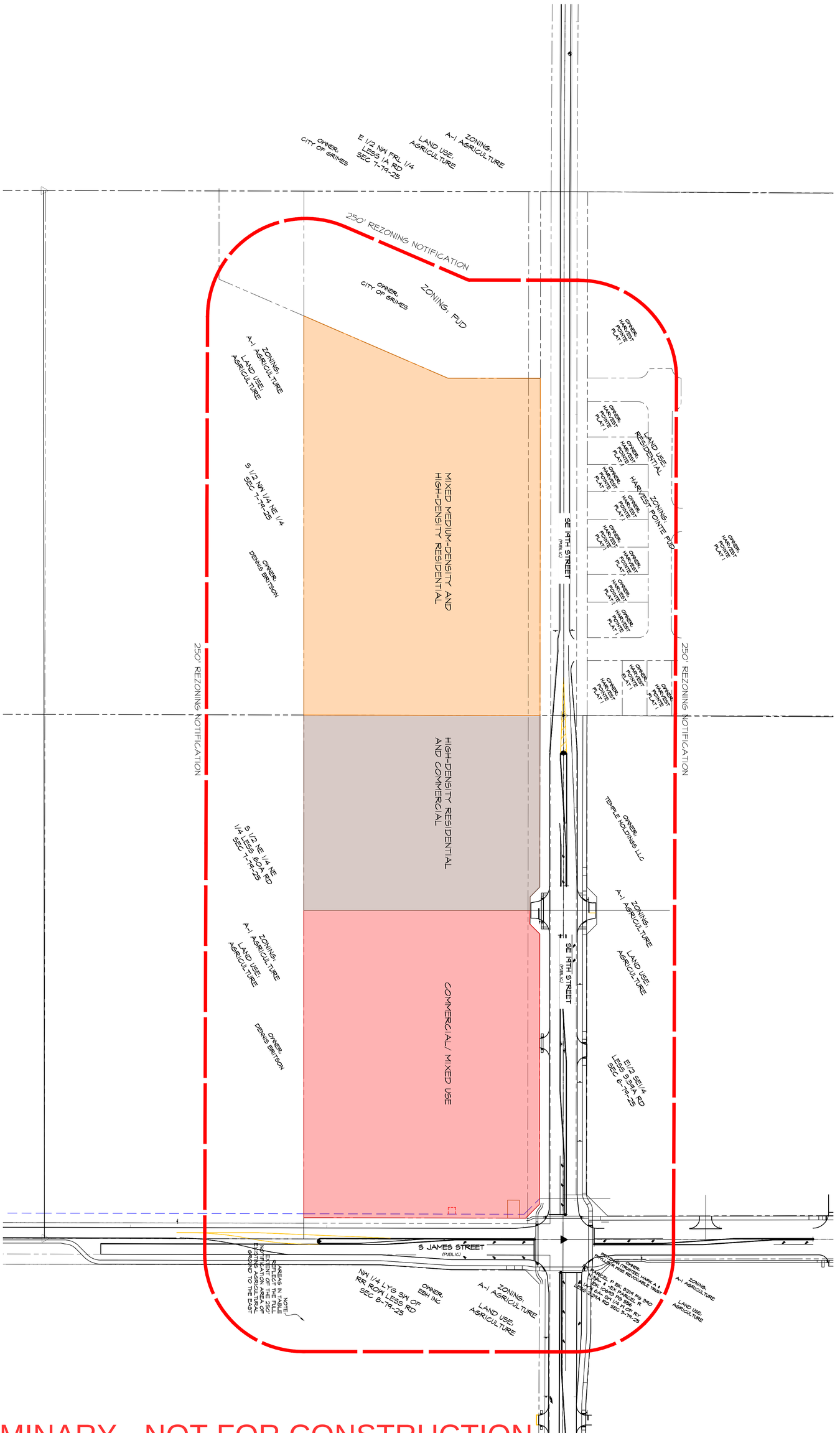
PRELIMINARY - NOT FOR CONSTRUCTION

JAMES PLACE
GRIMES, GRIMES, IOWA

COVER

SHEET
OF 2

A-2099



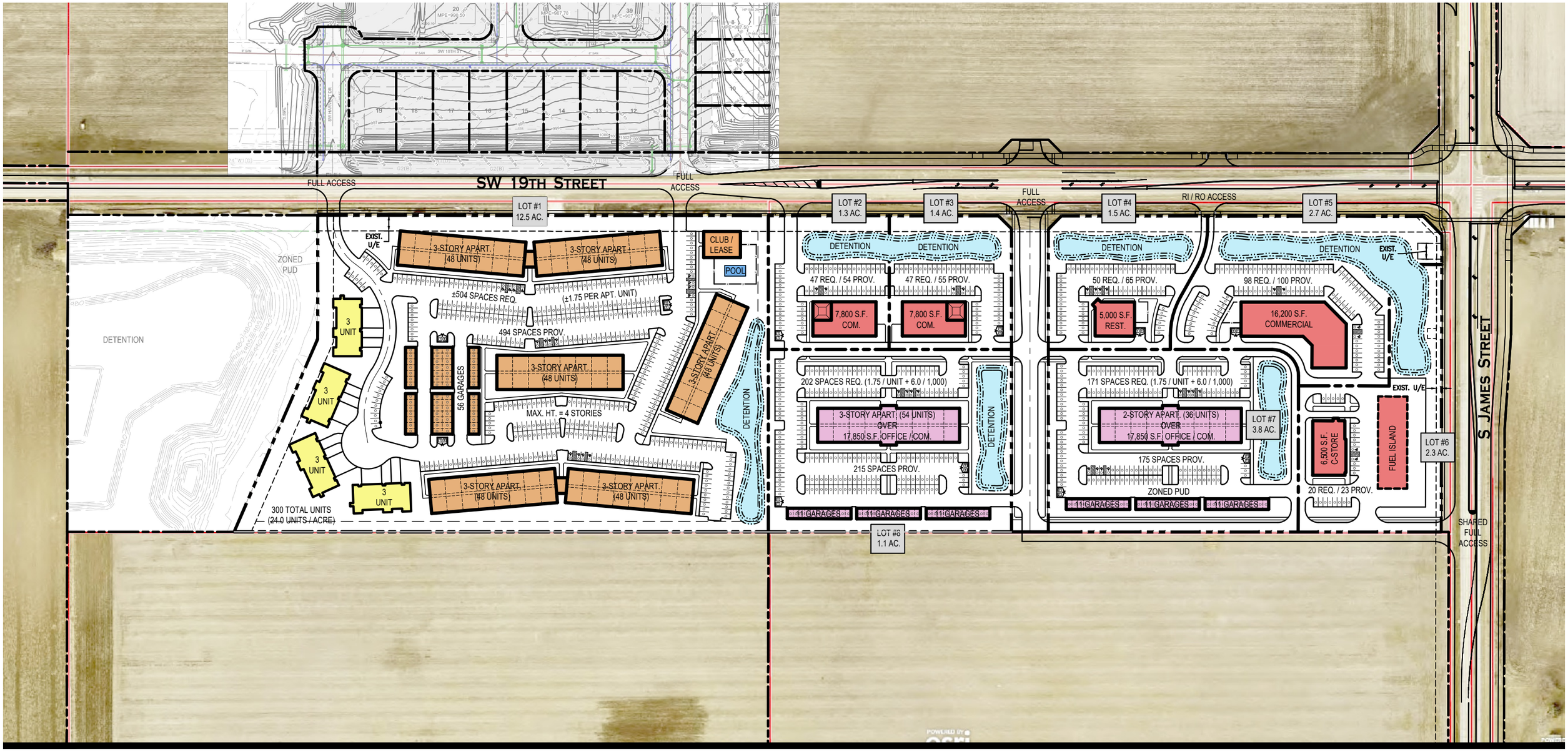
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET 2 OF 2
A-2089

JAMES PLACE
######, GRIMES, IOWA
REZONING

DATE:
#
##########
DATE OF SURVEY: 2026-05-XX
DESIGNED BY: CTW
DRAWN BY: MDM

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com



SIEDENBURG GROUP

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James Place PUD

Site Concept #3

SW 19th Street & St. James Street

Grimes, Iowa

June 25, 2026

NORTH

1" = 180'-0" @ 11"x17" Sheet
SAA# 24074

0' 90' 180'

DRAWN BY: AVG

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

ORDINANCE 814

AN ORDINANCE AMENDING THE JAMES PLACE PLANNED UNIT DEVELOPMENT AND THE ASSOCIATED ZONING CHANGE AND DEVELOPMENT AGREEMENT

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. This Ordinance is to amend the James Place Planned Unit Development, for the property legally described in Exhibit A.

SECTION 2. Amendment. As part of this Ordinance, the James Place Zoning Change and Development Agreement is hereby amended and restated as provided for in Exhibit B.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. Authorization to Sign. The Mayor is hereby authorized to and directed to execute the Amended and Restated James Place Zoning Change and Development Agreement on behalf of the City of Grimes.

SECTION 6. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ____day of _____ and approved on this ____day of _____, 2026.

ATTEST:

_____
David Gisch, Mayor

_____
Rachel Greving, City Clerk

Exhibit A

Legal Description

WARRANTY DEED: BOOK 15270, PAGE 944
THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N1/2 N1/2 NE1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M, POLK COUNTY, IOWA.

AMENDED AND RESTATED JAMES PLACE ZONING CHANGE AND DEVELOPMENT AGREEMENT

THIS AMENDED AND RESTATED ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this____ day of _____, 2026, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and Horizon Advisors, LC., (referred to herein as "Property Owner"), collectively referred to as ("the Parties");

WHEREAS, Property Owner and City previously entered into the James Place Zoning Change and Development Agreement (the "Original Agreement"), on August 10, 2021 and recorded within Polk County Recorder's office at Book 19210 and Page 968; and

WHEREAS, Property Owner owns certain real property located within the corporate limits of the City which is legally described on Exhibit "A", attached hereto (the "Property"), which Property is presently zoned R-4 (PUD).

WHEREAS, the Property Owner has submitted a master plan prepared by Civil Engineering Consultants, Inc., identifying the Property to be developed as a Commercial/ Mixed Use neighborhood as set forth in Exhibit "B", attached hereto (the "Master Plan"); and

WHEREAS, the City and Property Owner now desire that the Original Agreement be amended, and in consideration of the provisions of this Agreement and Section 414.5 of the Iowa Code; and

WHEREAS, Property Owner and the City wish to set forth their agreements with respect to the conditions and restrictions which will arise with respect to the Property as a result of such rezoning and development.

NOW, THEREFORE, in consideration of the above premises, the rezoning of the Property and the promises and agreements set forth herein, it is hereby agreed between Property Owner and the City as follows:

1) Zoning. The property is zoned R-4 (PUD).

2) Master Plan. As required by the PUD regulations, the Property Owner has submitted a master plan, as shown on Exhibit "B", in conjunction with the Property Owners request to amend the PUD to allow for the development of the property for a commercial and residential use neighborhood, referred to herein as the James Place Development. The overall intent of the neighborhood is to provide reasonable accommodation for development, while preserving the natural areas, and integrating pedestrian facilities with the edges of the development. The Property Owner agrees that the development of the property shall be consistent with the master plan and shall satisfy the following requirements. Any area not addressed within this development agreement shall follow the City of Grimes Zoning Ordinance.

(a) Phasing of Subdivision. It is understood that the Property Owner intends to phase the development of the property, and that the Property Owner agrees to obtain approval from the City of a Final Plat, which subdivides all of the Property into lots and outlots (referred to herein individually as a "Lot" or collectively as the "Lots").

(b) Site Plans Required. Property Owner agrees that preliminary plats and site plans will be required for the proposed improvements within each subdivision or lot. Preliminary Plats shall include sufficient details to ensure that the minimum development standards for the Property can be achieved.

3) Development Intent. Located along the west side of South James Street and south of SW 19th Street, the James Place Development will consist of commercial uses and a blend of medium-density residential dwellings and/or high-density residential dwellings. Each use area is further described as follows.

(a) Mixed Medium-Density and High-Density Residential. Areas designated as Mixed Medium-Density and High-Density Residential generally are intended for a variety of attached and detached townhomes, villas, and multi-family dwelling units and senior living facilities. No traditional single-family or commercial uses of any kind will be allowed in these areas. Detached dwellings are considered acceptable, provided they are constructed with the benefit of an owner's association. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes. Townhome driveways are to be connected to the private streets and units constructed with attached garages. For units that orient towards SW 19th Street, garages shall be rear loaded, with the front door facing away from the development.

(b) High-Density Residential and Commercial. Areas designated as High-Density Residential and Commercial generally are intended for traditional multi-family development, senior living facilities, traditional suburban commercial development, or mixed-use development with commercial uses on the first floor and residential units above. No single-family or townhome uses of any kind will be allowed in these areas. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.

(c) Commercial/ Mixed Use. Areas designated as Commercial/ Mixed Use are intended to be located towards the eastern side of the James Place Development and provide support services for the adjoining residential developments and transitory traffic, recognizing the arterial nature of South James St. and SW 19th St. This area is to be pedestrian friendly, where a mix of commercial and residential uses are permitted. Residential and/or Office uses above commercial space are allowed. If the property is developed in a vertical Commercial/ Mixed Use format, it is anticipated that the development provides a minimum of one (1) floor of commercial, with a maximum of three (3) floors of office/residential above.

Buildings within the Commercial/ Mixed Use area shall conform to standards within this document and be reviewed by the City of Grimes. This area may also develop in a traditional C-2 zoning, commercial format, with no residential uses.

(d) Density. A maximum of four hundred four (404) dwelling units shall be permitted across the area west of SW Norton Street. Should the High-Density and Commercial area be developed with commercial uses, a maximum of twenty-four (24) dwelling units per acre shall be permitted across the remainder of the area west of SW Norton Street. The density of the Commercial/Mixed Use area will be determined by the ability of the site plan to meet all zoning requirements (i.e. parking) therefore no density requirement is determined for this area.

(e) Land Use. A minimum of ten (10) acres of commercial/mixed use development is required.

4) Mixed Medium-Density and High-Density Residential Regulations. This area is intended to accommodate the construction of attached and detached townhome dwelling units, senior living facilities, and multi-family dwellings. The following regulations shall be applicable to any area identified as Mixed Medium-Density and High-Density Residential, as generally shown on the Master Plan.

(a) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

(b) Setbacks. The following setbacks shall apply to all units:

(i.) Front Yard – Thirty (30) Feet from External Property Lines, except when units have front doors fronting public streets, in which case Twenty-Five (25) Feet.

(ii.) Rear Yard – Twenty (20) Feet – External Property Lines

(iii.) Side Yard – Twenty (20) Feet – External Property Lines

(iv.) Postage Stamp Lots – Zero (0) Feet

(iii.) Buildings Faces with Driveways along the Private Street – Twenty (20) Feet from Private Street or Private Sidewalk

(iv.) Building Faces with No Driveways along the Private Street – Ten (10) Feet from Private Street or Private Sidewalk

(v.) Building Separation – Twenty (20) Feet Between Attached Unit Building Groups

(vi.) Building Separation – Ten (10) Feet Between Detached Units

(vii.) A two (2) foot projection for non-habitable space is permitted, however the projection shall meet all applicable building/fire code standards.

(c) Minimum Dwelling Size.

i) Attached and Detached Townhome Dwelling Units. All dwellings with two (2) or more bedrooms must have a total finished area of not less than nine hundred (900) square feet, exclusive of garage area. Basement or partial subgrade level square footage may not be counted towards minimum finished area.

ii) Multi-Family Dwelling Units. The minimum finished floor area shall be five hundred (500) square feet.

(d) Height.

i) Townhomes. The maximum height of any building shall be three (3) stories above grade (35-Feet maximum).

ii) Multi-Family and Senior Living Facilities. The maximum height of any building shall be four (4) stories above grade (60-Feet maximum). Buildings shall not be more than two (2) stories taller than neighboring residential development in the Mixed Medium-Density and High-Density Residential area.

(e) Parking and Garages.

i) Townhomes. A minimum two (2) car attached garage shall be provided for every unit.

ii) Multi-Family. A minimum of one and one quarter (1.25) parking stalls per unit shall be provided. Accommodation for bicycle parking should be provided as part of the site design. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

iii) Senior Living Facility. Off-street parking shall be provided in accordance with the Grimes Zoning Ordinance. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

iv) Visitor Parking. Visitor Parking shall be provided in accordance with the Grimes Zoning Ordinance.

(f) Building Materials.

i) Townhomes. All units shall be constructed with combinations and varying sizes of horizontal and lap siding and architectural grade asphalt shingles. A minimum of twenty-five percent (25%) of the front façade of the buildings facing abutting streets shall be clad in brick/stone or masonry. For those buildings that orient towards SW 19th Street, a minimum of fifty percent (50%) of the front façade shall be clad in brick/stone or masonry. Comparable alternatives, such as Nichiha fiber cement panels (or similar product) shall be considered a viable substitute for brick/stone or masonry. The units should be designed in a way that compliments the architecture of the dwellings within the area. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Repetition of front facades shall be discouraged, and a minimum of three (3) elevation packages shall be provided. The elevation packages should include varying colors, siding textures, and brick/stone or masonry.

ii) Multi-Family and Senior Living Facilities. All units shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of sixty percent (60%) of the front façade facing abutting streets shall be clad in brick/stone or masonry. Additionally, door and window trims shall be utilized throughout the design. Building facades shall include a variety of architectural elements in order to bring the scale of the large building down to that of the adjoining residential development including but not limited to dormers, cupola, and/or roof articulation. Any detached or underground garage structures shall not face the public streets.

(g) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.

(h) Open Space. All lots that drain to the regional basin shall provide a minimum of fifteen percent (15%) open space. A minimum of twenty percent (20%) open space shall be provided for all other lots that do not drain to the regional basin. Planned plazas, patios, courtyards or other similar public spaces are encouraged and expected to be included as part of the site design. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty percent (30%) of the required open space. Ponds or permeable open space shall apply to one

hundred percent (100%) of the required open space. The sanitary sewer easement area along SW 19th Street shall be considered open space.

(i) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees. Foundation plantings shall be provided for units with front doors oriented toward SW 19th Street on the facades facing SW 19th Street only.

The perimeter of all parking lots located along interior side and rear lot lines and abutting townhome residential development shall be planted with a mixture of perennial and evergreen shrubs to screen headlights from neighboring properties.

(j) Pedestrian Access. Connections from the units to a common pedestrian network shall be provided. Internal sidewalks to the development shall connect to sidewalks along public streets. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

(k) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

5) High-Density Residential and Commercial Regulations. The following regulations shall be applicable to any traditional multi-family, senior living facility, traditional suburban commercial, or mixed-use development constructed within the High-Density Residential and Commercial area.

(a) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

(b) Permitted Uses. Multi-family residential dwellings, senior living facilities, and any permitted use within the C-2 Zoning District shall be permitted, except for the following:

(i) Heavy Automotive Body Repair/Vehicle Repair. Light service or repair shall be permitted.

(ii) Any outdoor exercise areas/runs for domesticated animal boarding/kennels shall be limited to use during normal business hours.

(iii) Industrial Warehouse Facilities

(iv) Externally Accessed Mini Storage/Self Storage Facilities

(v) Used Car Lots

(vi) Monument Sales Yards

(vii) Retail lumber yards shall be accessory to a retail business.

(c) Setbacks.

(i) Multi-Family and Senior Living Facilities.

1. Front Yard – Thirty (30) Feet – External Property Lines

2. Rear Yard – Twenty (20) Feet – External Property Lines

3. Side Yard – Twenty (20) Feet – External Property Lines

4. Building Separation – Twenty (20) Feet – From Building Groups

5. A two (2) foot projection for non-habitable space is permitted, however the projection shall meet all applicable building/fire code standards.

(ii) Mixed-Use and Commercial.

1. Front Yard (External) – Thirty (30) Feet

2. Rear Yard (External) – Twenty-Five (25) Feet

3. Side Yard (External) – Ten (10) Feet

4. Side Yard (Internal) – Zero (0) Feet. If the building is not constructed on the property line, the side setback shall be a minimum of five (5) Feet.

5. Building Separation – Five (5) Feet

(d) Parking Setbacks. All parking lots shall have a minimum setback of ten (10) feet from the property line along public streets. For internal property lines, a minimum five (5) foot setback shall be provided, unless a shared drive is provided.

(e) Parking Requirements. Off-street parking shall be provided based on the individual uses defined at the time of site plan approval in accordance with the Grimes Zoning Ordinance. A terminal landscaping island shall be provided at the beginning and

end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

(i) Multi-Family. A minimum of one and one quarter (1.25) parking stalls per unit shall be provided. Accommodation for bicycle parking should be provided as part of the site design.

(ii) Senior Living Facility and Commercial. Off-street parking shall be provided in accordance with the Grimes Zoning Ordinance.

(e) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structures and shall be in conformance with the Grimes Zoning Ordinance.

(f) Open Space. All lots that drain to the regional detention basin shall provide a minimum of fifteen percent (15%) open space. A minimum of twenty percent (20%) open space shall be provided on all other lots that do not drain to the regional detention basin. Planned plazas, courtyards or other similar non-permeable public spaces may be counted for not more than thirty percent (30%) of the required open space. Ponds or permeable open space shall apply to one hundred percent (100%) of the required open space. The sanitary sewer easement area along SW 19th Street shall be considered open space.

(g) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species shall be located in a single group. Evergreen trees shall not be permitted along street frontages except as part of required landscape buffers. Required street trees and buffer trees may count towards the required open space trees, however all terminal parking lot islands shall be landscaped with understory trees or other City approved landscaping (flower beds or bushes) when conflicts with utilities exist.

The perimeter of all parking lots located along interior side and rear lot lines and abutting townhome residential development shall be planted with a mixture of perennial and evergreen shrubs to screen headlights from neighboring properties.

(h) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access should include strong connections from the public right-of-way to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

(i) Height. The maximum height of any building shall be four (4) stories above the highest site grade (60-feet maximum). Buildings shall not be more than two (2) stories taller than neighboring residential development in the Mixed Medium-Density and High-Density Residential area.

(j) Building Materials.

i) Multi-Family and Senior Living Facility Building Materials. All units shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of sixty percent (60%) of the front façade facing abutting streets shall be clad in brick/stone or masonry. Additionally, door and window trims shall be utilized throughout the design.

ii) Mixed-Use Building Materials. All units shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A flat roof or hip roof design is acceptable. A minimum of sixty percent (60%) of the front façade facing abutting streets shall be clad in brick/stone or masonry. Additionally, door and window trims shall be utilized throughout the design. Industry Standard Storefront shall be acceptable on first floor Retail /Office space.

iii) Commercial Building Materials. Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building so that its scale is compatible with the adjoining residential development. A minimum of sixty percent (60%) of all façades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.

(k) Façade Design. Building facades shall include a variety of architectural elements in order to bring the scale of the large building down to that of the adjoining residential development. The use of dormers, cupola, and articulation of the roof is required in order to bring the scale of the large building down to that of the adjoining medium-density residential development. Any detached or underground garage structures shall not face the public streets.

(l) Minimum Dwelling Size. The minimum finished floor area shall be five hundred (500) square feet.

(m) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

(n) Outdoor Storage. No outdoor storage is permitted upon the site.

6) Commercial/Mixed Use Regulations. This area is intended to provide an opportunity for a range of uses including commercial and residential. The mix of uses can be developed in vertical Commercial/ Mixed Use formats, as well as a traditional suburban commercial development format. The primary design consideration is that the uses are developed in a cohesive pattern with careful consideration of the orientation of the buildings along South James Street and SW 19th Street. An overall design theme and concept plan shall be developed for the entirety of the Commercial/Mixed Use development and presented at the time of the plan approval.

(a) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.

(b) Permitted Uses. Multi-family units above commercial buildings, or any permitted use within the C-2 Zoning District shall be permitted, with the exception of the following:

(i.) Heavy Automotive Body Repair/Vehicle Repair. Light service or repair shall be permitted.

(ii.) Any outdoor exercise areas/runs for domesticated animal boarding/kennels shall be limited to use during normal business hours.

(iii.) Industrial Warehouse Facilities

(iv.) Externally Accessed Mini Storage/Self Storage Facilities

(v.) Used Car Lots

(vi.) Monument Sales Yards

(vii.) Retail lumber yards shall be accessory to a retail business.

(c) Format. In a vertical Commercial/ Mixed Use format, the building shall provide a minimum of one (1) floor of retail/office commercial.

(d) Building Setbacks. The following setbacks shall apply to all buildings from the property line:

(i.) Front Yard (External) – Thirty (30) Feet

(ii.) Rear Yard (External) – Twenty-Five (25) Feet

(iii.) Side Yard (External) – Ten (10) Feet

(iv.) Side Yard (Internal) – Zero (0) Feet. If the building is not built on the property line, the side setback shall be a minimum of Five (5) Feet

(v.) Building Separation – Five (5) Feet

(d) Parking Setbacks. All parking lots shall have a minimum setback of ten (10) feet from property lines along public streets. For internal property lines, a minimum five (5) foot setback shall be provided, unless a shared drive is provided.

(e) Parking Requirements. Off-street parking shall be provided based on the individual uses defined at the time of site plan approval in accordance with the Grimes Zoning Ordinance. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

(f) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structures and shall be in conformance with the Grimes Zoning Ordinance.

(g) Open Space. A minimum of twenty percent (20%) open space shall be provided. Planned plazas, courtyards or other similar non-permeable public spaces may be counted for not more than thirty percent (30%) of the required open space. Ponds or permeable open space shall apply to one hundred percent (100%) of the required open space.

(h) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species shall be located in a single group. Evergreen trees shall not be permitted along street frontages except as part of required landscape buffers. Required street trees and buffer trees may count towards the required open space trees, however all terminal parking lot islands shall be landscaped with understory trees or other City approved landscaping (flower beds or shrubs) when conflicts with utilities exist.

(i) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access should include strong connections from the public right of way to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

(j) Height. The maximum height of any building shall be four (4) stories above the highest site grade (60-feet maximum).

(k) Commercial Building Materials. Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building so that its scale is compatible with adjoining residential development. A minimum of sixty percent (60%) of all façades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.

(l) Multi-Family. The following regulations shall be applicable to any multi-family unit constructed within the Commercial/ Mixed Use area. All multi-family units must be constructed over at least one (1) floor of commercial retail/office tenant space of a similar sized footprint.

(i.) Minimum Dwelling Size. The minimum finished floor area shall be five hundred (500) square feet per unit.

(ii.) Height. The maximum height of any building shall be four (4) stories above grade, from the highest site grade elevation (50-Feet maximum).

(iii.) Parking. A minimum of one and one quarter (1.25) parking stalls per unit shall be provided. Accommodation for bicycle parking should be provided as part of the site design. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

(iv.) Building Materials. All units shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A flat roof vs. a hip roof is acceptable architecture. A minimum of sixty percent (60%) of the front façade facing abutting streets shall be clad in brick/stone or masonry. Additionally, door and window trims shall be utilized throughout the design. Industry Standard Storefront shall be acceptable on first floor Retail /Office space. Any underground garage structures shall not face the public streets. Above-ground garages are not permitted, unless integrated into the commercial building with garages facing away from public streets.

(v.) Façade Design. Building facades shall include a variety of architectural elements in order to bring the scale of the large building down to that of the adjoining residential development.

(m) Common Spaces. Planned plazas, patios, courtyards or other similar public spaces are encouraged and expected to be included as part of the site design. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty percent (30%) of the required open space.

(n) Signage. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

(o) Outdoor Storage. No outdoor storage is permitted upon the site.

7) Buffering

(a) Provision of Buffers. The provision of adequate buffering and landscaping shall be thoroughly evaluated and approved by the City of Grimes as part of the site plan approval. Additional buffer and landscaping may be required at that time in response to additional details of the use, buildings, parking, loading areas, mechanical equipment, etc. to be implemented to mitigate negative impacts to neighboring development.

(b) Commercial and Mixed-Use Buffers. A thirty (30) foot buffer with three (3) foot berm shall be provided along the Commercial or Mixed-Use development adjacent to residential and senior living development. If a fence is desired between Commercial or Mixed-Use development and residential or senior living development, the buffer shall consist of a thirty (30) foot buffer with six (6) foot privacy fence and half of the required buffer plantings. A buffer is not required when Commercial or Mixed-Use development and residential or senior living areas are separated by a private or public street. A buffer is not required along SW 19th Street, SW Norton Street, or South James Street.

(c) Medium-Density Residential Buffers.

i. Abutting Parkland. A thirty (30) foot landscape buffer shall be provided along the public parkland when the backs of units face the park. If units provide front doors facing the park, a landscape buffer shall not be required.

ii. SW 19th Street. When the backs of units face SW 19th Street, a thirty (30) foot buffer with minimum four (4) foot berm shall be provided along SW 19th Street and no fences shall be permitted within the SW 19th Street berm and buffer. When the units are oriented with front doors facing SW 19th Street, a landscape berm and buffer is not required. All landscape berms and plantings shall be located outside of the sanitary sewer easement along SW 19th Street wherever possible. Encroachment of berms and plantings into the sanitary sewer easement may be considered with each site plan review and shall require a Consent and

Agreement to Improvements to allow improvements within the south ten (10) feet of the easement.

(d) High-Density Residential and Senior Living Facility Buffers.

i. Abutting Residential. A thirty (30) foot buffer with three (3) foot berm shall be provided between the multi-family residential or senior living facility development and townhome residential development when the uses are not integrated into the same site plan. When both multi-family or senior living uses and townhome uses are integrated into the same site plan, landscape berms and buffers are not required, however landscaping may still be required to provide separation or screening to mitigate negative site impacts depending on the site layout.

ii. Abutting Parkland. A thirty (30) foot landscape buffer shall be provided along the public parkland.

iii. SW 19th Street and SW Norton Street. When parking lots are located next to the public street, a two (2) to three (3) foot berm shall be provided along SW 19th Street and SW Norton Street to screen parking lots from the public street and no fences shall be permitted within the berm and planting area. If the buildings are located along SW 19th Street and SW Norton Street with parking lots behind the buildings, a berm is not required. All landscape berms and plantings shall be located outside of the sanitary sewer easement along SW 19th Street wherever possible. Encroachment of berms and plantings into the sanitary sewer easement may be considered with each site plan review and shall require a Consent and Agreement to Improvements to allow improvements within the south ten (10) feet of the easement.

(e) Buffer Landscape Quantities. Thirty (30) foot landscape buffers shall provide the following number of trees per fifty (50) feet of linear buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree.

(f) Berming and Screening. Earth berming shall be implemented whenever possible to enhance buffering and screening of otherwise negative site elements and to aid in ensuring year-round screening, but is not required. Buffers should be designed to achieve the maximum amount of screening of negative elements from the maximum number of viewpoints with vegetation layered to ensure adequate blockage of views and to create depth and a sense of naturalness. Care should be taken to ensure that 'thru-views' under tree canopies are adequately blocked. It is recognized that some views of businesses are desired; therefore, buffer vegetation may be clustered and situated to screen parking and drive throughs associated with the businesses and other negative site elements such as trash enclosures, transformers, loading docks, etc.

(g) Continuity. Buffers shall be so designed so as to serve as a visual continuation of existing buffers and/or as a unifying element within the development. Buffers

adjacent to streetscapes shall make a natural transition in order to be visually cohesive.

8) Lighting

(a) Parking Lot & Accent Lighting. All commercial and multi-family uses shall provide adequate lighting for the parking areas. Accent lighting shall be provided on all buildings, to accentuate the building form and architectural character.

(b) Private Street Lighting. Street Lighting associated with the private streets shall be provided within the Medium-Density Residential and Mixed Medium-Density and High-Density Residential Areas and the shared private drives between use areas. All lights shall be downcast and shall not exceed twenty-five (25) feet in height. Residential decorative coach lights mounted to the buildings can be used to provide lighting for private streets in residential areas. Floodlights are not permitted.

(c) Public Street Lighting. Street Lighting associated with the public streets shall be standard MidAmerican Energy Street Lights and black in color.

9) Public and Site Improvements

(a) Public Improvements. Public Improvements include the construction of the following for SW Norton Street:

(i.) 29-Foot pavement for public street, 37-Foot 3-lane section at the intersection with SW 19th Street
(ii.) 8" Water Main
(iii.) 8" Sanitary Sewer
(iv.) Adequately sized Storm Sewer to serve the development
(v.) Street Lights

(b) Private Sidewalks. Five (5) foot PCC public sidewalks shall be provided on at least one (1) side of all private streets.

(c) Public Sidewalks. Five (5) foot PCC public sidewalks shall be provided on two (2) sides of all public streets.

(d) Drainage. The property generally located west of SW Norton Street shall be permitted to surface drain and drain via storm sewer, storm water runoff from the development to the regional detention basin located west of the Property. Outlet points into the regional detention basin shall be coordinated with the City during the site plan review process.

(e) Fees. The property owner shall have no financial responsibility for future James Street and SW 19th Street expansions or improvements. Any special assessments or fees relating to such improvements, whether proposed, pending, levied, or previously certified to the county tax roll, shall be discharged, removed, or satisfied in full by the City, and shall not be assessed against, collected from, or constitute a lien upon the Property.

(f) Construction/Bonds. All public improvements listed above shall be constructed in accordance with SUDAS and all City of Grimes standards. At the time of completion, a four (4) year maintenance bond for the sewer and watermain improvements must be submitted.

(g) Street Right of Way. At the time of Final Plat, the following street right-of-way dedications shall be granted to the City in complete satisfaction of Property Owner's obligations with respect to the costs of construction, maintenance, use, repair and/or removal of the roadway and appurtenances thereto.

(i.) 70-Feet for future SW Norton Street, Right-of-Way

(ii.) All required right-of-way for SW 19th Street and South James Street has been dedicated to the City.

10) Parkland Dedication. The Property Owner has satisfied all parkland dedication requirements for the Property. Any special assessments or fees relating to such requirements, whether proposed, pending, levied, or previously certified to the county tax roll, shall be discharged, removed, or satisfied in full by the City, and shall not be assessed against, collected from, or constitute a lien upon the Property.

11) Transportation Mixed Use Development Corridor District Overlay. The James Place Development shall not be subject to the Transportation Mixed Use Development Corridor District Overlay regulations.

12) Amendment Procedure. The terms of this Agreement may be amended by mutual agreement of the Parties hereto, following a notification process to surrounding Property Owners, a review by the Grimes Planning and Zoning Commission and a Public Hearing before the Grimes City Council.

13) Security; Lien Rights of City. In the event that the City makes any payments or incurs any costs in connection with the Improvements, which payments or costs are agreed to be paid by Property Owner pursuant to this Agreement, Property Owner hereby agrees that the City shall have a lien on the Property in the amount agreed to be paid by Property Owner, subordinate to any mortgage or land contract encumbering the property. Such lien by the City shall be released by written instrument recorded upon payment in full of the amount that Property Owner is obligated to pay. In the event that such a lien arises, the parties agree that the Property

subject to such lien shall not be further platted or divided and no building permits shall issue until such lien is satisfied or other arrangements are made satisfactory to the City.

14) Assignment. In addition to the lien rights described in this Agreement, the City shall have all remedies available to it at law or in equity under the laws of the State of Iowa. In the event that Property Owner sells a plat to a new owner, the City hereby agrees to the assignment of the obligations created under this Agreement to the purchaser.

15) Warranty of Title. Property Owner hereby warrants to the City that Property Owner is the owner of the Property and hereby covenants to defend Property Owner's title to the Property for purposes of this Agreement.

16) Binding. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the respective parties hereto, and all of the terms and conditions of this Agreement shall constitute conditions, covenants and restrictions running with the land in perpetuity for the Property; provided, however, upon the Petition of the then owner of the Property or any portion thereof, the parties hereto agree that the terms of the ordinances of the City of Grimes and the laws of the statutes and courts of the State of Iowa governing rezoning shall control the change in such zoning as to the property owned by the person so petitioning.

17) Effective. This Agreement is subject to and contingent upon approval by the Grimes City Council of the rezoning of the Property in accordance with paragraph 1. In the event the Grimes City Council does not approve said zoning change, this Agreement shall be null and void.

18) Recording. This Agreement shall be recorded with the Polk County, Iowa, Recorder, as an exhibit to the ordinance rezoning the Property and shall constitute a valid and effective agreement pursuant to the terms and conditions of Section 414.5 of the Iowa Code.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

(SIGNATURE PAGES TO FOLLOW)

CITY OF GRIMES, IOWA

By: _____

David Gisch, Mayor

Attest:

_____

Rachel Greving, City Clerk

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared David Gisch and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Ordinance No. _____ adopted by the City Council on the ____ day of _____, 20__, and that David Gisch and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

_____

Notary Public in and for the

State of Iowa

My Commission expires _____

PROPERTY OWNER

Horizon Advisors, LC

By: Douglas A. Siedenburg

Signature: _____

Title: President

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this 27th day of July, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas Siedenburg, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

DANIELLE MOORE
COMMISSION NO. 872905
Iowa
MY COMM EXP MAY 5, 2029
NOTARIAL SEAL

Danielle Moore

Notary Public in and for the

State of Iowa

My Commission expires 5/5/2029

PROPERTY OWNER

City of Grimes

By: _____

Signature:_____

Title: _____

STATE OF IOWA)

) ss:

COUNTY OF _____)

On this ____day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

_____

Notary Public in and for the

State of Iowa

My Commission expires _____

Exhibit A

Legal Description

WARRANTY DEED: BOOK 15270, PAGE 944

THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N1/2 N1/2 NE1/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M, POLK COUNTY, IOWA.

Exhibit B

Master Plan

REZONING

JAMES PLACE

GRIMES, IOWA

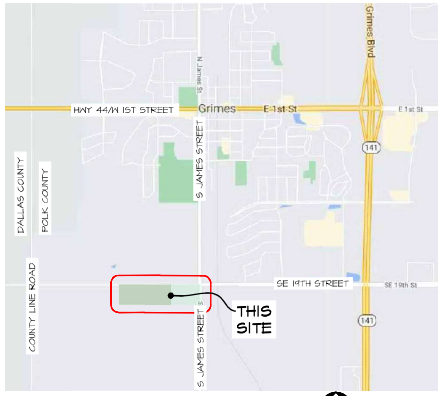
GENERAL LEGEND

PROPOSED

- PLAT BOUNDARY
- SECTION LINE
- LOT LINE
- CENTERLINE
- EASEMENT LINE
- FLARED END SECTION
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-504 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-511 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- TYPE SW-403 STORM MANHOLE
- TYPE SW-405 STORM MANHOLE
- TYPE SW-301 SANITARY MANHOLE
- TYPE SW-302 SANITARY MANHOLE
- TYPE SW-304 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- BLOW-OFF HYDRANT
- DETECTABLE WARNING PANEL
- SANITARY SEWER WITH SIZE
- SANITARY SERVICE
- STORM SEWER WITH SIZE
- STORM SERVICE
- WATER SEWER WITH SIZE
- WATER SERVICE
- PROPOSED CONTOUR
- SILT FENCE
- RIP RAP
- ADDRESS
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- MINIMUM OPENING ELEVATION
- CRITICAL CROSSING
- CRITICAL CROSSING LOCATION

EXISTING

- LOT LINE
- SANITARY/STORM MANHOLE
- WATER VALVE
- FIRE HYDRANT
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- STORM SEWER ROUND INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- POWER POLE
- STREET LIGHT
- GUY ANCHOR
- ELECTRIC TRANSFORMER
- GAS METER
- TELEPHONE RISER
- SIGN
- UNDERGROUND TELEVISION
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- SANITARY SEWER WITH SIZE
- STORM SEWER WITH SIZE
- WATER MAIN WITH SIZE
- EXISTING CONTOUR
- TREELINE
- TRAFFIC SIGNAL



VICINITY SKETCH

PROPERTY OWNER:
DIANE M BRITSON
111 SNAKE DANCE DR
HARKER HEIGHTS, TX 76548-2019

PREPARED FOR:
HORIZON ADVISORS, LLC
C/O THE SIEDENBURG GROUP
ATTN: DOUG SIEDENBURG
1350 NW 138TH ST, #450
CLIVE, IA 50325
PHONE: 515-225-6222

PREPARED BY:
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PROFESSIONAL LAND SURVEYOR:
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PROJECT MANAGER
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LEGAL DESCRIPTION:
WARRANTY DEED: BOOK 15210, PAGE 944
THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N½ N½ NE¼) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

LAND AREAS

NE¼ NE¼
20.23 ACRES GROSS
1.59 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
18.64 ACRES NET

NW¼ NE¼
20.26 ACRES GROSS
1.01 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
19.25 ACRES NET

ZONING:
EXISTING: PUD - JAMES PLACE
PROPOSED: COMMERCIAL/ MIXED USE
HIGH DENSITY RESIDENTIAL AND COMMERCIAL
MIXED MEDIUM-DENSITY AND HIGH DENSITY RESIDENTIAL
PARKLAND DEDICATION

LAND USE
EXISTING: PUD
FUTURE: COMMERCIAL/ MULTI-FAMILY
PUD

BULK ZONING REGULATIONS:

MIXED MEDIUM-DENSITY AND HIGH-DENSITY RESIDENTIAL
SETBACKS:
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
REAR YARD = 20' FROM EXTERNAL PROPERTY LINES
SIDE YARD = 20' FROM EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 20' FROM BUILDING GROUPS

HIGH-DENSITY RESIDENTIAL AND COMMERCIAL
SETBACKS:
MULTI-FAMILY
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
REAR YARD = 20' FROM EXTERNAL PROPERTY LINES
SIDE YARD = 20' FROM EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 20' FROM BUILDING GROUPS

MIXED-USE COMMERCIAL
FRONT YARD = 30' FROM EXTERNAL PROPERTY LINES
REAR YARD = 25' FROM EXTERNAL PROPERTY LINES
SIDE YARD = 10' FROM EXTERNAL PROPERTY LINES
BUILDING SEPARATION = 5' FROM BUILDING GROUPS

COMMERCIAL/MIXED USE REGULATIONS
SETBACKS:
FRONT YARD = 30'
REAR YARD = 25'
SIDE YARD (EXTERNAL) = 10'
SIDE YARD (INTERNAL) = 0' IF THE BUILDING IS NOT BUILT ON THE PROPERTY LINE, THE SIDE SETBACK SHALL BE A MINIMUM OF 5'
BUILDING SEPARATION = 5'

	Name of Property Owner	Legal Description	Mailing Address	Total Area of Property (SF)	Square footage within 250' of rezoning (SF)	% of Total square footage within 250' of rezoning	% Consenting	% Non-Consenting
1	DENNIS BRITSON	S 1/2 NE 1/4 NE 1/4 LESS .60A RD SEC 7-79-25	DENNIS BRITSON POB 399 DALLAS CENTER, IA 50063-0399	849,420	323,606	38.10%		
2	DENNIS BRITSON	S 1/2 NW 1/4 NE 1/4 SEC 7-79-25	DENNIS BRITSON POB 399 DALLAS CENTER, IA 50063-0399	812,193	386,564	47.60%		
3	HARVEST POINTE PLAT 1	SW 1/4 SE 1/4 SEC 6-79-25	HARVEST POINTE LLC 1015 NW 10TH STREET WAUKEE, IA 50263	1,348,872	165,407	11.82%		
4	TEMPLE HOLDINGS LLC	S 1/2 SW FRL 1/4 LESS 3,387A RD SEC 6-79-25	TEMPLE HOLDINGS LLC 1015 NW 10TH STREET WAUKEE, IA 50263	1,589,644	279,833	17.60%		
5	SUMMIT CREEK CHURCH	EX PARCEL 'F' BK 8214 PG 340 N 5A- & -EX PARCEL R BK 10693 PG 556 S 1A N 6A- SW 1/4 W OF RY LESS 2.29A RD SEC 5-79-25	SUMMIT CREEK CHURCH I516 PRAIRIE RIDGE DR, POLK CITY, IA 50226-1257	281,036	34,272	12.14%		
6	EBH INC	NW 1/4 LYG SW OF RR ROW LESS RD SEC 8-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	1,840,654	170,010	9.24%		
7	HUBBELL HOMES LC	LOTS 6,7,8 SE 1/4 OF SW 1/4 OF SEC 6-79-25	HUBBELL HOMES WEST DES MOINES, IA 50266-2520	52,574	49,061	93.32%		
8	CITY OF GRIMES	E 1/2 NW FRL 1/4 SEC 8-79-25	101 NE HARVEY STREET GRIMES, IOWA 50111-2051	285,051	214,765	72.74%		
9	CITY OF GRIMES	S 1/2 NW 1/4 NE 1/4 SEC 7-79-25	101 NE HARVEY STREET GRIMES, IOWA 50111-2051	54,007	58,414	99.08%		
			TOTALS	7,178,606	1,681,950	23%	0	0

PRELIMINARY - NOT FOR CONSTRUCTION

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 · Des Moines, Iowa 50322
515.276.4884 · mail@ceciac.com

CEC

DATE:	.
SUBMITTAL	08-04-2021
	2026-05-XX
DATE OF SURVEY:	CTH
DESIGNED BY:	SCH
DRAWN BY:	

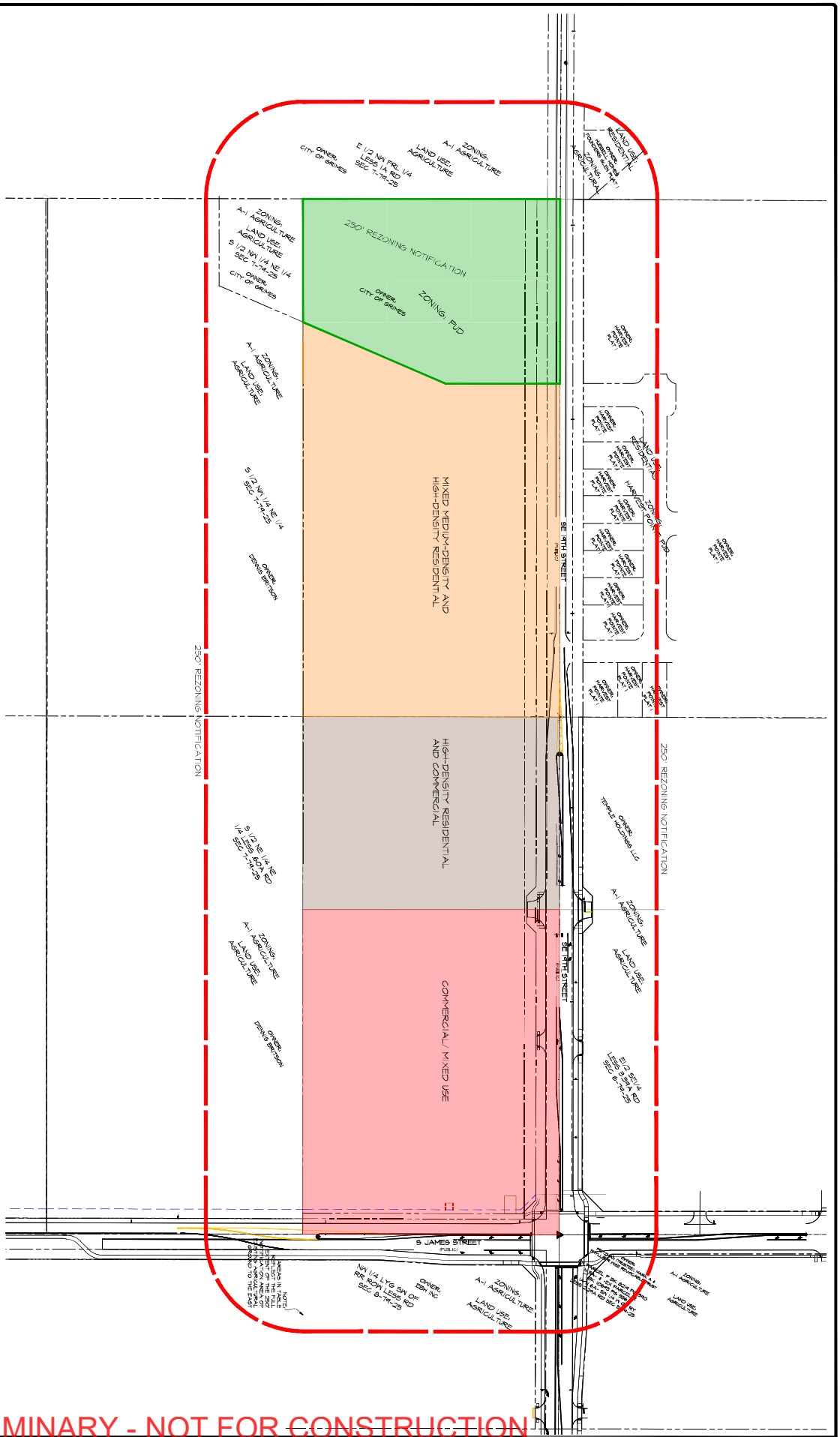
JAMES PLACE
GRIMES, GRIMES, IOWA

COVER

SHEET
1
OF 2

A-2099

Q:\A-FILES\A-2000\A2099_CSD Drawings\Rezoning\A2099 (01) COVER.dwg, 7/23/2026 10:52:39 AM, kzaffey, 1:1



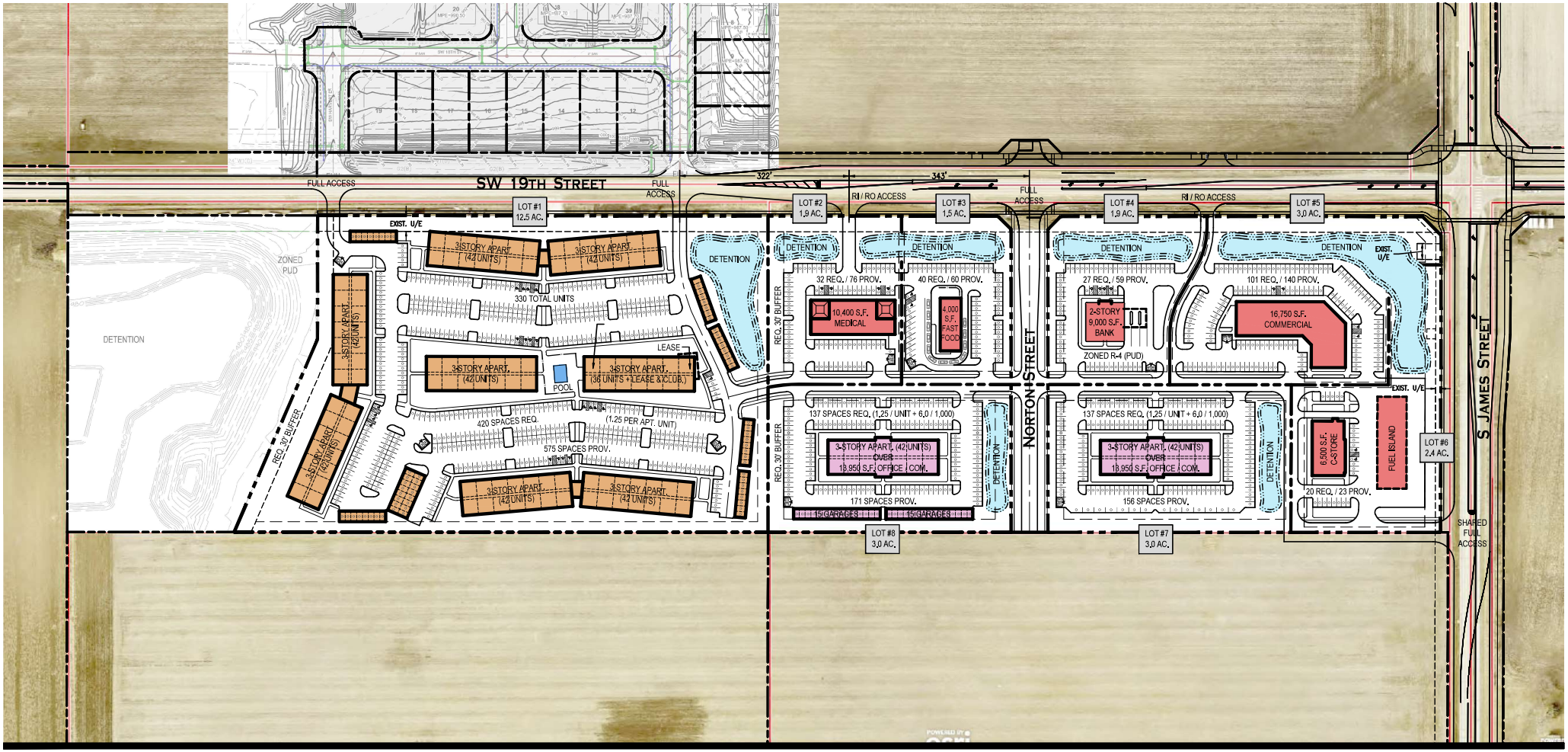
PRELIMINARY - NOT FOR CONSTRUCTION

SHEET 2 OF 2

JAMES PLACE
######, GRIMES, IOWA
REZONING

DATE:	
DATE OF SURVEY:	2026-05-XX
DESIGNED BY:	CTH
DRAWN BY:	MDH

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Urbandale, Iowa 50322
515.276.4884 . mail@ceclac.com



SIEDENBURG GROUP

This drawing has been prepared by the Architect, or under the Architect's direct supervision. This drawing is intended to be conceptual in nature only. Property boundaries, setbacks, easements, topography, utilities, structures and other physical features shown herein are based on the information available to the architect at the time of design. This document reflects a site plan concept only, and does not necessarily reflect all governing authority requirements, including green space calculations, bulk regulations, landscaping, storm water management, city input, site signage, grading, and other factors that may impact final site design. This drawing shall not be used for construction or legally binding documentation. (C) Copyright 2026 by Simonson & Associates Architects, L.L.C.

James Place PUD

Site Concept #4

SW 19th Street & St. James Street

Grimes, Iowa

July 17, 2026

NORTH

1" = 180'-0" @ 11"x17" Sheet
SAA# 24074

0' 90' 180'

DRAWN BY: AVG

SIMONSON
PLANNING ■ ARCHITECTURE ■ INTERIORS
Simonson + Associates Architects LLC
1717 Ingersoll Ave, Suite 117, Des Moines, Iowa 50309
Ph. 515-440-5626
www.simonsonassoc.com

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Second Consideration of Ordinance 815 Amendment to Code of Ordinances Associated with Board of Adjustment, Accessory Dwelling Units, Architecture, Rezoning Consent and Petitions, and Fireworks Regulation and Permitting

BACKGROUND: The State of Iowa has adopted several code requirements related to zoning in 2024, 2025 and 2026 regarding Board of Adjustment, Accessory Dwelling Units, Architecture, and Rezoning Consent and Petitions. The Grimes Code of Ordinances has not yet been updated to reflect the State Code Requirements. However, City staff has adhered to the State requirements since their adoption. This Ordinance proposes to update the City code to be in compliance with State Code requirements. In addition, staff are proposing amendments to the Board of Adjustment regulations to clarify requirements and procedures.

In 2025, the State also updated the permitted times to set off fireworks. The City is making updates to be consistent with State Code.

A summary of the proposed changes is provided below.

12-1-4 Amendments

State Code Amendment:

- Removed the requirement for 50% of property owners abutting the rezone area to provide consent to the rezone petition
- Removed the ability for property owners abutting the rezone area to petition against the proposed rezone

Proposed Amendment to City Code:

- Remove abutting property owner consent requirements
- Remove ability for abutting property owners to petition

12-2-1 Board of Adjustment

State Code Amendment:

- For variances with respect to area, dimensional or other numerical limitations, including but not limited to, minimum lot size, setbacks, yard widths, height, and area, the property owner must prove the following:

    - Practical difficulties faced are unique to the property at issue and not self-created; and
    - Demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood

- The City Council is granted the ability to review variances granted by the Board of Adjustment prior to the effective date of the variance.
    - Any individual affected by the variance may appeal the decision of the Board of Adjustment to the City Council within 60 days and the effective date of the variance shall be stayed until after the City Council has reviewed the appeal.
    - The City Council may remand the decision to grant a variance to the Board of Adjustment. The effective date of the variance shall be delayed by 30 days from the date of the remand.
    - The City Council may overturn the decision of the Board of Adjustment by a vote of at least two-thirds of all members of the Council, regardless of whether an appeal has been brought.

Proposed Amendment to City Code:

- Add a section describing the conditions for granting a numerical variance regarding area, dimensional or other numerical limitations.
- Add a section regarding City Council review
- Clarify processes for approval and appeal of variances, special use permits and interpretive review to remove inconsistencies, redundancies, or unclear language
- Amend format and procedures to be consistent with other Boards and Commissions where necessary

12-13-1 Architectural Design Requirement

State Code Amendment:

- Cities can no longer prohibit or limit the use of specific exterior building materials on residential buildings that is more restrictive than the state building code for buildings with 12 or fewer units and all secondary structures, except if the buildings meet the following conditions:
    - the building is within a designated state or local historic district
    - the building is designated as a local, state or national historic landmark
    - the building is in an HOA where owners share cost for common features
    - the building is on property within an overlay or special purpose zoning district

Proposed Amendment to City Code:

- State that the residential architecture requirements do not apply to residential buildings with 12 or fewer units.

12-5-21 Accessory Dwelling Units

State Code Amendment:

- Permits accessory dwelling units on the same lot as a single family residence within a zoning district where a single family residence is an allowed principal use with the following conditions:
    - ADUs must comply with all applicable building codes
    - ADUs cannot exceed 1,000 sf or 50% of the size of the primary residence (whichever is larger). The size calculation excludes unfinished basements.
    - Manufactured or mobile homes can be used as ADUs (required to be placed on permanent foundation and assessed for taxes)
    - ADU requirements cannot be more restrictive than single family requirements
    - There can be no parking requirements added to the property when an ADU is present
    - There can be no restrictions on occupancy based on marital, familial, employment, etc. relationships between single family residence occupants and ADU occupants
    - There does not need to be new or separate utility lines unless metering for billing purposes cannot be provided to the ADU.

Proposed Amendment to City Code:

- Add Section 12-5-21 Accessory Dwelling Units establishing ADU requirements consistent with State Code. There are no current regulations adopted by the City regarding ADUs.
- Add ADUs as permitted accessory uses on single-family lots

6-4-12 Fireworks Regulation and Permitting

State Code Amendment:

- The State adopted days and times that cities are required to allow fireworks on July 3, July 4 and December 31. Cities can impose restrictions for fireworks on all other days.

Proposed Amendment to City Code:

- Fireworks would be permitted to be set off in Grimes during the following days and times:
    - July 2nd: 12:00 pm to 10:00 pm
    - July 3rd: 9:00 am to 10:00 pm
    - July 4th: 9:00 am to 11:00 pm
    - December 31st: 9:00 am to 12:30 am

No changes are proposed from first consideration. However, at the July 28th, 2026 City

Council meeting there was discussion of whether to keep the permitted fireworks times on July 2nd. The Council planned to take time to evaluate before making a final decision. Reports related to fireworks service calls from the Johnston-Grimes Metropolitan Fire District and Polk County Sheriff's Office have been provided to aid in the Council's decision.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: Planning & Zoning Commission recommendation of approval (for Title 12 amendments): 07/07/2026
City Council approved first consideration of Ordinance 815: 07/28/2026

STAFF RECOMMENDATION: Staff recommend approval of Ordinance 815 amendment to Code of Ordinances Title 12 Zoning Regulations Associated with Board of Adjustment, Accessory Dwelling Units, Architecture and Rezoning Consent and Petitions, and Section 6-4-12 Fireworks Regulation and Permitting

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

ORDINANCE 815

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES TITLE 12 ZONING REGULATIONS ASSOCIATED WITH BOARD OF ADJUSTMENT, ACCESSORY DWELLING UNITS, ARCHITECTURE AND REZONING CONSENT AND PROTEST PETITIONS, AND SECTION 6-4-12 FIREWORKS REGULATION AND PERMITTING

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinances Title 12 Zoning Regulations regarding Board of Adjustment, Architecture, and Rezoning Consent and Protest Petitions, and establish requirements for Accessory Dwelling Units. This Ordinance also amends Section 6-4-12 Fireworks Regulation and Permitting.

SECTION 2. Amendment. The Grimes Code of Ordinances Section 12-1-4 Amendments is amended.

See attached Exhibit A

SECTION 3. Amendment. The Grimes Code of Ordinances Section 12-2-1 Board of Adjustment is amended.

See attached Exhibit B

SECTION 4. Amendment. The Grimes Code of Ordinances Section 12-13-1 Architectural Design Requirements is amended.

See attached Exhibit C

SECTION 5. Amendment. The Grimes Code of Ordinances Section 12-5-21 Accessory Dwelling Units is added.

See attached Exhibit D

SECTION 6. Amendment. The Grimes Code of Ordinances Section 12-7-1 R-1 District Regulations is amended.

See attached Exhibit E

SECTION 7. Amendment. The Grimes Code of Ordinances Section 6-4-12 Fireworks Regulation and Permitting is amended.

See attached Exhibit F

SECTION 8. Amendment. As part of making the City of Grimes Code of Ordinances available online, editors may make certain formatting and typographical changes, such as renumbering or re-designating sections; adding or modifying subsection headings; modifying bracketed or referenced citations for uniformity; or changing cross-references, dates of enactment, or classification information, which are purely technical and do not change the meaning of the Code.

SECTION 9. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 10. 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 11. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ___day of _____and approved on this___ day of ____, 2026.

_____
David Gisch, Mayor

_____
Rachel Greving, City Clerk

Exhibit A

12-1-4 Amendments:

The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Planning and Zoning Commission, amend, supplement, or change the boundaries of regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council.

1. Filing of Petition. Whenever any person desires that any amendment or change be made in this chapter, including the text and/or map, as to any property covered by this chapter, and there shall be presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, ~~and duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred fifty (250) feet,~~ it is the duty of the Council to vote upon such petition within a reasonable time after the filing of such petition with the Clerk.
2. Referral to Commission. Prior to voting or holding a public hearing upon the petition as submitted, the Council shall refer the petition to the Planning and Zoning Commission requesting its comments and recommendations. The Commission shall advise the Council of its recommendations and the vote thereon. Before advising the Council of its recommendation, the Commission may in its discretion hold a public hearing, notice of which shall be given by publication in a newspaper in general circulation in the City or by placing in the United States mail appropriate form of notice setting the time and place at which said petition shall be considered by the Commission.
3. Petition Disapproved. In case the proposed amendment, supplement or change be disapproved by the Planning and Zoning Commission, or a written protest be filed with the Clerk against the change, duly signed by the owners of twenty percent (20%) or more of the area of lots included in the proposed change~~, or by the owners of twenty percent (20%) or more of the property which is located within two hundred (200) feet of the exterior boundaries of the property for which the change is proposed,~~ the change shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established shall have been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one (1) year shall have elapsed from the date of filing of the first petition.
4. Filing Fees. Before any action shall be taken as provided in this section, the owner or owners of the property proposed or recommended to be changed in the district regulations or district boundaries shall pay to the Development Services Department a filing fee to cover the costs of the procedure. Under no conditions shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law. The amount of the fee shall be determined in accordance with the City fee schedule as adopted by resolution from time to time by City Council. All additional costs incurred by the City for review of zoning amendment requests by the City Engineer and/or City Attorney shall be reimbursed in full amount to the City by the person who filed the petition or said person's agent.

Draft

Exhibit B

12-2-1 Board of Adjustment:

1. ~~BOARD MEMBERSHIP~~Board Membership. The Board of Adjustment shall consist of five (5) members. The terms of office of the members of the Board of Adjustment and the manner of their appointment shall be as provided by state law and the Board of Adjustment procedure manual. Members shall be removable for cause by the City Council upon written charges and after public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matters relating to the powers and duties of the Board shall be as provided by statute and the terms of this chapter.
2. ~~PURPOSE~~Purpose. It shall be the purpose of the Board of Adjustment:
   A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Development Services Department in the enforcement of this Code of Ordinances;
   B. To hear and decide only such other special use permits and variances as the Board of Adjustment is specifically authorized to pass on by the terms of this Code of Ordinances;
   C. To decide such questions as are involved in determining whether special use permits or variances should be granted; and
   D. To grant special use permits or variances with such conditions and safeguards as are appropriate under this Code of Ordinances, or to deny special use permits and variances when not in harmony with the purpose and intent of this Code of Ordinances.
3. ~~MEETING PROCEDURES.~~Meeting Procedures.
   A. Meetings. Meetings of the Board of Adjustment shall be held at the call of the chairperson, and at such other times as the Board of Adjustment may determine.
   B. Meeting Procedures and Requirements. Such chairperson, or in the absence of the chairperson the acting chairperson, may administer oaths and compel the attendance of witnesses by subpoena. All meetings of the Board of Adjustment and hearings shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the Development Services Department and shall be a public record. The presence of three (3) members shall be necessary to constitute a quorum.
4. ~~APPEALS~~Appeals. Appeals to the Board of Adjustment may be taken by a person aggrieved or by any official, department, and board of the City affected by any decision of the Development Services Department. Such appeal shall be taken within ten (10) days of the rendered decision, by filing application request on forms provided by the Development Services Department. Additionally, the application must be accompanied with the appropriate fees in an amount determined by resolution of the Council from time to time. An appeal stays all proceedings in furtherance of the action appealed from, unless the Development Services Department certifies to the Board of Adjustment that by reason of material facts stated in a certificate that a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed unless either the Board of Adjustment or a court of record issues a restraining order on application on notice to the Development Services Director from whom the appeal is taken and on due cause shown.
5. ~~HEARING NOTICE~~Hearing Notice. If a Grimes property is the subject of consideration by the Board of Adjustment, the Development Services Department shall notify all property owners within two hundred fifty (250) feet of the subject property, exclusive of intervening right of way. Notice shall be sent not less than seven (7) days and not more than twenty (20) days before the Board of Adjustment meeting. The written notice shall be in the format established by the Development Services Department

Draft

and be sent by first class mail. The written notice shall contain date, time, location, and subject of the Board of Adjustment meeting.

6. ~~SPECIAL USE PERMIT.~~Special Use Permit.

A. Board Review and Determination. The Board of Adjustment shall review any special use permit to determine the conformity of the proposed building or use with the standards of the Comprehensive Plan and recognized principles of land use planning. The Board of Adjustment may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the Board of Adjustment deems necessary to preserve the intent and purpose of the Code of Ordinances in order to promote the health, safety, and general welfare of the community.

B. Uses Requiring a Special Use Permit. The following uses, provided they are not listed as permitted uses within this Title, in addition to any uses stated elsewhere in the Code of Ordinances, shall require a special use permit:

1. ~~Any public building erected and used by a department of the City, Township, County, State or Federal government.~~
2. Airports or landing fields.
3. ~~Community buildings.~~
4. Hospitals, nonprofit fraternal institutions, provided they are used solely for fraternal purposes, and institutions of an educational, religious, philanthropic or eleemosynary character.
5. Public or private cemeteries, including mausoleums.
6. Water and wastewater treatment facilities.
7. Electrical and natural gas regulating facilities.

C. Special Use Permit Requirements. A special use permit shall not be granted by the Board of Adjustment unless and until:

1. A written application, on forms provided by the Development Services Department, is submitted, indicating the section of this Code of Ordinances under which the special exception is sought and stating the grounds on which it is requested.
2. Notice of public hearing shall be given at least seven (7) and not more than twenty (20) days in advance of public hearing. Notice of public hearing shall occur in the same manner as required by law for variances.
3. The Board of Adjustment shall look specifically upon the following criteria in granting or denying a special use permit, plus any additional criteria the Board finds necessary to protect the public health, safety, and general welfare in accordance with the intent of this Code of Ordinances:
   a. The proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons enjoying, residing or working in adjoining or surrounding property;
   b. The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances, ~~or~~ regulations, or adopted neighborhood plans. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan or other adopted neighborhood plans;
   c. The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements;
   d. The use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies;
   e. The use will not impair an adequate supply of light and air to surrounding property; and

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f. The use will not diminish or impair established property values in adjoining or surrounding property.

D. Conditions and Safeguards. In granting any special use permit, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Code of Ordinances. Violation of such conditions and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this Code of Ordinances and punishable under Section 12-1-3 of this chapter.

E. Planning and Zoning Site Plan Review. Following any approval of the special use permit, the Planning and Zoning Commission shall review the site plan or site plan amendment as required by this chapter.

F. Special Use Amendment. In the event a special use permit is granted under the terms of this section, any requested changes to the approved special use permit or site plan shall be resubmitted and considered in the same manner as the original special use permit application.

G. Modification, Additions or Replacements of Special Use Permit.

1. In the event a special use permit is granted for a use, the site shall not be modified or altered for any reason, unless the modifications and alterations are carried out in compliance with all existing and applicable City codes governing the property.

2. In the event a special use permit is granted for a use that would otherwise be deemed a legal nonconforming use under this Code of Ordinances, the sections concerning destruction of a nonconforming structure in Section 12-5-3 shall not serve to terminate the use allowed under the special use permit, provided that such structure is rebuilt or replaced and such use continued within two (2) years after the occurrence of such destruction, and provided further, that the Board of Adjustment may extend such two (2) year deadline for completion of such reconstruction or replacement structure for up to one (1) additional year in the event that such reconstruction or replacement is delayed due to any acts of God, strikes, shortage of materials, delay in delivery of materials, delay in receiving governmental permits, damage or destruction to the structure during such reconstruction, civil unrest, war or moratoriums on construction imposed by any governmental body, or other actions beyond the reasonable control of the property owner.

7. ~~ZONING VARIANCES~~Zoning Variances.

A. Application Requirements. An application for variance from the terms and requirements of the zoning ordinances may be granted by the Board of Adjustment owing to special conditions, and so that the spirit of this Code of Ordinances shall be observed and substantial justice done. No nonconforming use of neighboring lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

B. Conditions for Granting Non-Numerical Variances. Variances unrelated to the area, dimension, or other numerical limitations shall only be granted by the Board of Adjustment upon finding:

1. A showing of good and sufficient cause; and
2. A determination that a literal enforcement of the ordinance would result in a substantial hardship to the applicant; and
3. A determination that the hardship is not self-imposed; and
4. A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and
5. A determination that the granting of a variance is the minimum necessary to afford relief from this Code of Ordinances while preserving the spirit of the zoning ordinance.

C. Conditions for Granting Numerical Variances. Variances with respect to area, dimensional, or other numerical limitations; including but not limited to requirements for minimum lot size, setbacks, yard

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widths, height, bulk, sidewalks, fencing, signage, and off-street parking; shall only be granted by the Board of Adjustment upon finding:

1. A determination that the practical difficulties faced are unique to the property at issue and are not self-created.
2. A determination that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

D. Variance Conditions and Safeguards. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Code of Ordinances. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Code of Ordinances and punishable under Section 12-1-3 of the Grimes Code of Ordinances.

E. Resubmittal after Changes. In the event a variance is granted under the terms of this Code of Ordinances, any changes thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal. Before granting a variance, the Board of Adjustment shall make findings that the applicant has met the requirements of this Code of Ordinances, and the Board of Adjustment shall further find that the reasons set forth in the application justify the granting of a variance. The burden shall be upon those seeking the variance to establish their entitlement to the requested variance.

F. City Council Review. The City Council may provide for the review of variances granted by the Board of Adjustment, prior to the effective date of the variance.

1. Any individual affected by the variance may appeal the decision of the Board of Adjustment to the City Council within sixty (60) days and the effective date of the variance shall be stayed until after the City Council has reviewed the appeal.
2. The City Council may remand the decision to grant a variance to the Board of Adjustment. The effective date of the variance shall be delayed by thirty (30) days from the date of the remand.
3. The City Council may overturn the decision of the Board of Adjustment by a vote of at least two-thirds (2/3) of all members of the Council, regardless of whether an appeal has been brought.

8. ~~APPEALS FROM DEVELOPMENT SERVICES DECISION~~Appeals from Development Services Decision.

A. Decision Review. The Board of Adjustment shall review appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Development Services Director or their designee in the administration and enforcement of this Code of Ordinances. The Board of Adjustment may reverse or affirm, wholly or partly, or may modify the Development Services Department's ~~Director 's~~ order, requirement, decision, or determination, and may make such order, requirement, decision, or determination that should have been made pursuant to this Code of Ordinances, and to that end, shall have powers of the Development Services Department from whom the appeal is taken.

B. Vote of Members. The concurring vote of three (3) members of the Board of Adjustment shall be necessary to reverse any order requirement, decision, or determination of the Development Services Department, or to decide in favor of the applicant on any matter upon which it is required to pass under this Code of Ordinances, or to grant any special use permit or variance.

C. Written Testimony or Evidence. Every decision granted or denied by the Board of Adjustment shall be supported by a written testimony or evidence submitted in connection therewith.

D. Denial of Application. If any application has been denied by the Board of Adjustment, then no new application for the same relief shall be considered by the Board of Adjustment for at least one (1) year unless the board shall find that material conditions have changed.

9. ~~WRIT OF CERTIORARI~~Writ of Certiorari. Any person or persons, any officer, department, or board of the City severally aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board of Adjustment. The court may reverse or affirm, wholly or in part, or may modify the decision brought up for review.
10. ~~EXPIRATION~~Expiration.
    A. Special use permits and variances requiring authorization of site or construction approvals shall expire and terminate one hundred eighty (180) days after the date of the granting unless a building permit has been issued for the construction authorized by such special use permit or variance.
    B. Special use permits or variances not requiring authorization of site or~~f~~ construction approvals shall expire and terminate sixty (60) days after the date of granting of such special use permit or variance unless a certificate of zoning compliance has been issued for such authorized use.
    C. The Board of Adjustment may, upon written request of the affected person filed prior to permit expiration, extend the time for the issuance of a building permit or certificate of zoning compliance for sixty (60) days.
    D. In the event the building permit for the construction authorized by a special use permit or variance is canceled by the Development Services Department, such special use permit or variance shall immediately expire and terminate.
    E. All special use permits and variances granted prior to the adoption of this chapter (September 10, 2019) and not acted upon shall expire and terminate in one hundred eighty (180) days. "Acted upon" shall mean obtaining site plan approval or building permit approval.

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Exhibit C

12-13-1 Architectural Design Requirements:

1. Purpose. This section is intended to:
   A. Provide for the administration and enforcement of architectural design in zoning districts that are not in an established overlay district.
   B. Establish minimum standards for the design and construction of buildings and related structures in all districts.
   C. Consider the importance of the quality of architecture and building construction to the preservation and enhancement of building and property values, the prevention of the physical deterioration of buildings, the promotion of the image of the community and the general welfare of the City.
2. General Regulations. As part of the submittal for site plan approval within any zoning district, excluding the R-1, R-2, R-2 60, R-2 70, and R-5 Districts, architectural plans, including detailed wall and roof elevations and a description of proposed structural and exterior materials, shall be submitted for review and approval by the Planning and Zoning Commission and the City Council.
3. Design Standards.
   A. Building Orientation. All buildings shall be designed and oriented to mitigate the visual and aural impact of their service areas, loading areas, non-residential overhead doors and similar features on surrounding properties and public rights-of-way.
      1. Buildings shall not expose service areas and equipment (transformers, generators, compressors, etc.), loading areas, non-residential overhead doors, and similar features to the public right-of-way or to adjacent residential property.
      2. If it is not feasible to design and orient service areas and equipment (transformers, generators, compressors, etc.), loading areas, non-residential overhead doors, and similar features so as not to face a public right-of-way or adjacent residential property, appropriate screening walls or fences with similar design features to the building (material, shape, color, etc.), additional landscape buffering or additional setbacks shall be required.
   B. Architectural Elements.
      1. Buildings other than one- and two-family buildings which are proposed in residential districts (utility structures, schools, churches, etc.) shall incorporate residential design elements (pitched roofs, dormers, cupolas, or other similar roof elements) into the building design to minimize the aesthetic impact of the non-residential uses.
      2. Multiple-family buildings shall be designed in a manner compatible with residential uses in the vicinity. Architectural design for multiple-family buildings shall attempt to lessen the plainness of appearance which can be characteristic of large residential buildings. Multiple-family buildings with plain walls and boxy appearance are not acceptable. Exterior building materials shall employ a variety of textures and colors and window and door details. The roof shall be principally of gable, hip style or similar residential roof design. The structures' perimeter shall be varied when multiple buildings are proposed. Multiple buildings shall be sited at angles with one another.
      3. Buildings proposed in commercial districts that are adjacent to residential developments shall incorporate an articulated roofline, giving emphasis to architectural elements that will help visually divide the mass of a large building into smaller, more identifiable pieces. Flat roof buildings shall be discouraged and shall only be allowed on a favorable recommendation from the Planning and Zoning Commission. Roof and wall elevations in the Governors District shall reflect the existing historic community architecture in the district.
      4. Commercial buildings shall incorporate architectural design elements, materials, and colors into the side and rear building elevations similar to those used in the front building elevation.

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5. Commercial buildings shall incorporate façade modulation in all building elevations, either by physical offsets or by the use of color, pattern, or texture in order to preserve building scale and reduce the negative aesthetic impact of long, large, expansive wall surfaces.
6. Roof-mounted mechanical, communications, or other similar equipment shall be screened from public view by the use of parapet walls or other roof structures. If a parapet wall or other roof structure cannot feasibly screen the roof-mounted equipment, point-in-place or other appropriate screening with similar design features to the building, including material, shape, and color shall be required.

C. Exterior Materials Selection.

1. In R-3 Medium and R-3 High Multiple-Family Residential Districts, residential construction materials, such as brick, stone, wood, cement board siding, vinyl siding and architectural shingles, shall be utilized. At a minimum, twenty-five percent (25%) of primary materials shall be incorporated into the exterior surfaces, exclusive of glazed surfaces, of each building face. Acceptable primary materials shall include a combination of earthtone colored brick, textured concrete block, marble, stone panels or other similar substantial material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood. These regulations shall not apply to residential buildings with twelve (12) units or less, inclusive of associated accessory structures
2. In C-1, and C-2~~, and C-3~~ Commercial Districts, all wall sides shall have a primary material covering. The primary materials shall constitute at least sixty percent (60%) of the sum of the total of all wall areas, excluding glass. A minimum of twenty-five percent (25%) of the primary material shall be on each wall that does not face public right-of-way. Acceptable primary materials shall include a combination of earthtone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Concrete panels and cement board siding are not considered a primary material. Prohibited materials include smooth-faced concrete block, corrugated metal siding, split shakes and rough-sawn wood.
3. In M-1A, M-1, M-2, and M-3 Industrial Districts, architectural design shall employ materials common in the district and vicinity of the building. The exclusive use of sheet metal as an exterior building material is not acceptable for buildings in close proximity to public streets. For buildings within three hundred (300) feet of the public street or residential properties, the exterior materials of the wall area facing the public street and a minimum of thirty (30) feet along the adjacent side wall shall be comprised of no less than twenty-five percent (25%) earthtone colored brick, architectural concrete panels, textured concrete block, marble, native/manufactured stone panels or other similar substantial material. Pre-cast, tilt-up concrete panels and cement board siding are acceptable, provided additional architectural detailing is provided along the public faces of the building.
4. Wall Area Defined. In the application of these requirements, some standards are based upon a percentage of the wall area. The wall area is defined as the total square feet of the exterior elevation of the building that is vertical to the ground. It may contain a gable end or dormer in the same plane of view. It does not contain the elevation area of a pitched roof, but would include the area of a parapet wall.

D. Exterior Colors. The building's exterior color scheme shall utilize primarily muted neutral or earthtone type colors. The primary use of bright, intense, or extreme colors shall be prohibited in all districts, although these colors may be used for specifically approved architectural detailing.

4. Waiver of Requirements.

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A. The City Council, in its sole discretion and after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief, and do not detract from the desired aesthetic character of the building and the surrounding area.

B. The City Council reserves the right to waive or modify to a lesser restriction any provision or requirement contained in this section in any new development or redevelopment of property within the City, provided there is a favorable recommendation from the Planning and Zoning Commission and provided said waiver or modification does not adversely affect the intent of these regulations to adequately safeguard the general public and the surrounding property. Exceptions will only be considered for those areas where special circumstances warrant a change and whereby the modification or waiver is determined to be in the best interest of the general public.

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Exhibit D

12-5-21 Accessory Dwelling Units

1. Purpose. The purpose of this section is to establish general guidelines for the location and construction of Accessory Dwelling Units.
2. Permitted. Accessory dwelling units shall be permitted as an accessory use on lots with a principal single family dwelling, subject to compliance with regulations within this title and any other applicable law.
3. Fee Required. Construction of an accessory dwelling unit shall require a permit and fee in an amount determined, from time to time, by Resolution of the City Council.
4. Compliance. Accessory dwelling units shall comply with the following:
    A. Quantity. No lot shall contain more than one (1) accessory dwelling unit.
    B. Dimension Regulations. Attached accessory dwelling units shall comply with the same dimension requirements as applicable to the principal dwelling in Chapter 12-12. Detached accessory dwelling units shall be constructed in conformance with all the requirements in this title applicable to an accessory building, however the minimum side and rear setbacks shall be ten (10) feet.
    C. Density. Accessory dwelling units shall not be counted towards density calculations or limits on total dwelling units.
    D. Floor Area. The calculated floor area of an accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the above grade total living area of the principal dwelling unit, whichever is larger.
    E. Occupant Load. The maximum permitted occupant load within an approved accessory dwelling unit shall be calculated in conformance with Section 11-3-4 (17).
    F. Architectural Standards. Accessory dwelling units shall have the same architectural standards as the principal dwelling on the same lot, as required by either this Title or an approved Agreement.
    G. Parking Requirements. No additional parking requirements shall be imposed for any accessory dwelling unit.
    H. Utilities. No new or separate utility lines, unless metering for billing purposes cannot be provided to the accessory dwelling unit, shall be required.
    I. Building Regulations. To ensure the adequate consideration of the life, safety and general welfare of an occupant, owner and the public, accessory dwelling units shall meet the following requirements:
        (1) Detached accessory dwelling units shall be constructed in conformance with all provisions of Chapter 11-8 Residential Building Code applicable to a one-family dwelling.
        (2) Attached accessory dwelling units shall be constructed in conformance with all provisions of Chapter 11-8 Residential Building Code applicable to a two-family dwelling.
    J. Flood Control. Accessory dwelling units shall be subject to the requirements of Section 12-16 Flood Control.

(There are no ordinances associated with this section.)

Exhibit E

12-7-1 R-1 District Regulations:

The R-1 Single-Family Dwelling District is intended and designed to provide for certain low-density residential development in areas where such development seems likely to occur.

1. Principal Permitted Uses. Only the uses of structures or land listed in this section are permitted in the R-1 District.
   A. Single-family dwellings.
   B. Churches, chapels, temples, and similar places of worship, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.
   C. Public and parochial schools, elementary and secondary, and other educational institutions having an established current curriculum as ordinarily given in the public schools, provided that all principal buildings be set back a minimum of forty (40) feet from all property lines.
   D. Family homes as permitted by and as limited by Section 414.22 of the Code of Iowa.
   E. Publicly owned parks, playgrounds, golf courses, and recreation areas.
   F. Private noncommercial recreational areas, including country clubs, swimming pools, tennis clubs and golf courses.
   G. Cemeteries, including mausoleums.
   H. Agricultural uses, including nurseries, greenhouses and truck gardens, provided that no offensive odors or dust are created, and provided further, that no retail sales or the raising and keeping of livestock or poultry are permitted on the premises.
2. Permitted Accessory Uses.
   A. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
   B. Private garage or carport.
   C. Home occupations as permitted in and as limited by Section 12-5-12.
   D. The taking of boarders or the leasing of rooms.
   E. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
   F. Temporary use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which shall terminate upon completion or abandonment of the project.
   G. One board or sign not to exceed fifty (50) square feet in area referring to the construction, lease, hire, or sale of a building, premises, or subdivision lots, which sign shall refer to property on which the sign is located, and shall be removed as soon as the premises are sold or leased or construction completed.
   H. Institutional bulletin board sign.
   I. Child care facility or daycare.
   J. Satellite receiving antenna, mounted on the ground in the rear yard or attached to principal building facing rear yard at a height no greater than the peak of the roof, not to exceed a maximum height of fifteen (15) feet. The mounting of the antenna shall be in accordance with the City Building Code. The height of the antenna shall be measured vertically from the highest point of the antenna when positioned for operation, to the bottom of the base which supports the antenna. No antenna in the "R" District shall be greater than twelve (12) feet in diameter. Satellite receiving antenna mounted on a trailer or vehicle may be allowed in the rear yard for a period not to exceed fifteen (15) days.

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K. Solar collectors mounted on the ground in the rear yard or attached to principal building facing front, side or rear yard at a height no greater than the peak of the roof of the principal structure. The mounting of solar collectors shall be in accordance with the City Building Code. If required, solar access easement may be obtained from adjoining property owner in accordance with the State statutes.

L. One (1) Accessory Dwelling Unit upon a single-family lot as permitted in and as regulated by Section 12-5-21.

3. Bulk Regulations. See Section 12-12-1 for minimum requirements subject to the modifications contained in Section 12-19-1.
4. Minimum Width Regulation. The minimum dimension of the main body of the principal building shall not be less than twenty (20) feet.
5. Perimeter Foundation Requirement. A permanent perimeter foundation, meeting the City Building Code standards, is required for all principal buildings.
6. Off-Street Parking and Loading. Spaces for off-street parking and loading shall be provided in accordance with the provisions of Sections 12-15-4 and 12-15-5.

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Exhibit F

6-4-12 Fireworks Regulation and Permitting:

6-4-12.3.C. Consumer fireworks will not be used discharged at any time other than the following permitted times:

1. ~~July 2 to July 3 from 12:00 p.m. to 10:00 p.m., except for July 4 when the allowed time is from 9:00 a.m. to 11:00 p.m.~~July 2nd: 12:00 pm to 10:00 pm
2. July 3rd: 9:00 am to 10:00 pm
3. July 4th: 9:00 am to 11:00 pm
4. December 31st: 9:00 am to 12:30 am

6-4-12.5.A. An offense of discharging a firework between the hours of 10:00 p.m. and 6:00 a.m. on any date other than the evening of July 4 and December 31 as provided under Grimes Code of Ordinances Section 6-4-12(3)(C) is specifically punishable as a municipal infraction pursuant to the provisions of Grimes Code of Ordinances Chapter 1-3 by the issuing of a citation requiring payment as determined by the City fee schedule adopted by resolution from time to time by City Council.

JOHNSTON-GRIMES METROPOLITAN FIRE DISTRICT

6373 Merle Hay RD., Johnston, IA 50131, 515-276-5182

Fiscal Year	Fireworks-Related Incidents	Medical Injuries
FY26	1 structure fire (garage) caused by discarded fireworks remnants placed in a garbage can	0
FY25	1 structure fire (siding) caused by discarded fireworks remnants placed in a garbage can	0
FY24	No fireworks-related incidents	0
FY23	1 passenger vehicle fire caused by fireworks	0
FY22	1 brush fire caused by fireworks	0
5-Year Total	**4 fireworks-related fire incidents**	**0**

Summary Statistics

Category	Total
Structure Fires	2
Vehicle Fires	1
Brush Fires	1
Total Fireworks-Related Fire Incidents	4
Fireworks-Related Medical Injuries	0

Key Takeaways

- **4** fireworks-related fire incidents occurred over the past five fiscal years.
- **2** structure fires were caused by discarded fireworks remnants placed in garbage containers.
- **1** passenger vehicle fire was caused by fireworks.
- **1** brush fire was caused by fireworks.
- **0 fireworks-related medical injuries were reported during the five-year period.**

FIELD HEADQUARTERS
5995 N.E. 14th Street
Des Moines, Iowa 50313
515-286-3306
www.co.polk.us.ia/departments/sheriff/
PolkCountySheriff@co.polk.ia.us

Alex,

Below are the fireworks calls for service and citations issued for the City of Grimes. Please let me know if you need additional information.

July 2, 2023 – 1 call for service, 0 citations issued
July 3, 2023 - 5 calls for service, 0 citations issued
July 4, 2023 - 1 call for service, 0 citations issued
December 31, 2023 - 0 calls for service

July 2, 2024 – 0 calls for service
July 3, 2024 - 1 call for service, 0 citations issued
July 4, 2024 - 2 calls for service, 0 citations issued
December 31, 2024 - 0 calls for service

July 2, 2025 – 0 calls for service
July 3, 2025 - 1 call for service, 0 citations issued
July 4, 2025 - 6 calls for service, 0 citations issued
December 31, 2025 - 0 calls for service

July 2, 2026 – 1 call for service, no citations
July 3, 2026 - 0 calls for service
July 4, 2026 - 3 calls for service, 0 citations issued

Capt. Trevor M. Barber #179
Polk County Sheriff's Office
Law Enforcement Services
Patrol Command
Office: 515-323-5204
Mobile: 515-829-7087
Fax: 515-286-3399
Trevor.Barber@polkcountyiowa.gov

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Second Consideration of Ordinance 816 Amendment to Code of Ordinance Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrace, and Building Regulation associated with 11-8-2 Residential Buil

BACKGROUND: There is a proposed change in Section 6-8-2 Nuisance enumerated, adding a definition of Abandoned or Unsafe Buildings. This is directing individuals to the property maintenance code as adopted by the City of Grimes and Section 657A of the Code of Iowa.; and

There is a proposed change in Chapter 8-2 Street Use and Maintenance Section 8-2-10 Maintenance of Parking or Terrace. We are further defining the responsibility of the abutting property owner and clarifying where they need to maintain it to.

The changes to Section 11-8-2 of the Residential Building Code adds a requirement for sodding residential lots unless permitted by staff to seed certain areas. Other modifications to the section remove pool code amendments except for the definition of a swimming pool.

The changes to Section 11-11-2 of the Building Code remove references to swimming pools as the City has an ordinance that addresses swimming pools.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: The Building Regulations Board of Appeals met on June 18, 2026 to discuss changes to Section 11-8-2 Residential Building Code and 11-11-2 Building Code. The Board approved the proposed changes to Chapter 11-8 and 11-11 as proposed by staff.

STAFF RECOMMENDATION: Staff recommends approval of the proposed changes to Title 6-8-2 Nuisance Enumerated, Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrace, and Building Regulation associated with 11-8-2 Residential Building

Code and 11-11-2 Building Code. Staff requests that the second and third readings be waived.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Steve Tibbles, Deputy Building Official, STibbles@grimesiowa.gov

Prepared by:	Steve Tibbles; Building Official
Return to:	Steve Tibbles; Building Official

ORDINANCE 816

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES TITLE 6-8-2 NUISANCE ENUMERATED, STREET USE AND MAINTENANCE ASSOCIATED WITH 8-2-10 MAINTENANCE OF PARKING OR TERRACE, BUILDING REGULATION ASSOCIATED WITH 11-8-2 RESIDENTIAL BUILDING CODE, AND 11-11-2 BUILDING CODE.

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Title 6-8 Nuisance Abatement Procedure associated with 6-8-2 Nuisance Enumerated, 8-2 Street Use and Maintenance associated with 8-2-10 Maintenance of Parking or Terrace, 11 Building Regulations11-8 Residential Building Code associated with 11-8-2 Amendments, Modifications, and Deletions, and 11-11 Building Code associated with 11-11-2 Amendments, Modifications, and Deletions which defines the requirements for construction of buildings and property maintenance.

SECTION 2. Amendment. The Grimes Code of Ordinance Chapter 6-8 Nuisance Abatement is amended.

See attached Exhibit A

SECTION 3. Amendment. The Grimes Code of Ordinance Chapter 8-2 Street Use and Maintenance is amended.

See attached Exhibit B

SECTION 4. Amendment. The Grimes Code of Ordinance Chapter 11-8 Residential Building Code is amended.

See attached Exhibit C

SECTION 5. Amendment. The Grimes Code of Ordinance Chapter 11-11 Building Code is amended.

See attached Exhibit D

SECTION 5. Amendment. As part of making the City of Grimes Code of Ordinances available online, editors may make certain formatting and typographical changes, such as renumbering or re-designating sections; adding or modifying subsection headings; modifying bracketed or referenced citations for uniformity; or changing cross-references, dates of enactment, or classification information, which are purely technical and do not change the meaning of the Code.

SECTION 6. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 7. 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 8. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this___day of _____and approved on this___ day of ____, 2026.

_____
David Gisch, Mayor

_____
Rachel Greving , City Clerk

EXHIBIT A

6-8 Nuisance Abatement Procedure

Contents:

6-8-1 Definition of Nuisance
6-8-2 Nuisances Enumerated
6-8-3 Other Conditions
6-8-4 Nuisances Prohibited
6-8-5 Nuisance Abatement
6-8-6 Notice to Abate: Contents
6-8-7 Method of Service
6-8-8 Request for Hearing
6-8-9 Abatement in Emergency
6-8-10 Abatement by City
6-8-11 Collection of Costs
6-8-12 Installation Payment of Cost of Abatement
6-8-13 Failure to Abate

6-8-1 Definition of Nuisance:

Whatever is injurious to health, indecent, offensive to the senses, or an obstruction to the free use of property so as to interfere essentially with the comfortable enjoyment of life or property, and is unreasonable, is a nuisance.

(Code of Iowa, Sec. 657.1)

6-8-2 Nuisances Enumerated:

The following subsections include, but do not limit, the conditions which are deemed to be nuisances in the City:

1. Offensive Smells. Erecting, continuing or using any building or other place for the exercise of any trade, employment or manufacture, which by occasioning noxious exhalations, offensive smells, or other annoyances, becomes injurious and dangerous to the health, comfort or property of individuals or the public.

   (Code of Iowa, Sec. 657.2[1])

2. Filth or Noisome Substance. Causing or suffering any offal, filth or noisome substance to be collected or to remain in any place to the prejudice of others.

   (Code of Iowa, Sec. 657.2[2])

3. Impeding Passage of Navigable River. Obstructing or impeding without legal authority the passage of any navigable river, harbor or collection of water.

   (Code of Iowa, Sec. 657.2[3])

4. Water Pollution. Corrupting or rendering unwholesome or impure the water of any river, stream or pond, or unlawfully diverting the same from its natural course or state, to the injury or prejudice of others.

   (Code of Iowa, Sec. 657.2[4])

5. Blocking Public and Private Ways. Obstructing or encumbering, by fences, buildings or otherwise, the public roads, private ways, streets, alleys, commons, landing places or burying grounds.

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(Code of Iowa, Sec. 657.2[5])

6. Billboards. Billboards, signboards and advertising signs, whether erected or constructed on public or private property, which so obstruct and impair the view of any portion or part of a public street, avenue, highway, boulevard or alley or of a railroad or street railway track as to render dangerous the use thereof. (See also Section 7-3-8)

(Code of Iowa, Sec. 657.2[7])

7. Storing of Flammable Junk. Depositing or storing of flammable junk, such as old rags, rope, cordage, rubber, bones and paper, by dealers in such articles within the fire limits of the City, unless in a building of fireproof construction. (See also Chapter 6-9)

(Code of Iowa, Sec. 657.2[9])

8. Air Pollution. Emission of dense smoke, noxious fumes or fly ash.

(Code of Iowa, Sec. 657.2[10])

9. Weeds, Brush. Dense growth of all weeds, vines, brush or other vegetation in the City so as to constitute a health, safety or fire hazard.

(Code of Iowa, Sec. 657.2[11])

10. Dutch Elm Disease. Trees infected with Dutch Elm Disease. (See also Chapter 13-3)

(Code of Iowa, Sec. 657.2[12])

11. Airport Air Space. Any object or structure hereafter erected within one thousand (1,000) feet of the limits of any municipal or regularly established airport or landing place, which may endanger or obstruct aerial navigation including take-off and landing, unless such object or structure constitutes a proper use or enjoyment of the land on which the same is located.

(Code of Iowa, Sec. 657.2[8])

12. Houses of Ill Fame. Houses of ill fame, kept for the purpose of prostitution and lewdness; gambling houses; places resorted to by persons participating in criminal gang activity prohibited by Chapter 723A of the Code of Iowa or places resorted to by persons using controlled substances, as defined in Section 124.101 of the Code of Iowa, in violation of law, or houses where drunkenness, quarreling, fighting or breaches of the peace are carried on or permitted to the disturbance of others.

(Code of Iowa, Sec. 657.2[6])

13. Animal waste. – See Chapter 6-10.
14. Abandoned or Unsafe Buildings. Any structure which is in such a dilapidated condition that it is unfit for human habitation or the use for which it was constructed, kept in such an unsanitary condition that it is a menace to the health of people residing therein or in the vicinity thereof; any structure defined as a dangerous building by the current edition of the International Property Maintenance Code; or any building that is defined as abandoned or a public nuisance by Chapter 657A of the Code of Iowa.

6-8-3 Other Conditions:

The following chapters of this Code of Ordinances contain regulations prohibiting or restricting other conditions which are deemed to be nuisances:

1. Junk and Junk Vehicles (See Chapter 6-9)
2. Storage and Disposal of Solid Waste (See Chapter 9-12)
3. Trees (See Chapter 8-5)

Draft

4. Swimming Pools (See Section 11-8-2)

6-8-4 Nuisances Prohibited:

The creation or maintenance of a nuisance is prohibited, and a nuisance, public or private, may be abated in the manner provided for in this chapter or State law.

(Code of Iowa, Sec. 657.3)

6-8-5 Nuisance Abatement:

Whenever the Mayor or other authorized municipal officer finds that a nuisance exists, such officer shall cause to be served upon the property owner a written notice to abate the nuisance within a reasonable time after notice.

(Code of Iowa, Sec. 364.12[3h])

6-8-6 Notice to Abate: Contents:

The notice to abate shall contain:

(Code of Iowa, Sec. 364.12[3h])

1. Description of Nuisance. A description of what constitutes the nuisance.
2. Location of Nuisance. The location of the nuisance.
3. Acts Necessary to Abate. A statement of the act or acts necessary to abate the nuisance.
4. Reasonable Time. A reasonable time within which to complete the abatement not to exceed five (5) days.
5. Assessment of City Costs. A statement that if the nuisance or condition is not abated as directed and no request for hearing is made within the time prescribed, the City will abate it and assess the costs against such person. Failure to comply will be deemed a municipal infraction.

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6-8-7 Method of Service:

The notice may be in the form of an ordinance or sent by certified mail to the property owner.

(Code of Iowa, Sec. 364.12[3h])

6-8-8 Request for Hearing:

Any person ordered to abate a nuisance may have a hearing with the Council as to whether a nuisance exists. A request for hearing must be made in writing and delivered to the Clerk within the time stated in the notice, or it will be conclusively presumed that a nuisance exists and it must be abated as ordered. The hearing will be before the Council at a time and place fixed by the Council. The findings of the Council shall be conclusive and, if a nuisance is found to exist, it shall be ordered abated within a reasonable time under the circumstances.

6-8-9 Abatement in Emergency:

If it is determined that an emergency exists by reason of the continuing maintenance of the nuisance or condition, the City may perform any action which may be required under this chapter without prior notice. The City shall assess the costs as provided in Section 6-8-11 after notice to the property owner under the applicable provisions of Sections 6-8-5, 6-8-6 and 6-8-7 and hearing as provided in Section 6-8-8.

(Code of Iowa, Sec. 364.12[3h])

6-8-10 Abatement by City:

If the person notified to abate a nuisance or condition neglects or fails to abate as directed, the City may perform the required action to abate, keeping an accurate account of the expense incurred. The itemized expense account shall be filed with the Clerk who shall pay such expenses on behalf of the City.

(Code of Iowa, Sec. 364.12[3h])

6-8-11 Collection of Costs:

The Clerk shall send a statement of the total expense incurred by certified mail to the property owner who has failed to abide by the notice to abate, and if the amount shown by the statement has not been paid within one (1) month, the Clerk shall certify the costs to the County Treasurer and such costs shall then be collected with, and in the same manner, as general property taxes.

6-8-12 Installation Payment of Cost of Abatement:

If the amount expended to abate the nuisance or condition exceeds five hundred dollars ($500.00), the City shall permit the assessment to be paid in up to ten (10) annual installments, to be paid in the same manner and with the same interest rates provided for assessments against benefited property under State law.

(Code of Iowa, Sec. 364.13)

6-8-13 Failure to Abate:

Any person causing or maintaining a nuisance who shall fail or refuse to abate or remove the same within the reasonable time required and specified in the notice to abate is in violation of this Code of Ordinances.

Draft

EXHIBIT B

8-2 Street Use and Maintenance

Contents:

8-2-1 Removal of Warning Devices
8-2-2 Obstructing or Defacing
8-2-3 Placing Debris on
8-2-4 Playing In
8-2-5 Traveling on Barricaded Street or Alley
8-2-6 Use for Business Purposes
8-2-7 Washing Vehicles
8-2-8 Burning Prohibited
8-2-9 Excavations
8-2-10 Maintenance of Parking or Terrace
8-2-11 Failure to Maintain Parking or Terrace
8-2-12 Dumping of Snow
8-2-13 Driveway Culverts

8-2-1 Removal of Warning Devices:

It is unlawful for a person to willfully remove, throw down, destroy or carry away from any street or alley any lamp, obstruction, guard or other article or things, or extinguish any lamp or other light, erected or placed thereupon for the purpose of guarding or enclosing unsafe or dangerous places in said street or alley without the consent of the person in control thereof.

(Code of Iowa, Sec. 716.1)

8-2-2 Obstructing or Defacing:

It is unlawful for any person to obstruct, deface, or injure any street or alley in any manner. Likewise, it is unlawful for any unauthorized person to remove, enter, obstruct or deface in any manner a storm sewer, drain or manhole. An unauthorized person is any person who does not have the approval of the City of Grimes or one of its agents.

(Code of Iowa, Sec. 716.1)

8-2-3 Placing Debris on:

It is unlawful for any person to throw or deposit on any street or alley any glass, glass bottle, nails, tacks, wire, cans, trash, garbage, rubbish, litter, offal or any other debris, or any other substance likely to injure any person, animal or vehicle.

(Code of Iowa, Sec. 321.369)

8-2-4 Playing In:

It is unlawful for any person to coast, sled or play games on streets or alleys, except in the areas blocked off by the City for such purposes.

(Code of Iowa, Sec. 364.12[2])

8-2-5 Traveling on Barricaded Street or Alley:

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It is unlawful for any person to travel or operate any vehicle on any street or alley temporarily closed by barricades, lights, signs, or flares placed thereon by the authority or permission of any City official, police officer or member of the Fire Department.

8-2-6 Use for Business Purposes:

It is unlawful to park, store or place, temporarily or permanently, any machinery or junk or other goods, wares, and merchandise of any kind upon any street, between the street and sidewalk or in any alley for the purpose of storage, exhibition, sale or offering same for sale, without permission of the Council.

8-2-7 Washing Vehicles:

It is unlawful for any person to use any public sidewalk, street or alley for the purpose of washing or cleaning any automobile, truck equipment, or any vehicle of any kind when such work is done for hire or as a business. This does not prevent any person from washing or cleaning his or her own vehicle or equipment when it is lawfully parked in the street or alley.

8-2-8 Burning Prohibited:

No person shall burn any trash, leaves, rubbish or other combustible material in any curb and gutter or on any paved or surfaced street or alley.

8-2-9 Excavations:

No person shall dig, excavate or in any manner disturb any street, parking or alley unless such person first obtains a permit therefor as hereinafter provided:

1. Application. Before such permit is granted, the person shall file with the City a written application. The application shall contain the following:
   A. An exact description of the property, by lot and street number, in front of or along which it is desired to excavate;
   B. A statement of the purpose, for whom and by whom the excavation is to be made;
   C. The person responsible for the refilling of said excavation and restoration of the street or alley surface; and
   D. Date of commencement of the work and estimated completion date.
2. Public Convenience. Streets and alleys shall be opened in the manner which will cause the least inconvenience to the public and admit the uninterrupted passage of water along the gutter to the street.
3. Barricades, Fencing and Lighting. Adequate barricades, fencing and warning lights meeting standards specified by the City shall be so placed as to protect the public from hazard. Any costs incurred by the City in providing or maintaining adequate barricades, fencing or warning lights shall be paid to the City by the permit holder/property owner.
4. Restoration of Public Property. Streets, sidewalks, alleys and other public property disturbed in the course of the work shall be restored and compacted to meet with the City Standard Specifications, at the expense of the permit holder/property owner.
5. Inspection. All work shall be subject to inspection by the City. Backfill shall not be deemed completed, nor resurfacing of any improved street or alley surface begun, until such backfill is inspected for compaction and approved by the City. The permit holder/property owner shall provide the City with notice at least twenty-four (24) hours prior to the time when inspection of backfill is desired.
6. Completion by the City. Should any excavation in any street or alley be discontinued or left open and unfinished for a period of twenty-four (24) hours after the approved completion date, or in the event the

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work is improperly done, the City has the right to finish or correct the excavation work and charge any expenses therefor to the permit holder/property owner.

7. Responsibility for Costs. All costs and expenses incident to the excavation shall be borne by the permit holder and/or property owner. The permit holder and owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by such excavation.
8. Permit Fee. A permit fee shall be payable at the time of filing the application with the City. The permit fee shall be determined by the City fee schedule as adopted by resolution from time to time by City Council. A separate permit shall be required for each excavation.
9. Permit Issued. Upon approval of the application and payment of any required fees, a permit shall be issued.
10. Permit Exemption. Utility companies with approved franchises in the City are exempt from the permit application requirements of this section.

8-2-10 Maintenance of Parking or Terrace:

It shall be the responsibility of the abutting property owner to maintain all property outside the lot ~~and~~ or property lines and inside the curb lines upon the public streets, and shall keep such area in a safe condition, free from nuisances, obstructions, and hazards. In the absence of a curb, such property shall extend from the lot and property lines to that portion of the public street used or improved for vehicular purposes. ~~except Tthat the abutting property owner shall not be required to remove diseased trees or dead wood on the publicly owned property or right-of-way.~~ Maintenance responsibility of the abutting property owner shall include,~~s~~ but is not limited to, timely mowing, trimming trees and shrubs and ~~picking up~~ removing litter. The abutting property owner shall not be required to remove diseased trees or dead wood on publicly owned property or right-of-way.

(Code of Iowa, Sec. 364.12[c])

8-2-11 Failure to Maintain Parking or Terrace:

If the abutting property owner does not perform an action required under the above section within a reasonable time, the City may perform the required action and assess the cost against the abutting property for collection in the same manner as a property tax.

(Code of Iowa, Sec. 364.12[2e])

8-2-12 Dumping of Snow:

It is unlawful for any person to throw, push, or place or cause to be thrown, pushed or placed, any ice or snow from private property, sidewalks, or driveways onto the traveled way of a street or alley so as to obstruct gutters, or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein; except where in the cleaning of large commercial drives in the business district it is absolutely necessary to move the snow onto the street or alley temporarily, such accumulation shall be removed promptly by the property owner or agent, and only after first making arrangements for prompt removal at the owner's cost of the accumulation within a reasonably short time.

(Code of Iowa, Sec. 364.12[2])

8-2-13 Driveway Culverts:

The property owner shall, at the owner's expense, install any culvert deemed necessary under any driveway or any other access to the owner's property, and before installing a culvert, permission must first be obtained from the City. In the event repairs are needed at any time with respect to culverts, it shall be the responsibility of the property owner to make such repairs, and, in the event the owner fails to do so, the City shall have the right to make the repairs. If the property owner fails to reimburse the City for the cost of said repairs, the cost shall be certified to the County Treasurer and specially assessed against the property as by law provided.

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EXHIBIT C

11-8 Residential Building Code

Contents:

11-8-1 Adoption of International Residential Code

11-8-2 Amendments, Modifications and Deletions

11-8-3 Temporary Permit

11-8-4 Conflicts with State Law

11-8-5 Administration and Enforcement

11-8-1 Adoption of International Residential Code

Pursuant to published notice and public hearing as required by law, the 2024 International Residential Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Residential Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-2 Amendments, Modifications and Deletions

The following amendments, modifications, additions and deletions to the 2024 International Residential Code are hereby made:

Section 4. Delete Section R309; refer to Grimes Ordinance Chapter 11-6 Fire Code Section 903

Section 5. Delete IRC 112 Board of Appeals

Section 6. Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.

Section 7. Exterior Walls Exception #1

Accessory structure with an area of 100 square feet or more located less than 10 feet from a dwelling and/or another structure shall be provided with two layers of ⅝" Type X sheetrock or equivalent in throughout the areas of the structure that encroaches the 10 feet.

Modify Code Section: IRC R101.2

Replace with and add the following language:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.
4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 508.5 of the International Building Code.

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5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.
6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.
7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.
8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

Delete 105.5

See Grimes Permit and CO Policy

Insert Definition into Code Section: IRC R202

Add the following language:

CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.

Delete Chapter R113 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Insert Definition into Code Section: IRC R202

Add the following language:

IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

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Modify Table R301.2 to read as follows:

TABLE R301.2(1)
CLIMATE AND GEOGRAPHICAL CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topographic effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
33 PSF	115	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

Modify Table: IRC R302.6

Replace with the following revised table:

TABLE R302.6 DWELLING-GARAGE SEPARATION	
SEPARATION	**MATERIAL**
From the residence and attics	*Not less than ⅝-inch Type X gypsum board or equivalent applied to the garage side*
From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section	*Not less than ⅝-inch Type X gypsum board or equivalent*
Garages located less than 5 feet from a dwelling unit on the same lot	*Not less than ⅝-inch Type X gypsum board or equivalent applied to the interior side of exterior walls and ceilings within the garage*

Modify Code Section: IRC R325.3

Replace with the following language and exception:

Section R325.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

Modify Code Section: IRC R313.1.1 Exception

Replace with the following exception:

Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

Modify Code Section: IRC R324.4.2 (Existing exceptions to remain)

Replace with the following language:

Section R324.4.2 Glazing Adjacent To Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1,524 mm) above the walking surface shall be considered to be a hazardous location.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R324.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC R319.2.3

Add the following language:

Exception

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A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

Modify Exception to Code Section: IRC R318.3.2

Replace with the following language:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

Insert Exception #3 into Code Section: IRC 318.7.5.1

Add to the following language:

Exception

The dimension of the top and bottom riser of a stair may vary up to 1 inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Delete Code Section: IRC R309.1

Replace with the following language:

R309.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses.*

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. The building is a townhome complex where the aggregate area of the building does not exceed 18,000 square feet.
3. The building is a townhome complex that contains eight or less dwelling units.

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Delete Code Section: IRC R309.2

Replace with the following language:

R309.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. The building is a single-family dwelling where the aggregate area of the building exceeds 8,000 square feet to include all floors of the building and attached garages.

Add Code section: 328.2 is hereby instated with the following amendment:

328.2 The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

Modify Code Section: IRC R404.1

Replace with the following language:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-½") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.

Add Code Section: IRC R404.1.3.2.3

Insert the following language and Table:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:

Table 404.1.3.2.3
Foundation walls for conventional light frame wood construction

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls Unit		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 ½"	8"	½"horizontal bars, placement in the middle, and near the top & bottom – ½" bars @ 6' max. vertically	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter 18 IBC	½" bars 2' o.c. horizontally & 20" vertically o.c. (⅝" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC		See Chapter 18 IBC	Same as above

Table 404.1.3.2.3 Foundation walls for conventional light frame wood construction						
Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12′ span between corners and supporting cross walls.)	Type of Mortar
		Unit				
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7′ O.C. spacing -and/or- 2) full depth nominal 2"depth x 4"width keyway in footing ** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of Chapters 18, 19, and 21 of the International Building Code. NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code. NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required. NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.						

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Add Code Section: IRC R408.6.1

Insert the following language:

Section R408.6.1. Restoration with Sod. All disturbed land shall be restored with sod unless specifically approved otherwise. In residential districts or uses, the entire front yard, side yard, and rear yard to the property line shall be sodded. In all cases, the adjacent right-of-way shall be sodded.

Add Code Section: IRC R506.3.4

Insert the following language and Exception:

Section R506.3.4. Reinforcement Support. Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

Exception: Non-structural slabs

~~**Add additional item to Code Section: IRC M1602.2**~~

~~Insert the following language:~~

~~11. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.~~

~~**Add Code Section: 327.2 – 327.14 is hereby instated with the following amendments:**~~

1. ~~Swimming Pools. No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provides for construction regulations and permit fees with regard to swimming pools.~~
2. ~~The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep.~~

This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

3. Permit Required. No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefor. Swimming pools shall be maintained in accordance with the provisions of this chapter.
4. Application. A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.
5. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as specified in the City of Grimes Fee Schedule, shall be paid to the Development Services Department.
6. Design Requirements. The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.
7. Plumbing. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the Grimes Plumbing Code.
8. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

327.4 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 327.5 through 327.14.

327.5 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1,219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa.
2. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

327.6 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

327.7 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 2 1/4 inches (57 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 1/4 inches (57 mm) in width.

327.8 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 2 1/4 inches (57 mm).

327.9 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 2 1/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall not exceed 2 1/4 inches (57 mm).

327.10 Gates. Access gates shall comply with the requirements of Sections 327.11 through 327.14 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

327.11 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

327.12 Double or multiple gates. Double gates or multiple gates shall have at least not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism.

327.13 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1,219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 326.3 and the pool manufacturer allows the wall to serve as a barrier.
2. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 327.5.
3. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
4. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

327.14 Prohibited locations.

Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-3 Temporary Permit

The Building Official or Building Division Representative may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-4 Conflicts with State Law

Nothing in this chapter or in the 2024 International Residential Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

Draft

EXHIBIT D

11-11 Building Code

Contents:

11-11-1 Adoption of International Building Code

11-11-2 Amendments, Modifications, and Deletions

11-11-3 Temporary Permit

11-11-4 Conflict with State Laws

11-11-5 Administration and Enforcement

11-11-6 Climate and Geographical Criteria:

11-11-1 Adoption of International Building Code

Pursuant to published notice and public hearing as required by law, the 2024 International Building Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Building Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-11-2 Amendments, Modifications, and Deletions

The following amendments, modifications, additions and deletions to the 2024 International Building Code are hereby made:

Delete Chapter 113 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Delete Code Section: IBC 308.5.4

Replace with and add the following language:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.

Delete Code Section: IBC 310.4.1

Replace with and add the following language:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

Modify Code Section: IBC 403.3.2 (correlation: IFC 914.3.1.2)

Replace with the following language:

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Draft

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Delete Code Section: IBC 423.5 (including subsections 423.5 and 423.5.1)

Replace with and add the following language:

423.5 Group E occupancy. In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

423.5.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than that determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the storm shelter.
2. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
3. Where approved by the Code Official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

IBC Section Replace with the following:

Delete Code Section: IBC 502.1

Replace with the following language:

502.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *Fire Code Official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 502.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Draft

Table 502.1 Minimum Height and Stroke Width[a] [b]			
Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	½
100	199	6	¾
200	299	8	1
For each additional 100		Increase 2	Increase ½

[a] Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.
[b] Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Add Exception to Code Section: IBC 707.5

Add the following language (Exception #4):

707.5 covers fire barriers/continuity and this adds an exception for shaft enclosures to the section.

4. Shafts required to be constructed as per Section 713.3.2 having exterior walls that are not required to be fire rated per Section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of Section 1023.7 shall be met.

Delete Code Section: IBC 713.3

Replace with the following language:

713.3 Materials. Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

Add Code Section: IBC 713.3.1

Add the following language:

713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

Add Code Section: IBC 713.3.2

Add the following language:

713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

Delete Chapter 9 of the International Building Code. Refer to the Grimes Fire Code.

Exception: Group S-1 aircraft repair hangars.

Modify Code Section: IBC 1008.3. (correlation: IFC 1008.3.)

Replace Item #3 with the following language:

1008.3

3. In Other Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. 3.1 Electrical equipment rooms.
2. 3.2 Fire command centers.
3. 3.3 Fire pump rooms.

Draft

4. 3.4 Generator rooms.
5. 3.5 Public restrooms that contain more than one water closet/urinal or that are accessible.
6. 3.6 Meeting/conference rooms with an area greater than 400 square feet.
7. 3.7 Classrooms in an E occupancy with an area greater than 400 square feet.

Modify Code Section: IBC 1010.1.6 (correlation: IFC 1010.1.6.1)

Replace with the following language:

1010.1.5.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1)

Replace with the following language:

1010.2.2 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Insert Code Section: IBC 1013.1.1 (correlation: IFC 1013.1.1)

Language:

1013.1. 1 Additional Exit Signs.

Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

Add Code Section: IBC 1015.9 (correlation: IFC 1015.9)

Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

Modify Code Section: IBC 1301.1

Replace with the following language:

Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in Chapter 1 of the current State adoption of the IECC and these regulations shall be known as the **City of Grimes.**

Modify Code Section: IBC 1608.2

Replace with the following language:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 33 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

~~**Add Section 3109.2 with the following amendments:**~~

Draft

A. Swimming Pools. No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section is provided for construction regulations and permit fees with regard to swimming pools.

B. The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

C. Permit Required. No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

D. Application. A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as adopted by resolution by the Grimes City Council, shall be paid to the Development Services Department.

F. Design Requirements. The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.

G. Plumbing. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the Grimes Plumbing Code.

H. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-11-3 Temporary Permit

The Building Administrator or Building Division Designee may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024)

11-11-4 Conflict with State Laws

Nothing in this chapter or in the 2024 International Building Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-11-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

11-11-6 Climate and Geographical Criteria

Amend IRC Table R301.2(1) to read as follows:

TABLE R301.2(1)
CLIMATE AND GEOGRAPHICAL CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topographic effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
33 PSF	115	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

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.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

Draft

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Blue Creek Village Site Plan Amendment

BACKGROUND: The preliminary plat and site plan for Blue Creek Village, generally located south of SW 11th Street and west of Oak View Middle School, was approved by City Council in March 2026. The applicant, CA Five, LLC, is requesting approval of a site plan amendment to make adjustments to the clubhouse and amenities provided onsite.

The previous site plan included a 2,700 sf clubhouse with private pool, dog park and pickleball court. The applicant has revised the clubhouse design and layout to provide an approximately 6,700 sf clubhouse building. The building will consist of stone veneer, and vertical board and batten vinyl siding, similar to the previous clubhouse design and the townhome buildings. Additional recreation amenities are proposed, including a pool house with dog washing station, fire pit and grill area, hammock park, putting green and covered mail kiosk. The pool house will match the clubhouse with stone and vertical vinyl siding. The mail kiosk structure will include a pitched asphalt shingle roof and vinyl-wrapped posts and frame to tie in with the other buildings onsite. A water and sanitary service line will be added to serve the pool house and the landscaping around the amenities has been adjusted to accommodate the changes in layout.

No other changes are proposed to the site plan.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS:
Planning & Zoning Commission recommendation of approval - 08/04/2026

Previous City Council action:
City Council approval of preliminary plat and site plan - 03/24/2026

STAFF RECOMMENDATION: Staff recommend approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by: Evann Coffey, Senior Planner

Return to: Evann Coffey, Senior Planner

Planning & Zoning Staff Report

CITY OF GRIMES

DATE

August 4, 2026

PROJECT NAME

Blue Creek Village

Preliminary Plat & Site Plan

APPLICANT

CA Five, LLC

REQUESTED ACTION

Approval of a preliminary plat and site plan for 164 range-style townhomes and clubhouse with private recreation amenities

LOCATION

South of SW 11th Street and west of Oak View Middle School

ZONING

R-3 Medium

PLANNER

Evann Coffey

ecoffey@grimesiowa.gov

(515) 986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Medium-Density Residential	R-3 Medium
North	Single-Family	Low-Density Residential/Park	R-4
South	Vacant	Low-Density Residential	A-1
East	Civic	Civic	A-1
West	Vacant	Low-Density Residential	R-2

PARKS

A 10' trail will be installed along the south side of SW 11th Street.

This plat is part of the Hope Meadows Phase 2 rezone. The development agreement established the parkland requirements, which divided the parkland between the R-2 and R-3 Medium areas. The Blue Creek Village development is located within the R-3 Medium area and is required to provide fee in lieu of land dedication. The funds will be used for improvements to Meadows Park to the north. The R-2 single-family area will provide fee in lieu of land dedication as well as dedication of the two greenways that run through the development. The greenways will be dedicated to the City with future development phases.

In addition, Blue Creek Village will provide private recreation opportunities onsite for their residents.

The Parks and Recreation Advisory Board reviewed the rezone for Hope Meadows Phase 2 and recommended approval of the parkland proposal.

Future Land Use Map

The preliminary plat and site plan are consistent with the City of Grimes future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Site Layout

ACCESS

Two driveways will be provided off SW 11th Street. A temporary access will be provided to the west until such time the future development to the west has a second access point out to SW Mustang Road. The temporary access is necessary to provide proper fire access for the development to the west. All internal streets will be private.

CLUBHOUSE

The development will have a clubhouse with private amenities, including pool, pool house, pickle ball court, dog park, grills, fire pits, hammocks, and putting green.

LIGHTING

Street lighting is proposed along the private streets.

PARKING

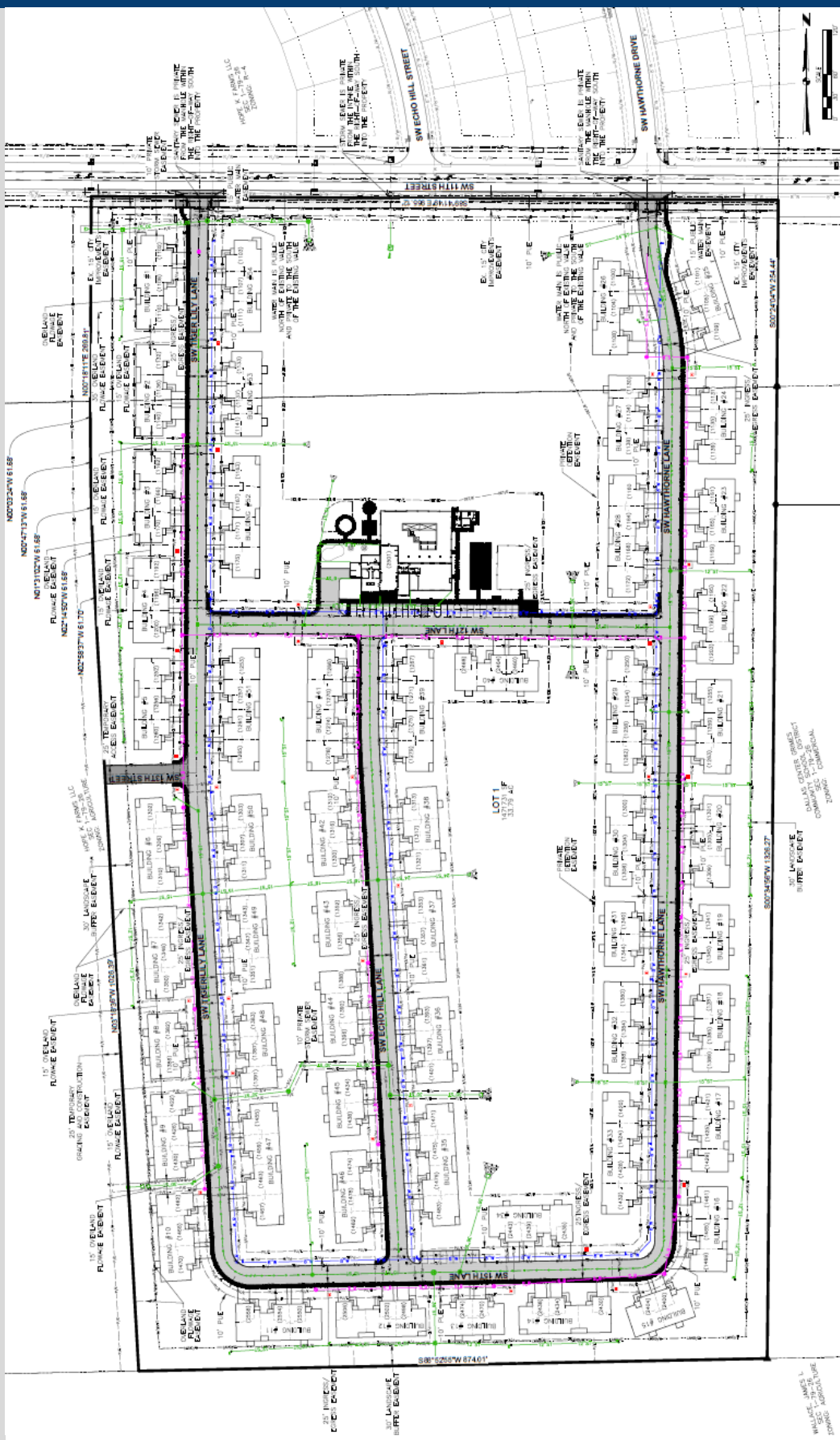
Each unit has two garage stalls and two driveway spaces. Visitor parking is available on the south end of the development and at the clubhouse.

WASTE COLLECTION

Each unit and the clubhouse will have their own totes for waste collection. The totes for the clubhouse will be stored in the maintenance garage.

UTILITIES

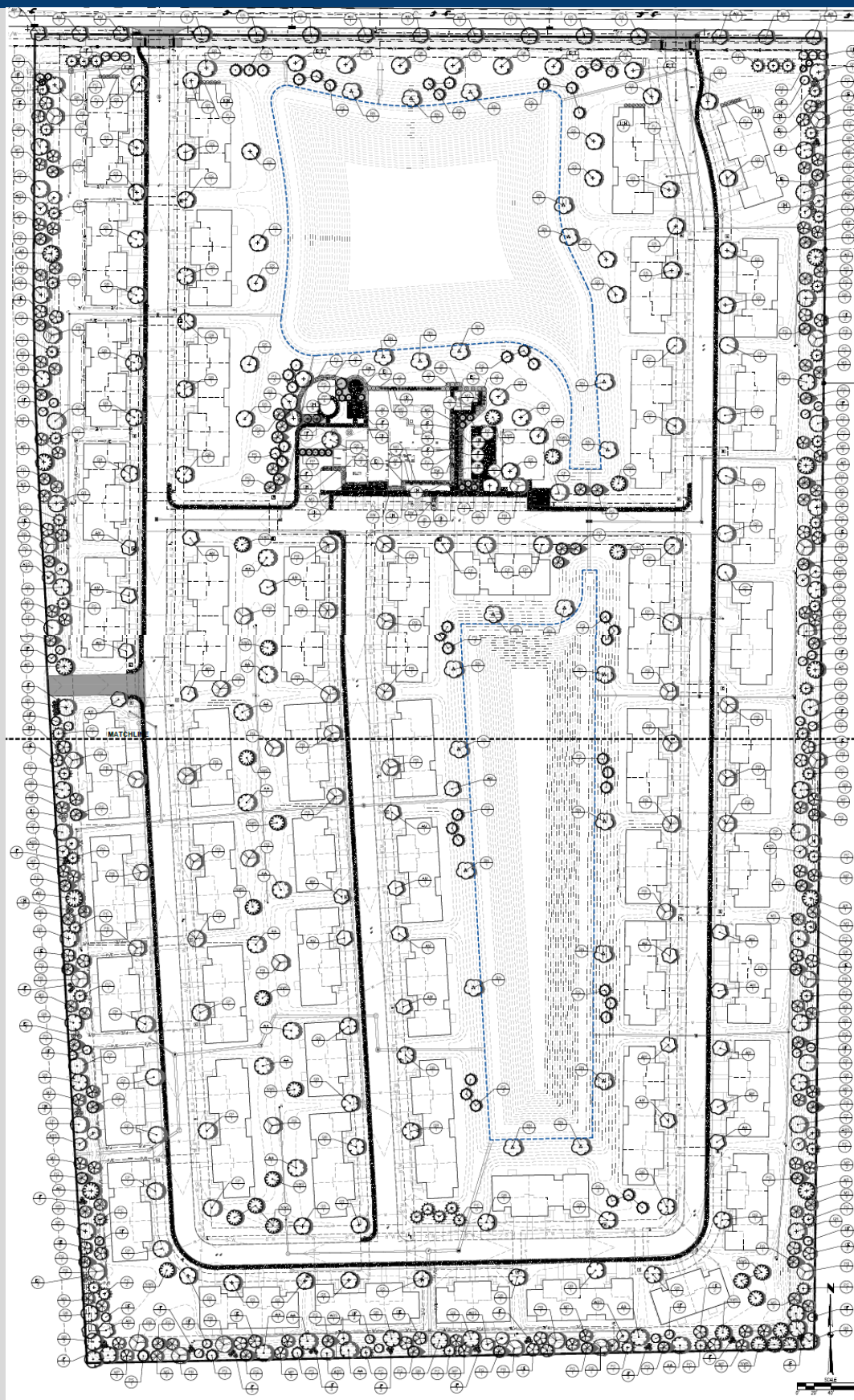
Water and sanitary sewer within the development will be private and extend from the existing stubs from SW 11th Street. Two private detention basins will provide the required stormwater management.



Landscaping

LANDSCAPING

A 30’ landscape buffer with 3’ berm will be provided along the east, west, and south property lines. Street frontage trees will be provided every 50’ along SW 11th Street. Additional landscaping is proposed throughout the site, including in front of the townhome buildings and around the clubhouse and detention basins.



Architecture

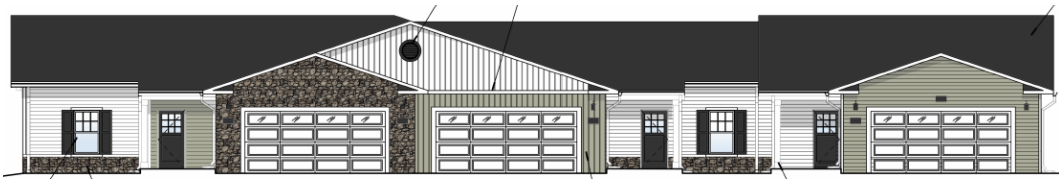
TOWNHOME ELEVATIONS

There are five building types for the townhomes with varying facades designs, colors, and unit counts ranging from two to four units. The buildings will consist of horizontal and vertical vinyl siding and stone veneer with pitched asphalt shingle roofs. Each building type will be scattered throughout the site to avoid repetition along the street.

The units that abut SW 11th Street will have covered porches and windows with shutters to provide a street-oriented design along the development's frontage.

LIGHTING

Decorative coach lighting will be provided on the units.



Architecture

CLUBHOUSE ELEVATIONS

The clubhouse will consist of vertical vinyl siding and stone veneer with pitched asphalt shingle roof. There is an overhead door on the west side of the building that will be used for the maintenance operations of the development. The pool side of the building will include a covered walkway with columns. The pool house will match the clubhouse with vinyl siding and stone veneer. The mail box kiosk will have a pitch asphalt shingle roof and vinyl wrapped wood posts and frame.

LIGHTING

Decorative fixtures are proposed on all sides of the clubhouse and under-canopy lights are proposed at the front entrance and pool area. A few lights will be provided on the pool house.

Preliminary Plat, Legal & Conclusion

PRELIMINARY PLAT

Bulk Regulations
Minimum Lot Size—80,000sf, 200′ width, Postage stamps lots permitted

Setbacks—
Front & Rear Yard (external property line) - 30′
Side Yard (external property lines)—15′

The proposed lot meets the minimum lot size and setback requirements.

Easements
The necessary easements for ingress-egress, utilities, detention, and landscape buffer are shown on the plat.

Utilities
All required utilities are provided to serve the development.

Legal

The property is subject to the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Right– of-way for SW 11th Street was previously dedicated to the City with Hope Meadows Plat 4.

Conclusion

The applicant is requesting approval of a preliminary plat and site plan for 164 range-style townhome units and clubhouse.

The preliminary plat and site plan is consistent with the future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Fee in lieu of parkland dedication will be provided to be used for improvements to Meadows Park. The clubhouse will include private recreation amenities for the residents.

Internal streets, utilities, and detention will be private.

Landscaping buffers will be provided along the external boundaries of the site.

The townhome buildings range from two to four units and will vary in design and color, with five different designs. Units along SW 11th Street will include covered porches to provide street-oriented design along the corridor. The clubhouse and pool house designs will compliment the townhome buildings.

Staff recommend approval of the preliminary plat and site plan for Blue Creek Village.

Development Services
410 SE Main St, Unit 102
Grimes, IA 50111
(515)986-4050
www.grimesiowa.gov

~~December 23, 2025~~
~~January 26, 2026~~
~~February 6, 2026~~
~~February 27, 2026~~
~~March 2, 2026~~
~~March 23, 2026~~
~~July 2, 2026~~
~~July 16, 2026~~
July 22, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Blue Creek Village Preliminary Plat & Site Plan

Dear Jared:

The Development Services Department is in receipt of a proposed Site Plan for Blue Creek Village. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Provide a preliminary plat along with the site plan to establish the parcel boundaries, easements, etc.~~

2. ~~Ensure all plan review fees are paid prior to Council approval. ($2000 site plan, $2000 preliminary plat, $1,200 SWMP, $250 SWPPP).~~

3. Note that observation fees will be sent after receiving the final signed plan set. Please provide the completed observation schedule. Staff adjusted the fees to include the trail. An invoice will be sent to the applicant

4. ~~Note that a preconstruction packet and contact list is requried and will be sent after receivng the final signed plan set.~~

5. ~~Note that CAD Files will be required with the final plans.~~
    a. ~~All new utilities to be installed and any removed.~~
    b. ~~Pavement within the project site.~~
    c. ~~Finished grade surface of grading area (XML file).~~
    d. ~~All trees that are to be added or removed.~~
    e. ~~Survey file of existing conditions with any private utilities located.~~

~~f. Sign locations and pavement markings.~~
~~g. Any recorded easements.~~

~~6. Note that as-builts are required to be provided after construction is completed.~~

~~7. Provide fee in lieu for parkland ($79,950). Fee can be provided with the site plan or final plat. Will provide with final plat.~~

~~8. Will there be any phasing associated with the site plan? If so, please provide a phasing plan in regards to construction.~~

~~9. Please provide a photometric plan and lighting cut sheets for the site plan. Ensure that the footcandles are an average of 0 at the property line to ensure no light spillage.~~

~~10. Will there be any street lights? If so, please show on plan and also provide cut sheets and location on photometric plan. Maximum 25' height permitted. Provide lighting fixture specs for streets and buildings. Provide light spec for building lighting.~~

~~11. How will trash be handle for the units? Will each unit have trash and recycling totes? Or shared dumpsters?~~

~~12. Provide a street signage plan showing at a minimum the street name sign locations. Public Works will use the plan to print the street name signs. Public Works does not print signage for private streets other than street name signs. The street sign blades are required to be designed like the black public street sign blades with PVT. It's recommended to have Public Works print those signs to match the spec but it is not required for private signs to be printed through the City if the template is followed.~~

13. A street name sign invoice will be provided along with the observation fees. Please provide complete sign template for the street name signs only. Staff adjusted the fees to include two sign blades on each post. An invoice will be sent to the applicant

~~14. Staff are confirming with Public Works that there are no issues with the utility set up. As currently shown our understanding is that everything is private. Please confirm.~~

~~15. Please provide a map labeling which units on the site plan will be which elevation package.~~

~~16. Label transformer locations on the site plan.~~

~~17. Staff strongly encourage the applicant to provide a sidewalk connection from the development to the east to the school to provide their future residents with access to the school. The school was interested in having a connection near the athletic field. If a connection is not provided, Stark residents on the south and west side of the development will have to walk an extra 0.6 miles to get to school.~~

18. Grimes standard notes have been provided via email.
    a. The service order is fine for this site.
    b. Knox box is only required on the clubhouse.

19. Staff will provide addressing with the next submittal. Addresses and street names are noted on the site plan.

20. Since the buildings have one water service, a water meter room is needed on each building so Public Works can access the meters from the outside of the units. It doesn't look like the current building designs include a meter room. No longer required.

21. Provide building elevations for the mailbox shelter and the new accessory building. Both structures are required to be designed to match the architectural character of the clubhouse. Show lighting locations on the structures.

22. The clubhouse area and building elevation has significantly changed from what was approved by P&Z and Council, there P&Z and Council consideration is required for the new proposed plans.

23. Provide $750 site plan review fee.

SWPPP

1. Please review, fill out, and sign the SWPPP review checklist
2. Keep maps in SWPPP up to date with each plan submittal
3. The total area disturbed cannot be greater than total area of the site
4. Include a signed affidavit of publication
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP. Provide cert for Arbor Construction.
6. Include a signed copy of the owner's certification statement.
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. Include a notification to City of Grimes Public Works in spill reporting
10. Include signature on NOI
11. Include affidavit of publication for public notice
12. Include IDNR letter of authorization once available
13. Include signature on City of Grimes SWPPP certification
14. Provide updated construction schedule once known
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known

~~17. Include blank inspection report from company responsible for SWPPP monitoring~~

Stormwater Management Plan (SWMP)

1. ~~Recommend adding sediment forebays. This will help reduce the areas of dredging in the future.~~
2. ~~Storm sewer sizing: Storm sewer stubs for future single-family subdivision seem undersized for the 100-yr event. Recommend increasing size of storm sewer to reduce inundation of the network.~~
3. ~~Please add intake sizing spreadsheets/calculations.~~
4. ~~Please add MPE calculations.~~
5. ~~Storm sewer sizing: Storm sewer stubs for future single-family subdivision seem undersized for the 100-yr event. Recommend increasing size of storm sewer to reduce inundation of the network. Additionally, culvert design calculations indicate flooding behind Buildings #1-#10. Culvert design: ST-15: For roadway data, the crest elevation is not 1003.25. That elevation leads you to the rear yard swale that is connected to the same storm sewer. None of the flow is bypassed. In order to have bypass, runoff either needs to be conveyed by a separate storm sewer system, swale, or street. Same with ST-83. These are not overflow channels. What has been created are bathtubs.~~

6. ~~Please add MPE calculations. Townhomes still require MPEs.~~

7. ~~Update MPEs for all buildings as necessary. MPEs should be a minimum of 0.5' above emergency overflows and 1' above 100-yr detention elevations.~~

8. ~~Storm sewer sizing: Storm sewer can be upsized by utilizing arch pipe. If the design is to remain as is, a stormwater flowage and detention easement is needed behind building 1, 2, 3, 7, 8, 9, and 10.~~

9. ~~MPE spreadsheet: Update "Building 15-17" to be "Building 17".~~

Site Plan (SP)

1. ~~Sheet 5.0 and 5.6: Storm sewer stubs are not at the low point for the offsite areas. How are these areas intended to drain?~~
2. ~~Sheet 7.0: Appears that ST-1 should be extended further out into the pond. The grade of the slopes are higher than the 9" X 33" openings on the structure.~~
3. ~~Sheet 7.0-7.2: Please provide elevations on all critical crossings.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 10, 2026
(1 PDF of Site Plan, Elevations and supporting documents)

PLANNING & ZONING: August 4, 2026 at 5:30

COUNCIL MEETING: August 25, 2026 at 5:30

Please feel free to contact me at ecoffey@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,
Evann Coffey
Senior Planner

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   - D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   - E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   - F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   - G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
   - H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   - I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   - J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   - C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   - D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   - E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
   - G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6"MJ SHOE, 2-1/2"HOSE NOZZLE, 4-1/2"STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

4. STORM SEWER NOTES:
   - A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   - B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   - D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   - E. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

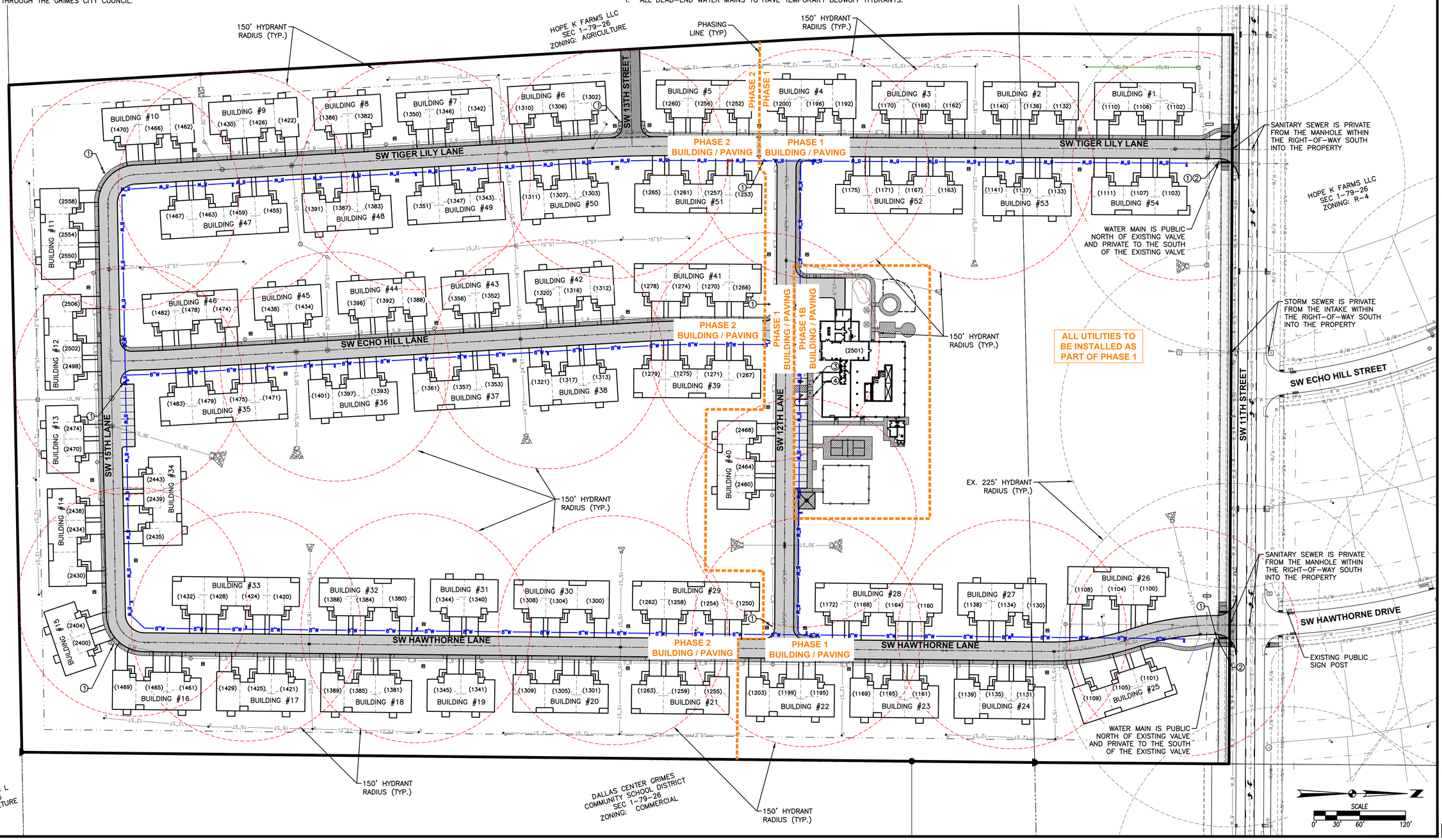
5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2"SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16"KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SIGN LEGEND

STREET NAME — 24" (MIN.) — 8" — ① — STOP — R1-1 ②

RESERVED PARKING / VAN ACCESSIBLE — R7-8a ③

RESERVED PARKING — R7-8 ④



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4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: JDS/CWO
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
SITE LAYOUT, HYDRANT COVERAGE, SIGNAGE AND PHASING PLAN

4.0

2506.564

FILE: H:\2025\2506564\SHPC\SITE_PLAN\2506564-CSV-SET-HYD.DWG
FILE DATE: 7/21/26
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DATE PLOTTED: 7/21/2026 9:34 AM
TECH:
COMMENT:
DWG:

DETENTION EASEMENT
FIRE PITS
4' TALL, BLACK ALUMINUM FENCE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
POOL IS REQUIRED TO HAVE FENCE WITH SELF CLOSING, SELF LATCHING GATE. (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
SPORT COURT (8' BLACK VINYL COATED CHAIN LINK FENCE) REFER TO SEPARATE PLANS FOR COURT DETAILS.
HAMMOCK PARK
POOL (BY OTHERS)
GRILLS W/ SEATING
PUTTING GREEN
CLUBHOUSE
DOG PARK (4' BLACK VINYL COATED CHAIN LINK FENCE)
GATE (TYP.)
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
BIKE RACK
MAILBOX PAVILLION
6" INTEGRAL CURB AND SIDEWALK
NO CURB
10' PUE
15' OVERLAND FLOWAGE EASEMENT
OVERLAND FLOWAGE EASEMENT
30' SETBACK
25' INGRESS/ EGRESS EASEMENT
6" INTEGRAL CURB
3" ROLLED CURB AND SIDEWALK
30' LANDSCAPE BUFFER EASEMENT
25' TEMP ACCESS EASEMENT
OWNER TO COORDINATE TEMPORARY ACCESS REMOVAL OR MODIFICATION WITH FUTURE DEVELOPMENT TO THE WEST. ACCESS WILL BE MAINTAINED UNTIL ADEQUATE SECONDARY EMERGENCY ACCESS IS PROVIDED.
TRANSITION FROM 3" ROLLED CURB AND SIDEWALK TO NO CURB AND SIDEWALK (TYP.)
TRANSITION FROM 3" ROLLED CURB TO NO CURB (TYP.)
PROPERTY BOUNDARY
SW 12TH LANE
SW 13TH STREET
SW TIGER LILY LANE
SW ECHO HILL LANE
SW HAWTHORNE LANE
BUILDING #3 TYPE N
BUILDING #4 TYPE R
BUILDING #5 TYPE N
BUILDING #6 TYPE N1
BUILDING #7 TYPE N
BUILDING #52 TYPE C
BUILDING #51 TYPE C
BUILDING #41 TYPE C
BUILDING #42 TYPE R
BUILDING #43 TYPE A
BUILDING #50 TYPE R
BUILDING #49 TYPE N1
BUILDING #40 TYPE R
BUILDING #39 TYPE C
BUILDING #38 TYPE R
BUILDING #37 TYPE N
BUILDING #28 TYPE C
BUILDING #23 TYPE R
BUILDING #22 TYPE R
BUILDING #29 TYPE C
BUILDING #30 TYPE N
BUILDING #31 TYPE A
BUILDING #21 TYPE N1
BUILDING #20 TYPE N
BUILDING #19 TYPE A

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

CURB LEGEND
- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

SHEET INDEX

SCALE 0' 15' 30' 60'

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BLUE CREEK VILLAGE
DIMENSION PLAN

5.1
2506.564

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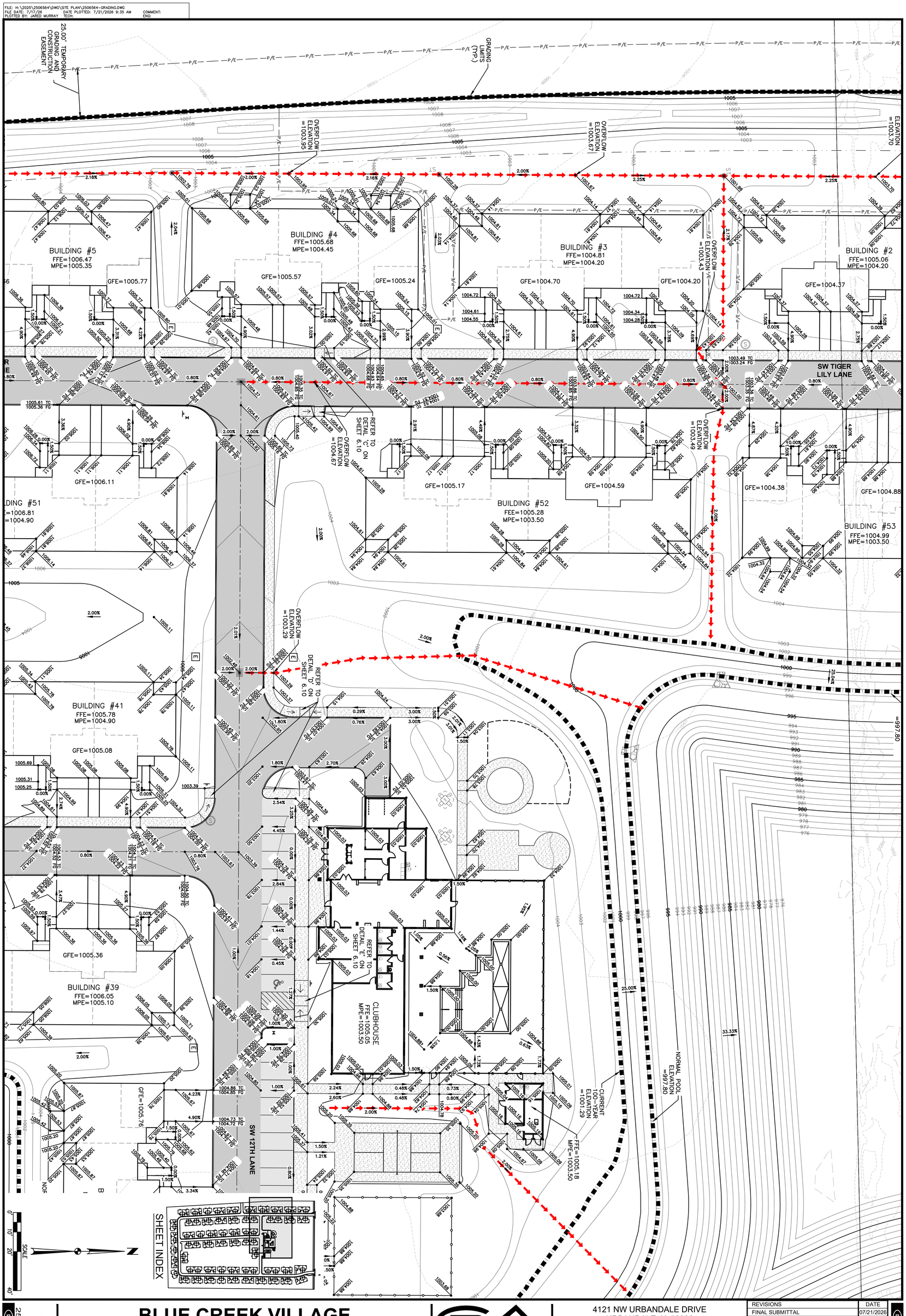

BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE
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URBANDALE, IA 50322
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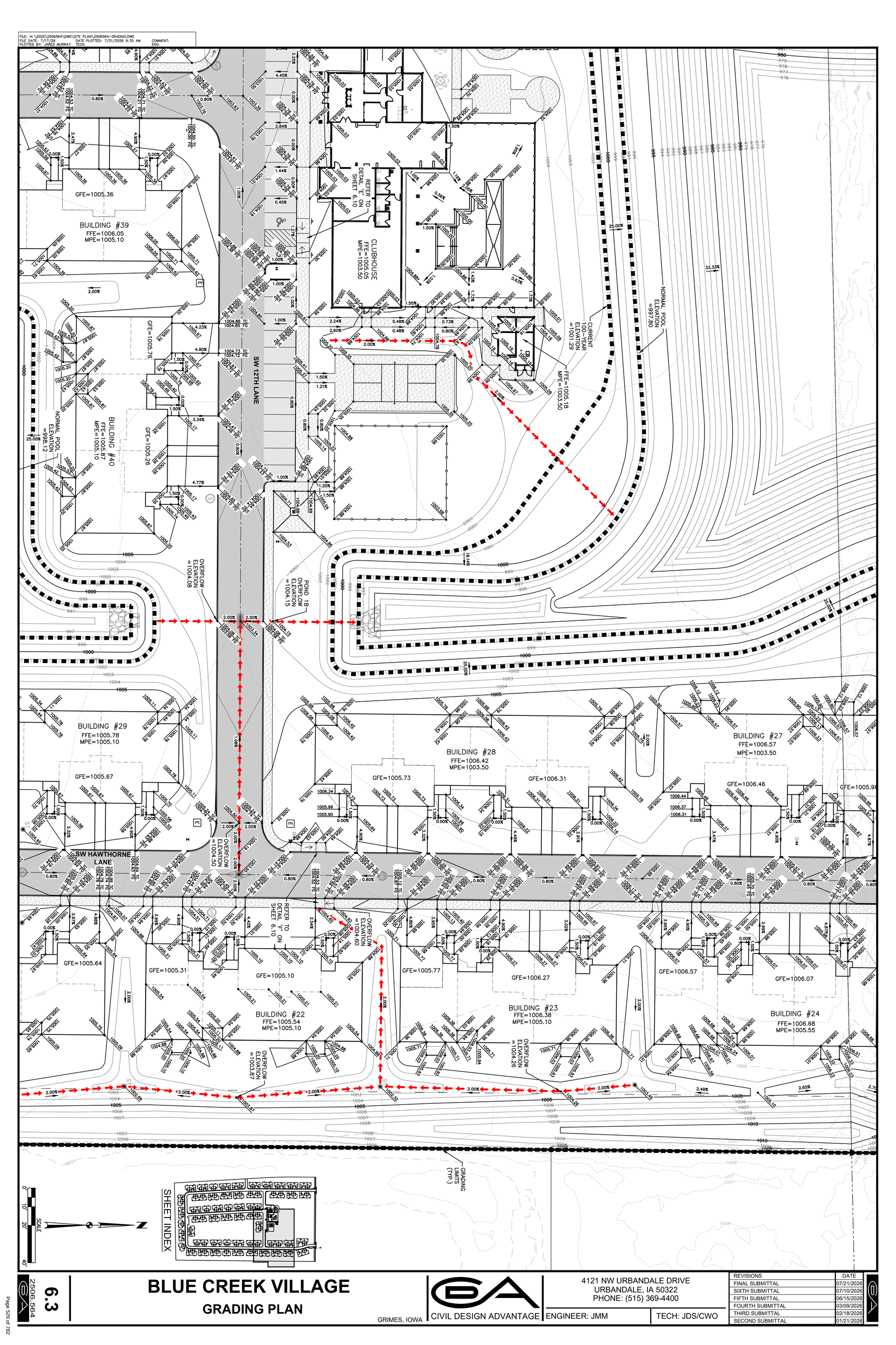
6.2



BLUE CREEK VILLAGE

GRADING PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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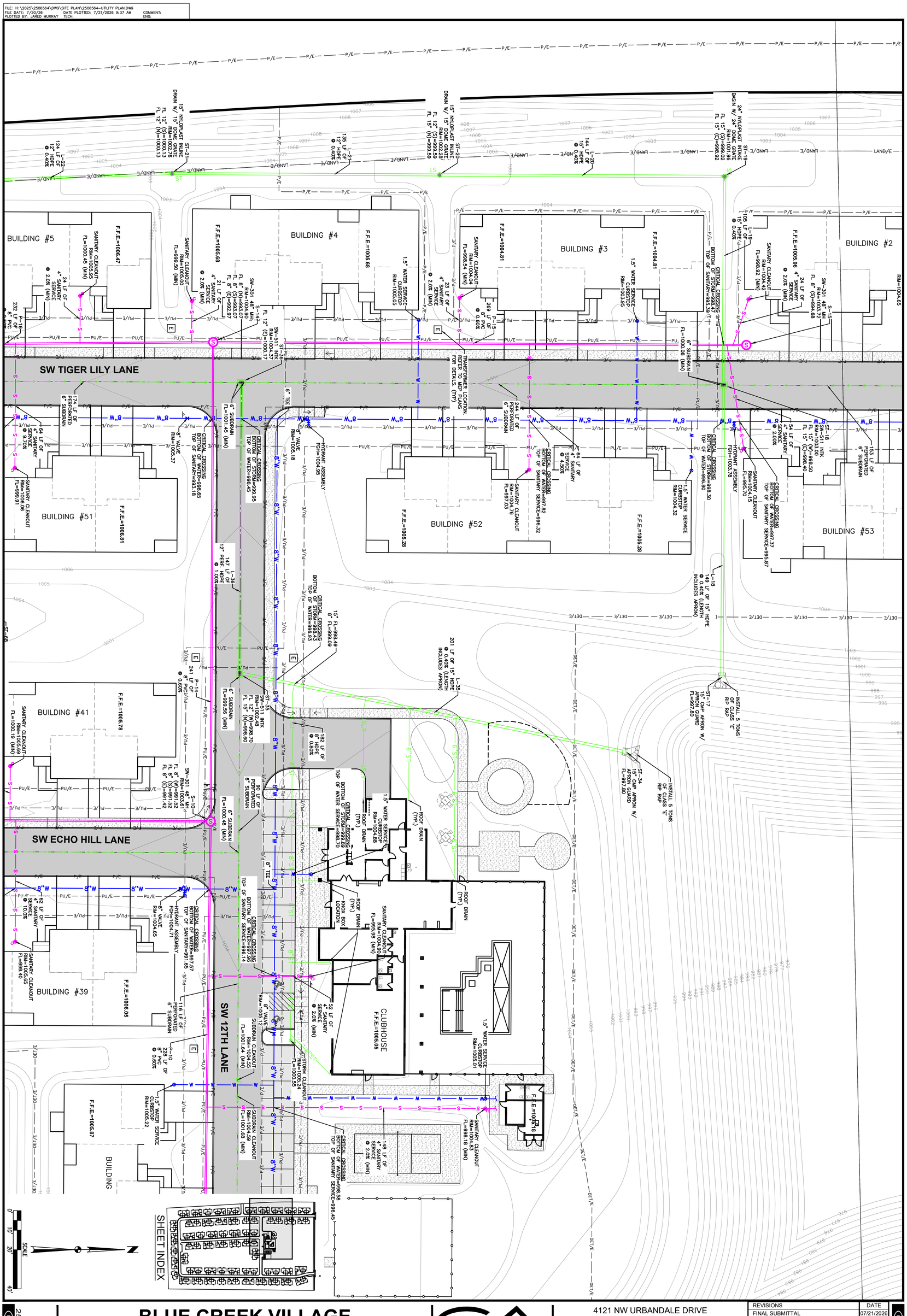
6.3



BLUE CREEK VILLAGE

UTILITY PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

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8.2

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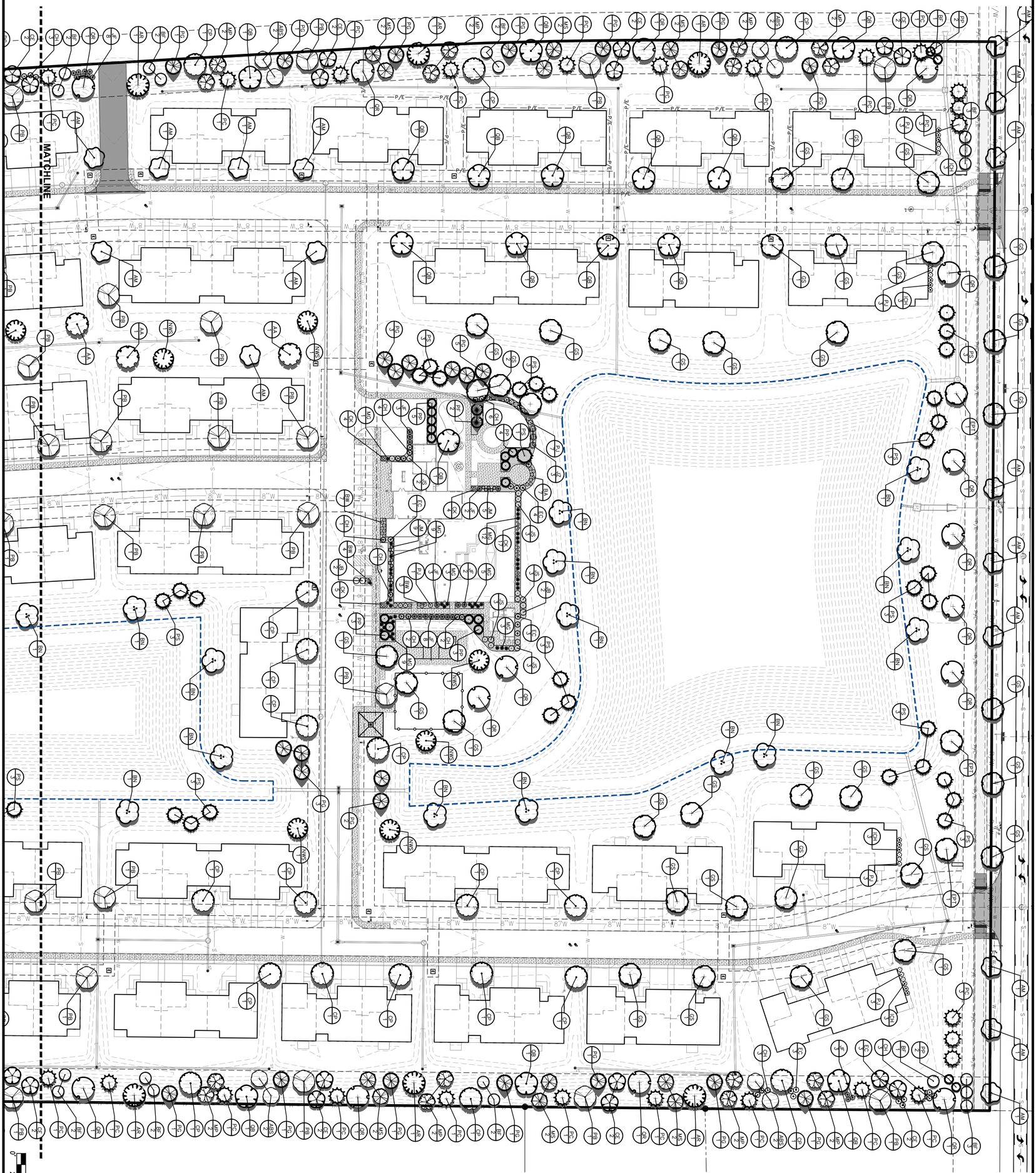

BLUE CREEK VILLAGE

LANDSCAPE PLAN

GRIMES, IOWA

2506.564

9.1

CIVIL DESIGN ADVANTAGE
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URBANDALE, IA 50322
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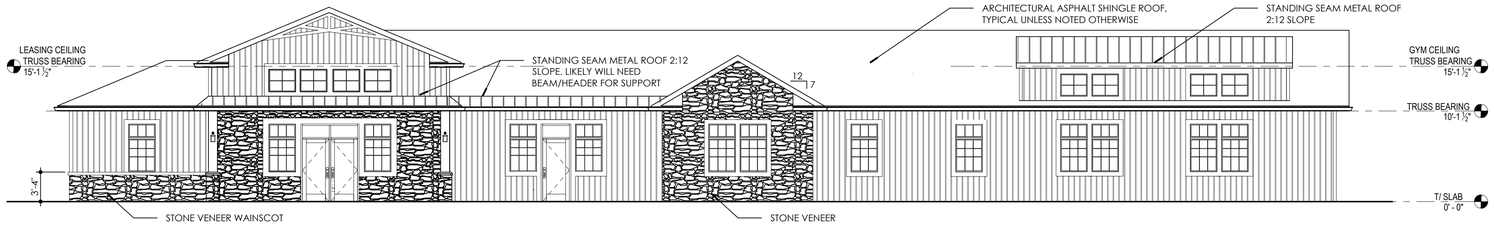
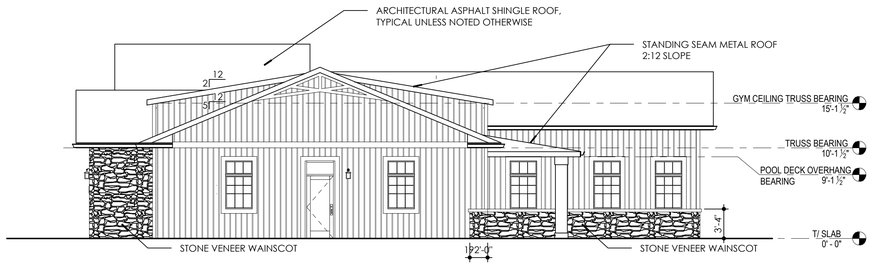
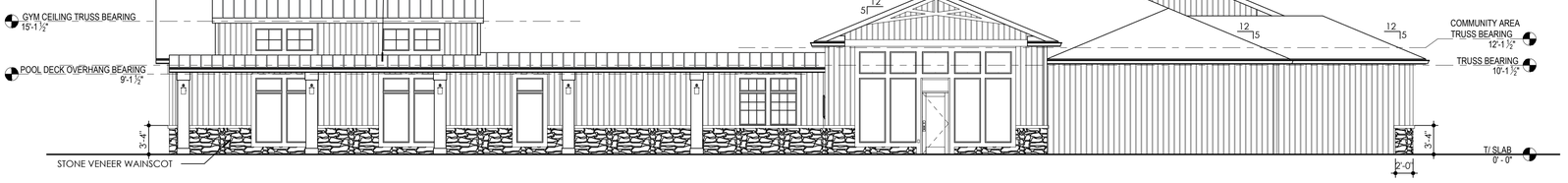


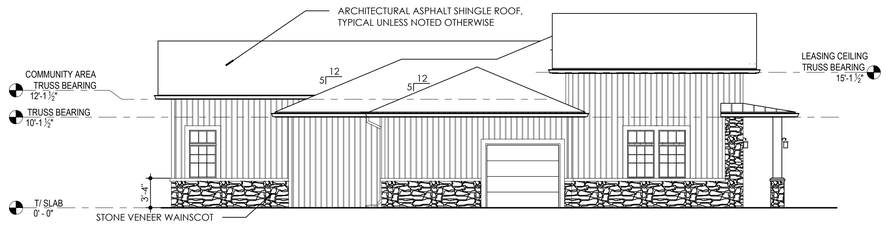
1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"

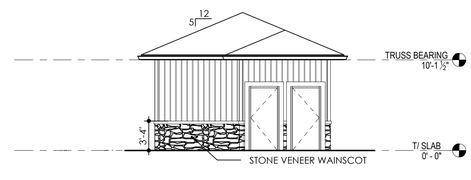


3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"

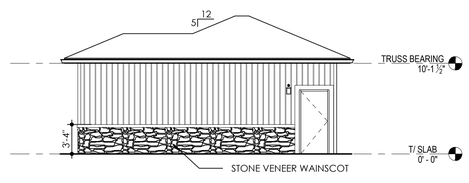


4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"

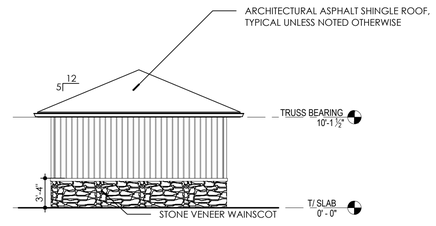
5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



6 POOL BUILDING SIDE ELEVATION (EAST)
1/8" = 1'-0"



7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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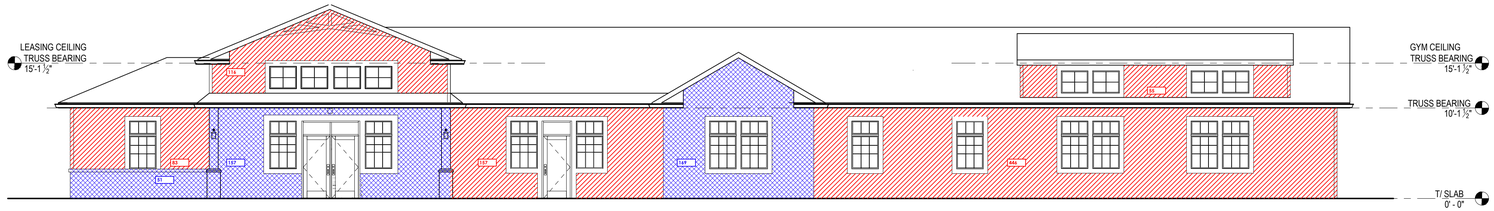
GRIMES, IA

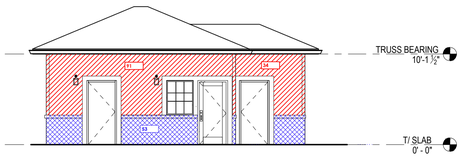
AMENITY

07-09-2026



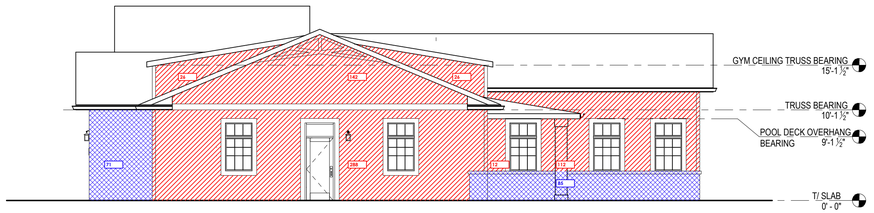
SIDING AREA : 857 SF
STONE AREA : 377 SF
1,234 SF
377 / 1,234 = 30% STONE

1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



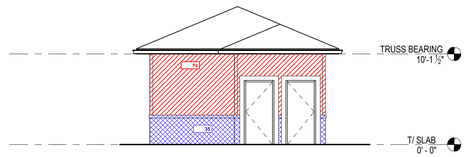
SIDING AREA : 125 SF
STONE AREA : 53 SF
178 SF
53 / 178 = 30% STONE

5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



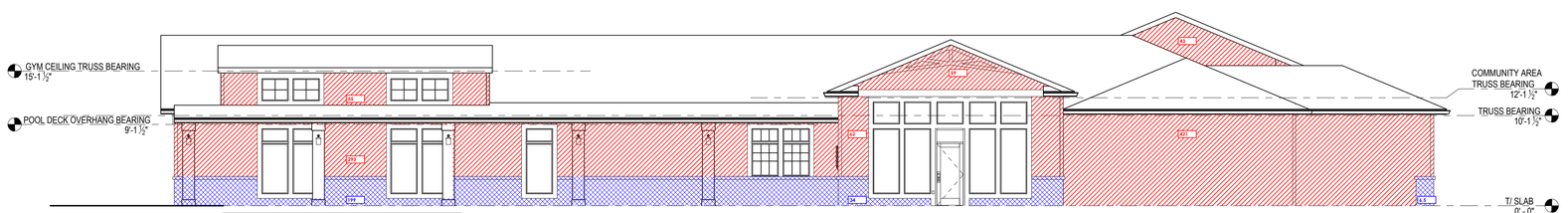
SIDING AREA : 606 SF
STONE AREA : 156 SF
762 SF
156 / 762= 21% STONE

2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"



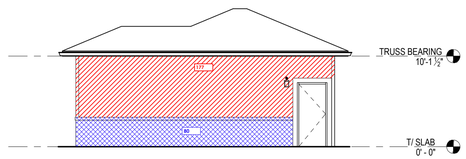
SIDING AREA : 96SF
STONE AREA : 35 SF
131SF
35 / 131 = 26% STONE

6 POOL BUILDING SIDE ELEVATION (EAST)
1/8" = 1'-0"



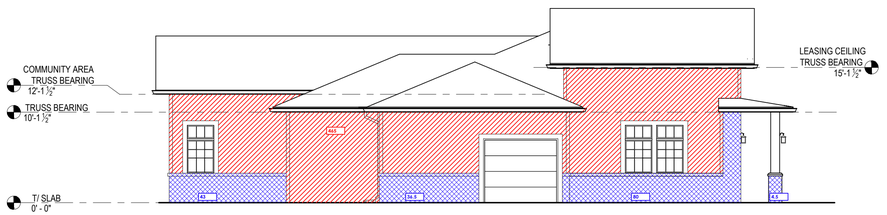
SIDING AREA : 933 SF
STONE AREA : 240 SF
1,173 SF
240 / 1,173 = 20% STONE

3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"



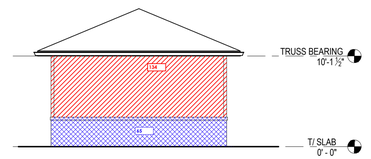
SIDING AREA :177 SF
STONE AREA : 80 SF
257 SF
80 / 257 = 31% STONE

7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



SIDING AREA : 465 SF
STONE AREA : 164 SF
629 SF
164 / 629 = 26% STONE

4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"



SIDING AREA : 134 SF
STONE AREA : 65 SF
199 SF
65 / 199 = 32% STONE

8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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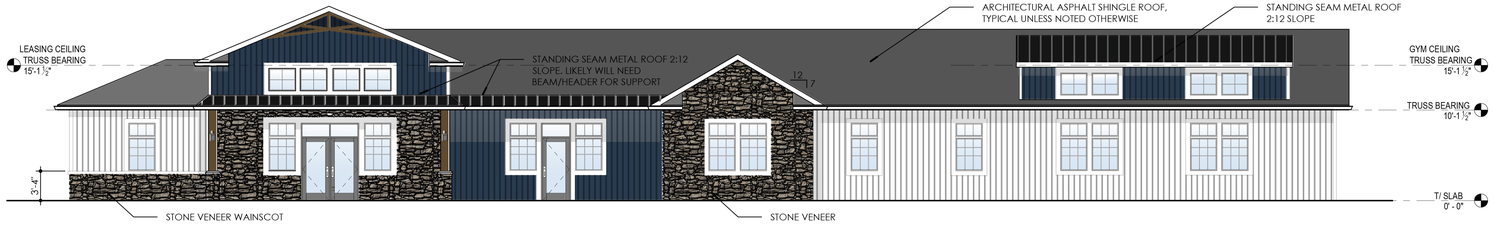
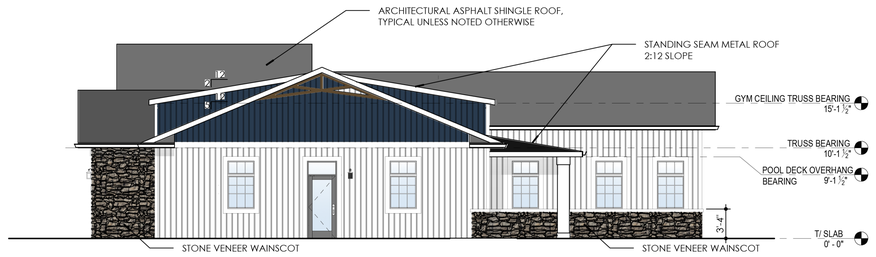
GRIMES, IA

AMENITY

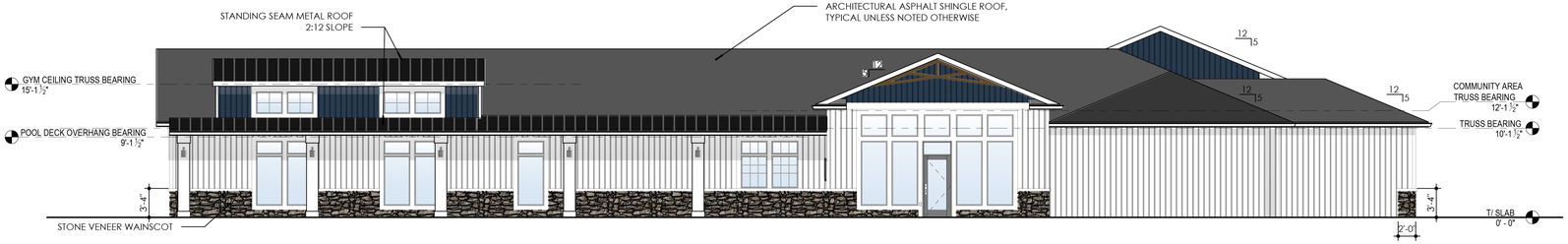
07-09-2026



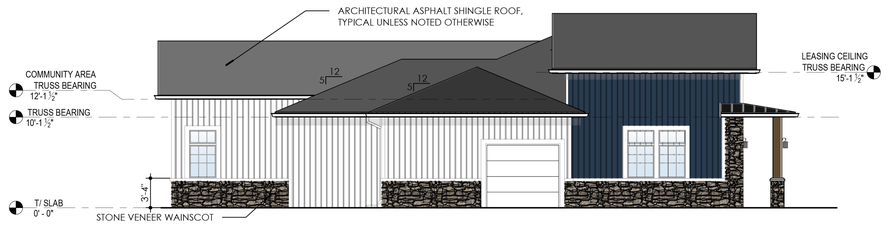
1 CLUBHOUSE FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



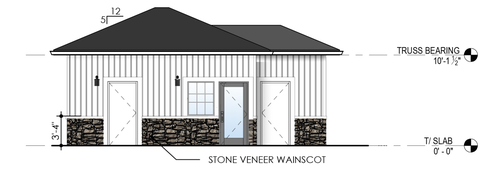
2 CLUBHOUSE SIDE ELEVATION (EAST)
1/8" = 1'-0"



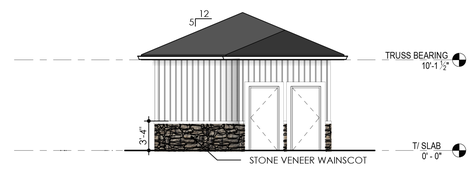
3 CLUBHOUSE REAR ELEVATION (NORTH)
1/8" = 1'-0"



4 CLUBHOUSE SIDE ELEVATION (WEST)
1/8" = 1'-0"



5 POOL BUILDING FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



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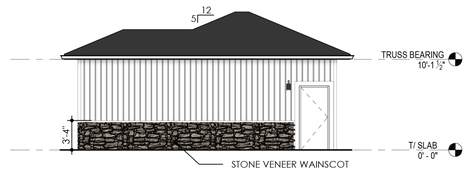
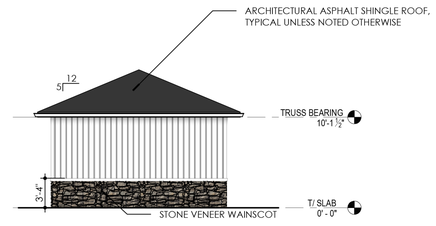


7 POOL BUILDING REAR ELEVATION (NORTH)
1/8" = 1'-0"



8 POOL BUILDING SIDE ELEVATION (WEST)
1/8" = 1'-0"

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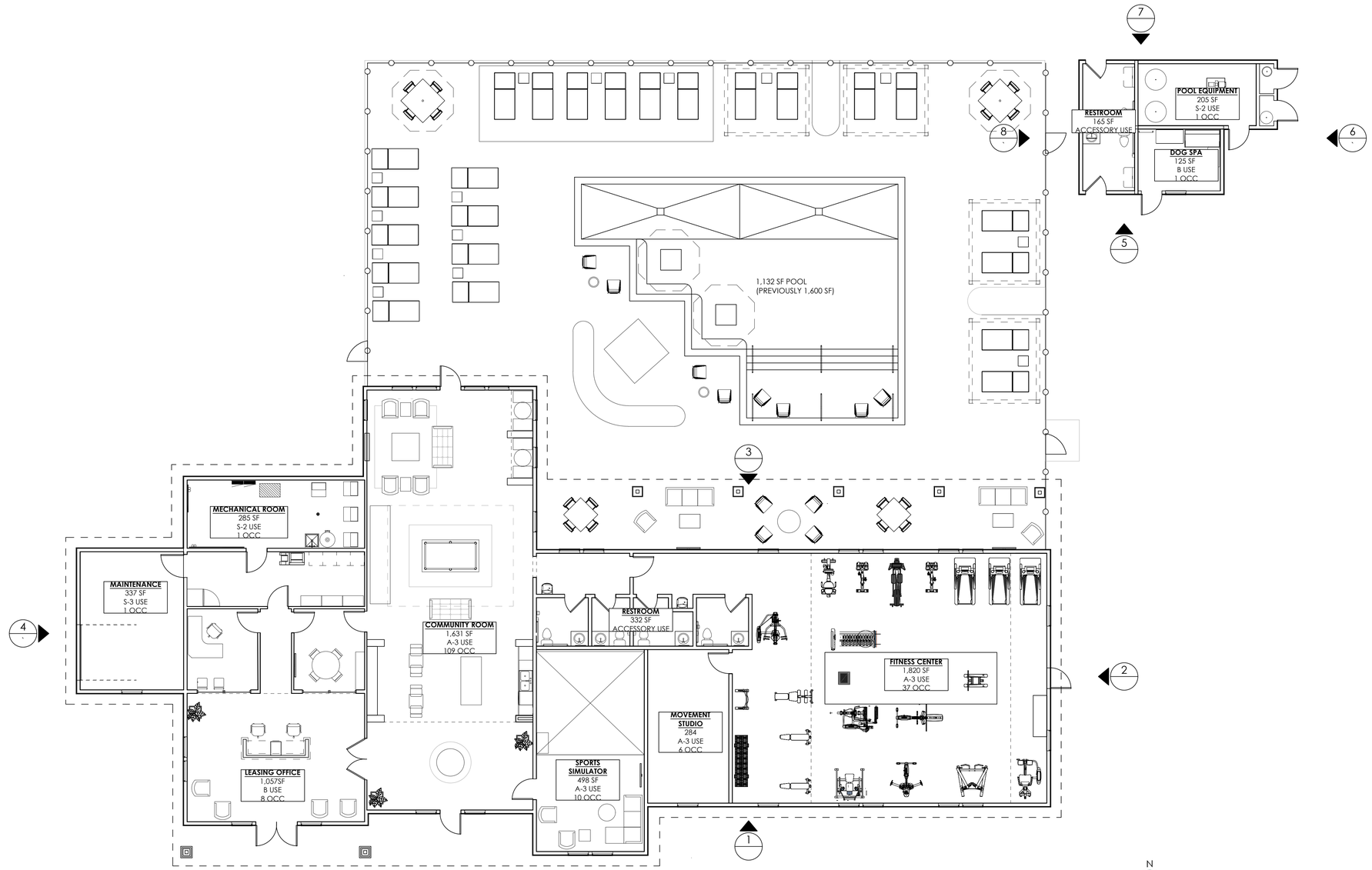
GRIMES, IA

AMENITY

07-09-2026

Primary Occupancy Classiciation(s) IBC Chapter 3					
	Occupancy	Space	Square Footage	Occ. Load Factor	Total occupant Load
Accessory Occupancy Classica	A-3 Assembly	Community Room	1,631	15	109
		Sports Simulator	498	50	10
		Fitness Center	1,820	50	37
		Movement Studio	284	50	6
	B Business	Leasing office	1,057	150	8
		Dog Spa	125	150	1
	Accessory	Mechanical	285	500	1
		Maintenance	337	500	1
		Restrooms - Clubhouse	332	N/A	N/A
		Restrooms - Pool	165	N/A	N/A
		Pool equipment	205	500	1
				Total Building	173



1 AMENITY FLOOR PLAN - CLUBHOUSE AND POOL BUILDING
1/8" = 1'-0"

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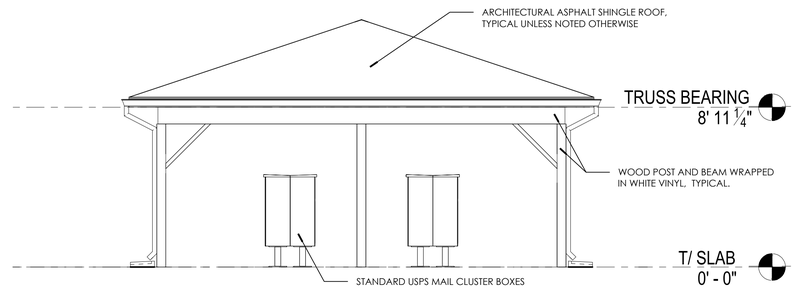
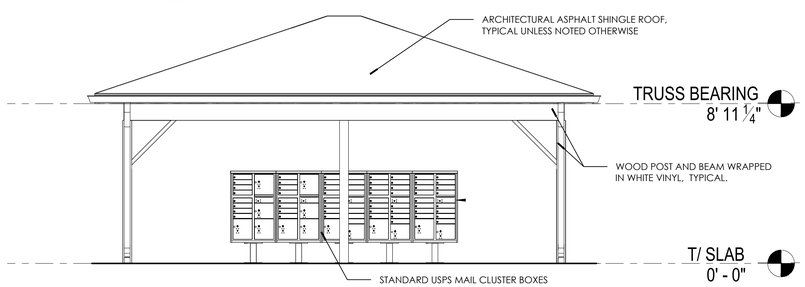
GRIMES, IA

AMENITY

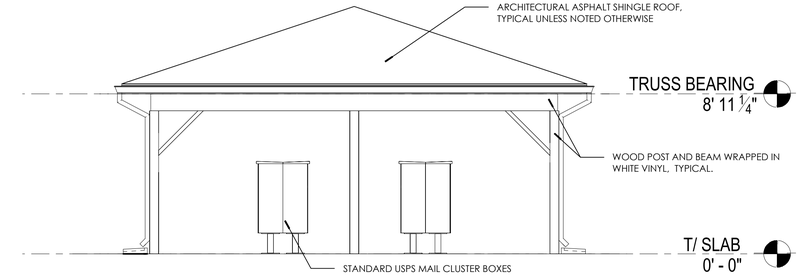
07-09-2026



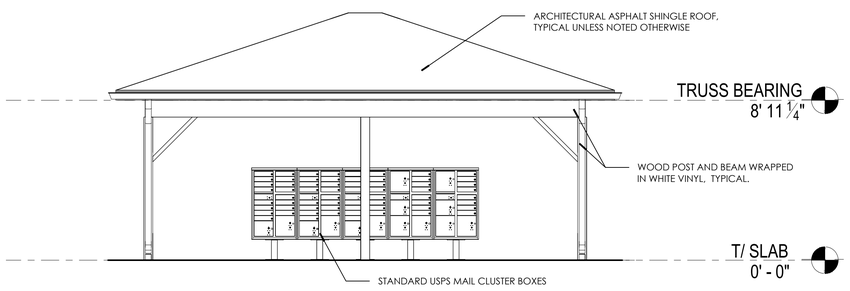
1 MAIL KISOK FRONT ELEVATION (SOUTH)
1/4" = 1'-0"



2 MAIL KIOSK SIDE ELEVATION (EAST)
1/4" = 1'-0"



3 MAIL KIOSK REAR ELEVATION (NORTH)
1/4" = 1'-0"



4 MAIL KIOSK SIDE ELEVATION (WEST)
1/4" = 1'-0"

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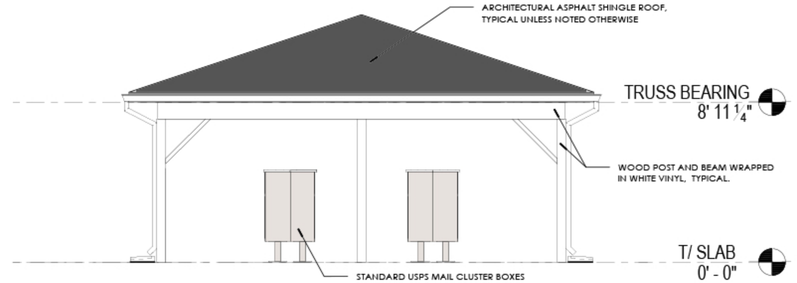
BLUE CREEK VILLAGE

GRIMES, IA

MAIL KIOSK

07-21-2026



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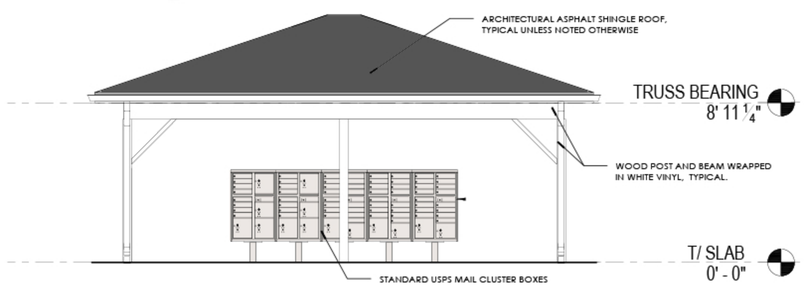

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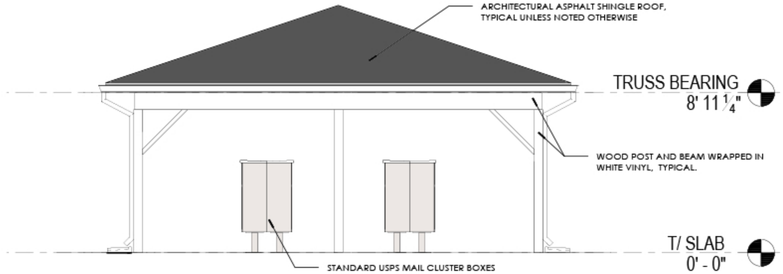

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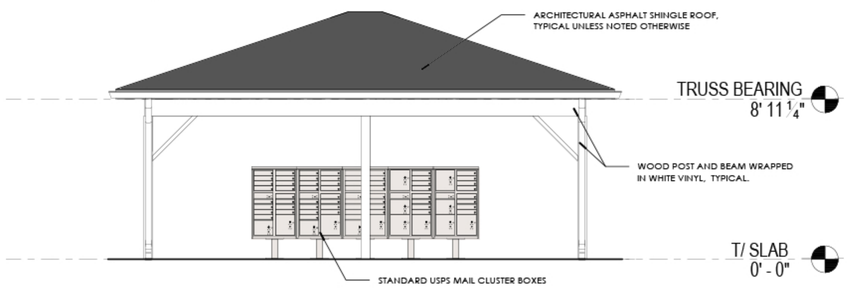

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1/4" = 1'-0"

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BLUE CREEK VILLAGE

GRIMES, IA

MAIL KIOSK

07-21-2026

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Resolution 08-2726 Approving Final Plat of Blue Creek Village Plat 1 and Certain Related Easements and Agreements

BACKGROUND: The applicant, CA Five, LLC, is requesting approval of a final plat for Blue Creek Village Plat 1 located south of SW 11th Street and west of Oak View Middle School. The final plat consists of one lot for a townhome development across 33.79 acres. The plat will include all easements for ingress/egress, utilities, overland flowage, detention, and landscape buffer.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning and Zoning Commission Recommendation of Approval - 03/04/2026

STAFF RECOMMENDATION: Staff recommend approval of the Resolution subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Evann Coffey, Senior Planner, 515-986-4050, ecoffey@grimesiowa.gov

Prepared by:	Evann Coffey, Senior Planner
Return to:	Evann Coffey, Senior Planner

RESOLUTION 08-2726 APPROVING FINAL PLAT OF BLUE CREEK VILLAGE PLAT 1 AND CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 08-2726

WHEREAS, the final plat and accompanying materials for Blue Creek Village Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by CA Five, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has submitted to the City of Grimes all necessary easements within the Plat; and

WHEREAS, the plat of Blue Creek Village Plat 1 and the documents relating thereto comply in all other respects with the City of Grimes' Subdivision Ordinance.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

1. That the plat of Blue Creek Village Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. Public Utilities Easement
2. Landscape Buffer Easement
3. Water Main Easement
4. Overland Flowage Easement
5. Temporary Access Easement
6. Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby acknowledge the following additional off-plat easements to be filed with the Plat:

1. Private Storm Sewer Easement; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby acknowledge the following additional private easements to be filed with the Plat:

1. Declaration of Private Easements; and

BE IT FURTHER RESOLVED that the required sidewalks and trails within the Plat are not now constructed, provided, however, that in no event shall the last certificate of occupancy be issued on a lot within the Plat until all sidewalks and trails on such lot that are required by the Plat are constructed. Issuance of the last certificate of occupancy within the development shall constitute the City's acceptance of such sidewalk or trail; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Blue Creek Village Plat 1, as well as any other documents related thereto, with the Dallas County Recorder.

PASSED and APPROVED on August 25, 2026.

_____
David Gisch, Mayor

Attested:

_____
Rachel Greving, City Clerk

Planning & Zoning Staff Report

DATE

March 4, 2026

PROJECT NAME

Blue Creek Village Plat 1

Final Plat

APPLICANT

CA Five, LLC

REQUESTED ACTION

Approval of the final plat for the subdivision of 33.79 acres for one development lot for town-homes and clubhouse.

LOCATION

South of SW 11th Street and west of Oak View Middle School

ZONING

R-3 Medium

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
(515) 986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Medium-Density Residential	R-3 Medium
North	Single-Family	Low-Density Residential/Park	R-4
South	Vacant	Low-Density Residential	A-1
East	Civic	Civic	A-1
West	Vacant	Low-Density Residential	R-2

PARKS

A 10' trail will be installed along the south side of SW 11th Street.

This plat is part of the Hope Meadows Phase 2 rezone. The development agreement established the parkland requirements, which divided the parkland between the R-2 and R-3 Medium areas. The Blue Creek Village development is located within the R-3 Medium area and is required to provide fee in lieu of land dedication. The funds will be used for improvements to Meadows Park to the north. The R-2 single-family area will provide fee in lieu of land dedication as well as dedication of the two greenways that run through the development. The greenways will be dedicated to the City with future development phases.

In addition, Blue Creek Village will provide private recreation opportunities onsite for their residents.

The Parks and Recreation Advisory Board reviewed the rezone for Hope Meadows Phase 2 and recommended approval of the parkland proposal.

Future Land Use Map

The plat is consistent with the City of Grimes future land use plan and the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Plat Layout

ACCESS

Two driveways will be provided off SW 11th Street. A temporary access will be provided to the west until such time the future development to the west has a second access point out to SW Mustang Road. The temporary access is necessary to provide proper fire access for the development to the west.

PLAT LAYOUT

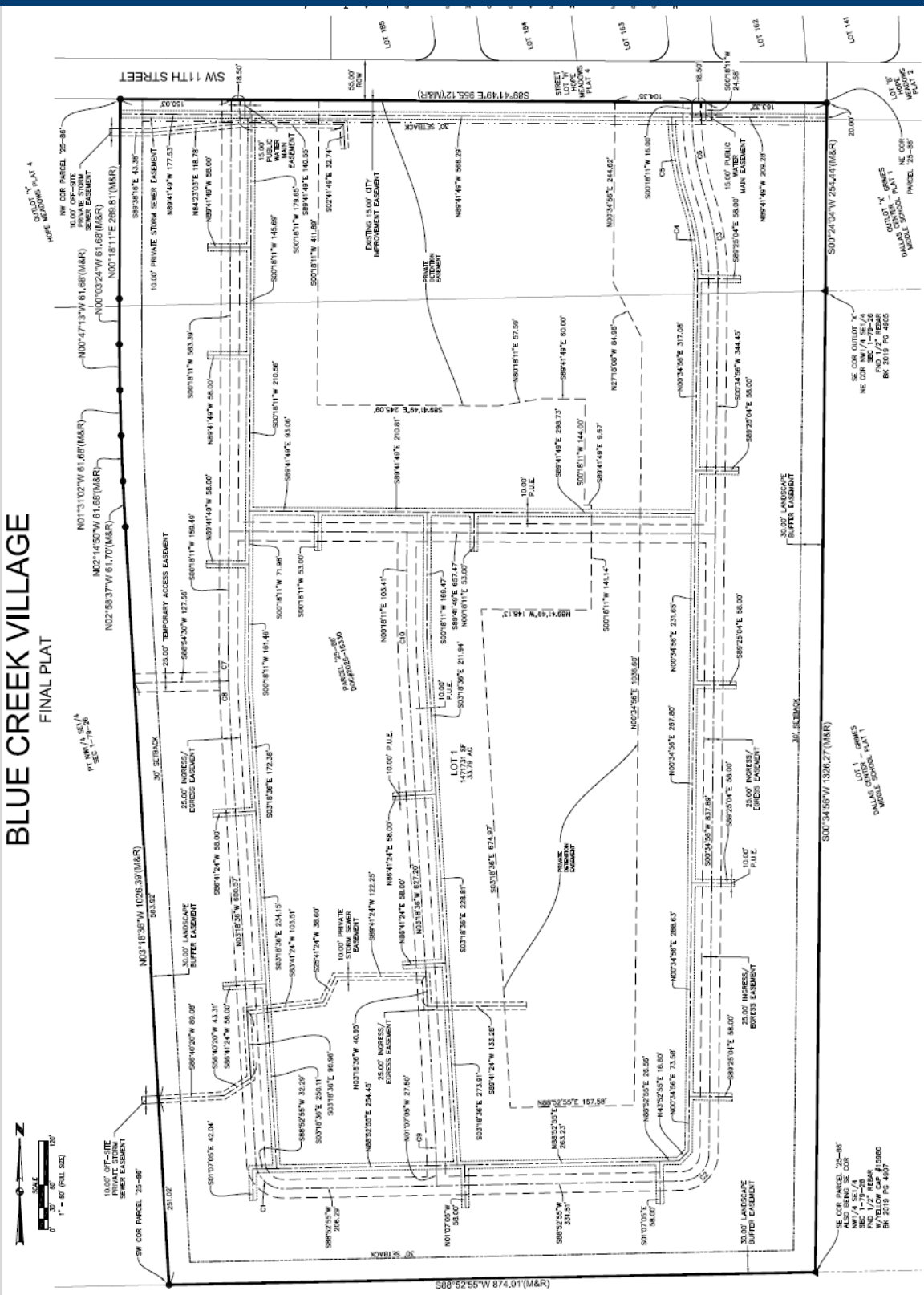
The plat will consist of one development lot for the Blue Creek Village townhomes.

EASEMENTS

A private ingress/egress easement will be reserved along the private streets throughout the development.

Sanitary sewer and water main throughout the development will be private. However, public water main easements will be reserved for a portion of the main over the existing service stubs to the lot. The water main will transition to private after the connection point on the existing service stubs.

Additional easements to be established include public utility, temporary access, private storm sewer, private detention, and landscape buffer easements.



Legal & Conclusion

LEGAL

The plat is subject to the Hope Meadows Phase 2 Zoning Change and Development Agreement.

Easements will be reserved for all utilities, landscape buffers and private detention.

Right– of-way for SW 11th Street was previously dedicated to the City with Hope Meadows Plat 4.

CONCLUSION

The plat consists of one development lot for the Blue Creek Village townhomes.

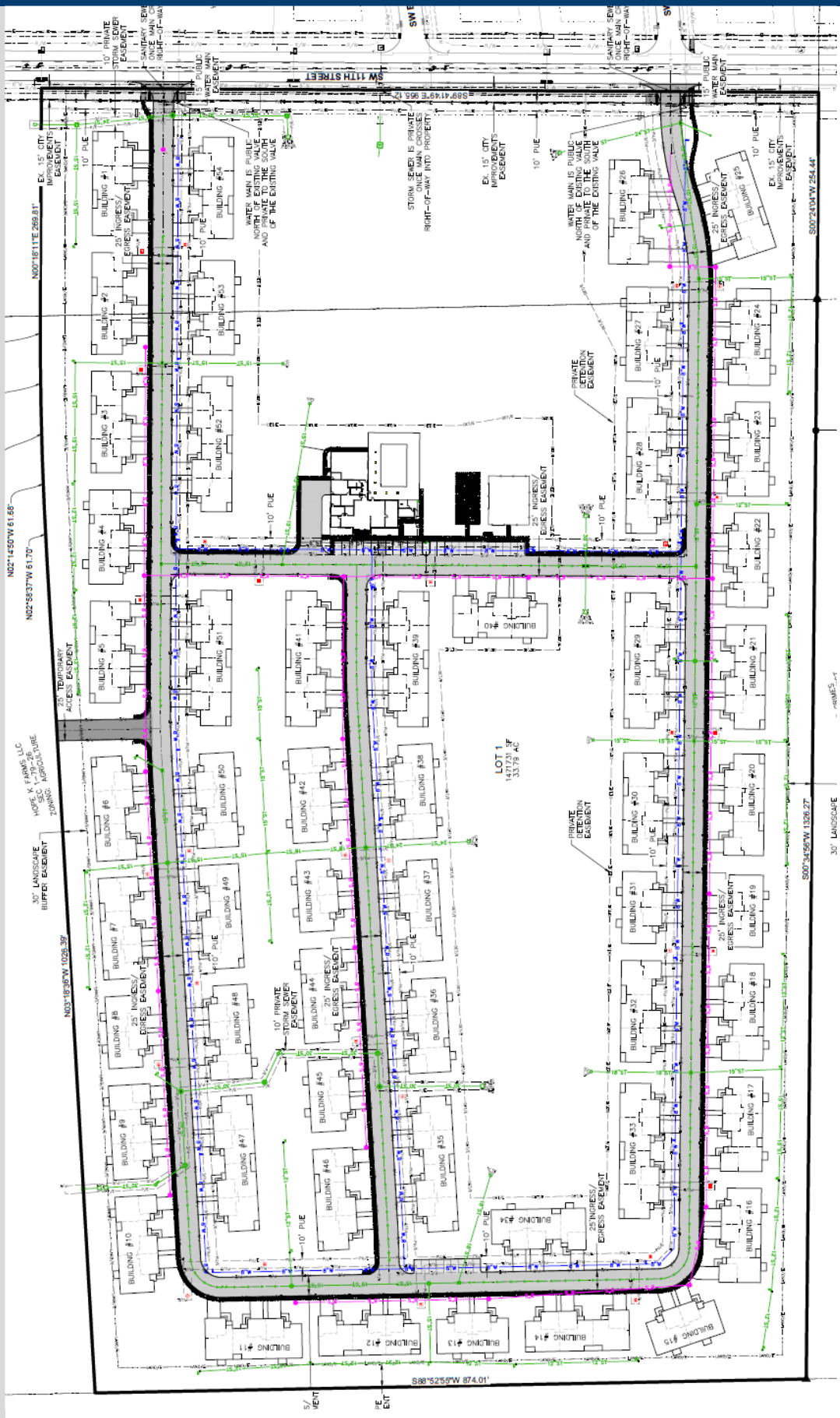
The final plat is consistent with the future land use plan, Hope Meadows Phase 2 Zoning Change and Development Agreement, and the preliminary plat.

Fee in lieu of parkland dedication will be provided to be used for improvements to Meadows Park.

All legal documents will need to be reviewed prior to approval by Council.

STAFF RECOMMENDATION

Staff recommend approval of the final plat for Blue Creek Village Plat 1 subject to remaining staff comments and legal document review.



Proposed Site Plan

~~February 9, 2026~~
~~July 8, 2026~~
~~July 16, 2026~~
~~August 7, 2026~~
August 17, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Blue Creek Village Plat 1 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Blue Creek Village Plat 1. Based on the review of the submittal materials, staff have the following comments:

General Comments:

1. ~~Provide signed final plat application.~~

2. ~~Staff will provide the lot address with next submittal.~~

3. ~~Staff are investigating if an easement or agreement may be necessary for the City to access the curb stops. Staff are working to try to get this confirmed yet this week. There may need to be an ingress/egress easement to extend over the curb stops for the city to access the curb stops. Easement not needed.~~

4. ~~On the plat, label the private ingress/egress easement that runs east/west.~~

5. Please provide the parkland fee of $79,950.

Legal Comments: Provide all legal documents for review at least two weeks prior to the desired Council meeting date.

1. ~~A title opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances.~~

2. ~~A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.~~

3. ~~A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary.~~

4. ~~A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354.~~

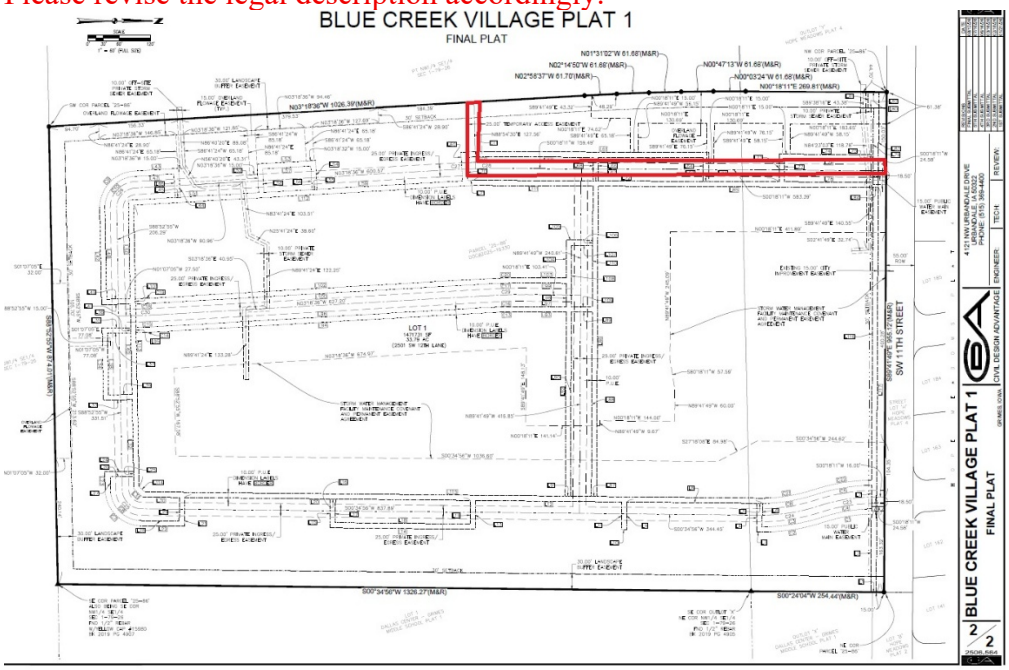
5. ~~Approval of the subdivision name from the County.~~

6. ~~A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. City staff will provide.~~

7. Any easement documents and their legal descriptions, and mortgage holder consent, if applicable. Templates are provided for the public easements.

   a. ~~Public Utility Easement~~
   b. Temporary Access Easement
      i. ~~Update SW 11th St to SW 13th St~~
      ii. Please revise the easement language to say the easement is a temporary easement, not a perpetual easement, that will be terminated upon the construction of two public access points to the subdivision to the west and upon City acceptance of the improvements. Please use language similar to the language in the attached Temporary Construction Easement. An exhibit can be attached if desired for clarity. An example exhibit is provided.

iii. The easement should be extended along the north/south private drive. Please revise the legal description accordingly.



iv. The easement should be for SW 13th St and SW Tigerlily Lane.

~~c. Declaration of Private Easements (Ingress/Egress Easement /Storm Sewer Easement)~~

~~i. Exhibit B legal description doesn't appear to be correct. The lengths and curve descriptions don't match the plat. There are no A and B points of reference labeled on the plat. There appear to be sections of the easement not described.~~

~~ii. Does this document need consent from the lender?~~

~~d. Landscape Buffer Easement~~

~~e. Offsite Private Storm Sewer Easement~~

~~i. Update the grantee on page 2~~

~~ii. Update legal description to Dallas County~~

~~f. Overland Flowage Easement~~

~~g. Water Main Easement~~

~~i. I think the northwest water main easement description needs to be updated. 150.03' should be more like 168'.~~

~~h. Blue Creek Village Plat 1 Storm Water Management Facility Maintenance Covenant and Permanent easement Agreement~~

i. The tax payer listed on all easement documents should be the property owner, not the City. Please include the grantor's information as the taxpayer.

~~8. Declaration and Covenants, Restrictions, and Easements. Is a declaration proposed?~~

~~9. Executed electric and gas distribution agreements.~~

10. Signed paper copies of the final draft of the plat as required by the appropriate County. Dallas County – 5 - 24” x 36” copies, and 1 – 11” x 17” copy with original signature

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

FINAL PLAT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: August 17, 2026
(1 PDF of Final Plat and Legal Documents)

PLANNING & ZONING: March 3, 2026, at 5:30 PM

COUNCIL MEETING: August 25, 2026, at 5:30 PM

Please feel free to contact me at ecoffey@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey
Senior Planner

BLUE CREEK VILLAGE PLAT 1

FINAL PLAT

INDEX LEGEND

LOCATION: PARCEL '25-86' OF OUTLOT 'X', HOPE MEADOWS PLAT 1 AND NW1/4 SE1/4 SEC 1-79-26 GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: CA FIVE, LLC

PROPRIETOR: CA FIVE, LLC
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

AREA ABOVE RESERVED FOR RECORDING STAMP

REVISIONS	DATE
FINAL SUBMITTAL	08/12/26
5TH SUBMITTAL	07/10/26
4TH SUBMITTAL	06/16/26
3RD SUBMITTAL	03/16/26
2ND SUBMITTAL	02/18/26
1ST SUBMITTAL	01/21/26

OWNER / DEVELOPER

CA FIVE, LLC
CONTACT: JASON KULIK
629 EUCLID AVE, SUITE 1300
CLEVELAND, OHIO 44114
PH: (330) 283-8187
EMAIL: JKULIK@STARKENTERPRISES.COM

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-3: MED (MULTIPLE-FAMILY DISTRICT)

DEVELOPMENT AGREEMENT: DOC #2026-01528

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

BULK REGULATIONS

R-3: MED (MULTIPLE-FAMILY DISTRICT)

MINIMUM LOT AREA
NO MINIMUM LOT DIMENSIONS APPLY. POSTAGE STAMP LOT DEVELOPMENT IS PERMITTED

MINIMUM LOT WIDTH	= 200 FT
SETBACKS:	
FRONT YARD	= 30 FT
REAR YARD	= 30 FT
SIDE YARD	
1-1½ STORY	= 7 FT EACH SIDE / 14 FEET TOTAL
2-3 STORIES	= 15 FT EACH SIDE / 30 FEET TOTAL
MAX BUILDING HEIGHT	= 3 STORIES (40 FT)
BUILDING SEPARATION	= 16 FT

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#29363 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS	(1234)	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
PLAT BOUNDARY		

DATE OF SURVEY

JANUARY 12, 2026

PLAT DESCRIPTION

PARCEL '25-86' AS SHOWN ON THE PLAT SURVEY RECORDED IN INSTRUMENT NUMBER 2025-16330, BEING A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 79 NORTH, RANGE 26, ALL BEING IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA.

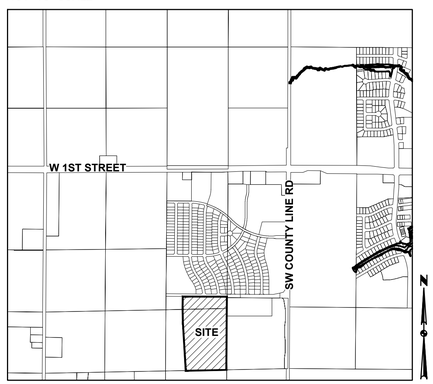
THE PROPERTY CONTAINS 33.79 ACRES (1,471,731 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

NOTES

1. ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
2. LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	16°48'03"	317.50'	93.10'	S09°43'18"E	92.77'
C2	18°42'16"	382.50'	124.87'	S08°46'11"E	124.31'
C3	17°53'37"	372.50'	116.33'	N09°10'31"W	115.86'
C4	16°51'02"	327.50'	96.32'	N09°41'49"W	95.97'
C5	17°02'27"	372.50'	110.79'	S09°36'06"E	110.38'
C6	17°46'55"	327.50'	101.64'	S09°13'52"E	101.23'
C7	88°17'58"	70.00'	107.88'	S44°43'55"W	97.52'
C8	88°17'58"	60.00'	92.47'	N44°43'55"E	83.58'
C9	87°48'29"	70.00'	107.28'	N47°12'51"W	97.08'
C10	87°48'29"	60.00'	91.95'	S47°12'51"E	83.21'
C11	2°39'11"	1532.50'	70.96'	N01°01'24"W	70.96'
C12	2°16'13"	1522.50'	60.33'	S00°49'55"E	60.33'
C13	3°36'48"	1217.50'	76.78'	S01°30'12"E	76.77'
C14	1°58'06"	1282.50'	44.06'	S02°19'33"E	44.06'
C15	1°58'00"	1272.50'	43.68'	N02°19'36"W	43.68'
C16	3°36'48"	1227.50'	77.41'	N01°30'12"W	77.40'
C17	3°36'48"	1272.50'	80.25'	S01°30'12"E	80.23'
C18	1°57'30"	1227.50'	41.96'	S02°19'51"E	41.96'
C19	1°57'24"	1217.50'	41.58'	N02°19'54"W	41.57'
C20	3°36'48"	1282.50'	80.88'	N01°30'12"W	80.86'
C21	18°42'16"	317.50'	103.65'	N08°46'11"W	103.19'
C22	17°04'37"	382.50'	114.00'	N09°35'01"W	113.58'
C23	18°25'31"	350.00'	112.55'	S08°54'34"E	112.07'
C24	18°42'16"	350.00'	114.26'	S08°46'11"E	113.75'
C25	88°17'58"	37.50'	57.79'	S44°43'55"W	52.24'
C26	87°48'29"	37.50'	57.47'	N47°12'51"W	52.01'
C27	1°58'05"	1500.00'	51.53'	N02°19'34"W	51.52'
C28	1°38'42"	1500.00'	43.07'	S00°31'10"E	43.07'
C29	3°36'48"	1250.00'	78.83'	N01°30'12"W	78.82'
C30	2°11'31"	1250.00'	47.82'	N02°12'51"W	47.82'

LINE DATA

LINE	BEARING	LENGTH
L1	S00°24'04"W	10.00'
L2	N89°41'49"W	149.15'
L3	S00°34'56"W	4.73'
L4	N89°25'04"W	55.00'
L5	N00°20'21"E	10.00'
L6	S89°25'04"E	45.00'
L7	N89°41'49"W	45.01'
L8	S00°34'23"W	259.41'
L9	S89°25'04"E	53.00'
L10	S00°34'56"W	10.00'
L11	N89°25'04"W	53.00'
L12	S00°34'56"W	279.59'
L13	S89°25'04"E	55.00'
L14	S00°34'56"W	277.80'
L15	N89°25'04"W	55.00'
L16	N00°34'56"E	10.00'
L17	S89°25'04"E	45.00'
L18	N00°34'56"E	257.80'
L19	N89°25'04"W	45.00'
L20	S00°34'56"W	546.43'
L21	S89°25'04"E	55.00'
L22	S00°34'56"W	82.17'
L23	S88°52'55"W	34.75'
L24	N01°07'05"W	55.00'
L25	N88°52'55"E	10.00'
L26	S01°07'05"E	45.00'
L27	N88°52'55"E	24.75'
L28	N00°34'56"E	72.17'
L29	N89°25'04"W	45.00'
L30	S00°34'56"W	70.57'
L31	S43°52'55"W	22.85'
L32	S88°52'55"W	170.31'
L33	S01°07'05"E	55.00'
L34	S88°52'55"W	137.58'
L35	N01°07'05"W	55.00'
L36	N88°52'55"E	10.00'
L37	S01°07'05"E	45.00'
L38	N88°52'55"E	117.58'
L39	N01°07'05"W	45.00'
L40	S88°52'55"W	172.58'
L41	S01°07'05"E	55.00'
L42	S88°52'55"W	183.79'
L43	N03°18'36"W	85.38'
L44	N86°41'24"E	55.00'
L45	S03°18'36"E	10.00'
L46	S86°41'24"W	45.00'
L47	S03°18'36"E	75.38'
L48	N88°52'55"E	173.79'
L49	N01°07'05"W	45.00'
L50	S88°52'55"W	188.22'
L51	N03°18'36"W	249.92'
L52	S86°41'24"W	55.00'
L53	N03°18'32"W	112.05'
L54	N86°41'28"E	55.00'
L55	S03°18'36"E	10.00'
L56	S86°41'28"W	45.00'
L57	S03°18'32"E	92.05'
L58	N86°41'24"E	45.00'
L59	N03°18'36"W	380.76'
L60	S86°41'28"W	54.78'
L61	N00°18'11"E	402.92'
L62	S89°41'49"E	54.99'
L63	S00°18'11"W	10.00'
L64	N89°41'49"W	44.99'
L65	S00°18'11"W	200.93'
L66	S89°41'49"E	44.99'
L67	S00°18'11"W	10.00'
L68	N89°41'49"W	44.99'
L69	S00°18'11"W	181.99'
L70	N86°41'28"E	44.58'
L71	N03°18'36"W	10.93'
L72	N00°18'11"E	584.84'
L73	N89°41'49"W	53.00'
L74	N00°18'11"E	179.64'
L75	S89°41'49"E	10.00'
L76	S00°18'11"W	169.64'
L77	S89°41'49"E	43.00'
L78	N00°18'11"E	169.65'
L79	N89°41'49"W	142.53'
L80	S00°18'11"W	10.00'
L81	N89°41'49"W	30.00'
L82	N00°18'11"E	20.00'
L83	S89°41'49"E	182.53'
L84	N00°18'11"E	10.00'
L85	S00°18'11"W	535.89'
L86	S89°41'49"E	592.62'
L87	S00°34'56"W	10.00'
L88	N89°41'49"W	351.96'
L89	S00°18'11"W	40.00'
L90	S89°41'49"E	351.76'
L91	S00°34'56"W	10.00'
L92	N89°41'49"W	351.71'
L93	S00°18'11"W	75.91'
L94	S03°18'36"E	627.20'
L95	S88°52'55"W	10.00'
L96	N03°18'36"W	627.20'
L97	N00°18'11"E	75.91'
L98	N89°41'49"W	45.00'
L99	S00°18'11"W	75.91'
L100	S03°18'36"E	627.20'
L101	S88°52'55"W	10.00'
L102	N03°18'36"W	627.20'
L103	N00°18'11"E	75.91'
L104	N89°41'49"W	72.29'
L105	N00°18'11"E	49.99'
L106	S89°41'49"E	10.00'
L107	S00°18'11"W	39.99'
L108	S89°41'49"E	117.29'
L109	N00°18'11"E	40.00'
L110	N89°41'49"W	230.61'
L111	S00°18'11"W	228.28'
L112	S03°18'36"E	651.67'
L113	N88°52'55"E	537.35'
L114	N43°52'55"E	14.74'
L115	N00°34'56"E	1176.76'
L116	N89°41'49"W	558.37'
L117	S89°41'49"E	772.56'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 AND 2

PRELIMINARY NOT FOR CONSTRUCTION

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: TECH: REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE PLAT 1

FINAL PLAT

1/2

2506.564

FILE: H:\2025\2506564\DWG\2506564-FINAL PLAT.DWG
PLOTTED BY: JARED MURRAY PLOT DATE: 8/12/2026 4:09 PM COMMENT:
TECH: ENG:

BLUE CREEK VILLAGE PLAT 1

FINAL PLAT

SCALE
0' 30' 60' 120'
1" = 60' (FULL SIZE)

LOT 1
1471731 SF
33.79 AC
(2501 SW 12TH LANE)

SW COR PARCEL '25-86'
OVERLAND FLOWAGE EASEMENT
10.00' OFF-SITE PRIVATE STORM SEWER EASEMENT
30.00' LANDSCAPE BUFFER EASEMENT
15.00' OVERLAND FLOWAGE EASEMENT (TYP.)
PT NW1/4 SE1/4 SEC 1-79-26
OUTLOT 'Y' HOPE MEADOWS PLAT 4
NW COR PARCEL '25-86'
10.00' OFF-SITE PRIVATE STORM SEWER EASEMENT

N03°18'36"W 1026.39'(M&R)
N02°58'37"W 61.70'(M&R)
N02°14'50"W 61.68'(M&R)
N01°31'02"W 61.68'(M&R)
N00°47'13"W 61.68'(M&R)
N00°03'24"W 61.68'(M&R)
N00°18'11"E 269.81'(M&R)

30' SETBACK
25.00' TEMPORARY ACCESS EASEMENT
25.00' PRIVATE INGRESS/ EGRESS EASEMENT
10.00' P.U.E. DIMENSION LABELS HAVE BORDER
10.00' PRIVATE STORM SEWER EASEMENT
OVERLAND FLOWAGE EASEMENT
10.00' PRIVATE STORM SEWER EASEMENT
15.00' PUBLIC WATER MAIN EASEMENT
EXISTING 15.00' CITY IMPROVEMENT EASEMENT
55.00' ROW

PARCEL '25-86' DOC#2025-16330

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT AND PERMANENT EASEMENT AGREEMENT

10.00' P.U.E.

OVERLAND FLOWAGE EASEMENT

30.00' LANDSCAPE BUFFER EASEMENT

SW1/4 SE1/4 SEC 1-79-26

S88°52'55"W 874.01'(M&R)

S00°34'56"W 1326.27'(M&R)

S00°24'04"W 254.44'(M&R)

SE COR PARCEL '25-86'
ALSO BEING SE COR
NW1/4 SE1/4
SEC 1-79-26
FND 1/2" REBAR
W/YELLOW CAP #15980
BK 2019 PG 4907

SE COR OUTLOT 'X'
NE COR NW1/4 SE1/4
SEC 1-79-26
FND 1/2" REBAR
BK 2019 PG 4905

NE COR
PARCEL '25-86'

LOT 1
DALLAS CENTER - GRIMES
MIDDLE SCHOOL PLAT 1

OUTLOT 'X'
DALLAS CENTER - GRIMES
MIDDLE SCHOOL PLAT 1

LOT 'B'
HOPE MEADOWS PLAT 2

STREET
LOT 'H'
HOPE MEADOWS PLAT 4

HOPE MEADOWS PLAT 4

LOT 185
LOT 184
LOT 163
LOT 162
LOT 141

SW 11TH STREET

REVISIONS	DATE
FINAL SUBMITTAL	08/12/26
5TH SUBMITTAL	07/10/26
4TH SUBMITTAL	06/16/26
3RD SUBMITTAL	03/16/26
2ND SUBMITTAL	02/18/26
1ST SUBMITTAL	01/21/26

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: | TECH: | REVIEW:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BLUE CREEK VILLAGE PLAT 1

FINAL PLAT

2 / 2

2506.564

FILE: H:\2025\2506564\DWG\2506564-FINAL PLAT.DWG
PLOT DATE: 8/12/2026 4:08 PM
PLOTTED BY: JARED MURRAY
COMMENT: ENG

Planning & Zoning Staff Report

DATE

August 4, 2026

PROJECT NAME

Brookside Village North Townhomes Preliminary Plat and Site Plan

APPLICANT

Brookside North, LLC

REQUESTED ACTION

Approval of a preliminary for future subdivision of two development lots and one public street lot and approval of a site plan for 63 townhomes

LOCATION

Southeast corner of Highway 141 and NE 18th Street

ZONING

R-4 (Brookside Village North PUD)

PLANNER

Evann Coffey
ecoffey@grimesiowa.gov
515-986-4050

Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Vacant	Mixed-Use/Medium-Density Residential	R-4
North	Agriculture/Vacant	Urban Fringe Overlay (Polk County)	Low-Density Residential (Polk County)
South	Vacant/High-Density Residential	Commercial/High-Density Residential	C-2/R-4
East	Medium-Density Residential	Medium-Density Residential	R-3
West	Highway 141	N/A Highway 141	N/A Highway 141

PARKS

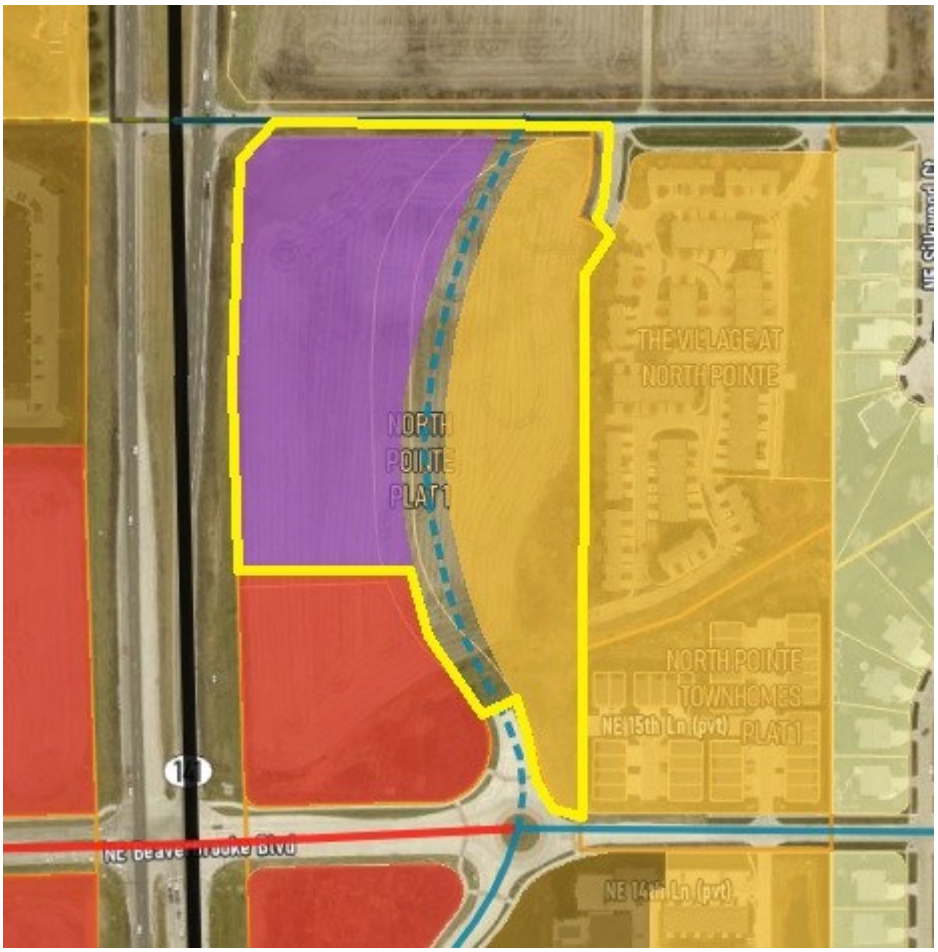
The Parks and Trails Master Plan does not anticipate a park or trail improvements through the property.

The future land use plan does not anticipate a park on the property. However, parkland dedication is required. Therefore, the developer has opted to provide fee in lieu of land dedication to be used for future improvements to North Pointe Park. The fees for the proposed townhome site plan will be provided with the final plat.

The trails plan in the comprehensive plan identifies a trail through the property along NE Destination Drive to connect to the existing trail along NE 18th Street and Destination Drive to the south.

The Parks and Recreation Advisory Board recommended approval.

Future Land Use Map



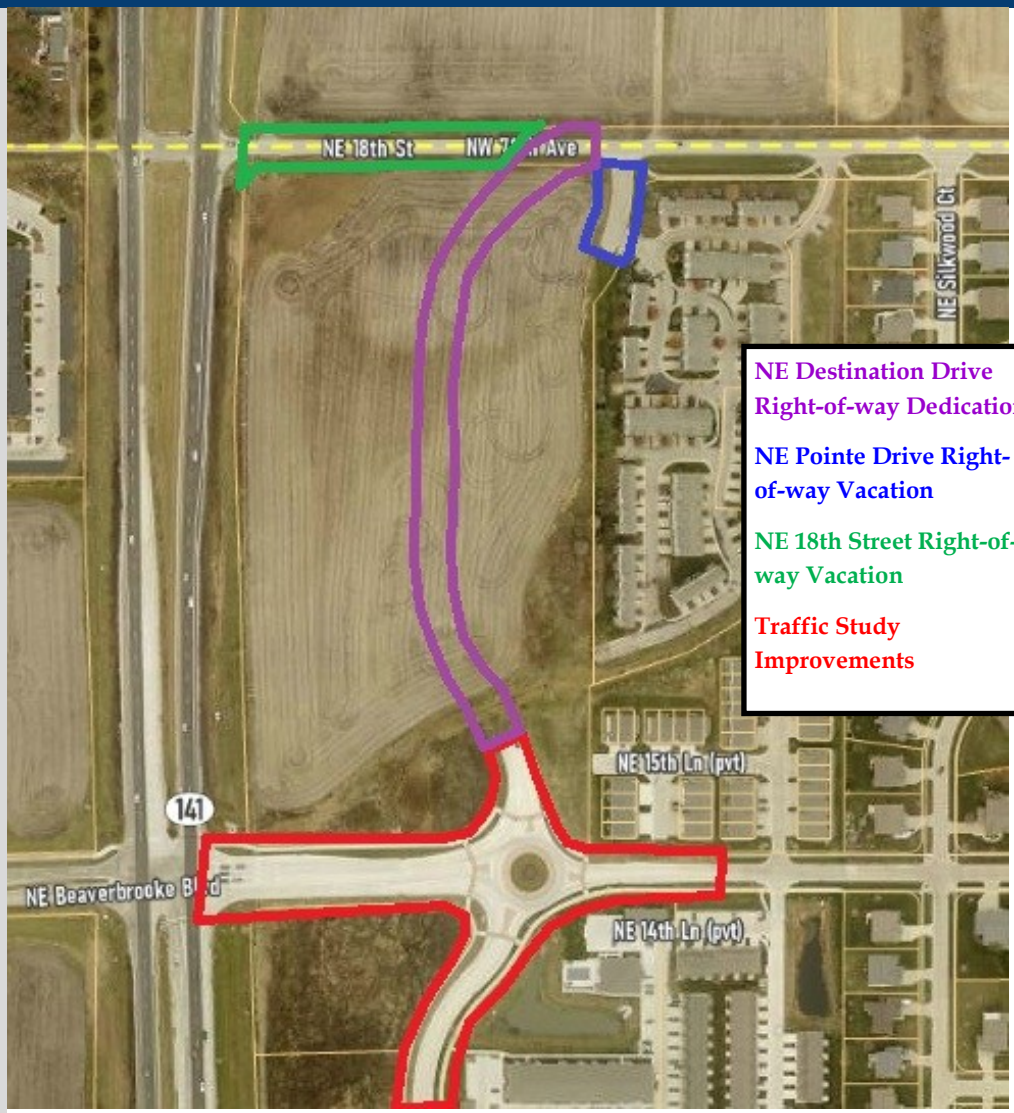
The proposed townhome site plan is consistent with the future land use plan and the approved zoning for the area east of NE Destination Drive.

Relation to Studies & Legal

RELATION TO STUDIES

A traffic study was completed for the intersections of NE Beaverbrooke Blvd and Highway 141, and NE Beaverbrooke Blvd and NE Destination Drive. The roundabout and Highway 141 intersection improvements were constructed in compliance with the traffic study and will accommodate the proposed multi-family and townhome development.

Access spacing and locations along NE Destination Drive will follow the Grimes Street Design Guide. A shared access will be provided for the multi-family site and future commercial development to the south due to access limitations along NE Beaverbrooke Blvd and to meet spacing requirements from the roundabout.



Legal

- The site is subject to the Brookside Village North Zoning Change and Development Agreement.
- Right-of-way for NE Destination Drive will be required through the development and dedicated to the City with the final plat.
- NE 18th Street will be routed south and will be closed by the DOT at Highway 141. As such, a portion of the right-of-way easement along NE 18th Street will be vacated.
- The right-of-way stub for NE Pointe Drive will be vacated because of the NE 18th Street and NE Destination Drive alignment. Half of the right-of-way will be dedicated to Brookside North, LLC and the other half dedicated to the neighboring townhome development.
- A Consent Agreement will be required to allow the south basin to be constructed over the sanitary sewer easement. Should the City replace the sanitary sewer in the future, all costs associated with reconstructing the basin will be the responsibility of the property owner.

Site Layout

ACCESS

Access to the townhomes development will be provided off NE Destination Dr and NE 18th St. A 10′ trail will be provided along NE Destination Dr and will provide connection to North Pointe Park. Private 5′ sidewalks will be provided internal to the development.

LIGHTING

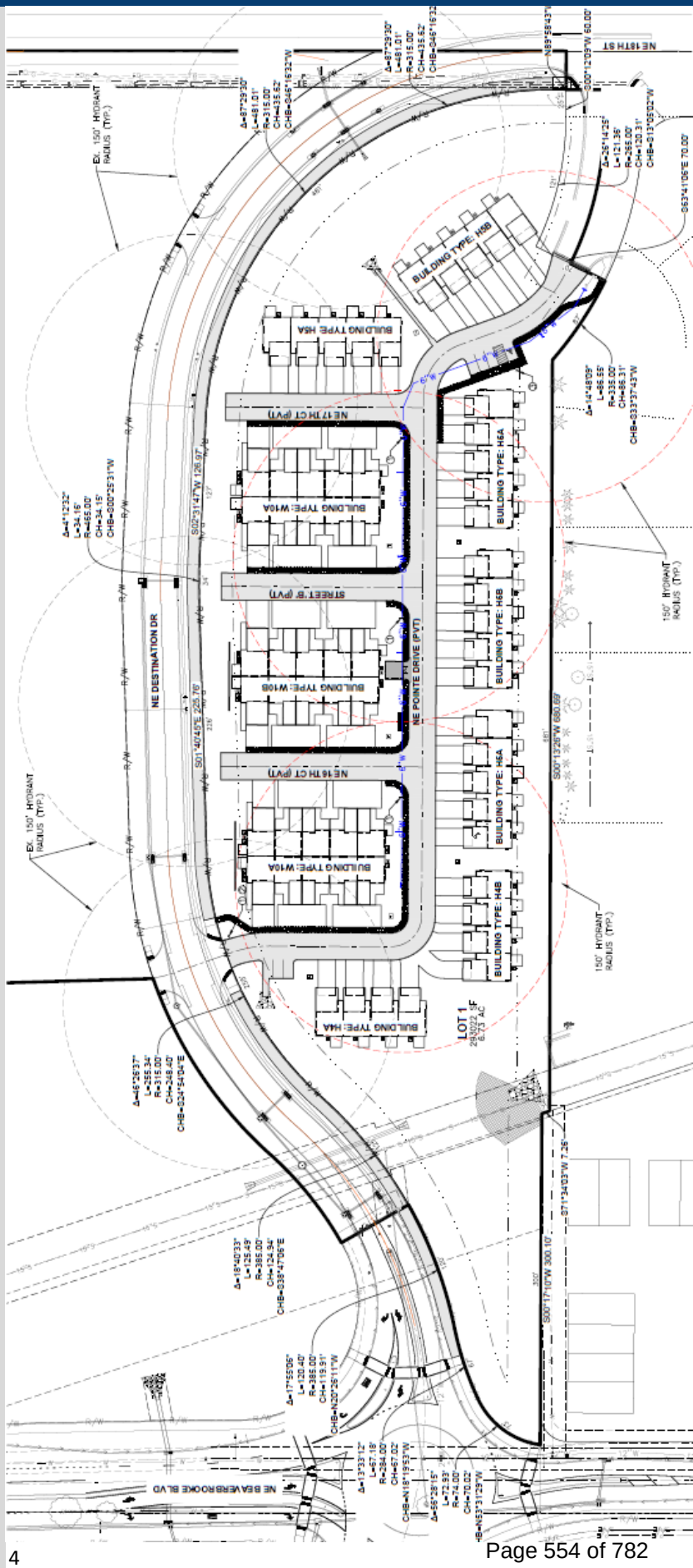
Private street lighting will be provided.

PARKING

Each unit will have a one or two car attached garage with driveways. Visitor parking is provided throughout the development.

DUMPSTER

Residents will use the shared dumpster enclosure for waste collection. Trash and recycling is required to be provided.



Utilities & Landscaping

SANITARY

Sanitary sewer service to the development will be private and connect to the public sewer on the south side of the development.

WATER

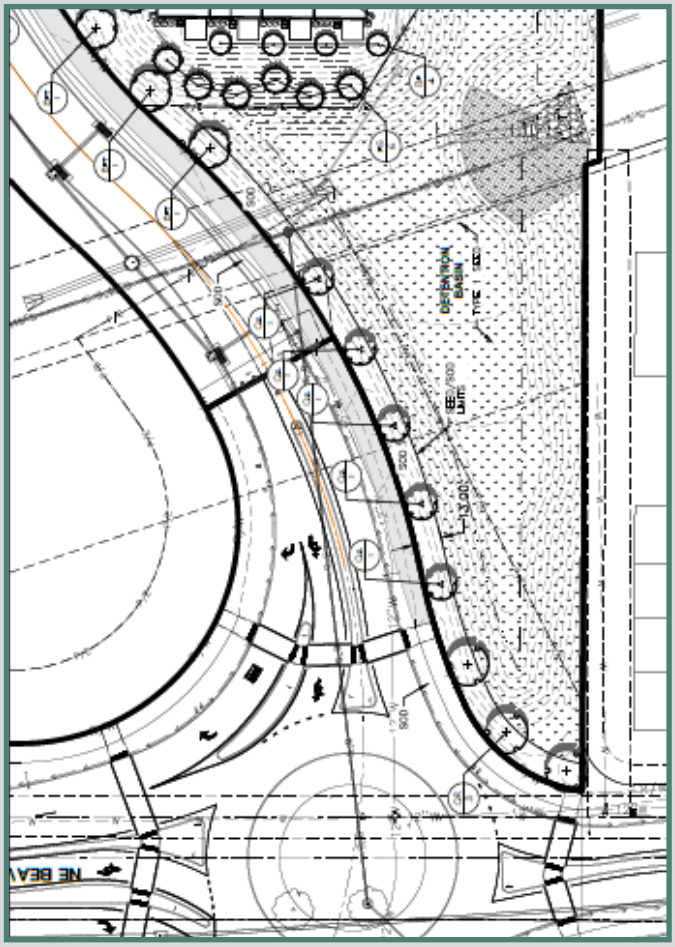
Private water main will serve the development and connect to the public main in current public portion of NE Pointe Dr. When NE Pointe Dr right-of-way is vacated, the existing water main within the current public right-of-way will remain public.

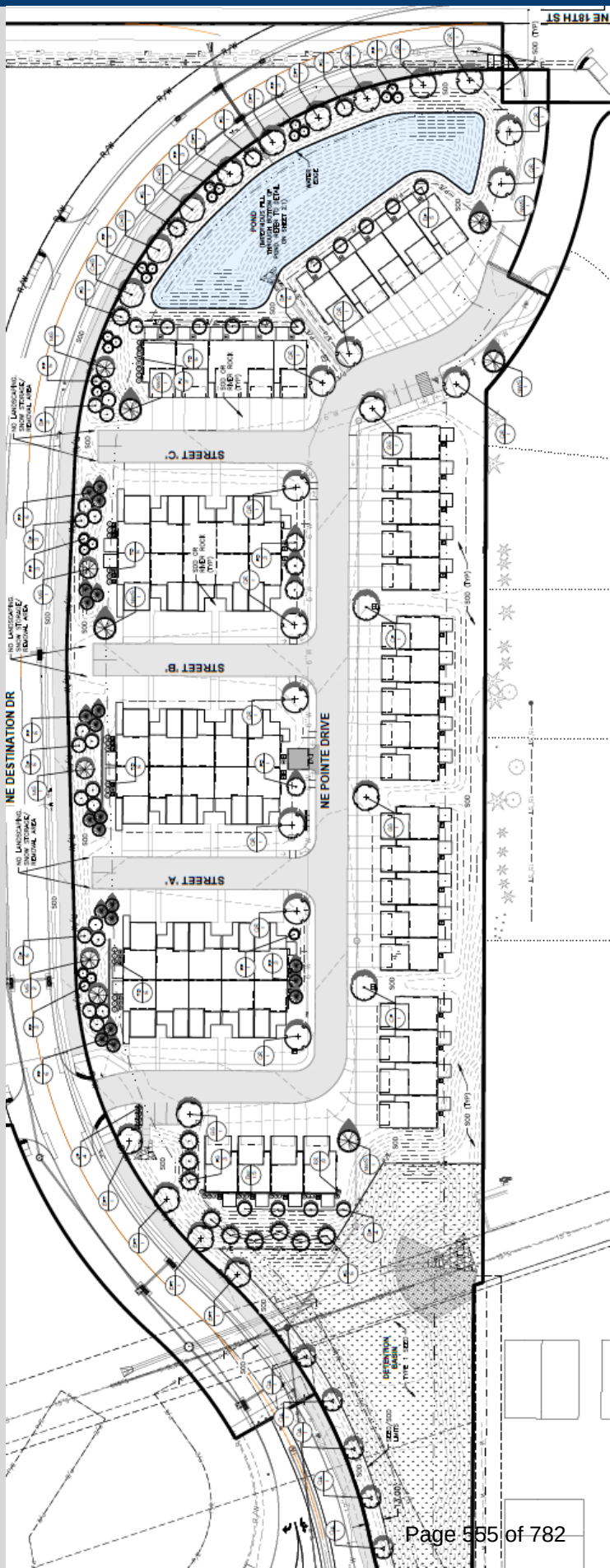
STORM WATER

Two private detention basins will be provided onsite. The north basin will be wet and the south basin will be dry.

LANDSCAPING

A 3′ berm with landscaping will be provided along NE Destination Dr to screen the sides and rears of the buildings from public view. Street frontage trees will be provided along the southern detention basin.





Architecture

BUILDING & ELEVATIONS

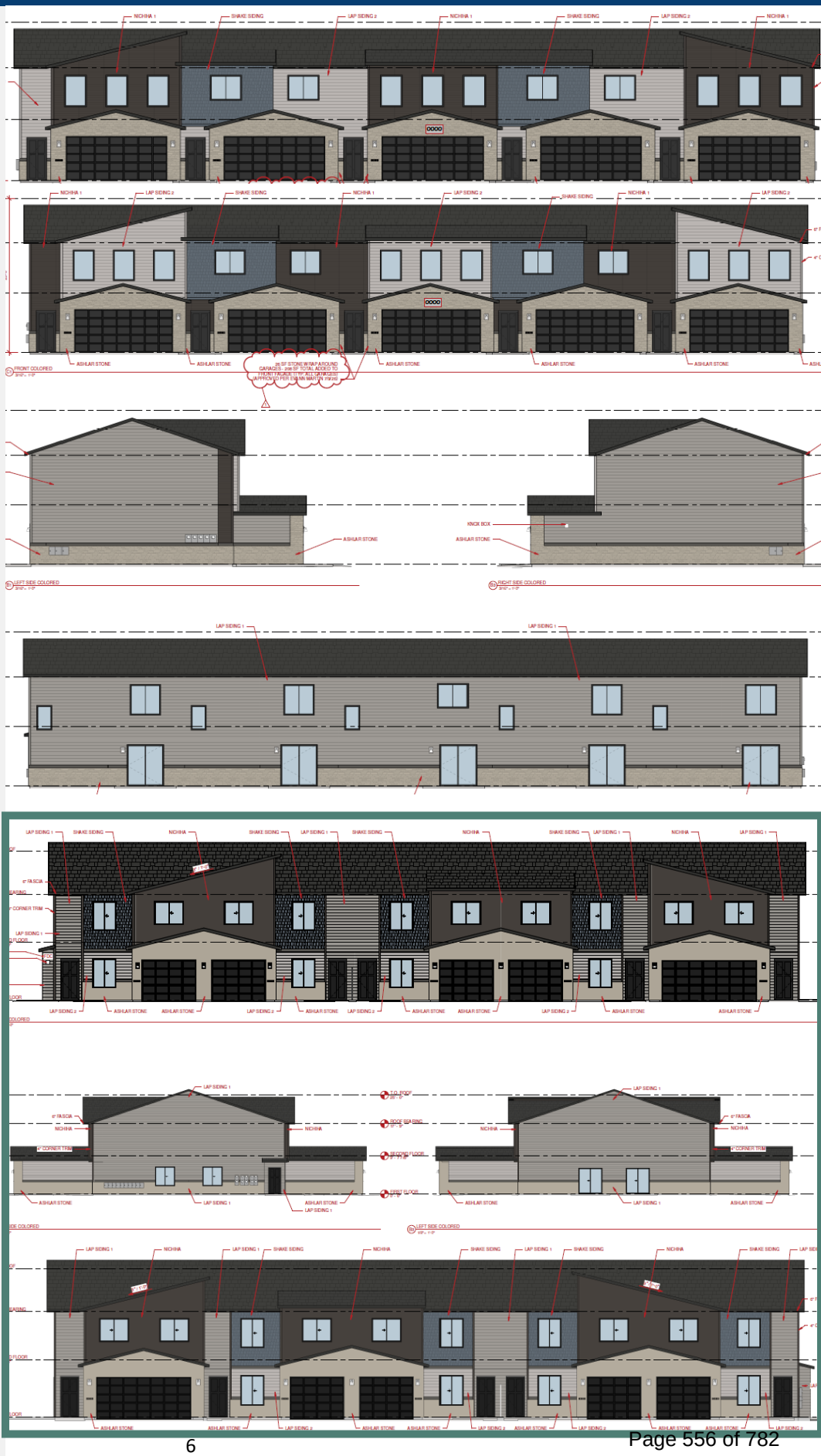
The townhome development will provide 10-unit, 5-unit, and 4-unit buildings. The 10-unit buildings will be clustered back to back while the 5 and 4-unit buildings will be rowhome style. Each building type will provide two color options to provide variety throughout the development. The buildings will consist of lap siding, shake siding, textured Nichiha panels, and stone.

DUMPSTER ENCLOSURE

The dumpster enclosure will be located internal to the development and consist of CMU block with vinyl gate.

LIGHTING

Decorative residential lighting will be provided on the front of each unit on the garages.



Conclusion

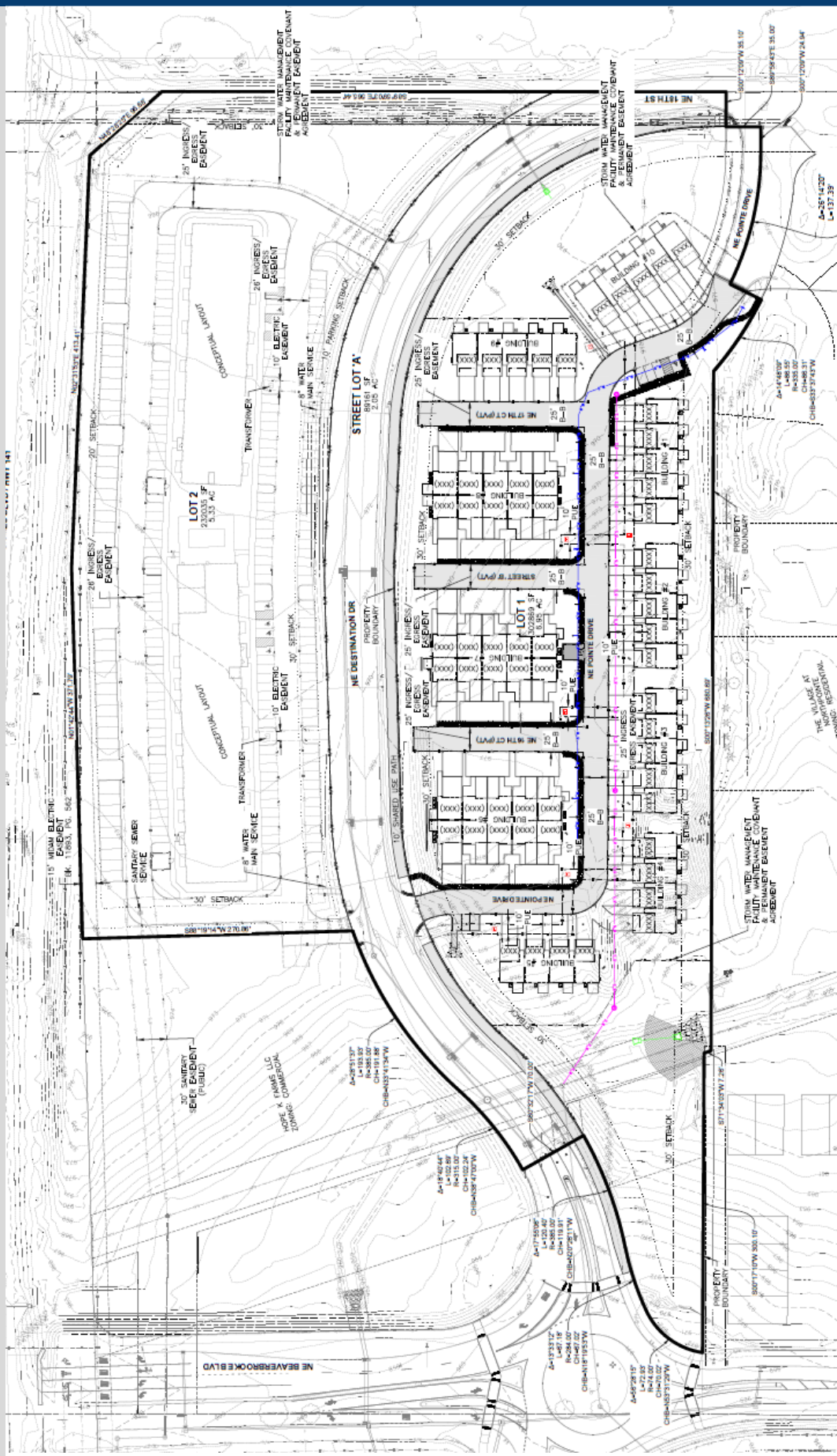
PRELIMINARY PLAT

The preliminary consists of two development lots: one for townhomes and one for future multi-family along Highway 141. NE Destination Dr will connect from the roundabout at NE Beaverbrooke Blvd and extend north to curve into NE 18th St. This section of Destination Dr is currently under construction and expected to be complete in 2026.

Access for the multi-family and townhome site are in alignment along NE Destination Dr. The multi-family access will be shared with future commercial development to the south due to the proximity to the roundabout.

Sanitary sewer is available to the south to serve both lots and water is available along NE Destination Dr and NE Pointe Dr.

A concept is provided for the multi-family site to demonstrate how the site could develop in relation to the neighboring properties. The layout and details for the site will be finalized with the site plan.



Conclusion

CONCLUSION

The applicant is requesting approval of a preliminary plat and site plan.

The preliminary plat consists of two development lots and one public street lot for NE Destination Dr.

The site plan will consist of 63 attached townhome units in 10-, 5-, and 4-unit buildings. All improvements within the site plan will be private.

Landscape berm and buffer will be provided along NE Destination Dr to screen the sides and rears of the townhomes buildings from public view.

The southern detention basin will be constructed over the public sanitary sewer easement. Due to the drainage and depth of the sewer in this area, the basin is permitted to located over the sewer. The property owner will enter into an agreement with the City. Should the City reconstruct the sewer in the future, the property owner will be responsible for all costs associated with reinstallation of the basin.

The existing NE Pointe Dr public right-of-way will be vacated by the City and dedicated to Brookside North, LLC and the neighboring townhome development. The access point will become private and maintained by both townhome developments.

STAFF RECOMMENDATION

Staff recommend approval of the Brookside Village North Townhomes preliminary plat and site plan subject to remaining staff comments.

~~June 11, 2026~~
~~June 30, 2026~~
~~July 29, 2026~~
~~August 5, 2026~~
August 18, 2026

Civil Design Advantage
Attn: Jared Murray
4121 NW Urbandale Drive
Urbandale, Iowa 50322

RE: Brookside Village North Townhomes Preliminary Plat & Site Plan

Dear Jared:

The Development Services Department is in receipt of a proposed Preliminary Plat & Site Plan for the Brookside Village North Townhomes. Based on the review of the submittal materials provided, staff have the following comments:

General Comments:

1. ~~Provide $5450 plan review fee ($2000 site plan, $1200 SWMP, $250 SWPPP, $2000 preliminary plat).~~

2. The observation fee template will be sent with the final plan review comments. Added trail paving. Invoice will be sent to the applicant.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD/XML files will be required with the final plans.
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

~~5. Note that as-builts are required to be provided after construction is completed.~~

~~6. The required fee in lieu of parkland dedication will be due with the final plat but can be provided with the site plan ($41,000 for townhome project).~~

~~7. The final plat will be required to be approved and recorded prior to issuing COs for the townhome buildings.~~

~~8. Staff will provide the addresses with the next submittal.~~

~~9. Provide photometric plan and lighting spec sheets.~~

~~10. Provide dumpster enclosure design.~~

11. Staff are working on coordinating the ROW vacation and will provide the process details asap. Staff are working on these items

    a. NE Pointe Drive - Village at North Pointe wants to split the ROW with Brookside Village North. Two acquisition plats (one for each half of the ROW) would be required. The City can pay for the acquisition plats. The City is interested in hiring CDA to complete the work. A private easement would be required over the shared access. The terms of the agreement will be worked out between both townhome projects, however staff will assist with the private easement process. He private easement will need to be finalized prior to moving forward with the ROW vacation. The City would prepare a Resolution and Quit Claim Deeds for the ROW to be dedicated to each townhome development. The ROW vacation will require setting a public hearing at Council and then holding a public hearing at Council. ROW Vacation is required to be complete before approving the final plat.

    b. NE 18th Street – The street ROW is within a ROW easement, not ROW deeded to the City. The City will vacate the south half of the ROW easement and reserve/maintain easement for existing utilities in the ROW easement. The ROW vacation will require setting a public hearing at Council and then holding a public hearing at Council. Staff will prepare the documents for Council. Staff are confirming the last details regarding existing utilities and can provide any additional information should it change the proposed process outlined here.

~~12. Provide signed and notarized agreement to complete for the basin in the sanitary easement.~~

Stormwater Management Plan (SWMP)

~~1. Project Description: Include a summary on the offsite drainage areas.~~

2. Summary - Soil Management Plan Section: Section mentions no soil quality restoration is proposed but Pond 2 WQv states soil quality restoration is proposed. Please rectify.

3. Pond 2 shows a significant amount of water going over the overflow, how is the overflow being protected?

4. Assumptions: Soil hydrograph map shows predominately type B soils. Type B soils should be used for the on-site existing conditions, not Type C.

5. Hydrographs: Please provide future analysis based on development of DB Off 1.1, 1.2A, 1.2C.2, and 1.2C.4.

6. Please provide gutter spread and depth calculations at the inlet of each flume for the 5-yr and 100-yr storm events.

7. Please add contour elevation labels to maps.

8. Provide outlet and flume protection designs.

9. Please show calculations for TRM to show that the TRM is adequate. North American Green has an erosion control materials design software that you can use to test the TRM.

10. If you are using a time of concentration of 15 mins for proposed conditions, you cannot use a lower time of concentration for existing conditions.

11. Hydrographs: Please provide future analysis based on development of DB Off 1.1, 1.2A, 1.2C.2, and 1.2C.4. You can assume a detention by limiting the release rate of those areas to the existing 5-yr storm event. This is to check that you are not exceeding the allowable release rates once the 3 upstream offsite areas have been developed.

12. Please provide gutter spread and depth calculations at the inlet of each flume for the 5-yr and 100-yr storm events. Calculations were not included.

13. Based on the calculations:
    a. Flume #1 was overtopped with every storm event. This will cause major washout along the sides of the flume. Additionally, the calculations are assuming 50' to 60' of weir (curb) to overtop. Based on the site plan, there's 20' between the buildings. Recommend adding storm sewer or additional flumes.

    b. Flume #2 is overtopped with the 5-yr and larger events. Additionally, based on the grading, stormwater runoff will backup and flow down the driveway into NE Destination Drive before it will overtop the curb at the flume. Storm sewer or additional flumes need to be added, or grading needs to be adjusted.

c. ~~If a similar design remains, protection needs to be added to the slopes and around the flumes.~~

Site Plan (SP)

1. ~~If SQR is being used to treat the WQv within DB 2, provide SQR design as per Iowa Stormwater Management Manual C5-S6 and designate areas that will receive SQR.~~

2. ~~Sheets 6.0-6.2, Pond 1, Pond 2, and most slopes within greenspaces are extremely steep (Pond 1 is steeper than 1:1). These should be designed at 4:1. If 4:1 cannot be accomplished, how are the slopes being protected?~~

3. ~~Sheet 8.1: Connection to existing storm sewer callout says the elevation is 965.70' Should this be 967.50'? Should the TC elevation be the rim elevation on ST-1? Remove TC callout on ST-2.~~

4. ~~If SQR is being used to treat the WQv within DB 2, provide SQR design as per Iowa Stormwater Management Manual C5-S6 and designate areas that will receive SQR. Include design within the site plan as well.~~

5. ~~Sheets 6.0-6.2, Pond 1, Pond 2, and most slopes within greenspaces are extremely steep (Pond 1 is steeper than 1:1). These should be designed at 4:1. If 4:1 cannot be accomplished, how are the slopes being protected? UPDATE: 2:1 slopes are not stable below the permanent pool elevation. These areas will slough.~~

SWPPP

1. Keep maps in SWPPP up to date with each plan submittal
2. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.
3. ~~Include a site supervisor contact once known.~~
4. ~~Include a swppp monitoring contact once known~~
5. ~~Include a notification to City of Grimes Public Works in spill reporting~~
6. ~~Include affidavit of publication for public notice~~
7. ~~Include IDNR letter of authorization once available~~
8. ~~Provide construction schedule once known~~
9. ~~Include filled out copy of inspector qualifications sheet once known~~
10. Include filled out stormwater pollution prevention training log once known
11. ~~Include blank inspection report from company responsible for SWPPP monitoring~~

Fire

1. ~~Each building will require a knox box. A knox box is required on all buildings~~

2. ~~The fire protection engineer designing the fire suppression system would need to size the water service line to accommodate the fire suppression systems. Label fire service lines on the plans.~~

3. ~~All buildings with a fire suppression system (type 13 or 13R) are required to have an FDC. Please label locations and ensure FDC are within 100' of a hydrant.~~

4. ~~Fire sprinkler riser rooms are required.~~

Please provide a letter addressing all comments on this comment letter and reply to all comments noted on the attached plan review markup.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	August 12, 2026
PLANNING & ZONING:	August 4, 2026 at 5:30 PM in the Grimes Council Chambers
COUNCIL MEETING:	August 25, 2026 at 5:30 PM in the Grimes Council Chambers

Please feel free to contact me at ecoffey@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Coffey
Senior Planner

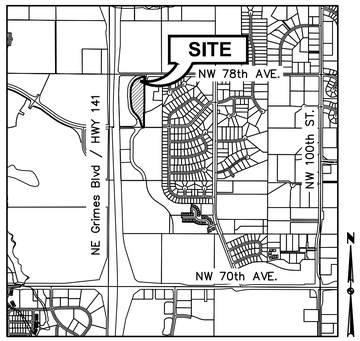
PRELIMINARY PLAT / SITE PLAN FOR:

BROOKSIDE VILLAGE NORTH TOWNHOMES

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

BROOKSIDE NORTH, LLC
CONTACT: BRIAN ATWOOD
6700 E ARROWHEAD PARKWAY
SIOUX FALLS, SOUTH DAKOTA 57100
PH: (515) 630-6043
EMAIL: BRIAN@SIGNATURECOMPANIESLLC.COM

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: JARED MURRAY
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400
EMAIL: JAREDM@CDA-ENG.COM

ARCHITECT

SIGNATURE COMPANIES, LLC
CONTACT: TJ OLSON
3430 SE DESTINATION DR, STE 400
GRIMES, IOWA 50111
PH: (605) 275-5888
EMAIL: TJ@SIGNATURECOMPANIESLLC.COM

BENCHMARKS

POLK CITY EXIT OFF 141 INLET HEADWALL BETWEEN EXIT & 141 BRASS PLUG
ELEVATION=859.45

PK IN CURB NORTH END OF DESTINATION DRIVE ROUND ABOUT.
N=803087.314
E=743866.306
ELEVATION=967.81

DATE OF SURVEY

04/09/2026

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = FALL 2026
ANTICIPATED FINISH DATE = FALL 2029

SUBMITTAL DATES

FIRST SUBMITTAL:	05/22/2026
SECOND SUBMITTAL:	06/19/2026
THIRD SUBMITTAL:	07/21/2026
FOURTH SUBMITTAL:	08/11/2026

ZONING

PUD (MEDIUM-DENSITY RESIDENTIAL AREA)

DEVELOPMENT SUMMARY

BULK REGULATIONS:
PUD W/ UNDERLYING R-3 MED

LOT AREA	= 293,022 SF (6.73 ACRES)
SETBACKS:	
PERIMETER	= 30 FT
GARAGE AND PRIVATE STREET	= 20 FT
MAX BUILDING HEIGHT	= 35 FT
BUILDING SEPARATION (2 FT PROJECTION OF NON-HABITABLE SPACE IS PERMITTED, AS LONG AS PROJECTION MEET FIRE/BUILDING CODES)	= 16 FT
OPEN SPACE:	
TOTAL AREA	= 293,022 SF (6.73 ACRES)
OPEN SPACE REQUIRED	= 117,209 SF (40%)
OPEN SPACE PROVIDED	= 131,567 SF (45%)
PARKING REQUIRED:	
2 SPACES/UNIT +	= 126 SPACES
1 VISITOR SPACE/5 UNITS	= 12.6 SPACES
TOTAL REQUIRED	= 139 SPACES
PARKING PROVIDED	
GARAGES	= 96 SPACES
DRIVEWAY	= 96 SPACES
STANDARD SPACES	= 13 SPACES
TOTAL PROVIDED	= 205 SPACES

PARKLAND DEDICATION

REQUIRED	
63 TOWNHOME UNITS	
X 2 RESIDENTS/UNIT	
X 0.0065 ACRES/INDIVIDUAL	= 0.82 ACRES
TOTAL REQUIRED	= 0.82 ACRES

LEGAL DESCRIPTION

PARCEL '2025-37' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 20139, PAGE 228, BEING A PART OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0-2.1	DETAILS
3.0	PRELIMINARY PLAT
4.0	SITE LAYOUT/HYDRANT COVERAGE/SIGNAGE PLAN
5.0-5.1	DIMENSION PLAN
6.0-6.4	GRADING PLAN
7.0	EROSION AND SEDIMENT CONTROL PLAN
8.0-8.1	UTILITY PLAN
9.0	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

- PROPERTY BOUNDARY
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY (R/W)
- BUILDING SETBACK
- PERMANENT EASEMENT (P/E)
- TEMPORARY EASEMENT (T/E)
- TYPE SW-501 STORM INTAKE
- TYPE SW-502 STORM INTAKE
- TYPE SW-503 STORM INTAKE
- TYPE SW-505 STORM INTAKE
- TYPE SW-506 STORM INTAKE
- TYPE SW-512 STORM INTAKE
- TYPE SW-513 STORM INTAKE
- TYPE SW-401 STORM MANHOLE
- TYPE SW-402 STORM MANHOLE
- FLARED END SECTION
- TYPE SW-301 SANITARY MANHOLE
- STORM/SANITARY CLEANOUT
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- SIGN
- DETECTABLE WARNING PANEL
- WATER CURB STOP
- SANITARY SEWER
- SANITARY SERVICE (S)
- STORM SEWER
- STORM SERVICE (ST)
- WATERMAIN WITH SIZE (8"W)
- WATER SERVICE (W)
- SAWCUT (FULL DEPTH)
- SILT FENCE
- USE AS CONSTRUCTED (UAC)
- GARAGE FLOOR ELEVATION (GFE)

EXISTING

- SANITARY MANHOLE
- WATER VALVE BOX
- FIRE HYDRANT
- WATER CURB STOP
- WELL
- STORM SEWER MANHOLE
- STORM SEWER SINGLE INTAKE
- STORM SEWER DOUBLE INTAKE
- FLARED END SECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- DECIDUOUS SHRUB
- CONIFEROUS SHRUB
- ELECTRIC POWER POLE
- GUY ANCHOR
- STREET LIGHT
- POWER POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE OR VAULT
- TRAFFIC SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE/VAULT
- TELEPHONE POLE
- GAS VALVE BOX
- CABLE TV JUNCTION BOX
- CABLE TV MANHOLE/VAULT
- MAIL BOX
- BENCHMARK
- SOIL BORING
- UNDERGROUND TV CABLE (TV)
- GAS MAIN (G)
- FIBER OPTIC (FO)
- UNDERGROUND TELEPHONE (T)
- OVERHEAD ELECTRIC (OE)
- UNDERGROUND ELECTRIC (E)
- FIELD TILE (TILE)
- SANITARY SEWER W/ SIZE (8"S)
- STORM SEWER W/ SIZE (15"ST)
- WATER MAIN W/ SIZE (8"W)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
811 Know what's below. Call before you dig.

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE, URBANDALE, IA 50322
PH: (515) 369-4400
PROJECT NO. 2502.077

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

HAROLD M. MURRAY 23496 LICENSED PROFESSIONAL ENGINEER IOWA

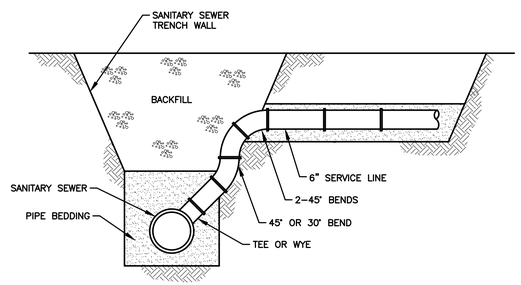
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JARED M. MURRAY, P.E. — DATE

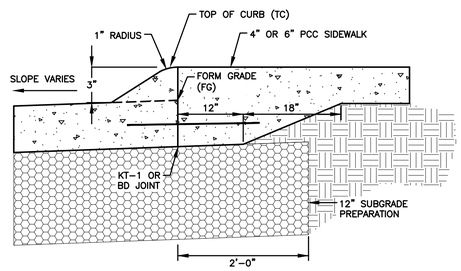
LICENSE NUMBER 23496
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL:
1.0-8.1

PRELIMINARY NOT FOR CONSTRUCTION

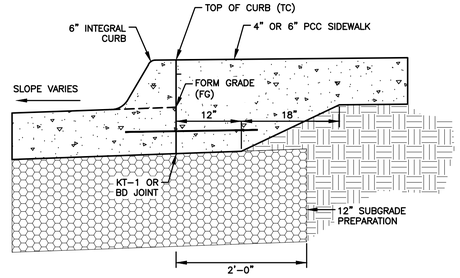
FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-COV-SET-HYDRANT THIS.DWG
PLOT DATE: 8/7/2026 11:05 AM
PLOTTED BY: JARED MURRAY
TECH:
COMMENTS:
ENG:



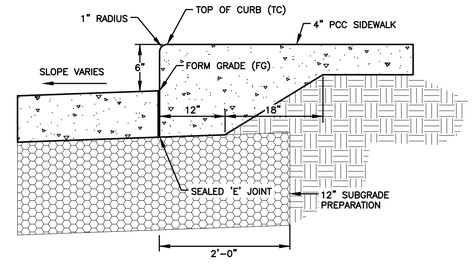
SANITARY SEWER SERVICE RISER DETAIL
NOT TO SCALE



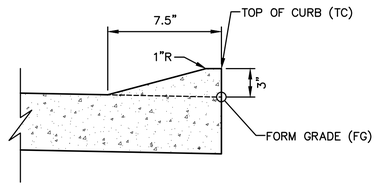
3" ROLLED CURB AND SIDEWALK
NOT TO SCALE



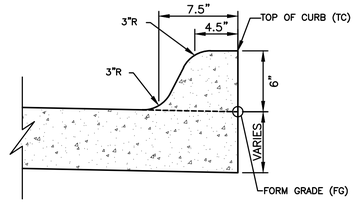
6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



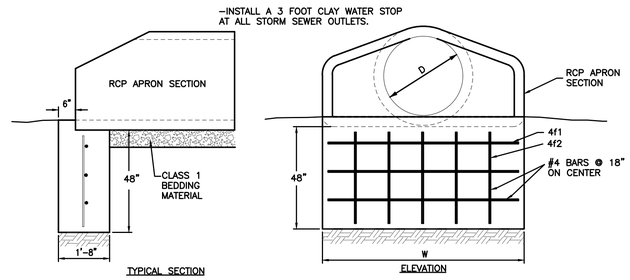
CLASS 'A' 6" INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



INTEGRAL 3" ROLLED CURB
NOT TO SCALE



6" PCC INTEGRAL CURB
NOT TO SCALE

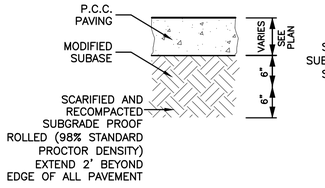


REINFORCING BAR LIST

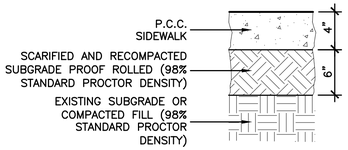
D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10"	4f1	4	2'-6½"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5

D	W	Mark	Size	Length	Count
48"	7'-10"	4f1	4	7'-6"	3
		4f2	4	3'-8"	6
54"	8'-5"	4f1	4	8'-1"	3
		4f2	4	3'-8"	6
60"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
66"	8'-11"	4f1	4	8'-7"	3
		4f2	4	3'-8"	6
72"	10'-0"	4f1	4	9'-8"	3
		4f2	4	3'-8"	7
78"	10'-7"	4f1	4	10'-3"	3
		4f2	4	3'-8"	7
84"	11'-1"	4f1	4	10'-9"	3
		4f2	4	3'-8"	8

RCP APRON FOOTING DETAIL
NOT TO SCALE

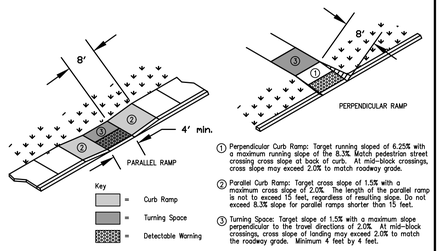


PCC PAVEMENT DETAIL



PCC SIDEWALK DETAIL

PCC PAVEMENT AND SIDEWALK
NOT TO SCALE

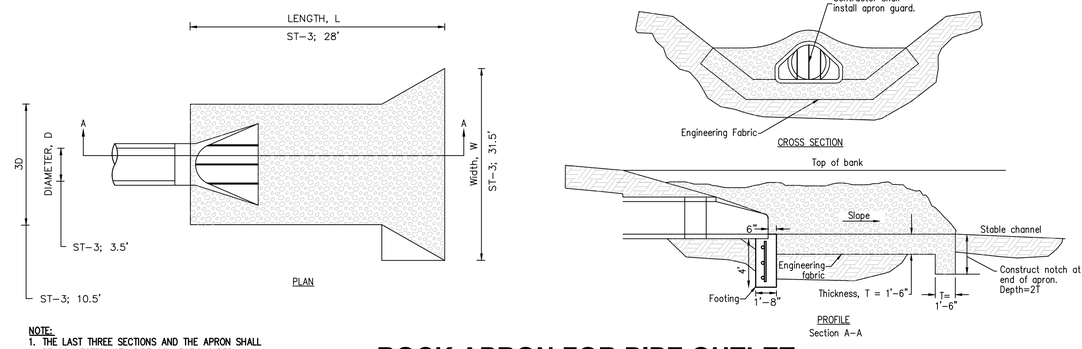


① Perpendicular Curb Ramps: Target running slopeof 6.25% with a maximum running slope of the 8.3% Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

② Parallel Curb Ramps: Target cross slope of 1.5% with a maximum cross slope of 2.0% The length of the parallel ramp is not to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

③ Turning Spaces: Target slope of 1.5% with a maximum slope perpendicular to the trowel directions of 2.0% At mid-block crossings, cross slope of landing may exceed 2.0% to match the roadway grade. Minimum 4 feet by 4 feet.

CURB RAMPS
NOT TO SCALE



NOTE:
1. THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.
2. INSTALL A 3' CLAY WATERSTOP AT ALL STORM SEWER OUTLETS.

ROCK APRON FOR PIPE OUTLET
NOT TO SCALE

REVISIONS	DATE
FOURTH SUBMITTAL	08/11/2026
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
TECH: CWO/JDS
ENGINEER: JMM

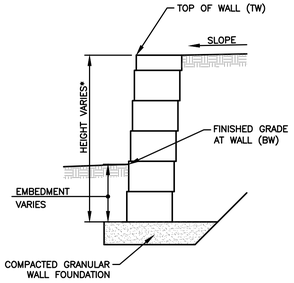
CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DETAILS

2.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-SET-HYDRANT THSLDWG
PLOT: 5/7/2026 11:03 AM PLOTTED BY: JARED MURRAY
PLOT SCALE: 1.000 '= 1.000 UNITS
PLOT STYLE TABLE: CVD-FULL.CTB
LAYOUT: 2.0
TECH:

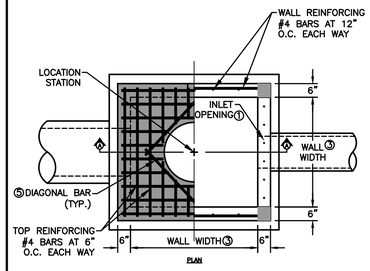


WALL SECTION

* REFER TO BLOCK WALL SUPPLIER SHOP DRAWINGS FOR FULL HEIGHT DIMENSION(S) OF MODULAR BLOCK WALL.

MODULAR BLOCK RETAINING WALL SPOT ELEVATOIN REFERENCE

NOT TO SCALE



STRUCTURE MAY BE BUILT WITH OPENINGS ON ANY OR ALL SIDES. PROVIDE OPENINGS AND ORIENTATION AS SPECIFIED IN THE CONTRACT DOCUMENTS.

ADJACENT WALLS MAY HAVE DIFFERENT WIDTHS BASED UPON PIPE CONFIGURATION, BUT STRUCTURE MUST BE RECTANGULAR.

① CONSTRUCT INLET OPENINGS WITH 15-INCH #4 EPOXY-COATED BARS AT 8 INCHES ON CENTER. EMBED BARS A MINIMUM OF 3 INCHES INTO WALLS AND TOP AT ALL OPENINGS.

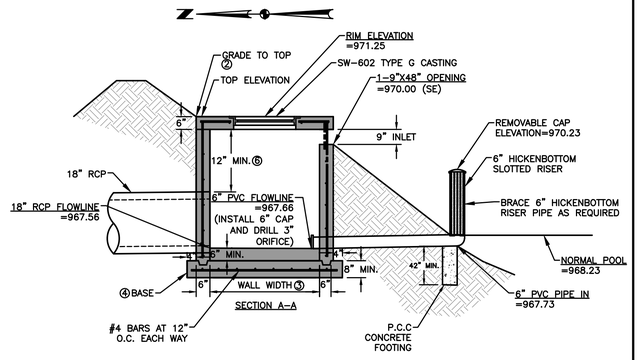
② GRADE TO TOP ELEVATION ON CLOSED SIDES.

③ WALL WIDTHS VARY WITH PIPE DIAMETER. PROVIDE 6 INCHES OF WALL WIDTH (MINIMUM) EACH SIDE OF PIPE OPENING. MINIMUM WALL WIDTH IS 36 INCHES. MAXIMUM WALL WIDTH IS 72 INCHES.

④ CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.

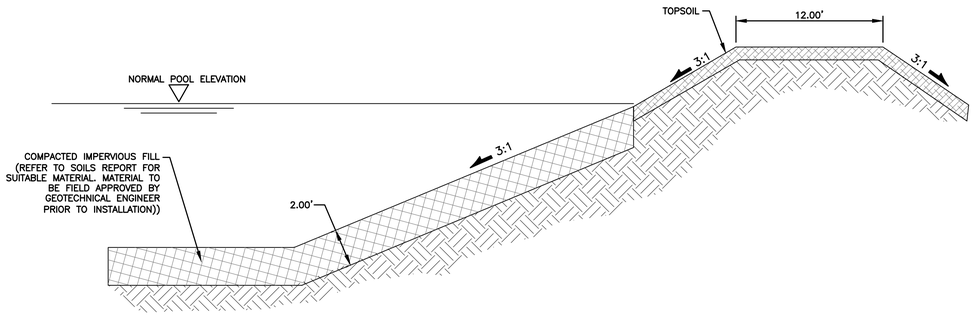
⑤ INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.

⑥ 12" MINIMUM WALL HEIGHT ABOVE ALL PIPES.



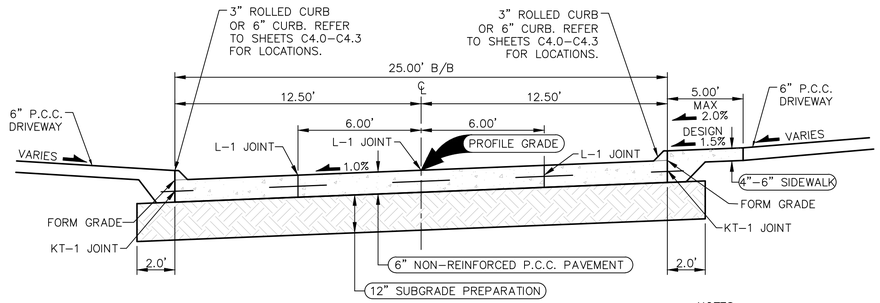
4'X4' SW-513 INTAKE (ST-1)

NOT TO SCALE



TYPICAL WET BOTTOM POND SECTION

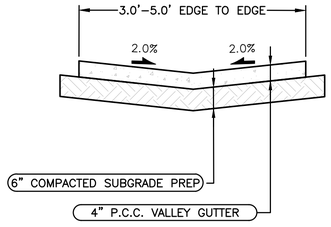
NOT TO SCALE



NOTES:
1. PREPARE SUBGRADE IN 2-6" LIFTS.
2. TYPICAL C JOINT SPACING IS 15'.

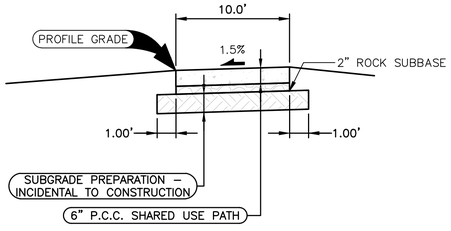
TYPICAL SECTION - 25' B/B P.C.C. ROADWAY

NOT TO SCALE



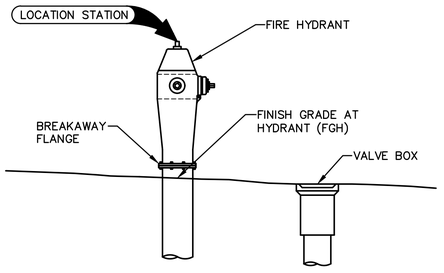
VALLEY GUTTER DETAIL

NOT TO SCALE



TYPICAL SECTION - 10' P.C.C. SHARED USE PATH

NOT TO SCALE

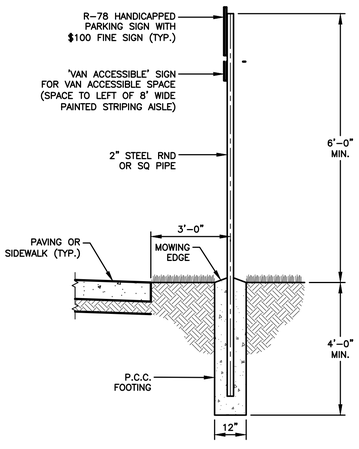


EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

HYDRANT ASSEMBLY

SPOT ELEVATION REFERENCE DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN

NOT TO SCALE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

REVISIONS	DATE
FOURTH SUBMITTAL	08/11/2026
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DETAILS

2.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-DET-HYDRANT THISDWG
PLOTTED BY: JARED MURRAY PLOT DATE: 4/7/2026 11:05 AM DWGUNIT:

NE GRIMES BLVD / HWY 141

15' MIDAM ELECTRIC EASEMENT BK. 11893, PG. 562

N01°42'44"W 371.79'

N02°31'53"E 413.41'

N48°29'25"E 86.68'

S89°59'03"E 565.44'

26' INGRESS/ EGRESS EASEMENT

20' SETBACK

SANITARY SEWER SERVICE

30' SANITARY SEWER EASEMENT (PUBLIC)

S88°19'47"W 270.86

30' SETBACK

LOT 2
232035 SF
5.33 AC

CONCEPTUAL LAYOUT

CONCEPTUAL LAYOUT

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

8" WATER MAIN SERVICE

TRANSFORMER

10' ELECTRIC EASEMENT

TRANSFORMER

10' ELECTRIC EASEMENT

26' INGRESS/ EGRESS EASEMENT

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

30' SETBACK

8" WATER MAIN SERVICE

10' PARKING SETBACK

NE BEAVERBROOKE BLVD

HOPE K FARMS LLC
ZONING: COMMERCIAL

NE DESTINATION DR

PROPERTY BOUNDARY

STREET LOT 'A'
89161 SF
2.05 AC

10' SHARED USE PATH

Δ=28°51'37"
L=193.93'
R=385.00'
CH=191.88'
CHB=N33°41'34"W

Δ=18°40'44"
L=102.69'
R=315.00'
CH=102.24'
CHB=N38°47'00"W

Δ=17°55'06"
L=120.40'
R=385.00'
CH=119.91'
CHB=N20°26'11"W

Δ=13°33'12"
L=67.18'
R=284.00'
CH=67.02'
CHB=N18°19'53"W

S60°32'17"W 70.00'

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

25' INGRESS/ EGRESS EASEMENT

30' SETBACK

30' SETBACK

25' INGRESS/ EGRESS EASEMENT

NE POINTE DRIVE (PVT)

10' PUE

BUILDING #5
(1515) (1519) (1521)

BUILDING #6
(1502) (1506) (1510) (1514) (1518)
(2000) (2004) (2008) (2012) (2016)

NE 16TH CT (PVT)

25' B–B

LOT 1
302869 SF
6.95 AC

BUILDING #7
(2001) (2005) (2009) (2013) (2017)
(2002) (2006) (2010) (2014) (2018)

NE HALFWAY LN (PVT)

BUILDING #8
(2003) (2007) (2011) (2015) (2019)
(2002) (2006) (2010) (2014) (2018)

NE 17TH CT (PVT)

BUILDING #9
(2003) (2007) (2011) (2015) (2019)

10' PUE

25' INGRESS EGRESS EASEMENT

25' B–B

25' B–B

25' B–B

NE POINTE DRIVE (PVT)

BUILDING #4
(1545) (1549) (1553) (1557)

BUILDING #3
(1589) (1593) (1597) (1601) (1605)

BUILDING #2
(1637) (1641) (1645) (1649) (1653)

BUILDING #1
(1685) (1689) (1693) (1697) (1701)

30' SETBACK

30' SETBACK

30' SETBACK

30' SETBACK

BUILDING #10
(1720) (1724) (1728) (1732) (1736)

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

NE 18TH ST

S00°13'26"W 680.69'

S71°34'03"W 7.26'

PROPERTY BOUNDARY

S00°17'10"W 300.10'

STORM WATER MANAGEMENT FACILITY MAINTENANCE COVENANT & PERMANENT EASEMENT AGREEMENT

PROPERTY BOUNDARY

THE VILLAGE AT NORTHPOINTE
ZONING: RESIDENTAIL

NE POINTE DRIVE (PVT)

S00°12'09"W 35.10'

S89°58'43"E 35.00'

S00°12'09"W 24.94'

Δ=14°48'09"
L=86.55'
R=335.00'
CH=86.31'
CHB=S33°37'43"W

Δ=26°14'20"
L=137.39'
R=300.00'
CH=136.19'
CHB=S13°05'51"W

S63°41'06"E 35.00'

SCALE
0' 25' 50' 100'

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-PREPLAT THIS.DWG
PLOTTED BY: JARED MURRAY PLOTTED: 07/7/2026 11:03 AM
TECH:
COMMENT:
ENG:

REVISIONS	DATE
FOURTH SUBMITTAL	08/11/2026
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES PRELIMINARY PLAT

3.0

2502.077

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   - D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   - E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   - F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   - G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
   - H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   - I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   - J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
   - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.

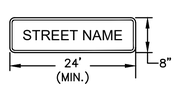
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   - C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   - D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   - E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
   - G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWNG: 6"MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

4. STORM SEWER NOTES:
   - A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   - B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   - D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   - E. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:
   - H. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER. PRIVATE STREET NAME SIGNS SHALL FOLLOW THE DESIGN STANDARDS ESTABLISHED BY GRIMES PUBLIC WORKS (BLACK SIGN WITH WHITE LETTERING AND "PVT" NOTED AT THE END OF THE STREET NAME).
   - I. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

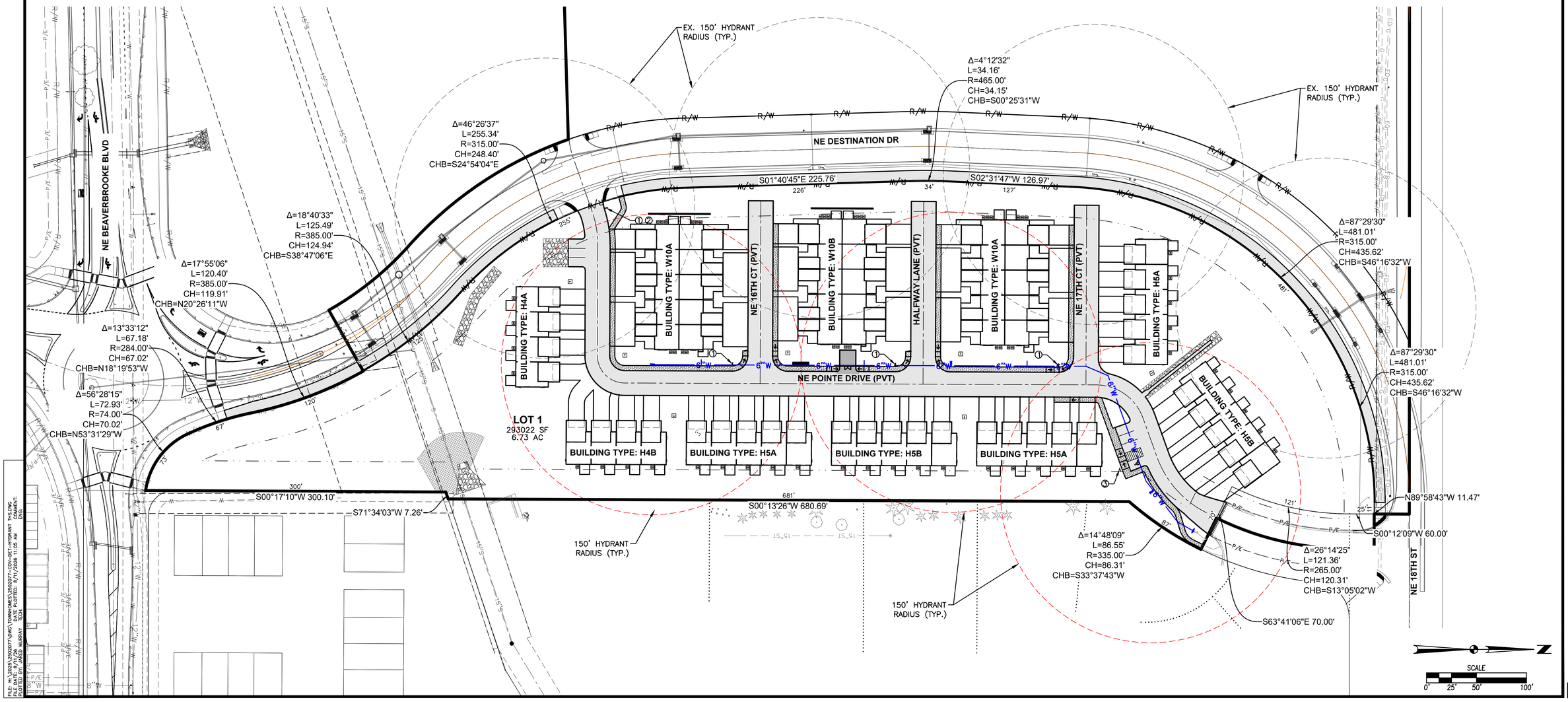
SIGN LEGEND



1

R1-1
2

R7-8a
3



FILE: R:\2025\2502077\DWG\TOWNHOMES\2502077-CDV-SET-HYDRANT THSDWG
PLOT DATE: 6/1/2026 11:05 AM
PLOTTED BY: JARED MURRAY
XREF'S CUTTED
TECH:
CONSULTANT:
ENG:

REVISIONS	DATE
FOURTH SUBMITTAL	08/11/2026
THIRD SUBMITTAL	07/21/2026
SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

BROOKSIDE VILLAGE NORTH TOWNHOMES

SITE LAYOUT / HYDRANT COVERAGE / SIGNAGE PLAN

GRIMES, IOWA

4.0

2502.077

GENERAL NOTES

1. THE 2026 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES AND FAIR HOUSING ACT FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, EXTERIOR OF BUILDING OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. NO PARKING IS ALLOWED WITHIN THE 25 FOOT DRIVE AISLES. PARKING IS ONLY ALLOWED IN DESIGNATED PARKING AREAS.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.
8. ALL DEVELOPMENT SIGNAGE WILL BE REVIEWED AND APPROVED WITH A SEPARATE SIGN PERMIT.

PAVEMENT THICKNESS

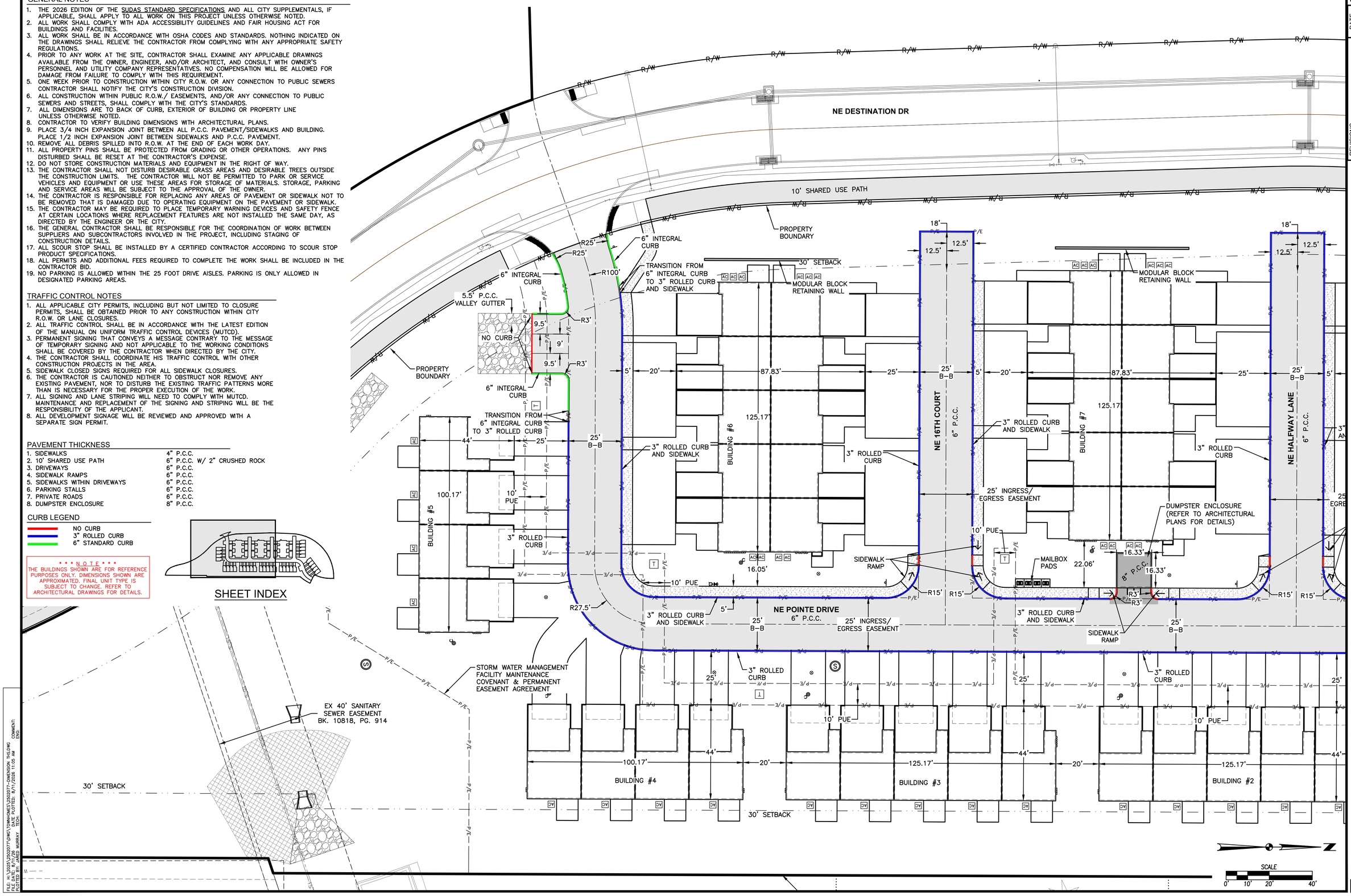
1. SIDEWALKS	4" P.C.C.
2. 10' SHARED USE PATH	6" P.C.C. W/ 2" CRUSHED ROCK
3. DRIVEWAYS	6" P.C.C.
4. SIDEWALK RAMPS	6" P.C.C.
5. SIDEWALKS WITHIN DRIVEWAYS	6" P.C.C.
6. PARKING STALLS	6" P.C.C.
7. PRIVATE ROADS	6" P.C.C.
8. DUMPSTER ENCLOSURE	8" P.C.C.

CURB LEGEND

- NO CURB
- 3" ROLLED CURB
- 6" STANDARD CURB

* * * NOTE * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SHEET INDEX



DATE	REVISIONS
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07/21/2026	THIRD SUBMITTAL
06/19/2026	SECOND SUBMITTAL
05/22/2026	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

SCALE 0' 10' 20' 40'

5.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION_THS.DWG
PLOTTED: 8/7/2026 11:03 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

NE DESTINATION DR

10' SHARED USE PATH

PROPERTY BOUNDARY

18'

12.5'

12.5'

30' SETBACK

NE HALFWAY LANE

6" P.C.C.

25' B-B

5'

20'

87.83'

25'

NE 17TH COURT

3" ROLLED CURB

44'

BUILDING #8

125.17'

BUILDING #9

3" ROLLED CURB AND SIDEWALK

25' INGRESS/ EGRESS EASEMENT

SIDEWALK RAMPS

10' PUE

26.78'

R15'

3" P.C.C. VALLEY GUTTER

TRANSITION FROM 6" INTEGRAL CURB TO 3" ROLLED CURB

NE POINTE DRIVE

TRANSITION FROM NO CURB TO 3" ROLLED CURB

NO CURB THROUGH DRIVEWAY

R3'

R50'

5' CURB CUT

27.26'

BUILDING #10

9.5'

18'

17'

9.0'

7.5'

BUILDING #1

6" CLASS 'A' CURB AND SIDEWALK

R100'

R117'

R20'

R16'

6" INTEGRAL CURB AND SIDEWALK

TRANSITION FROM EXISTING 6" INTEGRAL CURB TO 3" ROLLED CURB

REMOVE 2.0' CURB AND GUTTER SECTION. PROVIDE FULL SAW CUT.

TRANSITION FROM 4' SIDEWALK TO 5' SIDEWALK THROUGH RADII

TIE INTO EXISTING 4' SIDEWALK

NE DESTINATION DR

10' SHARED USE PATH

30' SETBACK

PROPERTY BOUNDARY

SHEET INDEX

CURB LEGEND

NO CURB
3" ROLLED CURB
6" STANDARD CURB

* * * N O T E * * *
THE BUILDINGS SHOWN ARE FOR REFERENCE PURPOSES ONLY. DIMENSIONS SHOWN ARE APPROXIMATED. FINAL UNIT TYPE IS SUBJECT TO CHANGE. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.

SCALE
0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES DIMENSION PLAN

5.1

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-DIMENSION_THS.DWG
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COMMENT:
ENG:

GRADING NOTES

1. THE COMPLETION AND APPROVAL OF THE COSESCO PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES BUILDING DIVISION AND STORM WATER DEPARTMENT PRIOR TO ANY GRADING ACTIVITIES.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 8" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES STANDARD NOTES, IF APPLICABLE,
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS:
    MAINTAIN 1.0% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL T/3, TRANSVERSE T/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), INSTALLATION OF THE ORIFICE PLATE AND INSTALLATION OF THE TEMPORARY STAND PIPE SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS POSSIBLE.
14. A CERTIFIED AS–BUILT GRADING PLAN OF THE DETENTION BASIN AND DRAINAGE SWALES SHALL BE SUBMITTED TO THE CITY OF GRIMES UPON COMPLETION OF THE SITE IMPROVEMENTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO FINAL ACCEPTANCE.
15. CONSTRUCTION OPERATIONS SHALL PROTECT STORM SEWERS AND DRAINAGE WAYS FROM ALLOWING SLURRY FROM CONCRETE OPERATIONS TO DISCHARGE OFFSITE.

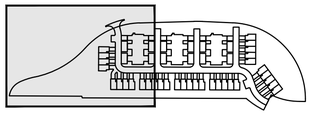
SOIL QUALITY RESTORATION

METHOD 4 SHALL BE UTILIZED FOR THIS SITE. REFER TO IOWA STORM WATER MANAGEMENT MANUAL C5–S6 FOR ADDITIONAL INFORMATION.

1. 8" OF TOPSOIL SHALL BE STRIPPED AND STOCKPILED IN AN APPROVED LOCATION IDENTIFIED ON THE EROSION CONTROL PLAN. STRIPPING AND STOCKPILING SHOULD OCCUR BEFORE OTHER SITE GRADING OR CONSTRUCTION ACTIVITIES ARE INITIATED TO KEEP TOPSOIL SEPARATE FROM LOWER HORIZON SOILS.
2. TOPSOIL STOCKPILES SHOULD BE PROTECTED BY APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES, IDENTIFIED WITHIN THE SWPPP.
3. RESPREAD TOPSOIL AFTER ALL GRADING AND TRENCHING ACTIVITIES IN THE AREA HAVE BEEN COMPLETED.
4. REMOVE LARGE CLODS, ROOTS, LITTER, STONES BIGGER THAN 1 INCH AND OTHER UNDESIRABLE MATERIAL. AFTER RESPREAD, AVOID FILL MATERIAL OR HEAVY EQUIPMENT ON THE RESTORED AREA.
5. PERFORM TILLAGE AS NECESSARY TO ADDRESS EXCESSIVE COMPACTION. DO NOT TILL WET SOILS.

* * * NOTE * * *

G.F.E. = FINISHED FLOOR ELEVATION AT THE FRONT OF THE GARAGE DOOR. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS ON SLOPE THROUGH GARAGE.



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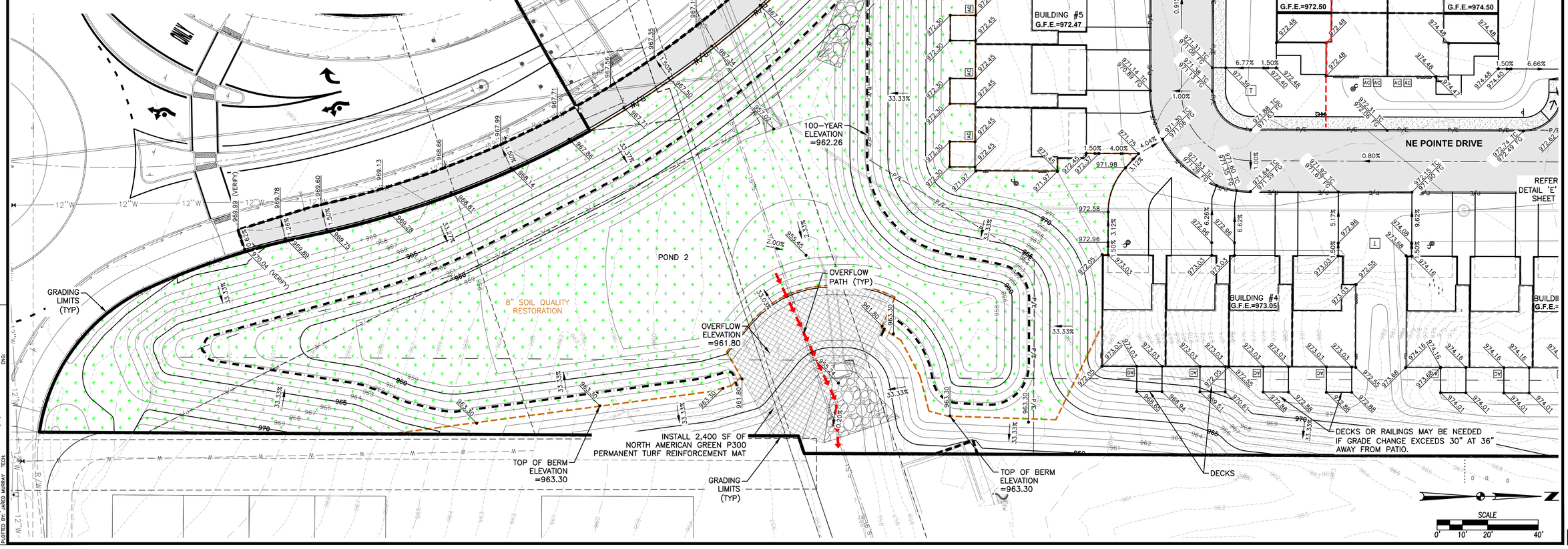

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-GRADING.TWG
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COMMENT:
ENG:
TECH:

NE DESTINATION DR

NE DESTINATION DR

GRADING LIMITS (TYP)

NE 16TH COURT

NE HALFWAY LANE

NE POINTE DRIVE

NE POINTE DRIVE

BUILDING #5
G.F.E.=972.47

BUILDING #6
G.F.E.=972.50
G.F.E.=974.50

BUILDING #7
G.F.E.=975.16

BUILDING #8
G.F.E.=974.89

BUILDING #4
G.F.E.=973.05

BUILDING #3
G.F.E.=974.18

BUILDING #2
G.F.E.=975.60

BUILDING #1
G.F.E.=973.93

2.0' FOUNDATION STEP THROUGH GARAGE/FRONT STOOP

REFER TO DETAIL 'E' ON SHEET 6.3

REFER TO DETAIL 'D' ON SHEET 6.3

REFER TO DETAIL 'C' ON SHEET 6.3

TOP OF BERM ELEVATION =963.30

DECKS

DECKS OR RAILINGS MAY BE NEEDED IF GRADE CHANGE EXCEEDS 30" AT 36" AWAY FROM PATIO.

GRADING LIMITS (TYP)

SHEET INDEX

SCALE
0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.1

2502.077

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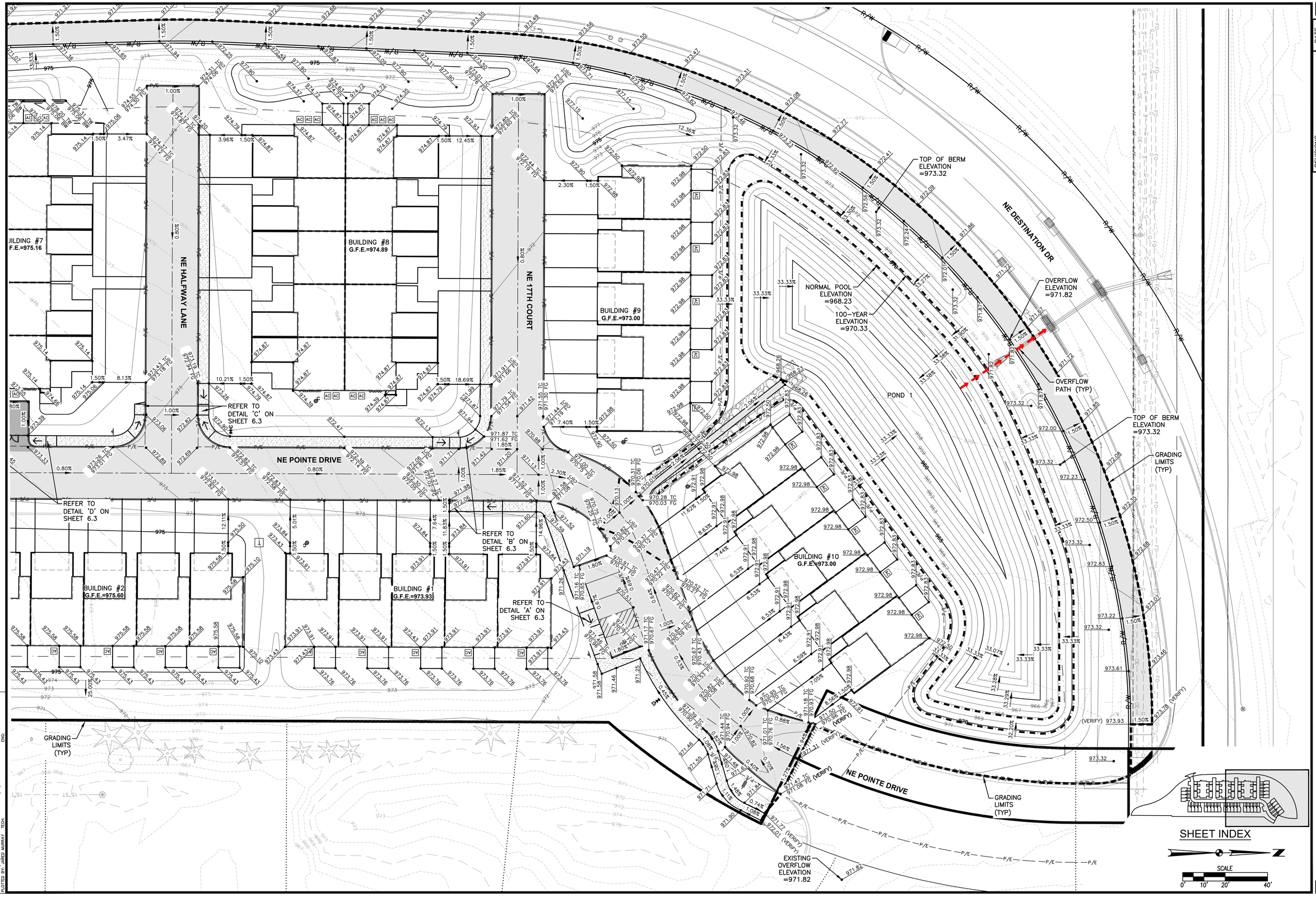

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.2

2502.077

SCALE 0' 10' 20' 40'

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PLOTTED BY: JARED MURRAY

COMMENT:
ENG:

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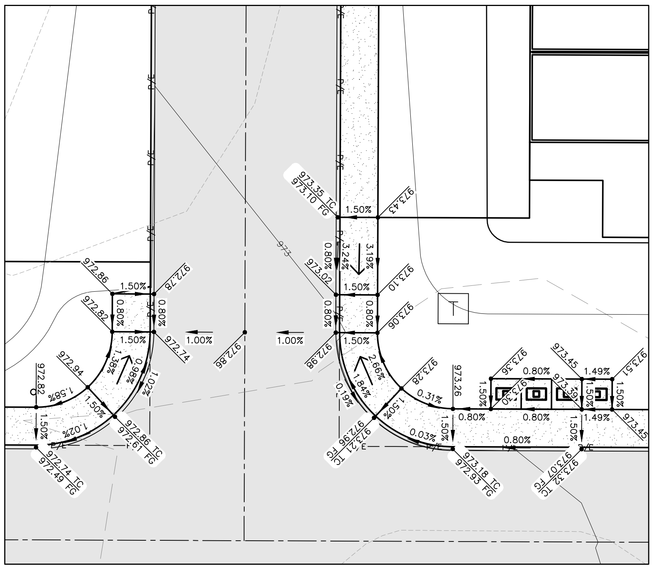
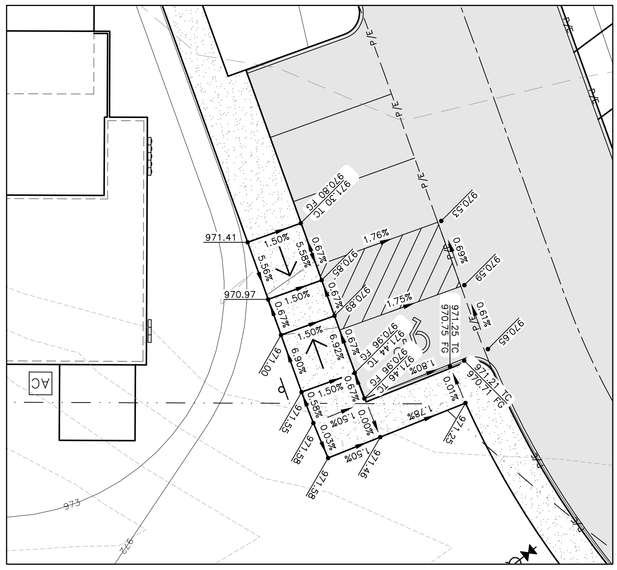
PLOTTED BY: JARED MURRAY TECH: ENG:

DETAIL 'E'



DETAIL 'A'



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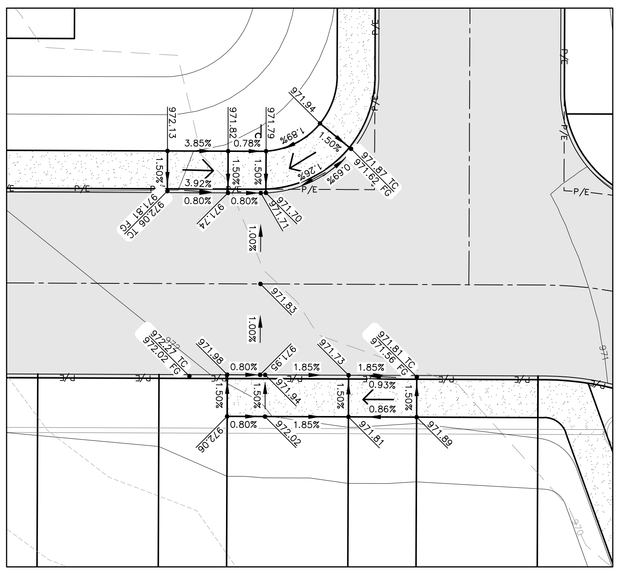

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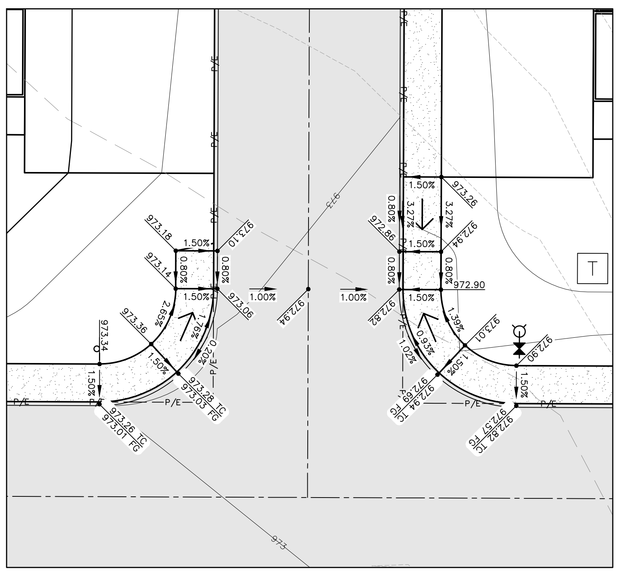

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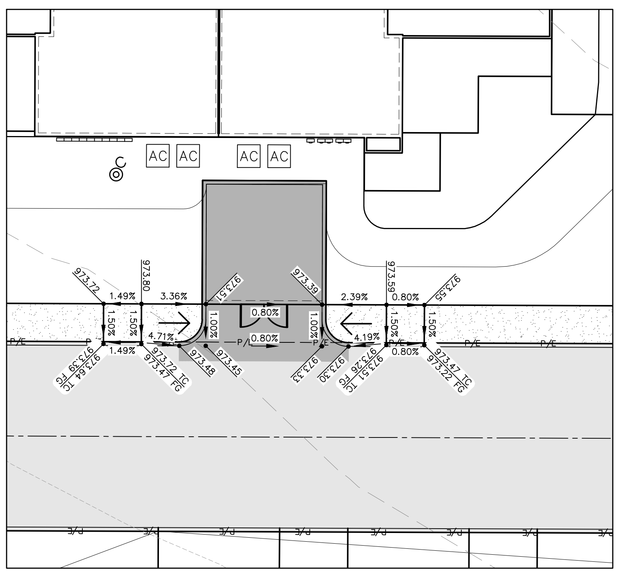

SCALE 0' 5' 10' 20'

N

BROOKSIDE VILLAGE NORTH TOWNHOMES GRADING PLAN

6.3

2502.077

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: JMM

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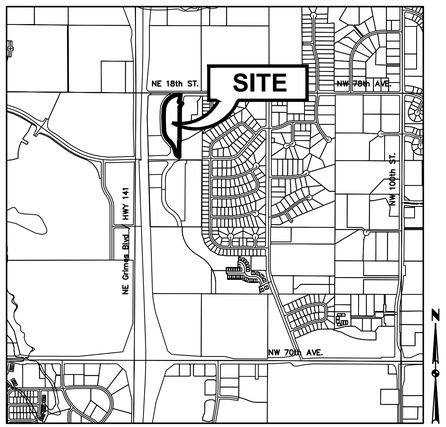
BROOKSIDE VILLAGE NORTH TOWNHOMES

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	2,960
2	FILTER SOCK	LF	114
3	INLET PROTECTION DEVICE	EA	7
4	SEEDING, FERTILIZING, AND MULCHING	AC	3.22
5	CONCRETE WASHOUT PIT	EA	1
6	36" PVC TEMPORARY STANDPIPE	EA	1

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO BEAVER CREEK ±1,800 FT

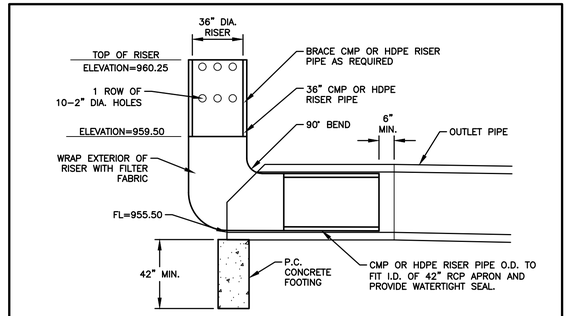
TOTAL AREA DISTURBED TO DISCHARGE POINT	3.73 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	13,428 CU FT
VOLUME PROVIDED IN FILTER SOCK (38 LF @ 2.0 CU FT/LF OF SOCK)	76 CU FT
VOLUME PROVIDED IN SILT FENCE (1,435 LF @ 4.5 CU FT/LF OF FENCE)	6,458 CU FT
VOLUME PROVIDED IN TSB #1	66,151 CU FT
TOTAL VOLUME PROVIDED	72,685 CU FT

DISCHARGE POINT #2 DIRECTLY INTO A TRIBUTARY OF BEAVER CREEK

TOTAL AREA DISTURBED TO DISCHARGE POINT	3.40 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	12,240 CU FT
VOLUME PROVIDED IN FILTER SOCK (76 LF @ 2.0 CU FT/LF OF SOCK)	152 CU FT
VOLUME PROVIDED IN SILT FENCE (1,525 LF @ 4.5 CU FT/LF OF FENCE)	6,863 CU FT
VOLUME PROVIDED IN TSB #2 (OVEREXCAVATE 2' @ 3:1)	37,826 CU FT
TOTAL VOLUME PROVIDED	44,841 CU FT

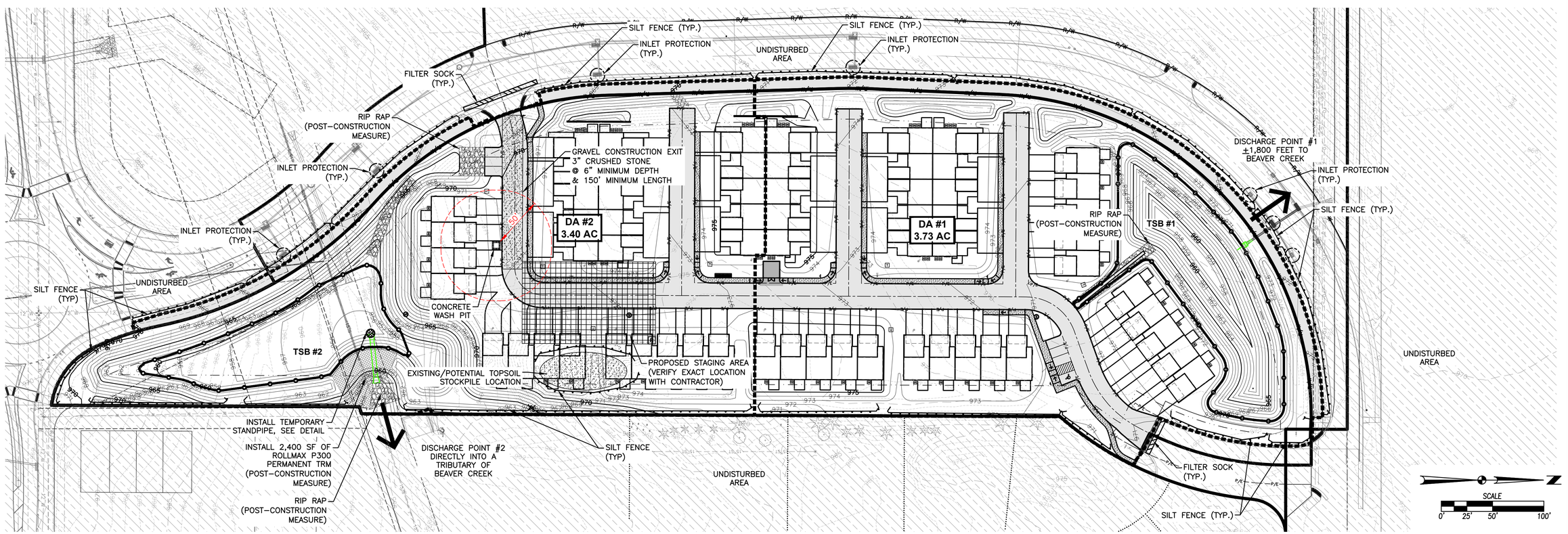
SWPPP LEGEND

DRAINAGE ARROW (X.XX %)
GRADING LIMITS
FILTER SOCK
SILT FENCE
DITCH CHECK
INLET PROTECTION
PORTABLE RESTROOM (R)
TEMPORARY STANDPIPE
CONCRETE WASHOUT PIT
AREA TO BE SEEDED
STRAW MAT
UNDISTURBED AREA
RIP–RAP
GRAVEL ENTRANCE
STAGING AREA
TEMPORARY SEDIMENT BASIN (TSB #)



SEDIMENT BASIN OUTLET STRUCTURE (ST-4)

NOT TO SCALE



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SECOND SUBMITTAL	06/19/2026
FIRST SUBMITTAL	05/22/2026

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400
ENGINEER: JMM | TECH: CWO/JDS

CIVIL DESIGN ADVANTAGE

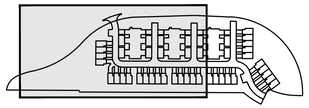
BROOKSIDE VILLAGE NORTH TOWNHOMES
EROSION AND SEDIMENT CONTROL PLAN
GRIMES, IOWA

7.0

2502.077

UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
5. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
6. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO ARCHITECTURAL PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
7. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
8. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GRIMES PLUMBING CODE.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2003 INTERNATIONAL PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE DETENTION FACILITIES AND PRIVATE STORM SEWER.
16. ALL PROPOSED WATERMAIN AND SANITARY SEWER WILL BE PRIVATE, 4" WATER METERS WILL BE REQUIRED FOR ALL BUILDINGS.
17. ALL VALVES IN PAVEMENT SHALL BE SLIDE TYPE.
18. ALL CURB STOPS IN PAVEMENT SHALL HAVE A TWO-PIECE PENTAGON NUT STYLE CAP.



SHEET INDEX

BUILDING #6
G.F.E.=972.50
G.F.E.=974.50
G.F.E.=972.50
G.F.E.=974.50
2.0' FOUNDATION STEP THROUGH GARAGE/FRONT STOOP

BUILDING #7
G.F.E.=975.16

BUILDING #5
G.F.E.=972.47

BUILDING #4
G.F.E.=973.05

BUILDING #3
G.F.E.=974.18

BUILDING #2
G.F.E.=975.60

NE 16TH COURT

NE HALFWAY LANE

NE POINTE DRIVE

INSTALL 65 TONS OF CLASS 'E' RIP RAP
25.0'
28.0'
TRANSFORMER LOCATION. CONFIRM LOCATION W/ MIDAMERICAN DESIGN
INSTALL 75 TONS OF CLASS 'E' RIP RAP
10.0'
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
10' PUE
INTERNAL DROP CONNECTION. REFER TO SUDAS FIG. 6010.308 FOR DETAILS. CORE DRILL OPENING AND INSTALL LINK-SEAL OR APPROVED EQUAL. BOTTOM FL=939.25
CONTRACTOR TO COORDINATE SANITARY SEWER CONSTRUCTION W/ CITY'S STORM SEWER PROJECT.
ST-EX2
EX SW-301 48" MH RIM=959.27 FL 15" (E)=937.25 FL 8" (NE)=949.30 FL 15" (W)=937.36 FL 8" (S)=952.57
P-1 90 LF OF 8" PVC @ 1.50% (CONTRACTOR MAY CONSIDER TRENCHLESS CONSTRUCTION TO AVOID CONFLICT WITH EX. STORM SEWER AND DRAINAGE WAY)
1.5" WATER SERVICE CURBSTOP RIM=971.92
SANITARY CLEANOUT RIM=971.54 FL=964.67 (MIN.)
10 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
P-2 214 LF OF 8" PVC @ 4.00%
S-1 SW-301 48" MH RIM=965.53 FL 8" (N)=950.75 FL 8" (SW)=950.65
ST-4 42" RCP APRON W/ FOOTING AND APRON GUARD FL=955.50
L-4 48 LF OF 42" RCP @ 0.55% (LENGTH INCLUDES APRONS)
ST-3 42" RCP APRON W/ FOOTING AND APRON GUARD FL=955.24
INSTALL 45 TONS OF CLASS 'E' RIP RAP
HYDRANT ASSEMBLY FGH=972.37
TRANSFORMER LOCATION. CONFIRM LOCATION W/ MIDAMERICAN DESIGN
SANITARY CLEANOUT RIM=973.30 FL=966.18 (MIN.)
APPROXIMATE KNOX BOX AND FIRE DEPARTMENT CONNECTION LOCATION. REFER TO ARCHITECTURAL PLANS.
2" WATER SERVICE CURBSTOP RIM=973.98
RISER ROOM
PROPOSED 6" WATER MAIN
48 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
S-2 SW-301 48" MH RIM=972.99 FL 8" (N)=959.41 FL 8" (S)=959.31
1.5" WATER SERVICE CURBSTOP RIM=973.20
13 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
SANITARY CLEANOUT RIM=974.08 FL=965.64 (MIN.)
1.5" WATER SERVICE CURBSTOP RIM=972.39
APPROXIMATE LOCATION OF KNOX BOX. REFER TO ARCHITECTURAL PLANS.
SANITARY CLEANOUT RIM=972.96 FL=964.94 (MIN.)
SANITARY CLEANOUT RIM=974.31 FL=966.98 (MIN.)
2" WATER SERVICE CURBSTOP RIM=974.19
54 LF OF 6" SANITARY SERVICE @ 2.00% (MIN)
P-3 393 LF OF 8" PVC @ 0.60%
1.5" WATER SERVICE CURBSTOP RIM=974.70
SANITARY CLEANOUT RIM=975.50 FL=967.00 (MIN.)

SCALE
0' 10' 20' 40'

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CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

REVISIONS	DATE
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BROOKSIDE VILLAGE NORTH TOWNHOMES
UTILITY PLAN

8.0

2502.077

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PLOTTED BY: JARED MURRAY PLOTTED: 6/9/2026 11:10 AM
TECH: COMMENT:
ENG:

ESTIMATED PROJECT QUANTITIES

ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY
1	CONNECTION TO EXISTING SANITARY SEWER	EA	1
2	INTERNAL SANITARY SEWER DROP CONNECTION	EA	1
3	SANITARY SEWER GRAVITY MAIN, TRENCHED, 8" PVC	LF	697
4	SANITARY SEWER GRAVITY SERVICE, TRENCHED, 6" PVC	LF	351
5	STORM SEWER, TRENCHED, 6" PVC	LF	7
6	STORM SEWER, TRENCHED, 18" RCP	LF	7
7	STORM SEWER, TRENCHED, 42" RCP	LF	32
8	STORM SEWER, PIPE APRON, RCP, 42 IN. DIA.	EA	2
9	WATER MAIN, TRENCHED, 6" DIA	LF	639
10	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 1.5" DIA	EA	7
11	WATER SERVICE STUB, TRENCHED, TYPE K COPPER, 2" DIA	EA	3
12	WATER MAIN REDUCER, 8"X6"	EA	1
13	WATER MAIN BEND, 22.5°	EA	3
14	WATER MAIN BEND, 45°	EA	1
15	FIRE HYDRANT ASSEMBLY	EA	3
16	MANHOLE, TYPE SW-301, 48" (SANITARY SEWER)	EA	3
17	INTAKE, TYPE SW-513 – 4'X4' (STORM SEWER)	EA	1
18	RIP RAP, CLASS E	TON	255

BUILDING #8
G.F.E.=974.89

BUILDING #9
G.F.E.=973.00

BUILDING #10
G.F.E.=973.00

BUILDING #1
G.F.E.=973.93

NE HALFWAY LANE

NE 17TH COURT

NE POINTE DRIVE

ST-EX1
EX SW-505 INTK
TC=971.33
FL 18" (SE)=967.29
FL 18" (NW)=967.19

L-EX2
25 LF OF
EX 18" RCP @ 0.84%

L-1
7 LF OF
18" RCP @ 0.84%

ST-1
SW-513 4'X4' INTK
W/ 1-9" TALL X 48" WIDE OPENING
AT ELEVATION=970.00 (SE)
RIM=971.25
FL 6" (SE)=967.66
FL 18" (NW)=967.56

CONNECT TO EX STORM SEWER
FL=967.50 (VERIFY)

REMOVE EX. APRON

L-2
7 LF OF
6" PVC @ 1.00%

ST-2
6" PVC PIPE
FL=967.73

INSTALL 70 TONS
OF CLASS 'E'
RIP RAP

APPROXIMATE KNOX BOX AND
FIRE DEPARTMENT CONNECTION LOCATION.
REFER TO ARCHITECTURAL PLANS.

54 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=974.23
FL=966.61 (MIN.)

2" WATER SERVICE
CURBSTOP
RIM=973.24

PROPOSED
6" WATER MAIN

RISER
ROOM

TRANSFORMER LOCATION.
CONFIRM LOCATION W/
MIDAMERICAN DESIGN

HYDRANT ASSEMBLY
FGH=973.22

86'

80'

10'
PUE

22.5° BEND

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

1.5" WATER SERVICE
CURBSTOP
RIM=972.02
FL=964.73 (MIN.)

58 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

45° BEND

P-3
393 LF OF
8" PVC @ 0.60%

1.5" WATER SERVICE
CURBSTOP
RIM=973.30

13 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

S-3
SW-301 48" MH
RIM=971.42
FL 8" (S)=961.77

SANITARY CLEANOUT
RIM=973.84
FL=965.39 (MIN.)

75 LF OF
6" SANITARY
SERVICE
@ 2.00% (MIN)

SANITARY CLEANOUT
RIM=972.09
FL=964.30 (MIN.)

1.5" WATER SERVICE
CURBSTOP
RIM=970.27

22.5° BEND

HYDRANT ASSEMBLY
FGH=971.27

PROPOSED
6" WATER MAIN

22.5° BEND

8"X6" REDUCER

EX 8" WATER VALVE
RIM=971.65
CONNECT TO EXISTING
8" WATER MAIN

APPROXIMATE LOCATION
OF KNOX BOX. REFER
TO ARCHITECTURAL PLANS.

SHEET INDEX

SCALE
0' 10' 20' 40'

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BROOKSIDE VILLAGE NORTH TOWNHOMES UTILITY PLAN

8.1
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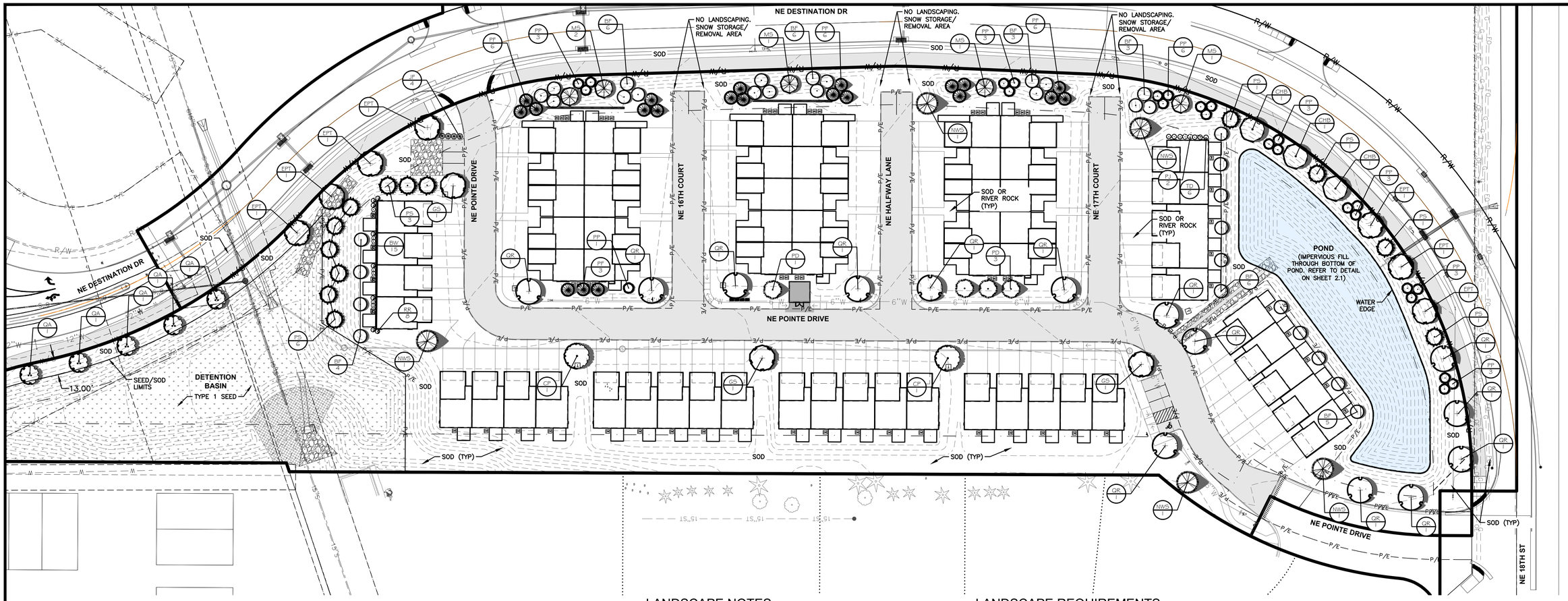
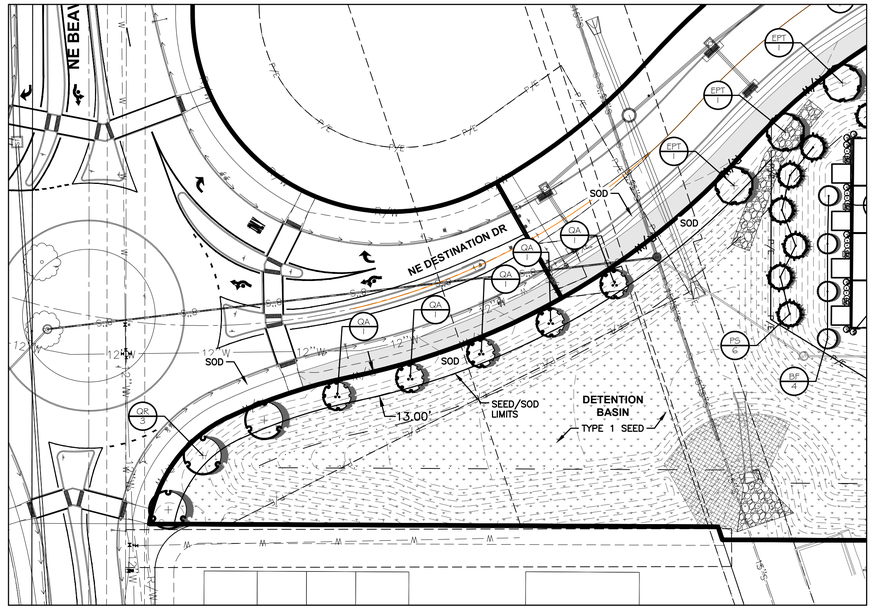




LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS UNLESS NOTED ON PLAN.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS TO A (MIN) DEPTH OF 3".
9. BUILDING FOUNDATION PLANTING BEDS SHALL BE 2" RIVER ROCK, 3" MIN. DEPTH., WITH WEED BARRIER FABRIC.
10. ALL EDGING SHALL BE METAL EDGE.
11. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
12. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
13. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
14. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

BUFFER REQUIREMENTS (WEST)

WEST BUFFER (533 LF)

REQUIRED (WITHOUT 3' BERM):
3 EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 50 LF.

EVERGREEN TREES	= 32
ORNAMENTAL TREES	= 22

PROVIDED

EVERGREEN TREES	= 32
ORNAMENTAL TREES	= 23

LANDSCAPE REQUIREMENTS

OPEN SPACE:

TOTAL AREA	= 302,869 SF (6.95 ACRES)
OPEN SPACE REQUIRED	= 121,148 SF (40%)
OPEN SPACE PROVIDED	= SEE COVER SHEET

OPEN SPACE REQUIREMENTS

1 TREE PER 1,000 SF OF REQ. OPENSPACE	= 121 TREES
TREES PROVIDED	= 123 TREES

* FRONTAGE TREES AND BUFFER TREES COUNT TOWARD THE OPEN SPACE TREE REQUIREMENT.

** FOUNDATION PLANTINGS SHALL BE PROVIDED ALONG FACADES FACING THE PUBLIC STREET WHEN BERMS & BUFFERS ARE NOT PROVIDED.

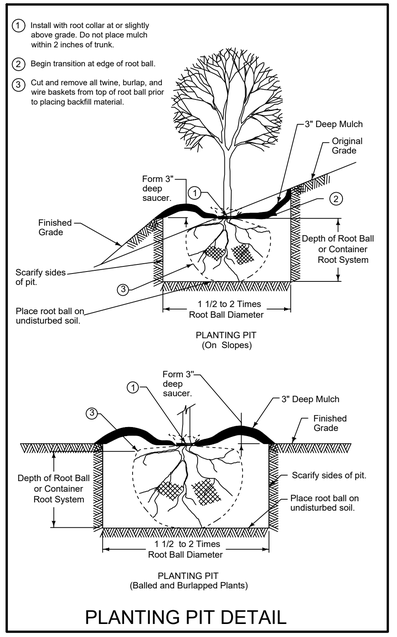
STREET FRONTAGE REQUIREMENT

1 TREE PER 50 LF OF STREET FRONTAGE	= 30 TREES (1,496 LF)
TREES PROVIDED	= 32 TREES

PARKING LOTS
THE PERIMETER OF ALL PARKING LOTS LOCATED ALONG INTERIOR SIDE AND REAR LOT LINES SHALL BE PLANTED WITH EVERGREEN SHRUBS TO SCREEN HEADLIGHTS FROM NEIGHBORING PROPERTIES.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
OVERSTORY TREES				
CHB	3	Common Hackberry	Celtis occidentalis	B&B, 1.5" CALIPER
CP	2	Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	B&B, 1.5" CALIPER
EPT	7	Exclamation!™ London Plane Tree	Platanus x acerifolia 'Morton Circle'	B&B, 1.5" CALIPER
GS	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 1.5" CALIPER
QA	5	Quaking Aspen	Populus tremuloides	B&B, 1.5" CALIPER
QR	17	Red Oak	Quercus rubra	B&B, 1.5" CALIPER
	37	SUBTOTAL:		
EVERGREEN TREES				
NWS	5	Norway Spruce	Picea abies	B&B, 6' HEIGHT
PD	4	Black Hills White Spruce	Picea glauca 'Densata'	B&B, 6' HEIGHT
PF	21	Pyramidal White Pine	Pinus strobus 'Fastigiata'	B&B, 6' HEIGHT
PP	25	Baker Colorado Spruce	Picea pungens 'Bakeri'	B&B, 6' HEIGHT
PS	13	White Pine	Pinus strobus	B&B, 6' HEIGHT
	68	SUBTOTAL:		
ORNAMENTAL TREES				
BF	33	Dakota Pinnacle® Asian White Birch	Betula platyphylla 'Fargo'	B&B, 6' HEIGHT
MS	5	Spring Snow Crab Apple	Malus x 'Spring Snow'	B&B, 6' HEIGHT
	38	SUBTOTAL:		
SHRUBS				
BW	15	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'	CONT, 3 GAL
JF	4	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
PJ	2	PJM Compact Rhododendron	Rhododendron x 'P.J.M. Compact'	CONT, 3 GAL
RR	8	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'	CONT, 3 GAL
TD	6	Dense Yew	Taxus x media	CONT, 3 GAL
	35	SUBTOTAL:		



PLANTING PIT DETAIL

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BROOKSIDE VILLAGE NORTH TOWNHOMES
LANDSCAPE PLAN

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

L1.0

2502.077

FILE: H:\2025\2502077\DWG\TOWNHOMES\2502077-LANDSCAPE.DWG
LAYOUT: L1.0 LANDSCAPE PLAN
PLOTTED: 8/11/2026 11:06 AM
PLOTTED BY: JARED MURRAY
COMMENT:
ENG:
TECH:

BROOKSIDE NORTH

WHITFIELD SINGLE 10

7/9/2026

SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW / LIFE SAFETY	A0.1
ELEVATIONS	A1.1
COLORED ELEVATIONS - OPT A	A1.2A
FOUNDATION	A2.0
FIRST FLOOR PLAN	A2.1
SECOND FLOOR PLAN	A2.2
UNIT PLANS	A3.1
SECTION / DETIALS	A4.1
DESIGN TREATMENT	A4.2

VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ION STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, PRACTICES AND ACTUAL CONSTRUCTION ANY APPLICATION FOR WHICH YOU ARE UNSURE

100 CD | MNB | #2001

7/9/26

SIGNATURE COMPANIES LLC

WHITFIELD W10

Grimes, IA

COVER

A0.0

3/16" = 1'-0"

CODE REVIEW	
Brookside North - W10	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IBC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	14,692 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	14,692 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	YES 13R

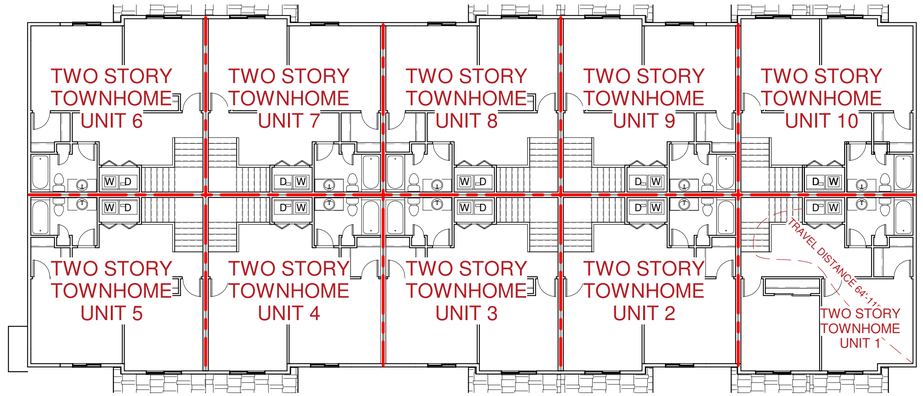
CODE PLAN LEGEND

1/2 HR RATED WALL

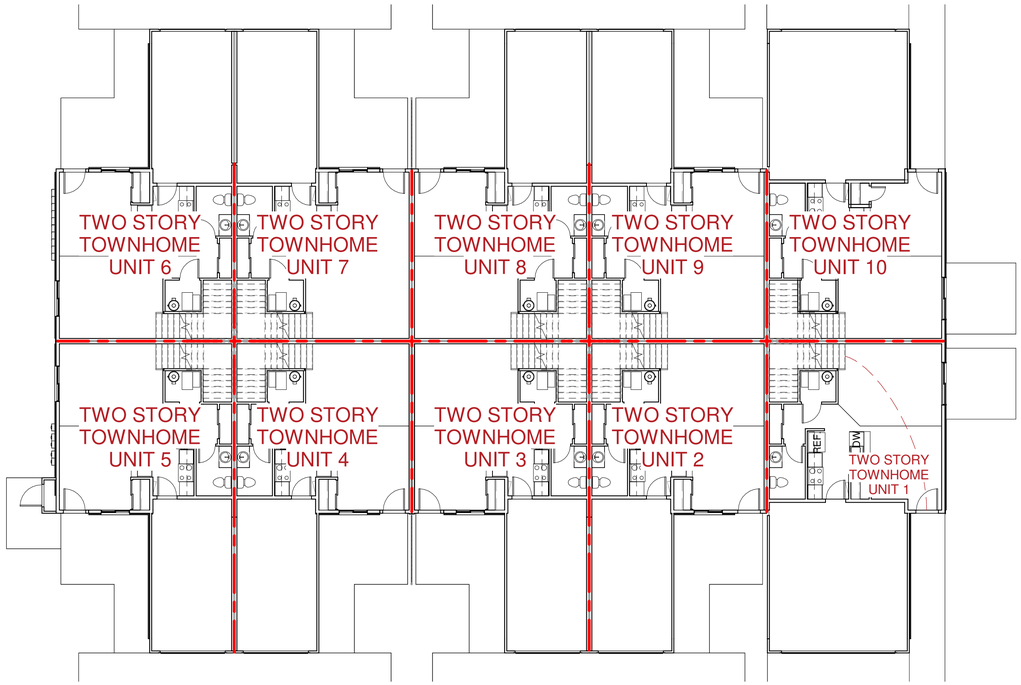
1 HR RATED WALL

LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C4 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A4 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTAL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, PRACTICES AND/OR CONSTRUCTION ANY APPLICATION FOR WHICH YOU ARE LIABLE.

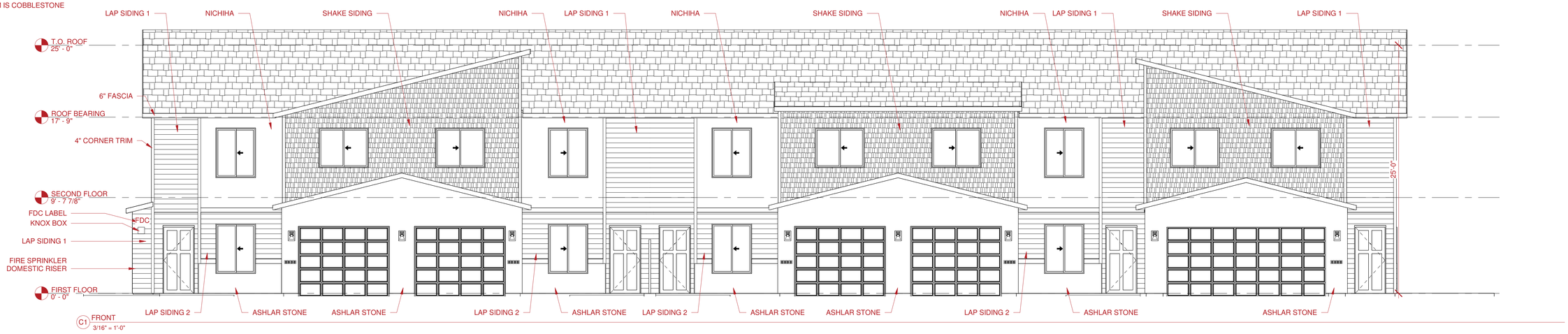
TJO | 100 CD | 6/17/26 | #2001

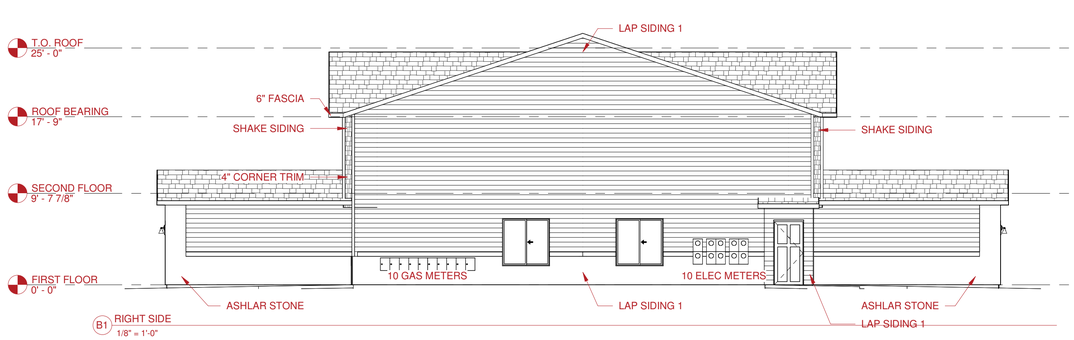
SIGNATURE COMPANIES LLC
WHITFIELD W10
Grimes, IA

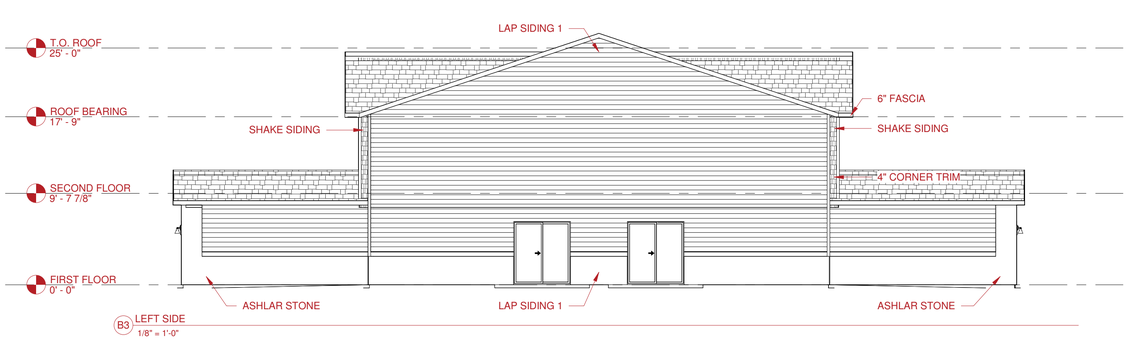
CODE REVIEW / LIFE SAFETY
A0.1 | As indicated

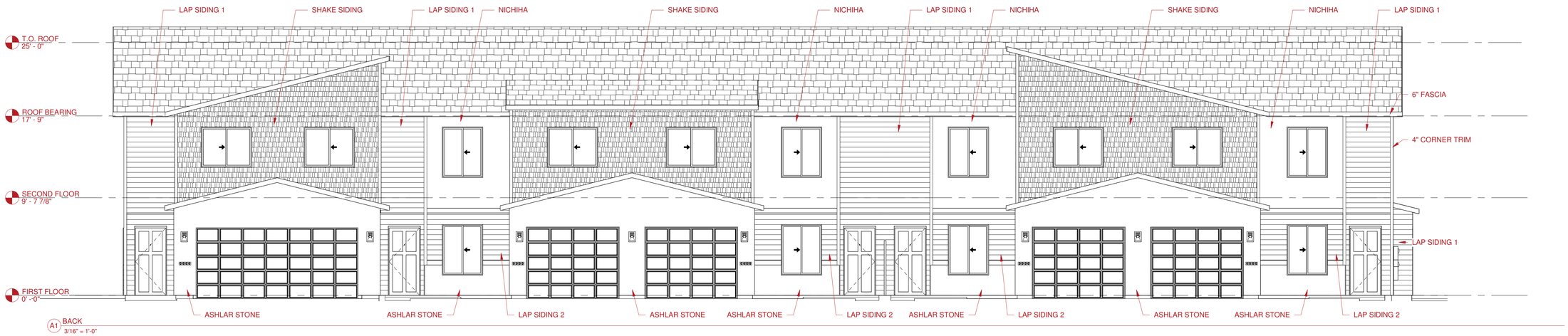
OPTION A

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 16" EVES, 12" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS COBBLESTONE









VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTAL CONNECTIONS A SPECIFIC STRUCTURAL NUMBERS FOR ON STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES UNDER DIFFERENT CONDITIONS. ANY CONSTRUCTION ALTERATIONS OR CHANGES MADE BY ANYONE OTHER THAN THE COMPANY ARE NOT RESPONSIBLE FOR USES UNDER DIFFERENT CONDITIONS. ANY APPLICATION OF WHICH YOU ARE UNSURE

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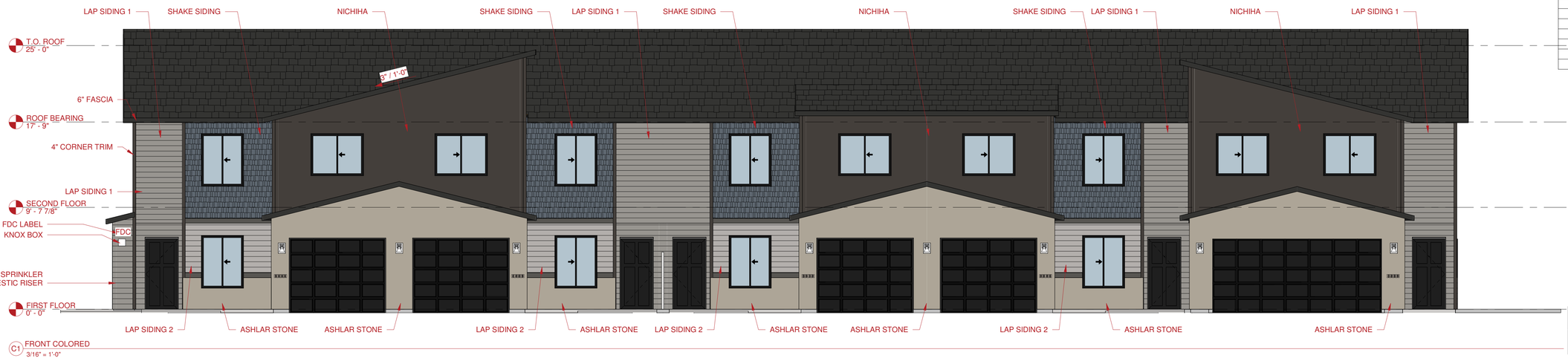
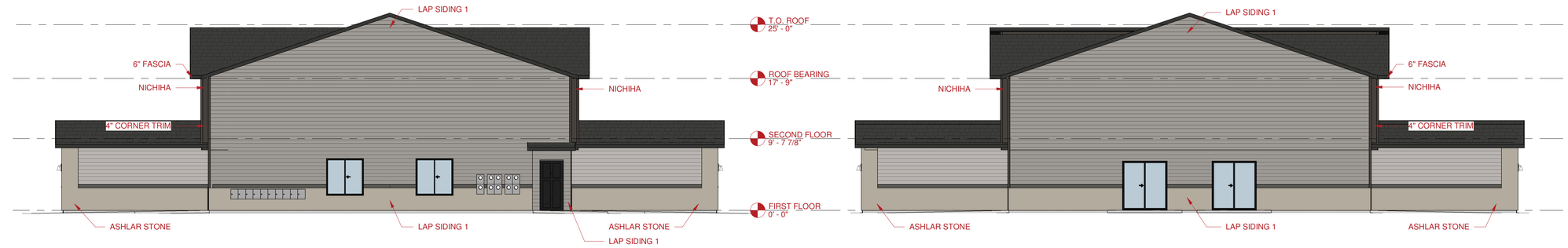
100 CD | 7/9/26

SIGNATURE COMPANIES LLC
WHITFIELD W10
Grimes, IA

ELEVATIONS | As indicated
A1.1

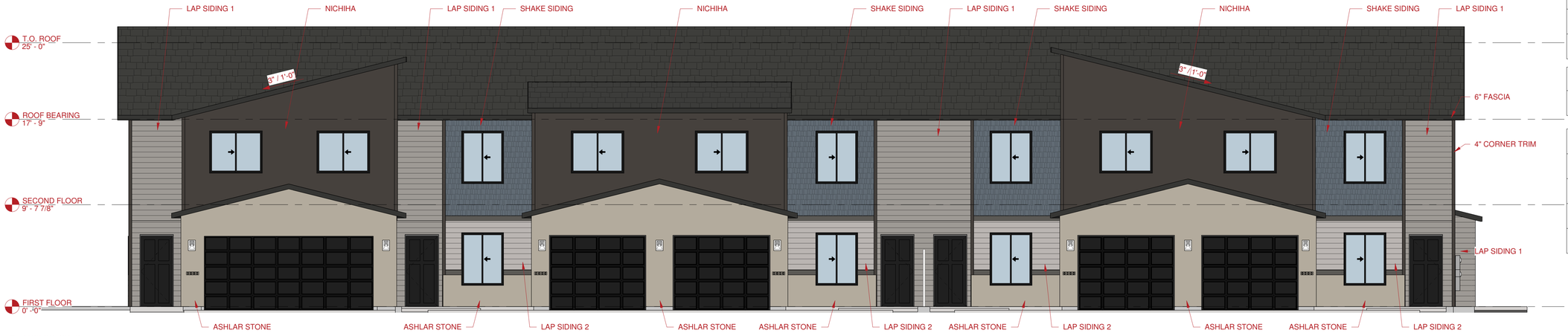


C1 FRONT COLORED
3/16" = 1'-0"



B1 RIGHT SIDE COLORED
1/8" = 1'-0"

B3 LEFT SIDE COLORED
1/8" = 1'-0"



A1 BACK COLORED
3/16" = 1'-0"

No.	Description	Date	Revision Sequence Number

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

PROVIA VINYL SIDING GRANITE

PROVIA VINYL SIDING PEWTER

PROVIA NICHIHA NAUTICA

SHAKE SIDING FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Front		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	240 SF	6%
Exterior - Lap Siding Vinyl - Medium Gray	649 SF	16%
Exterior - Nichiha Panel - Vintage Wood Bark	1551 SF	38%
Exterior - Shake Vinyl - Blue Gray	532 SF	13%
Exterior - Stone - Eldrado Echo Ridge	1088 SF	27%

Significant Material Percentage - Left Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	213 SF	16%
Exterior - Lap Siding Vinyl - Medium Gray	909 SF	68%
Exterior - Stone - Eldrado Echo Ridge	212 SF	16%

Significant Material Percentage - Right Side		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	213 SF	17%
Exterior - Lap Siding Vinyl - Medium Gray	827 SF	65%
Exterior - Stone - Eldrado Echo Ridge	231 SF	18%

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	1965 SF	23%
Exterior - Lap Siding Vinyl - Medium Gray	2440 SF	29%
Exterior - Nichiha Panel - Vintage Wood Bark	1931 SF	23%
Exterior - Shake Vinyl - Blue Gray	549 SF	7%
Exterior - Stone - Eldrado Echo Ridge	1532 SF	18%

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THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS NOT SHOWN. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR EXPENSE INCURRED AS A RESULT OF ANY DISCREPANCY FOUND IN THESE PLANS. SIGNATURE COMPANIES SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE OR EXPENSE INCURRED AS A RESULT OF ANY APPLICATION OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH YOU ARE ENGAGE.

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SIGNATURE COMPANIES LLC

WHITFIELD W10
Grimes, IA

COLORED ELEVATIONS - OPT B

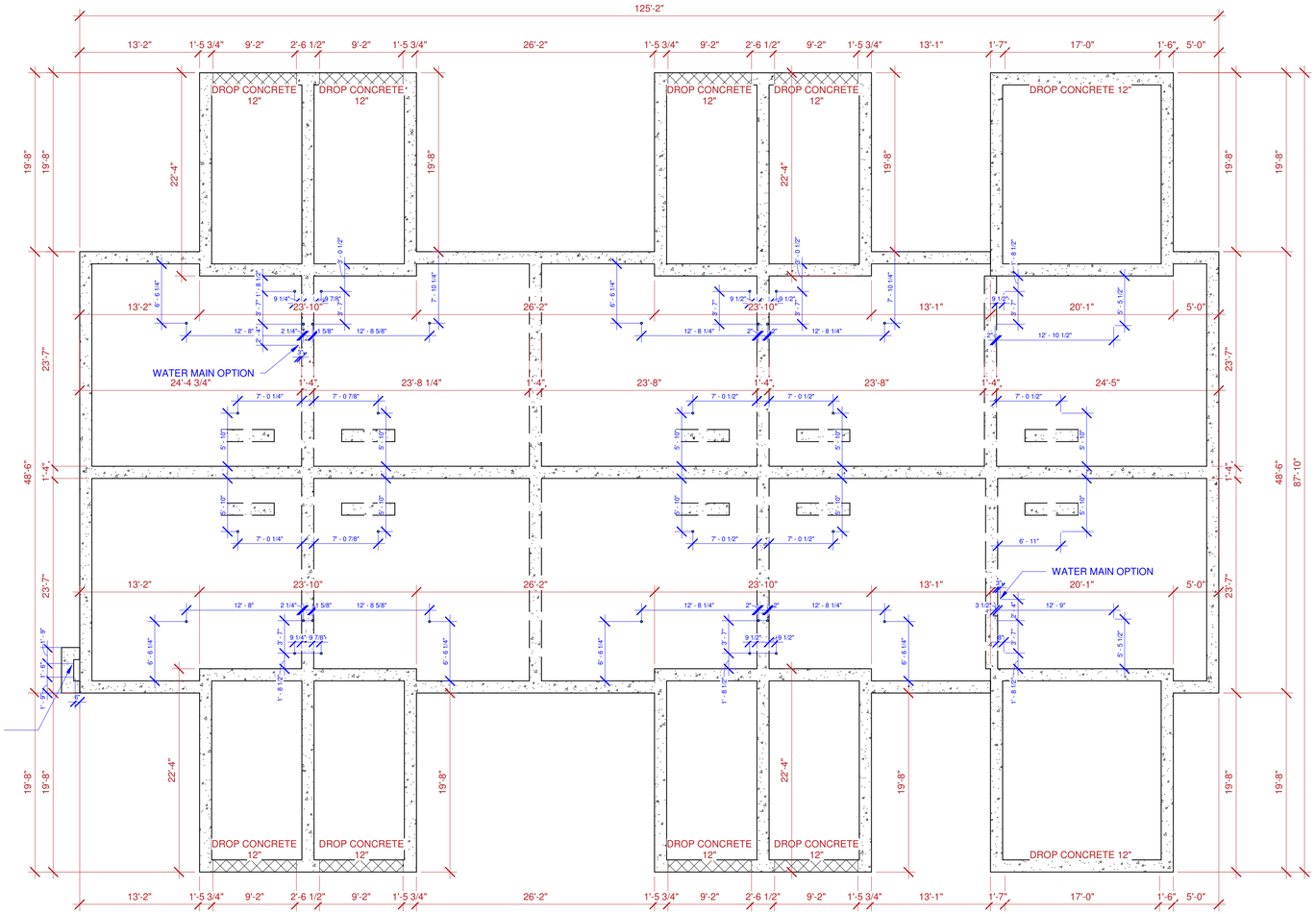
A1.2B | As indicated

FLOORING SCHEDULE	
Type	Area
1/4" Carpet Flooring	6720 SF
1/8" Vinyl Flooring	4256 SF
3/4" Plywood Floor	6190 SF
4" Concrete Slab Driveway	4771 SF
4" Concrete Slab Entry Sidewalk	320 SF
4" Concrete Slab Front Stoop	1387 SF
4" Concrete Slab Garage	3334 SF
4" Concrete Slab Main Slab	5490 SF
4" Concrete Slab Patio	200 SF

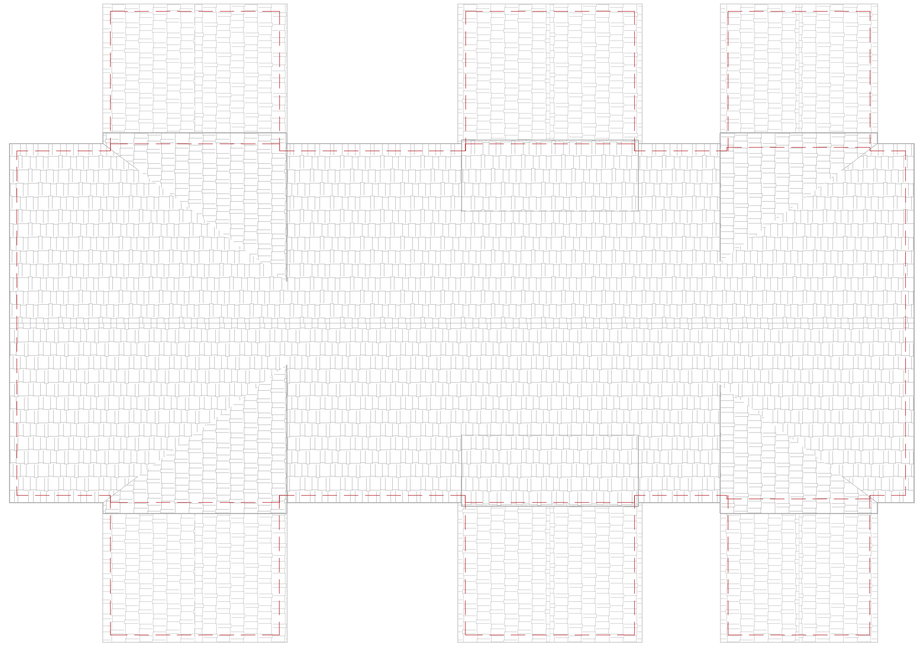
CONCRETE SQFT	
Type	Length
Footing - Deepened Footing	194'
Foundation - 16" Concrete 4'	937'

PLAN NOTES:

- 16" EVES, 12" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED



B1 FOUNDATION
1/8" = 1'-0"



C4 ROOF BEARING
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ARE DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ON-SITE APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION PERFORMED FROM THESE PLANS. BUILDER IS RESPONSIBLE FOR USING PROPER AND ACCEPTED CONSTRUCTION METHODS AND FOR ANY APPLICATION OF WHICH YOU ARE UNSURE.

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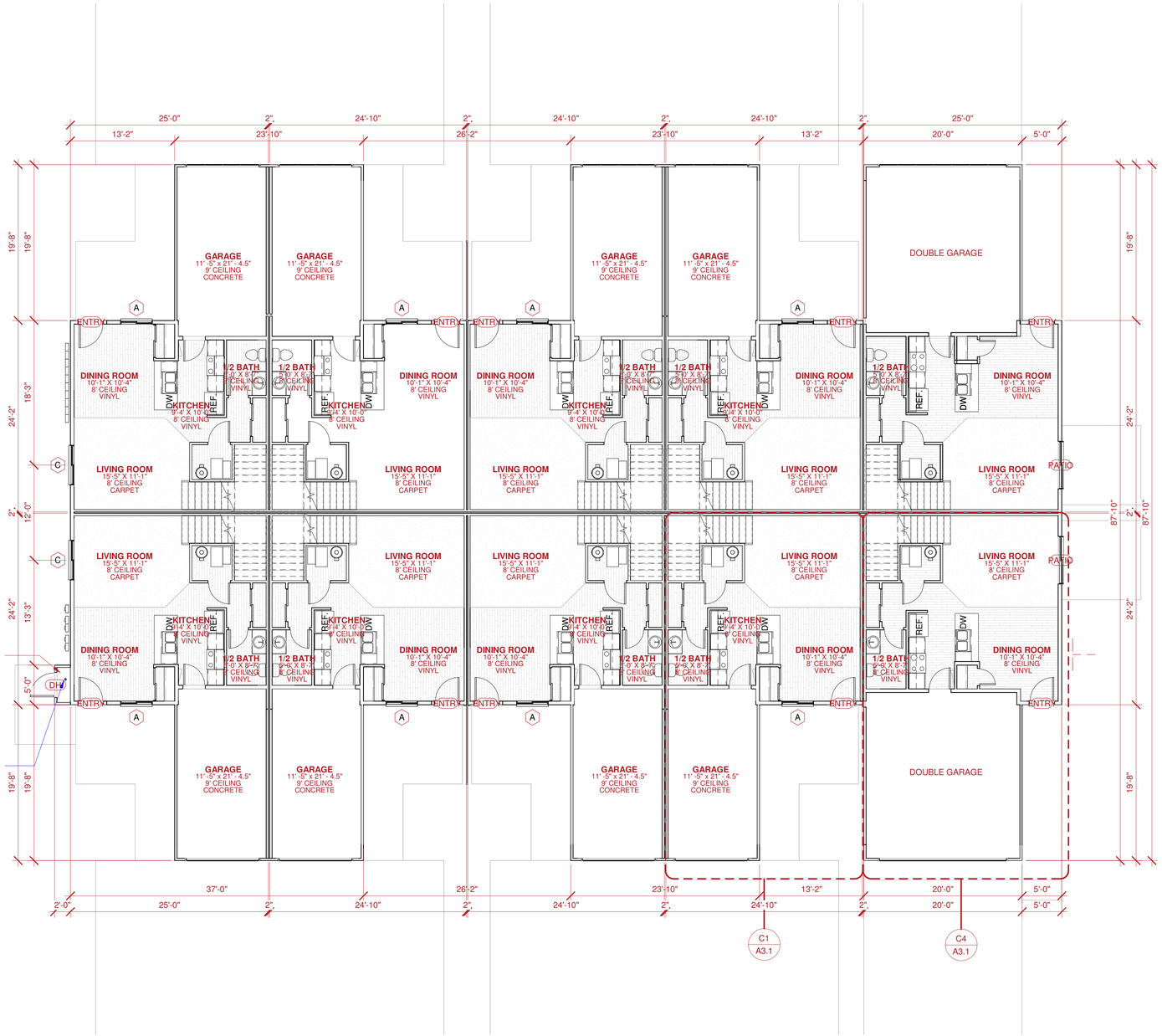
WHITFIELD W10
Grimes, IA

FOUNDATION

A2.0 | As indicated

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED



A1 FIRST FLOOR
1/8" = 1'-0"

VERIFY ALL DIMENSIONS: A THOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR ION STANDARD APPLICATIONS. THE COMPANY DOES NOT ASSUME RESPONSIBILITY FOR USES, PRACTICES AND/OR CONSTRUCTION NOT APPLICABLE TO ION STANDARDS. THE ARCHITECT IS NOT RESPONSIBLE FOR USES, PRACTICES AND/OR CONSTRUCTION NOT APPLICABLE TO ION STANDARDS. ANY APPLICATION FOR WHICH YOU ARE UNSURE

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6/17/26

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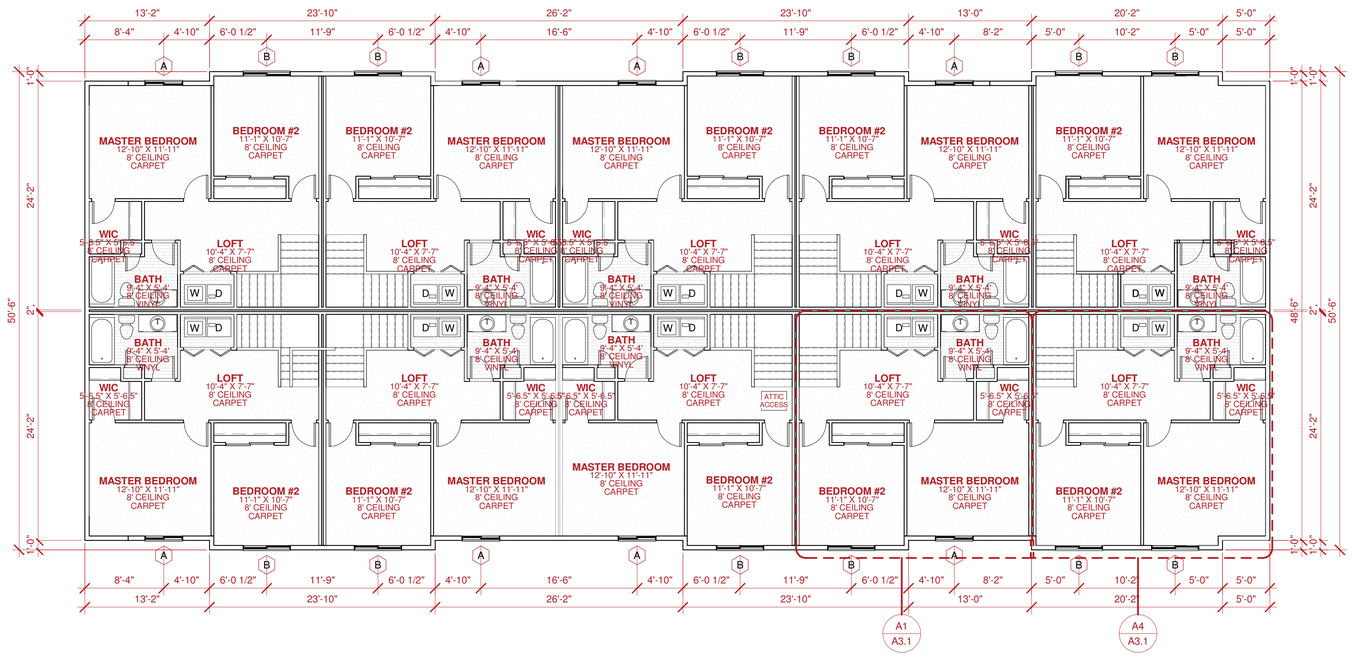
WHITFIELD W10

Grimes, IA

FIRST FLOOR PLAN

1/8" = 1'-0"

A2.1



C1 SECOND FLOOR
1/8" = 1'-0"

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND MATERIALS. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR LOSS, DAMAGE, INJURY, OR ANY OTHER CONSEQUENCE RESULTING FROM THE USE OF THESE PLANS. SIGNATURE COMPANIES, LLC IS NOT RESPONSIBLE FOR ANY APPLICATION OF THESE PLANS OTHER THAN THE SPECIFIC APPLICATION FOR WHICH YOU ARE ENGAGE.

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SIGNATURE COMPANIES LLC

WHITFIELD W10
Grimes, IA

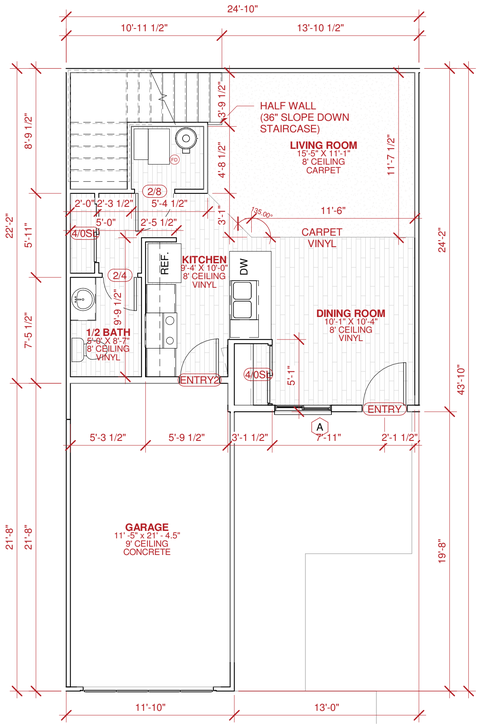
SECOND FLOOR PLAN

A2.2

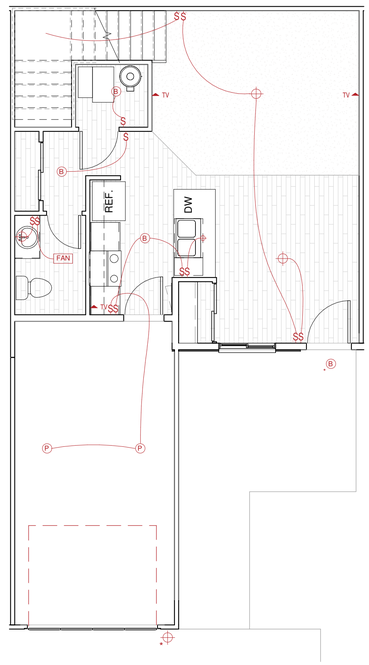
1/8" = 1'-0"

PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 9'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL OTHERWISE NOTED



C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



C2 FIRST FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"

SURFACE MOUNTED INCANDESCENT LIGHT

ON PHOTO EYE SWITCH

110 V DUPLEX OUTLET

PORCLIN

BRIO

SINGLE SWITCH

THREE WAY SWITCH

PHONE TELEPHONE CONNECTION

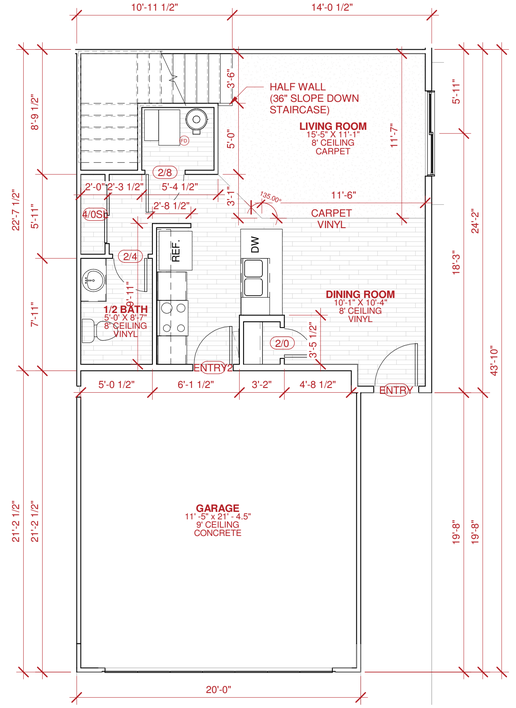
TV CABLE CONNECTION

FAN EXHAUST FAN

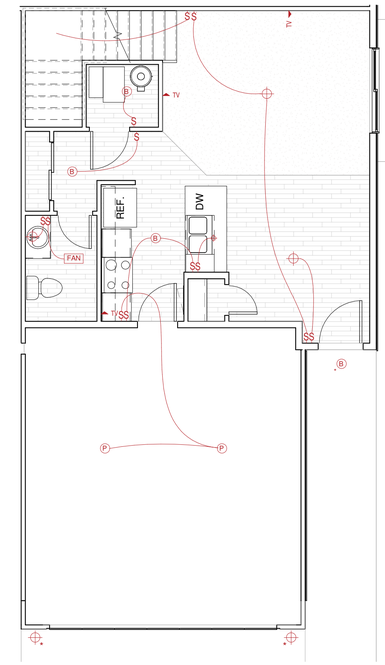
UNIT SF: 1,113 SF

FIRST FLOOR: 550 SF

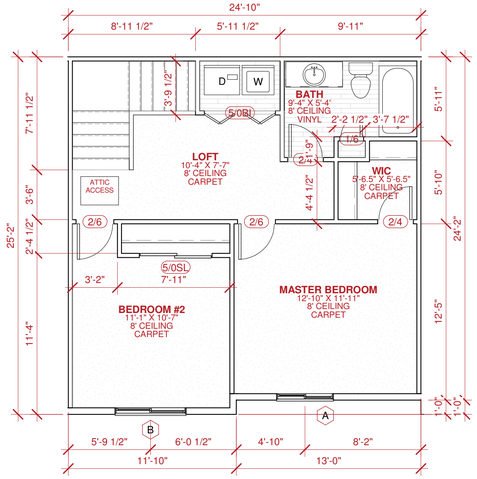
SECOND FLOOR: 563 SF



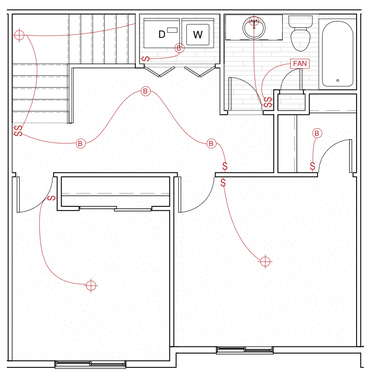
C4 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



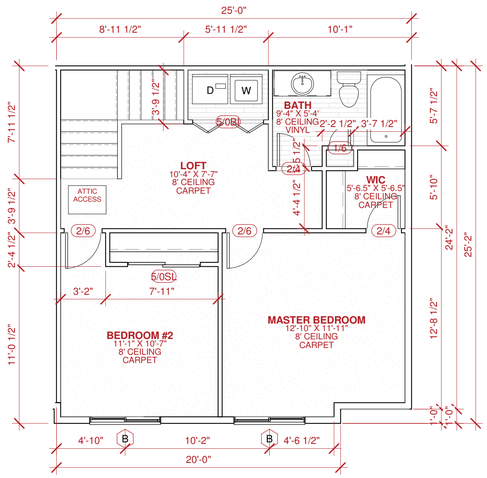
C5 FIRST FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"



A1 SECOND FLOOR - UNIT A - 563 SF
3/16" = 1'-0"



A2 SECOND FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"



A4 SECOND FLOOR - UNIT B - 563 SF
3/16" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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SIGNATURE COMPANIES LLC

WHITFIELD W10
Grimes, IA

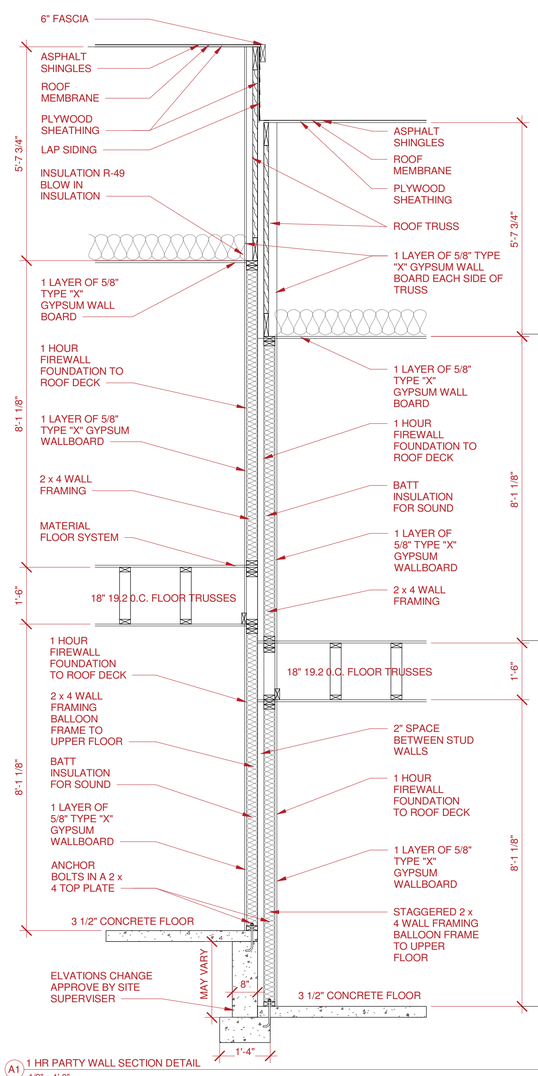
UNIT PLANS

As indicated

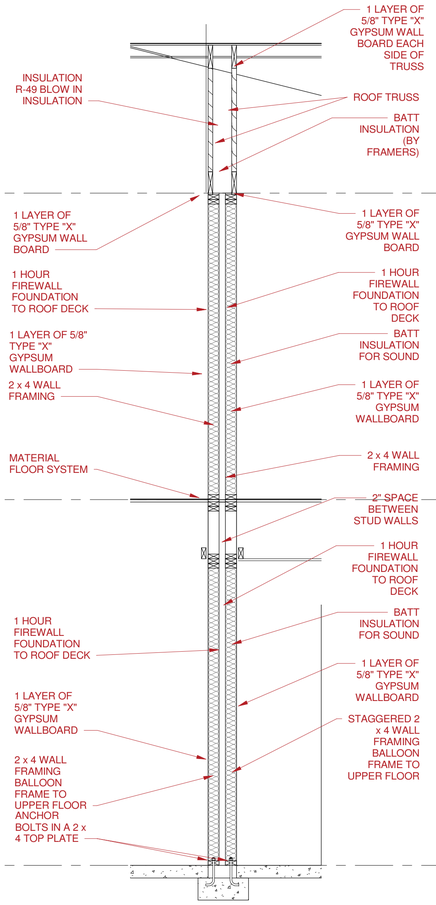
A3.1

DOOR SCHEDULE							
Mark	Count	Brand	Model	Rough Width.	Rough Height.	Color	Tempered_
1/6	11	BAYER BUILT	HDG 1/6	1' - 8"	6' - 10"	ALMOND	NO
2/0	3	BAYER BUILT		2' - 0"	6' - 10"	TBD	NO
2/4	33	BAYER BUILT	HDG 2/4	2' - 6"	6' - 10"	ALMOND	NO
2/6	22	BAYER BUILT	HDG 2/6	2' - 8"	6' - 10"	ALMOND	NO
2/8	11	BAYER BUILT	HDG 2/8	2' - 10"	6' - 10"	ALMOND	NO
4/0SL	19	BAYER BUILT	HDG 4/0-SL	4' - 1"	6' - 10"	ALMOND	NO
5/0BI	11	BAYER BUILT	HDG 5/0-BI-FOLD	5' - 2"	6' - 11"	ALMOND	NO
5/0SL	11	BAYER BUILT	HDG 5/0-SL	5' - 1"	6' - 11"	ALMOND	NO
DH	1	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 1.5"	6' - 10.5"	BLACK	NO
ENTRY	10	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 1.5"	6' - 10.5"	BLACK	NO
ENTRY2	11	BAYER BUILT	HDG 3/0	2' - 10.5"	6' - 10.5"	BLACK	NO
PATIO	2	VECTOR		6' - 0"	6' - 8"	BLACK	YES

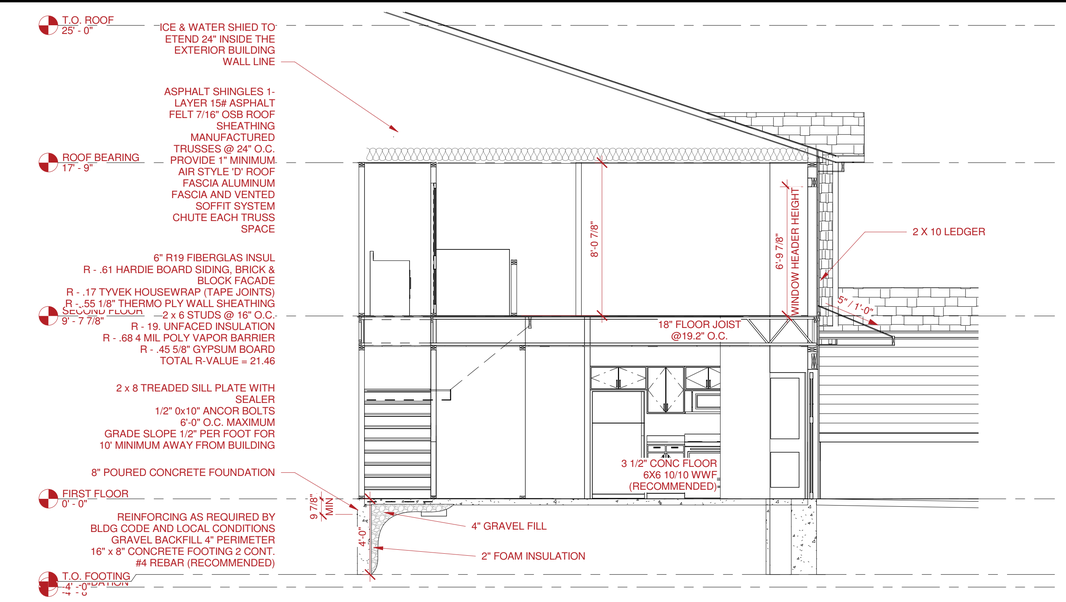
WINDOW SCHEDULE							
Mark	Count	Brand Name	Model #	Rough Width	Rough Height	Color	Tempered
A	16	VECTOR	NVG 4050E	5' - 0"	5' - 0"	BLACK	NO
B	12	VECTOR	NVG 5040E	5' - 0"	4' - 0"	BLACK	NO
C	2	VECTOR	NVG 5050E	5' - 0"	5' - 0"	BLACK	NO



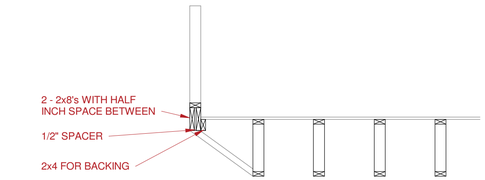
A1 1 HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



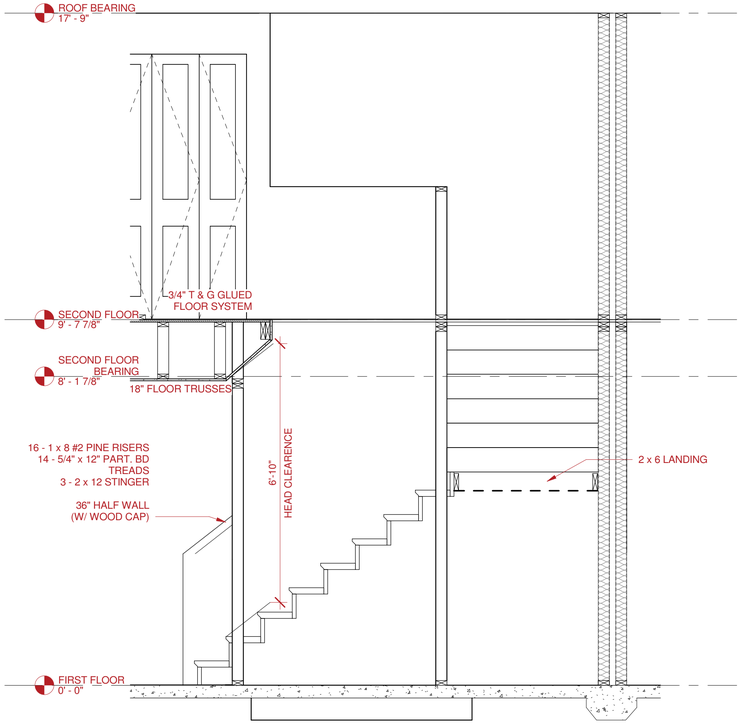
A2 1 HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



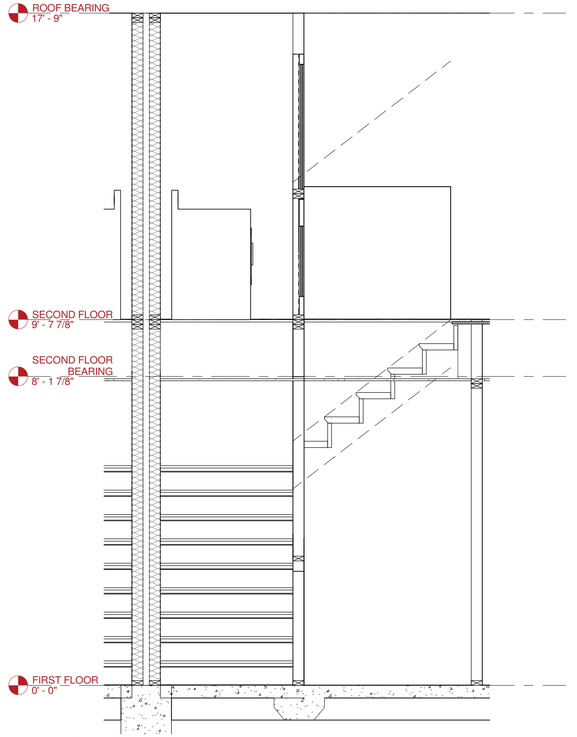
D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"



C5 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



A3 STAIR SECTION
1/2" = 1'-0"



A5 STAIR SECTION 2
1/2" = 1'-0"

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100 CD
04/13/2026

WHITFIELD W10
Grimes, IA

SIGNATURE COMPANIES LLC

SECTION / DETIALS
As indicated
A4.1

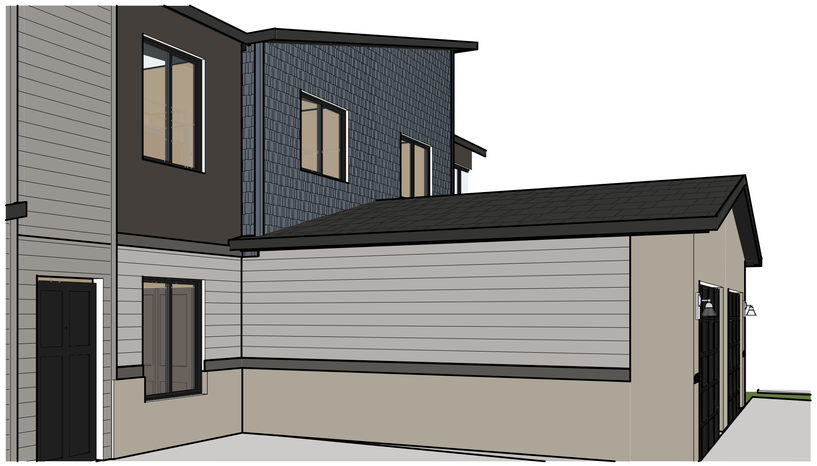
No.	Description	Date	Revision Sequence Number

ARCHITECTURAL DESIGN TREATMENT

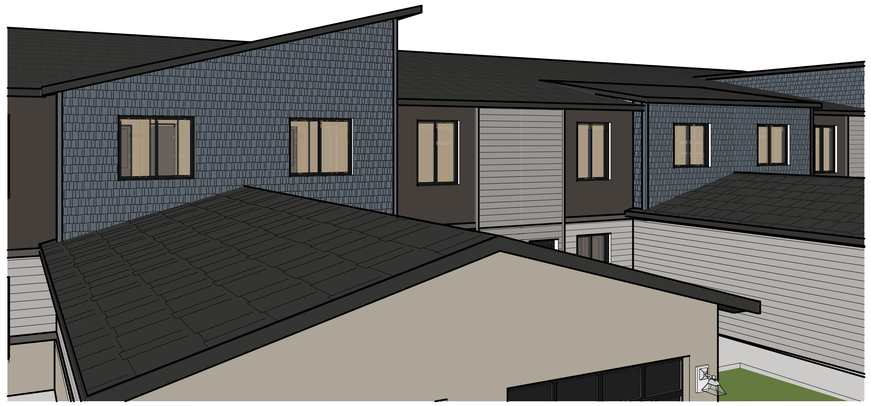
1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

D1 ARCHITECTURAL DESIGN TREATMENT #1

D2 ARCHITECTURAL DESIGN TREATMENT #2



C1 ARCHITECTURAL DESIGN TREATMENT #3



C3 ARCHITECTURAL DESIGN TREATMENT #4

A1 ARCHITECTURAL DESIGN TREATMENT #5

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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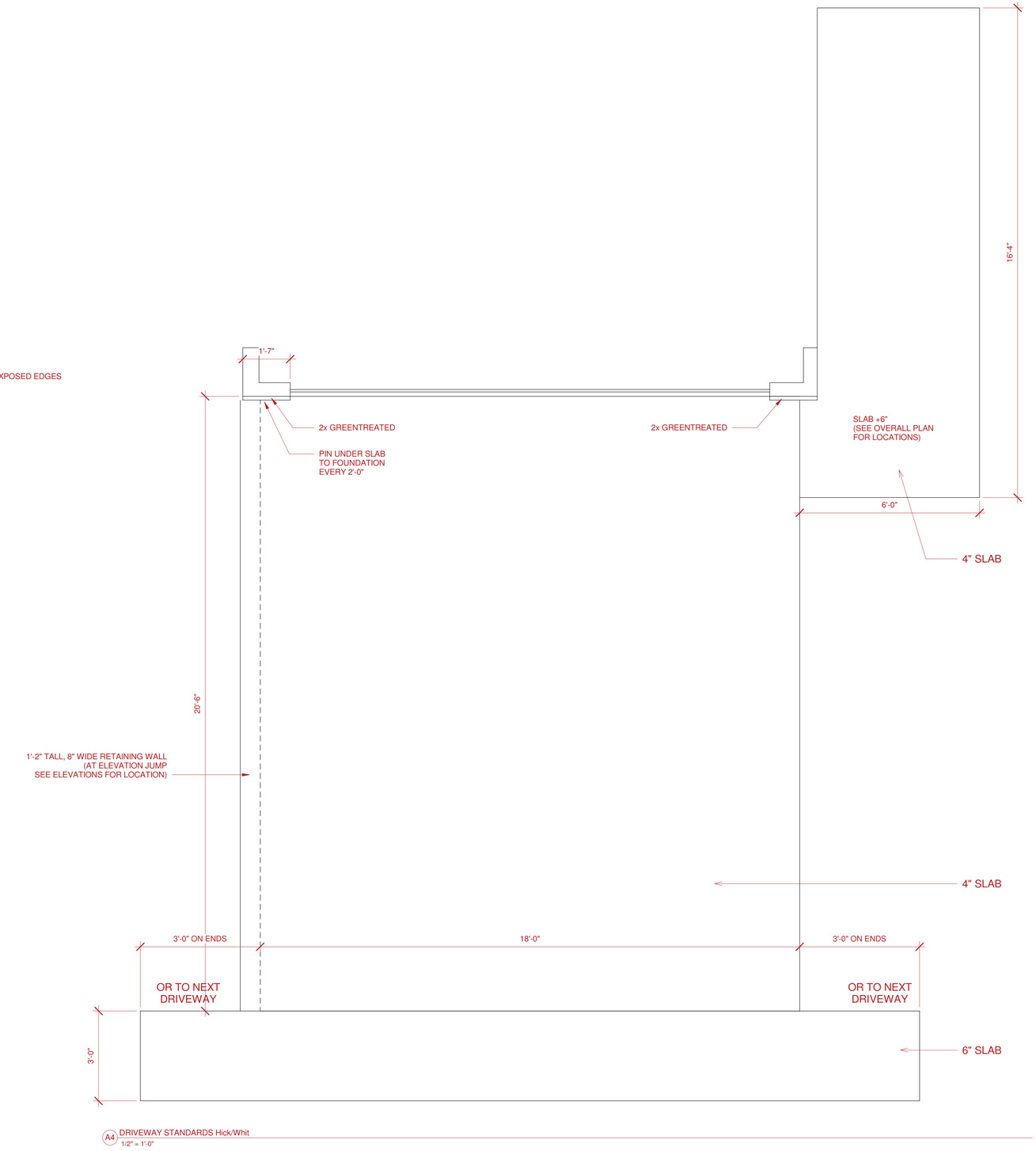
WHITFIELD W10

Grimes, IA

DESIGN TREATMENT

A4.2

**FINISH EXPOSED EDGES



A4 DRIVEWAY STANDARDS Hick/Whit
1/2" = 1'-0"

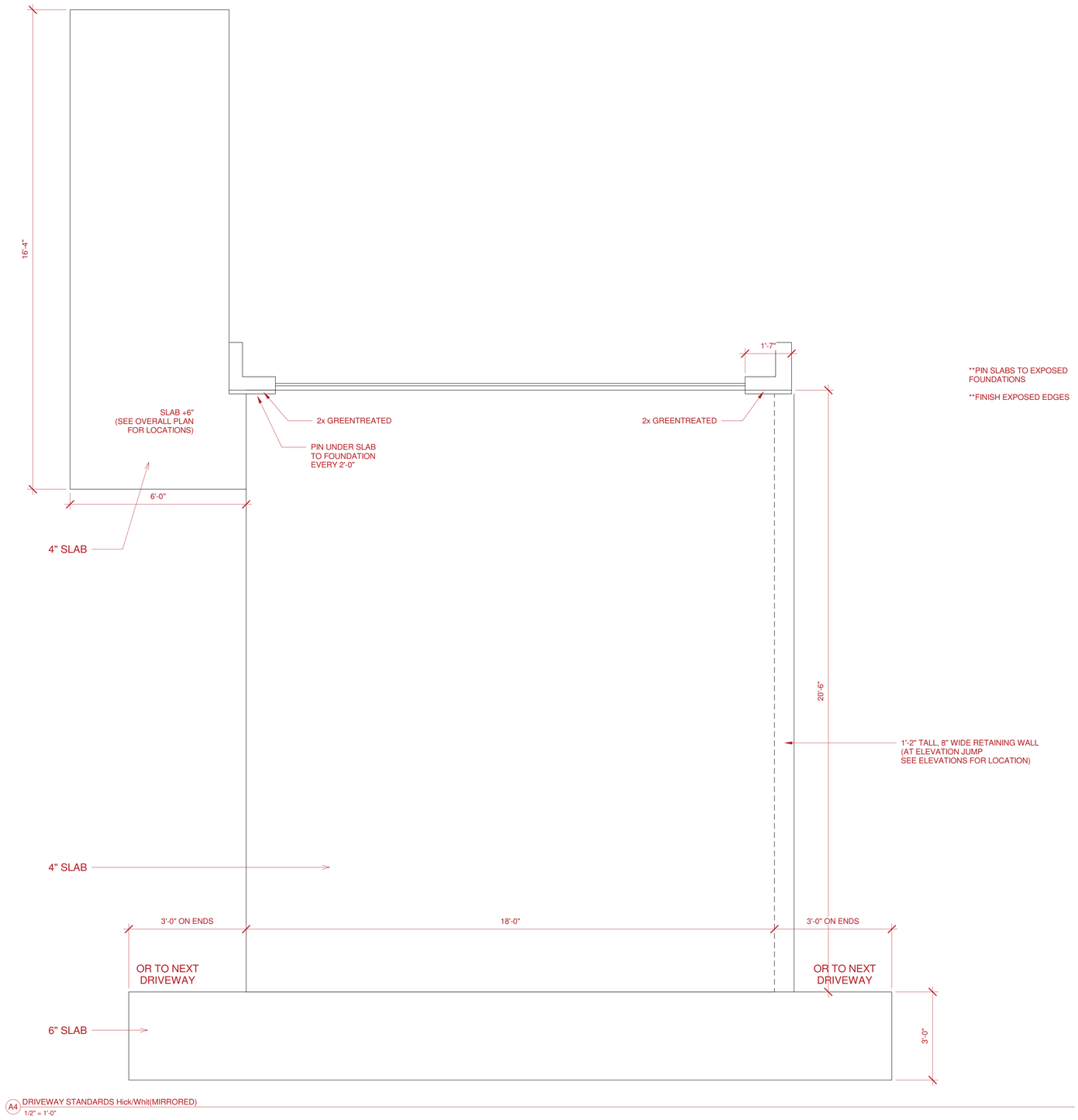
VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DIFFAMD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN AS SHOWN ON THESE PLANS. COMPANY ROCKS ALL RESPONSIBILITY FOR USES OTHER THAN AS SHOWN ON THESE PLANS. COMPANY IS NOT RESPONSIBLE FOR USES OTHER THAN AS SHOWN ON THESE PLANS. COMPANY IS NOT RESPONSIBLE FOR USES OTHER THAN AS SHOWN ON THESE PLANS. COMPANY IS NOT RESPONSIBLE FOR USES OTHER THAN AS SHOWN ON THESE PLANS. ANY MODIFICATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF SIGNATURE COMPANIES LLC IS AT YOUR OWN RISK AND SIGNATURE COMPANIES LLC IS NOT RESPONSIBLE FOR ANY APPLICATION OF THESE PLANS.

Author | #101
100 CD | 7/22/25
STANDARDS,DRIVEWAY,SIDEWALK,DECK,SIGNAGE | TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS | 1/2" = 1'-0"
A7.3A



**PIN SLABS TO EXPOSED FOUNDATIONS

**FINISH EXPOSED EDGES

A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

VERIFY ALL DIMENSIONS ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DETAILED APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DETAILED. ANY CONSTRUCTION INFORMATION OR LAYOUT IS RESPONSIBILITY OF BUILDER AND NOT OF COMPANY. ANY MODIFICATIONS TO DESIGN MUST BE APPROVED BY COMPANY BEFORE CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE

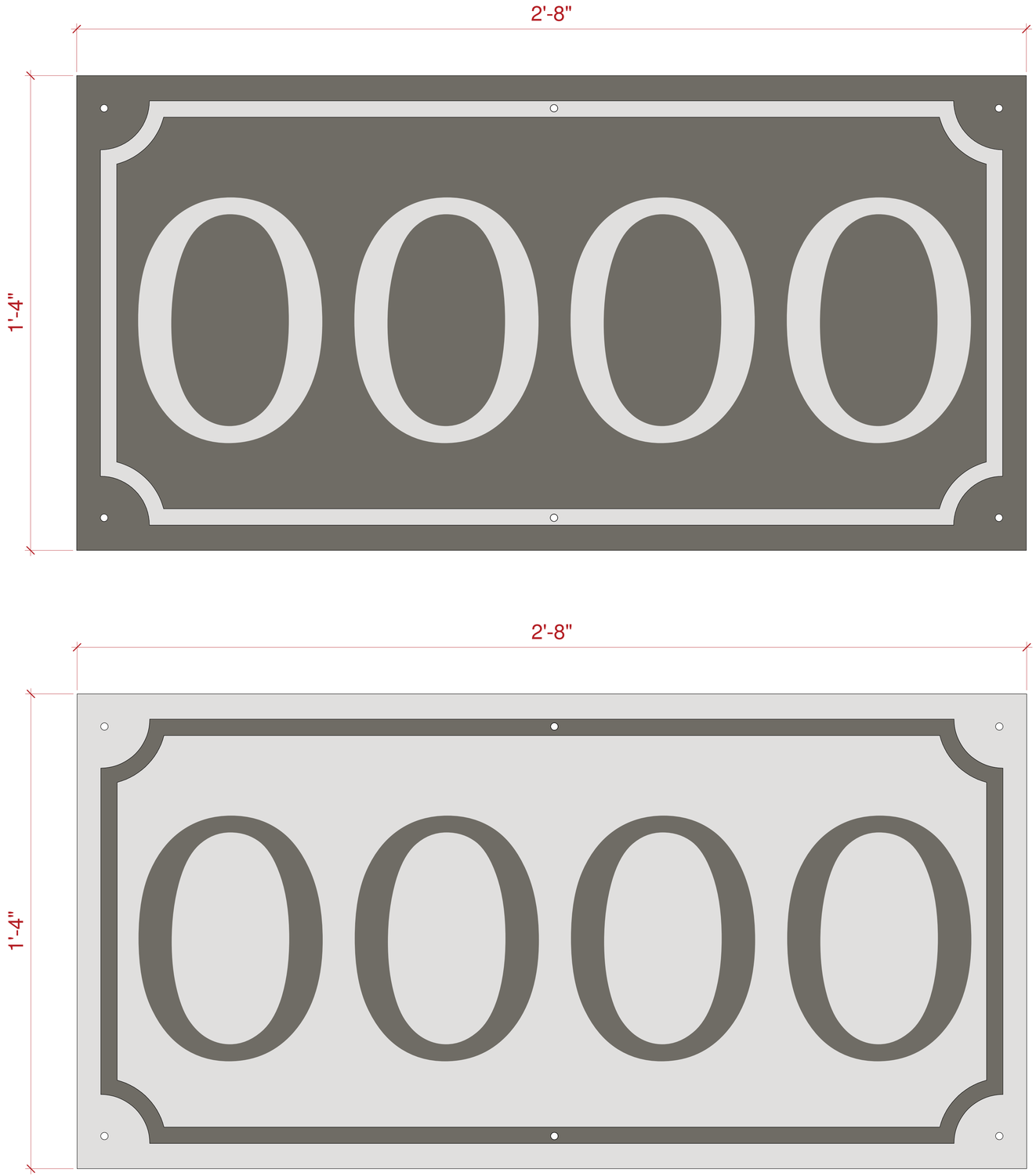
DRIVEWAY,DECK,SIGNAGE | 100 CD | Author | STANDARDS,DRIVE

7/22/25 | #101 | TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS | 1/2" = 1'-0"

A7.4A



1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR USING THESE PLANS AND ACCEPTED CONNECTIONS FOR HIS/HER SPECIFIC APPLICATION. SIGNATURE COMPANIES LLC ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DETAILED. ANY APPLICATION FOR WHICH YOU ARE UNSURE

100 CD	Author	
7/22/25	#101	
6" = 1'-0"	A3.0	

TOWNHOME SIGNAGE

STANDARDS,DRIVEWAY,DECK,SIGNAGE TEMPLATE

SIGNATURE COMPANIES LLC

No.	Description	Date

BROOKSIDE NORTH

HICKORY 5 (H5)

7/9/2026

SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW - LIFE SAFETY	A0.1
ELEVATIONS	A1.1
COLORED ELEVATIONS - OPT A	A1.2A
FOUNDATION	A2.0
FIRST & SECOND FLOOR	A2.1
UNIT PLANS	A3.1
UNIT PLANS	A3.2
SECTION AND DETAILS	A4.1
DESIGN TREATMENT	A4.2

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION PRACTICES AND SHALL COMPLY WITH ALL LOCAL CODES. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED BEFORE APPROVAL OF THESE PLANS. PLEASE REVIEW AND LET SIGNATURE COMPANIES KNOW IF ANY CHANGES ARE REQUIRED BEFORE APPROVING YOU ARE UNSURE.

100 CD | 7/9/26 | MB | Checker

SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

COVER

A0.0

3/16" = 1'-0"

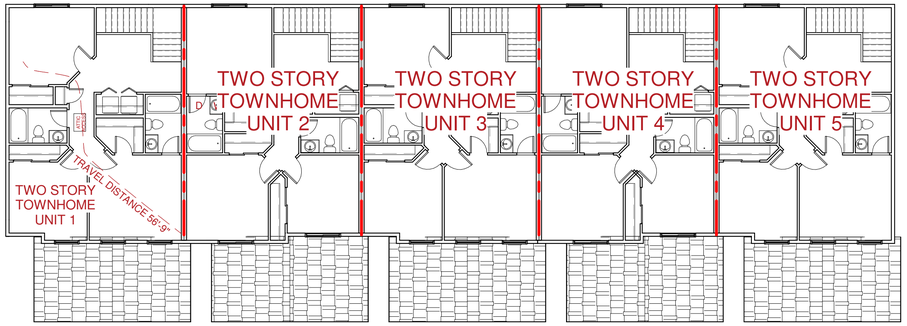
CODE REVIEW	
Brookside North - H5	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IRC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	9,055 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	9,055 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	NO

No.	Description	Date

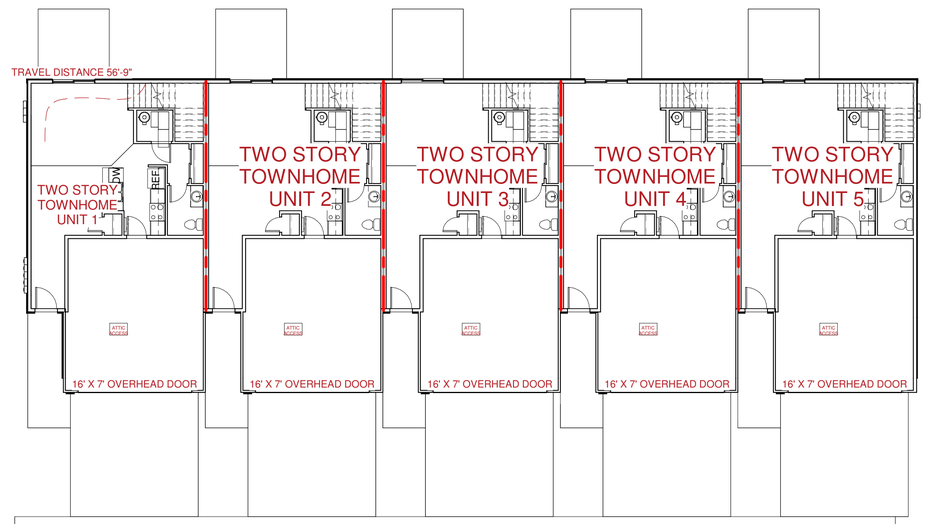
CODE PLAN LEGEND

- 1/2 HR RATED WALL
- 1 HR RATED WALL
- 2 HR RATED WALL - FIRE BARRIER
- LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C3 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A3 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS ESTABLISH CONNECTIONS A SPECIFIC STRUCTURAL NUMBERS FOR NON-STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR ANY CONSTRUCTION PERFORMED FROM THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR USING PROPER AND ACCURATE DIMENSIONS. ANY APPLICATION OF WHICH YOU ARE UNSURE.

100 CD | MB | 06/16/2026 Checker

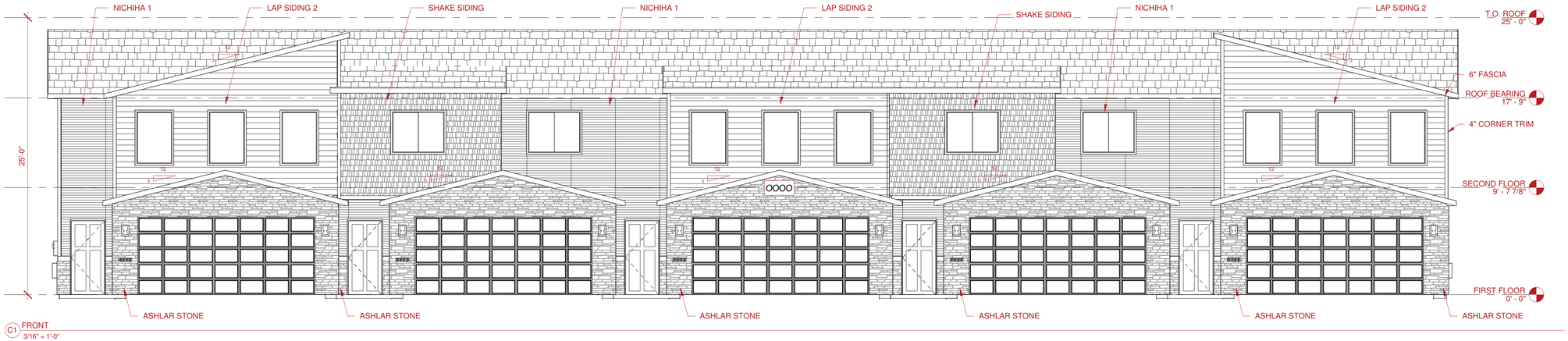
SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

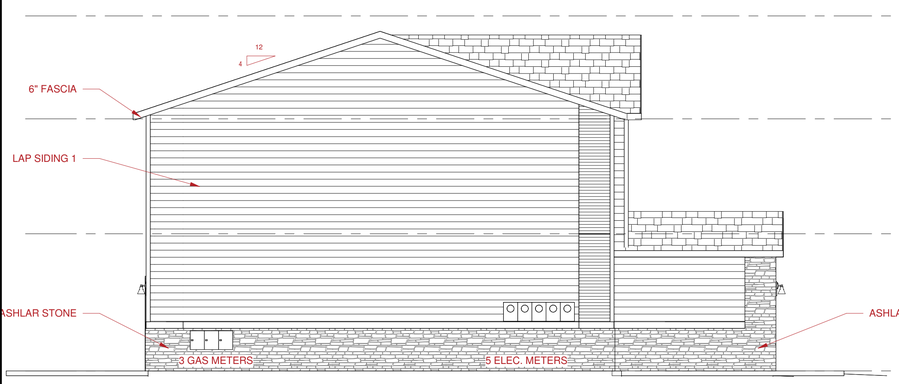
CODE REVIEW - LIFE SAFETY

As indicated

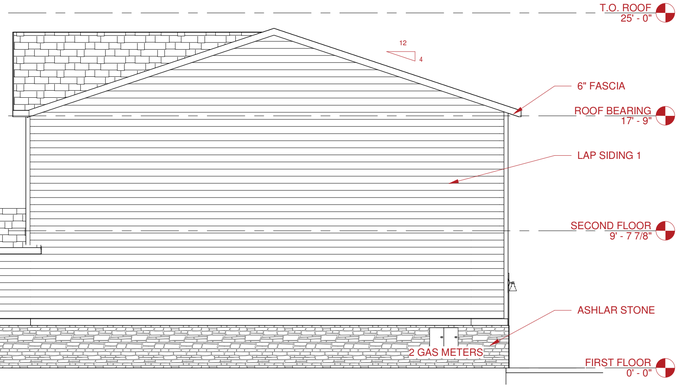
A0.1



C1 FRONT
3/16" = 1'-0"



B1 LEFT SIDE
3/16" = 1'-0"



B3 RIGHT SIDE
3/16" = 1'-0"

A1 BACK
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

EXTERIOR SIDING	
Material: Area	Material: Name

767 SF	Exterior - Lap Siding Vinyl - Light Gray
3579 SF	Exterior - Lap Siding Vinyl - Medium Gray
423 SF	Exterior - Nichiha Panel - Vintage Wood Bark
272 SF	Exterior - Shake Vinyl - Blue Gray
1158 SF	Exterior - Stone - Eldrado Echo Ridge

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STAGARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL CONNECTIONS & MEMBERS NOT SHOWN. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LABOR, MATERIALS, OR STRUCTURES ERECTED BY ANY CONTRACTOR WHICH DO NOT CONFORM TO THESE PLANS. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY APPLICATION OF THESE PLANS OTHER THAN THOSE FOR WHICH THEY ARE DRAWN.

MB

100 CD

06/16/2026 Checker

SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

ELEVATIONS

A1.1

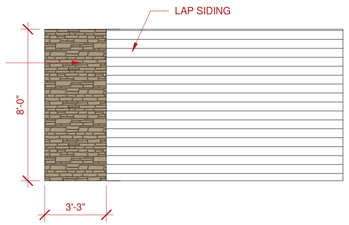
3/16" = 1'-0"

C1 FRONT COLORED
3/16" = 1'-0"

B1 LEFT SIDE COLORED
3/16" = 1'-0"

B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"



B6 MASONRY GARAGE WRAP
1/4" = 1'-0"

No.	Description	Date
1	CITY COMMENTS	7/9/26

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

PROVIA VINYL SIDING GRANITE

PROVIA VINYL SIDING PEWTER

PROVIA SHAKE SIDING NAUTICA

NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

CULTURED STONE WHITE OAK LEDGESTONE

Brick Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	720 SF	12%
Exterior - Lap Siding Vinyl - Medium Gray	3352 SF	54%
Exterior - Nichiha Panel - Vintage Wood Bark	396 SF	6%
Exterior - Shake Vinyl - Blue Gray	256 SF	4%
Exterior - Stone - Eldrado Echo Ridge	1550 SF	25%

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS AND DETAILS NOT SHOWN. SIGNATURE COMPANIES LLC AND ITS EMPLOYEES ASSUME NO RESPONSIBILITY FOR LOSS, DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS BY ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER OR WORKMAN FOR ANY PURPOSE WHATSOEVER. BY APPLICATION FOR AND USE OF THESE PLANS, YOU ARE AGREEING TO THE ABOVE TERMS.

MB | Checker

100 CD | 7/9/26

SIGNATURE COMPANIES LLC

HICKORY 5 (H5) | Grimes, IA

COLORED ELEVATIONS - OPT A

A1.2A | As indicated

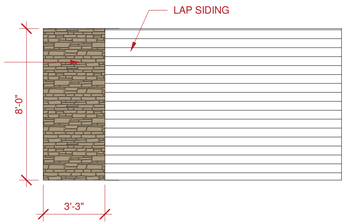
No.	Description	Date
1	CITY COMMENTS	6/10/25

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

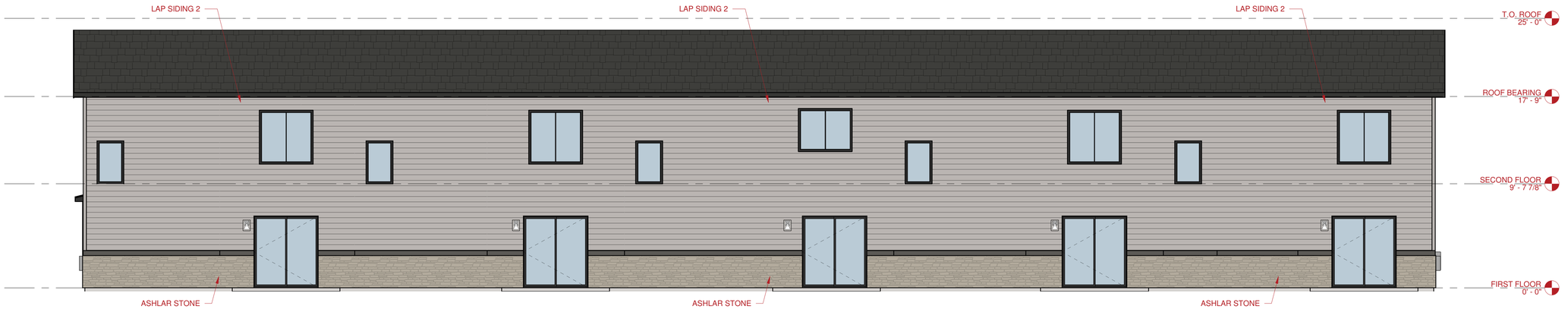
C1 FRONT COLORED
3/16" = 1'-0"

B1 LEFT SIDE COLORED
3/16" = 1'-0"

B3 RIGHT SIDE COLORED
3/16" = 1'-0"



B6 MASONRY GARAGE WRAP
1/4" = 1'-0"



A1 BACK COLORED
3/16" = 1'-0"

PROVIA VINYL SIDING GRANITE

PROVIA VINYL SIDING PEWTER

PROVIA SHAKE SIDING NAUTICA

NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO

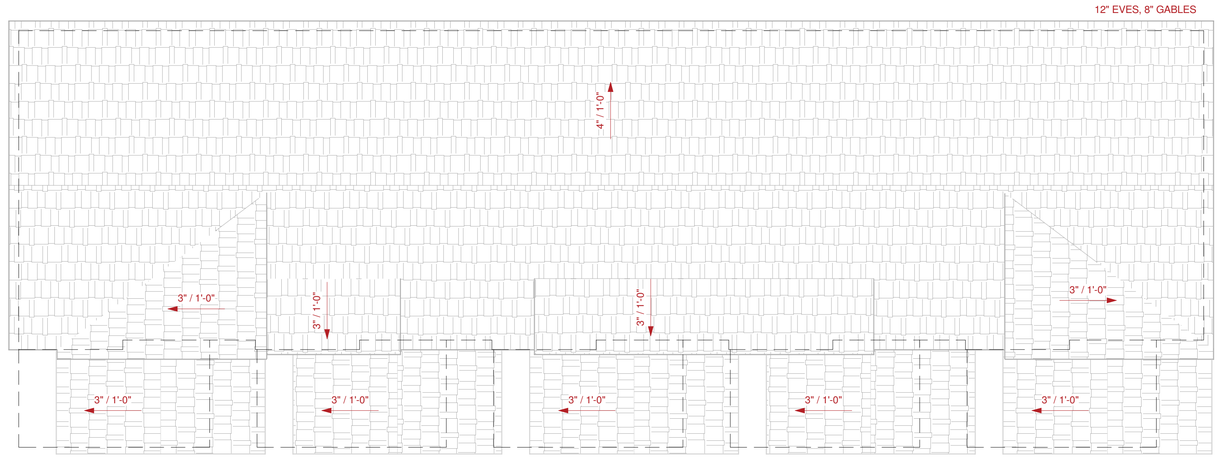
CULTURED STONE WHITE OAK LEDGESTONE

Brick Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	3734 SF	60%
Exterior - Nichiha Panel - Vintage Wood Bark	737 SF	12%
Exterior - Shake Vinyl - Blue Gray	249 SF	4%
Exterior - Stone - Eldrado Echo Ridge	1548 SF	25%

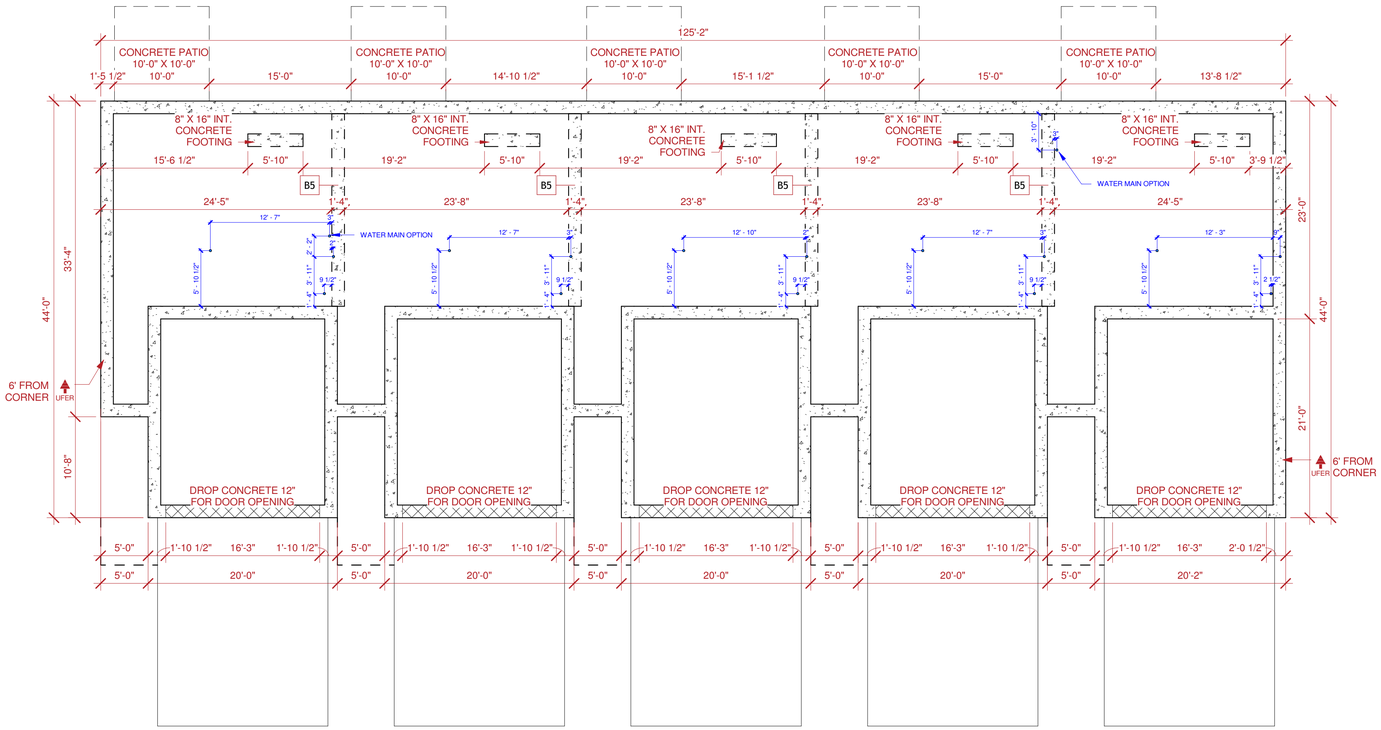
VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS AND METHODS NOT SHOWN. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FOUND IN THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND APPROVE ALL PLANS BEFORE CONSTRUCTION BEGINS. ANY CHANGES MADE AFTER APPROVAL MAY RESULT IN ADDITIONAL COSTS. BY APPROVING THESE PLANS YOU ARE ASSUMING FULL RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS. PLEASE REVIEW ALL DETAILS AND DIMENSIONS CAREFULLY BEFORE APPROVAL. BY APPROVING THESE PLANS YOU ARE AGREEING THAT SIGNATURE COMPANIES SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMISSIONS AFTER APPROVAL.

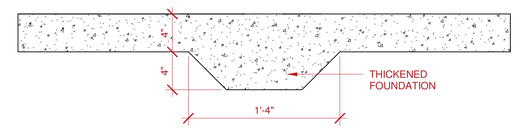
MB | Checker
100 CD | 7/9/26
HICKORY 5 (H5B) | Grimes, IA
SIGNATURE COMPANIES LLC
COLORED ELEVATIONS - OPT B
A1.2 B | As indicated



D1 ROOF BEARING
1/8" = 1'-0"



B1 FOUNDATION
1/8" = 1'-0"



B5 DEEPENED FOOTING SECTION
1 1/2" = 1'-0"

FLAT WORK	
Type	Area
4" Concrete Slab Main	3010 SF
4" Concrete Slab Garage	2132 SF
4" Concrete Slab Entry Sidewalk	433 SF
4" Concrete Slab Patio	500 SF
4" Concrete Slab Driveway	1576 SF
6" Concrete Slab Driveway	372 SF

FOUNDATION	
Type	Length
Foundation - 16" Concrete 4'	605'
16" Concrete Footing	111'

PLAN NOTES:

- SHED ROOF TO BE 3/12 UNLESS OTHERWISE NOTED
- GABLE ROOF TO BE 5/12 UNLESS OTHERWISE NOTED
- 2X6 BRICK LEDGE ON INTERIOR FOUNDATION WALL
- GARAGE SLAB TO BE PINNED 2' O.C.
- ALL FOUNDATION WALL TO BE 4.0 IN HEIGHT U.O.N.

No.	Description	Date

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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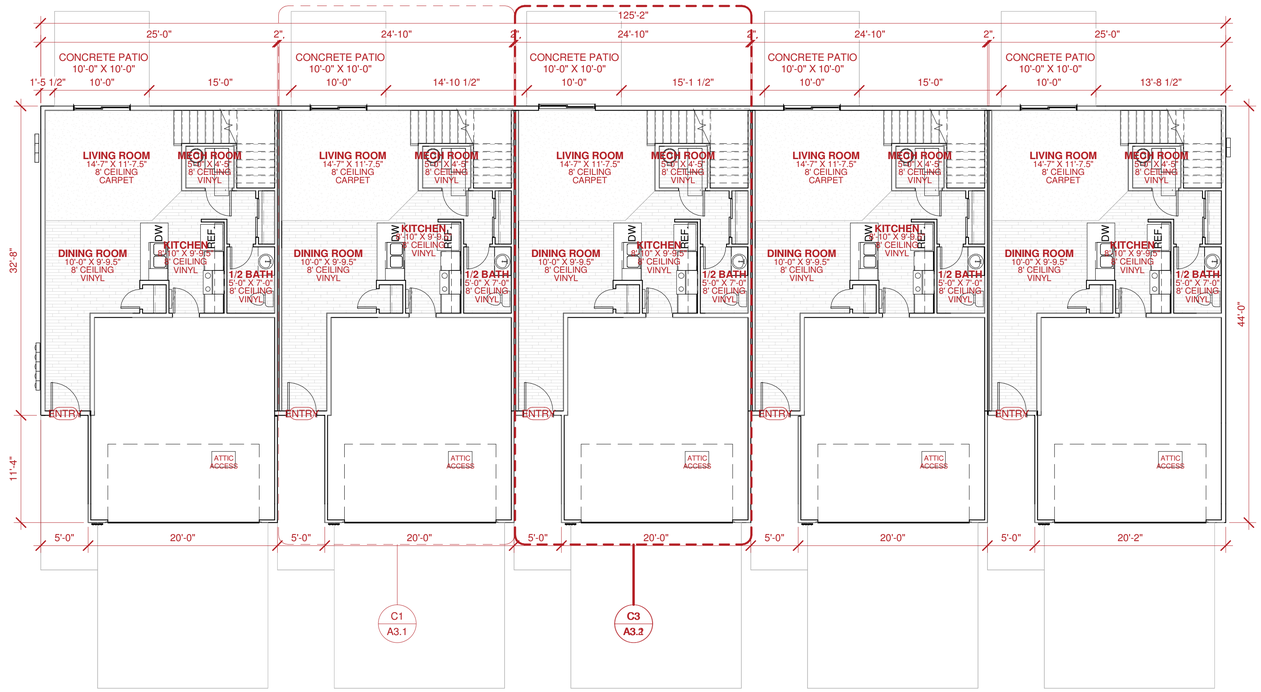
MB | Checker

100 CD | 04/13/2026

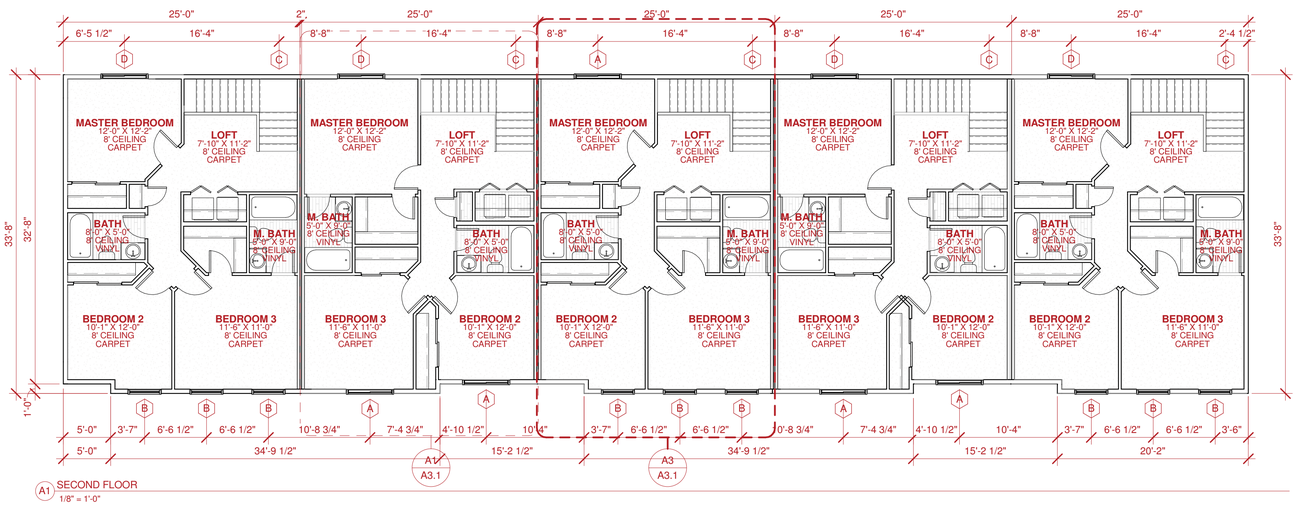
HICKORY 5 (H5)
Grimes, IA

SIGNATURE COMPANIES LLC

FOUNDATION | As indicated | A2.0



D1 FIRST FLOOR
1/8" = 1'-0"



A1 SECOND FLOOR
1/8" = 1'-0"

No.	Description	Date

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED

VERIFY ALL DIMENSIONS! - ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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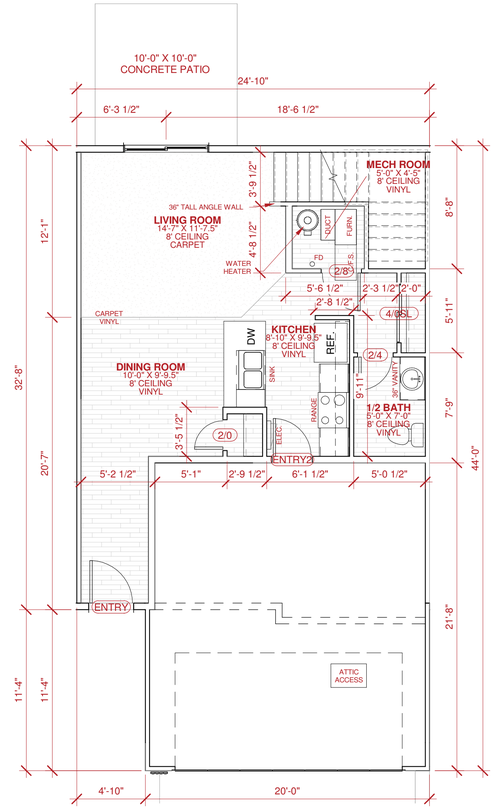
100 CD | MB | 04/13/2026 Checker

SIGNATURE COMPANIES LLC

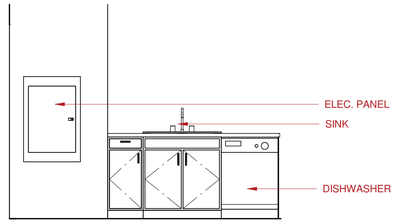
HICKORY 5 (H5)
Grimes, IA

FIRST & SECOND FLOOR

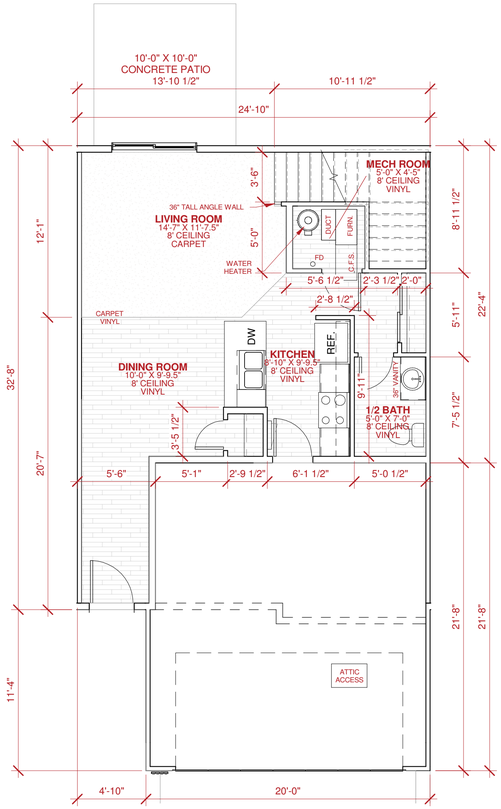
A2.1 | 1/8" = 1'-0"



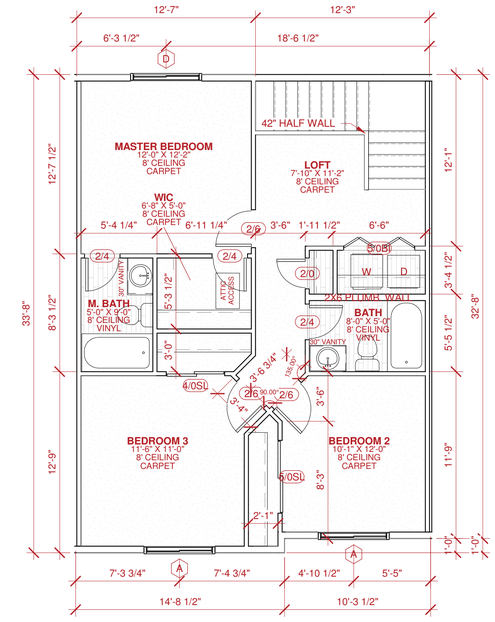
C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



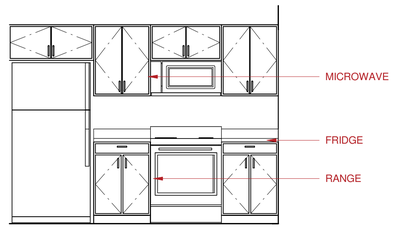
C2 KITCHEN ELEVATION 1
3/8" = 1'-0"



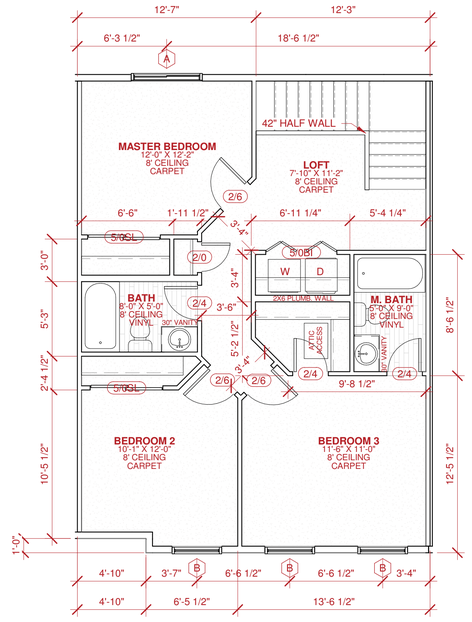
C3 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



A1 SECOND FLOOR - UNIT A - 772 SF
3/16" = 1'-0"



B2 KITCHEN ELEVATION 2
3/8" = 1'-0"



A3 SECOND FLOOR - UNIT B - 772 SF
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL UNLESS OTHERWISE NOTED
- CHANGE STUD LAYOUT AT SHOWER VALVE TO 8" AND 24"
- ALL BIFOLD, BIPASS, AND WINDOWS TO BE DRYWALL WRAPPED ON TOP AND SIDES
- ATTIC ACCESS R.O. 20" x 30"
- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

UNIT SF: 1,322 SF

FIRST FLOOR: 550 SF

SECOND FLOOR: 772 SF

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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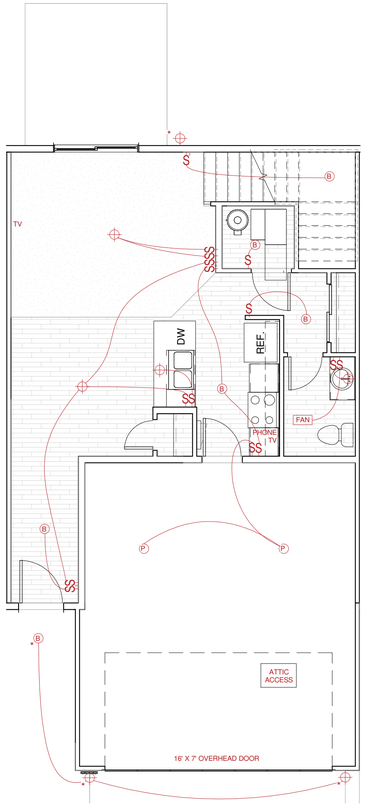
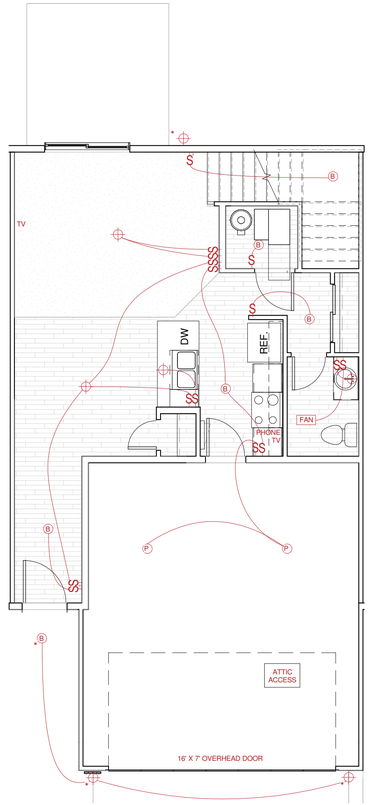
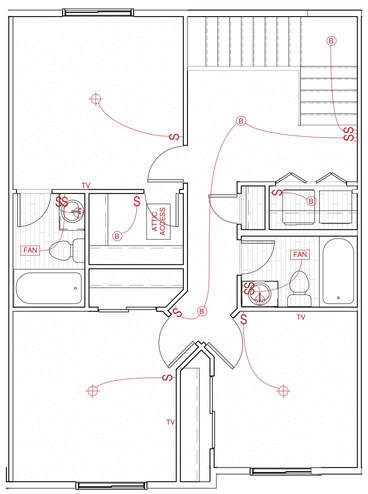
UNIT PLANS	HICKORY 5 (H5)
A3.1	As indicated
100 CD	Grimes, IA
MB	SIGNATURE COMPANIES LLC
04/13/2026	Checker



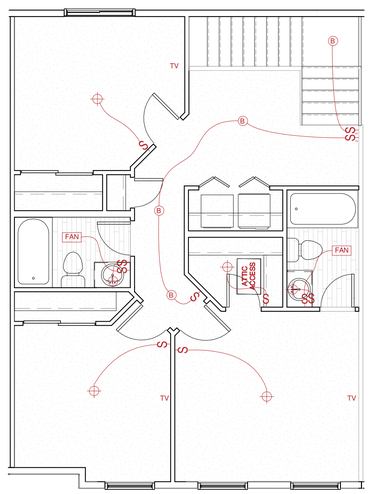
C1 FIRST FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"



C3 FIRST FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"



A1 SECOND FLOOR - UNIT A - ELECTRICAL
3/16" = 1'-0"



A3 SECOND FLOOR - UNIT B - ELECTRICAL
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL UNLESS OTHERWISE NOTED
- CHANGE STUD LAYOUT AT SHOWER VALVE TO 8" AND 24"
- ALL BIFOLD, BIPASS, AND WINDOWS TO BE DRYWALL WRAPPED ON TOP AND SIDES
- ATTIC ACCESS R.O. 20" x 30"
- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

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THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION METHODS. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR LOSS, DAMAGE OR INJURY DUE TO CONSTRUCTION METHODS, FAILURE TO FOLLOW PLANS, OR IMPROPER INSTALLATION OF MATERIALS. SIGNATURE COMPANIES SHALL NOT BE LIABLE FOR ANY CLAIMS, DEMANDS, OR LAWSUITS ARISING FROM OR RELATED TO THE USE OF THESE PLANS.

100 CD | MB | 04/13/2026 Checker

SIGNATURE COMPANIES LLC

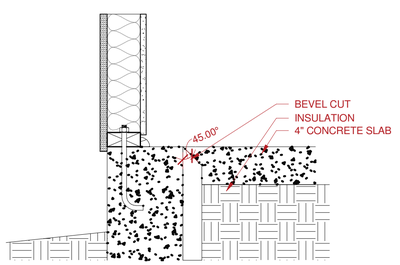
HICKORY 5 (H5)
Grimes, IA

UNIT PLANS
A3.2
3/16" = 1'-0"

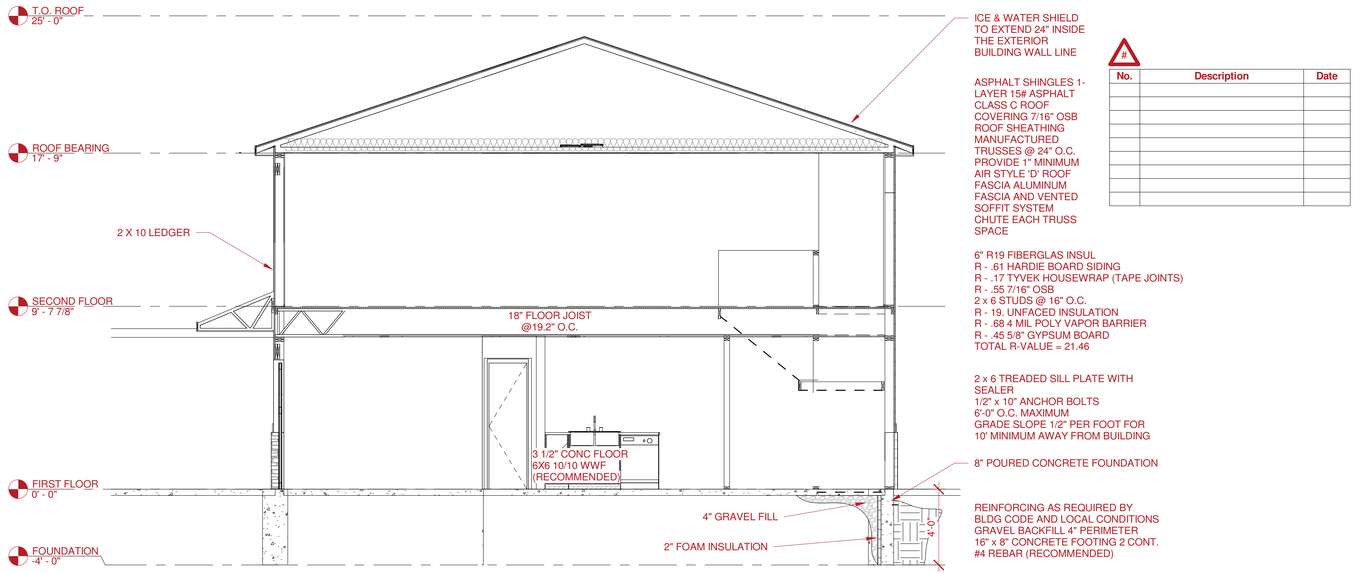
DOOR SCHEDULE								
Size	Count	Brand	Model	Rough Width.	Rough Height.	Color	Temp Glass	Note
2/0	10	BAYER BUILT	HDG 2/0	2' - 2"	6' - 11"	TBD	NO	
2/4	20	BAYER BUILT	HDG 2/4	2' - 6"	6' - 11"	TBD	NO	
2/6	15	BAYER BUILT	HDG 2/6	2' - 8"	6' - 11"	TBD	NO	
2/8	5	BAYER BUILT	HDG 2/8	2' - 10"	6' - 11"	TBD	NO	
4/0SL	7	BAYER BUILT	HDG 4/0 -SL	4' - 1"	6' - 11"	TBD	NO	
5/0BI	5	BAYER BUILT	HDG 5/0 -BI-FOLD	5' - 1.5"	6' - 8"	TBD	NO	
5/0SL	8	BAYER BUILT	HDG 5/0 -SL	5' - 1"	6' - 11"	TBD	NO	
ENTRY	7	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 2.5"	6' - 10.5"	WHITE	NO	UNIT ENTRY
ENTRY 2	5	BAYER BUILT	HDG 2/8	2' - 10.5"	6' - 10.5"	WHITE	NO	GARAGE ENTRY 20 MIN
PATIO	5	VECTOR	6068 OX	6' - 0"	6' - 8"	WHITE	YES	

SEE ROUGH OPENING SCHEDULE SUPPLEMENT

WINDOW SCHEDULE							
Mark	Count	Brand Name	Model	Rough Width	Rough Height	Color	Tempered
A	5	VECTOR	NVG 5040E	5' - 0"	4' - 0"	WHITE	NO
B	9	VECTOR	NVC 3050E	3' - 0"	5' - 0"	WHITE	NO
C	5	VECTOR	NVWP 2640	2' - 6"	4' - 0"	WHITE	NO
D	4	VECTOR	NVG 5050E	5' - 0"	5' - 0"	WHITE	NO

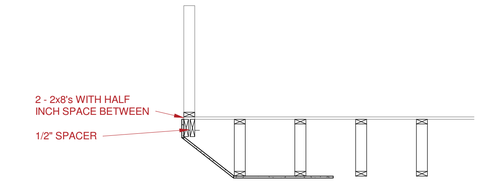


D2 FOUNDATION INSULATION DETAIL
1 1/2" = 1'-0"

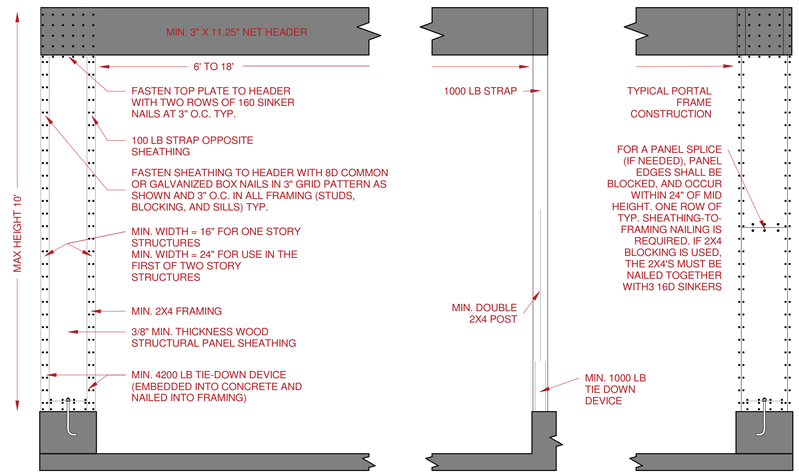


D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"

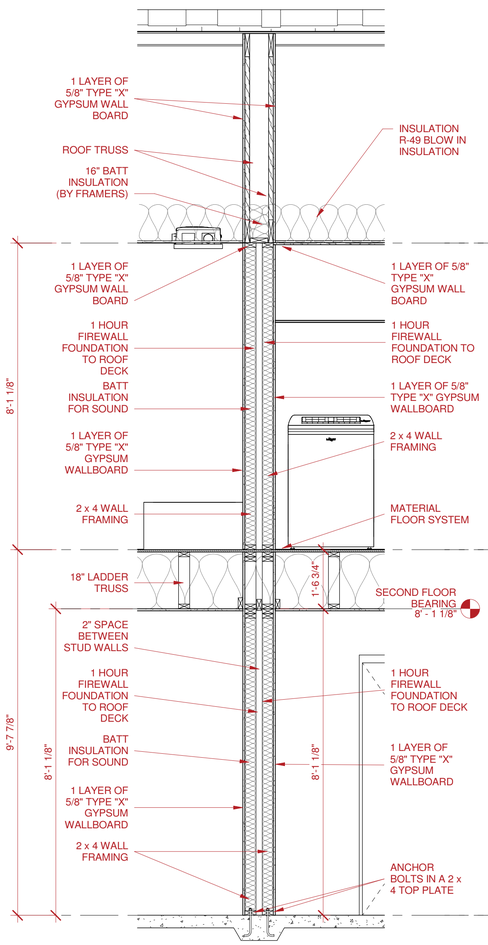
No.	Description	Date



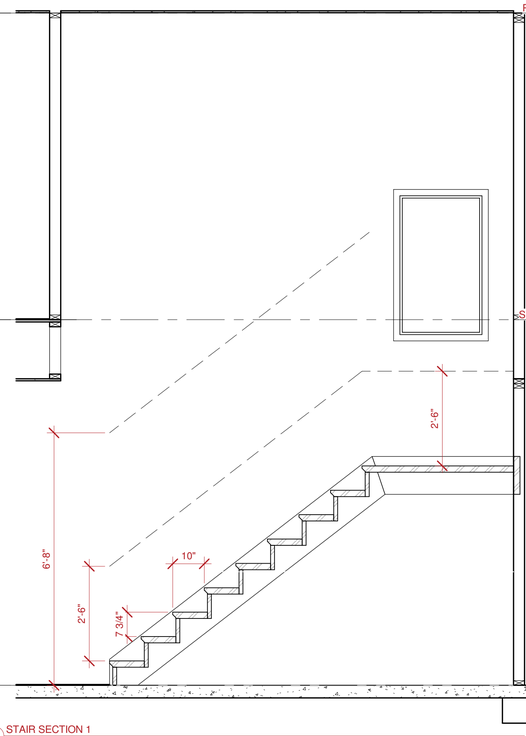
C6 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



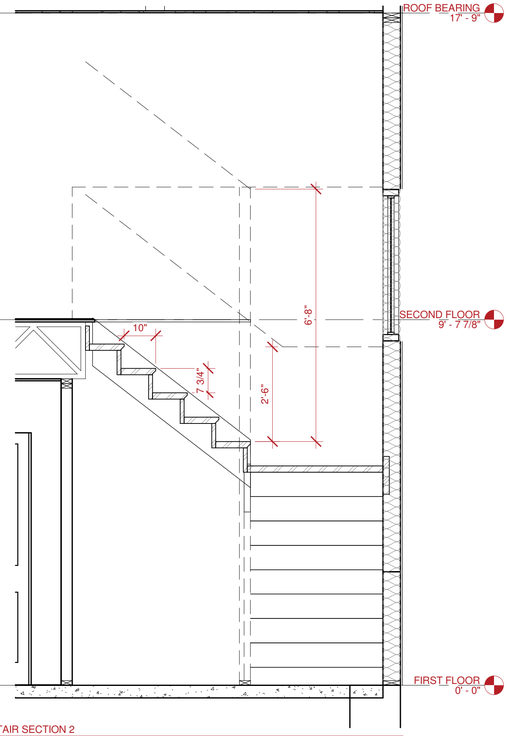
A1 PORTAL FRAMING DETAIL
1 : 18



A3 1-HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



A5 STAIR SECTION 1
1/2" = 1'-0"



A6 STAIR SECTION 2
1/2" = 1'-0"

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MB

100 CD

04/13/2026 Checker

SIGNATURE COMPANIES LLC

HICKORY 5 (H5)

Grimes, IA

SECTION AND DETAILS

As indicated

A4.1

C1 ARCHITECTURAL DESIGN TREATMENT #1

C3 ARCHITECTURAL DESIGN TREATMENT #2

No.	Description	Date

ARCHITECTURAL DESIGN TREATMENT

1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

B1 ARCHITECTURAL DESIGN TREATMENT #3

A1 ARCHITECTURAL DESIGN TREATMENT #4

A3 ARCHITECTURAL DESIGN TREATMENT #5

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR NON-STANDARD APPLICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL STANDARD CONSTRUCTION DETAILS NOT SHOWN. SIGNATURE COMPANIES IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. SIGNATURE COMPANIES SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS FOR ANY APPLICATION OTHER THAN THAT FOR WHICH THEY ARE DRAWN.

MB Checker

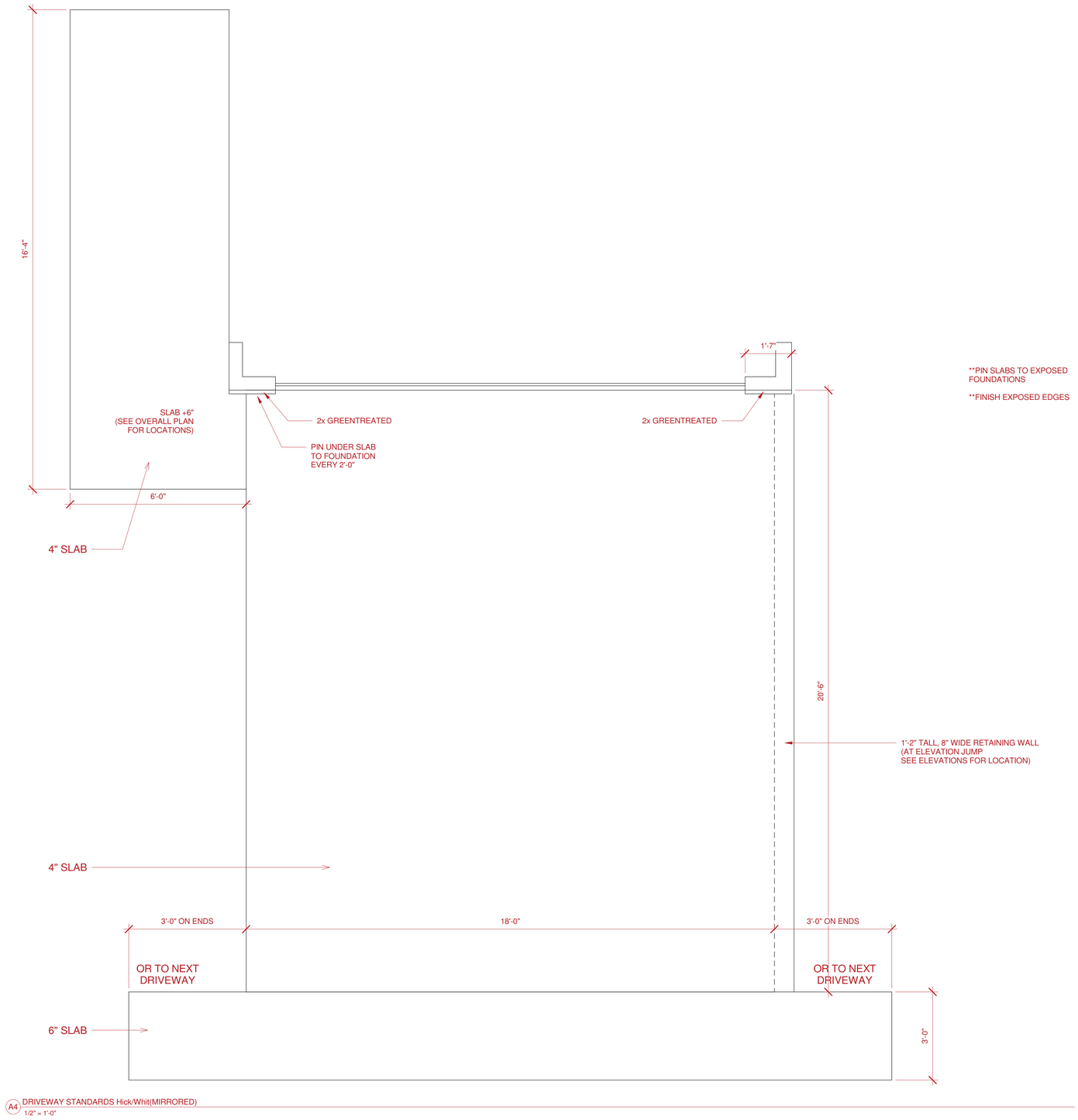
100 CD 04/13/2026

SIGNATURE COMPANIES LLC

HICKORY 5 (H5)
Grimes, IA

DESIGN TREATMENT

A4.2



A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

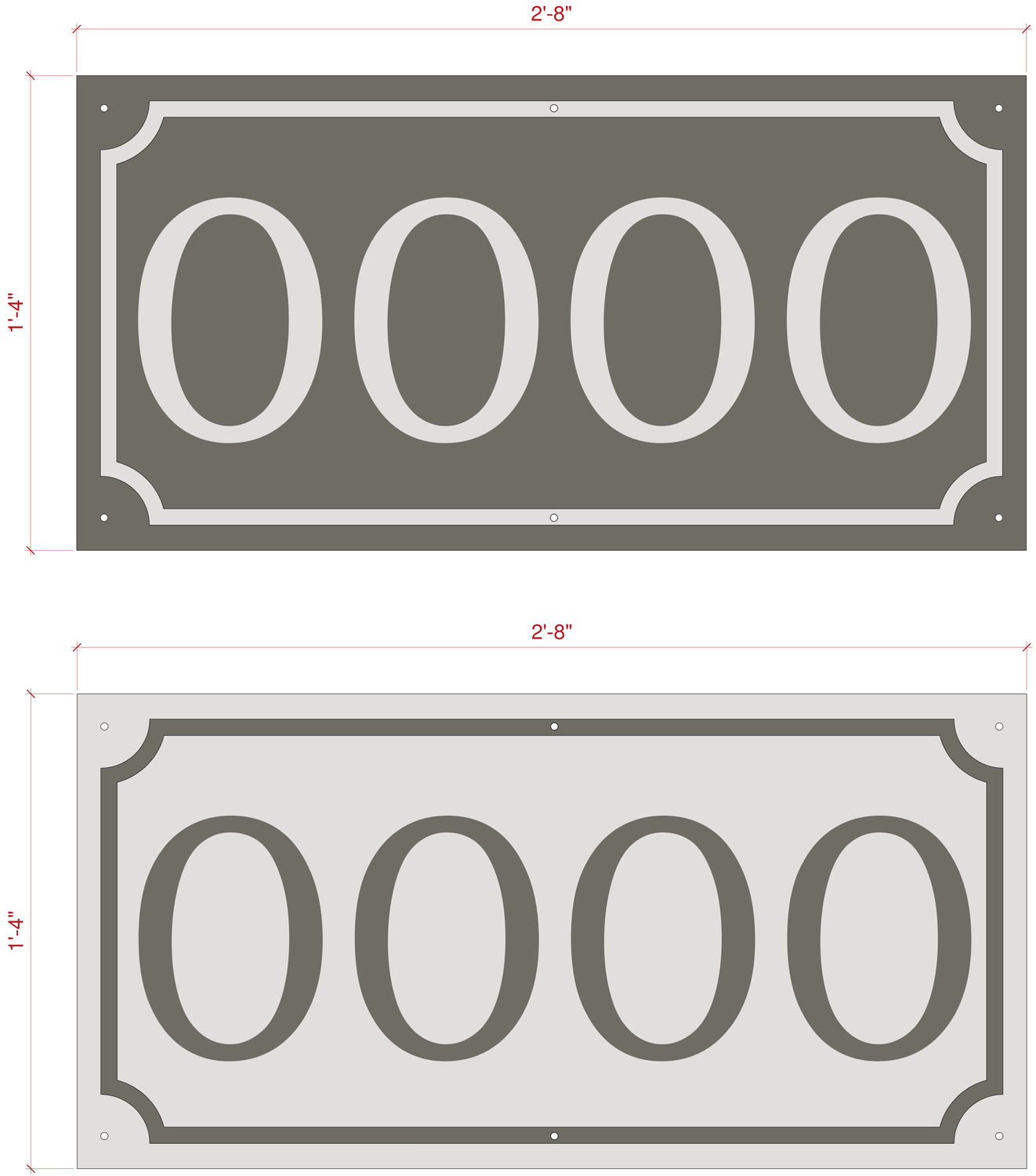
VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DETAILED APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES OTHER THAN THOSE SPECIFICALLY DESCRIBED AND ILLUSTRATED HEREIN. THE ARCHITECT IS RESPONSIBLE FOR USES OTHER THAN THOSE SPECIFICALLY DESCRIBED AND ILLUSTRATED HEREIN. ANY MODIFICATIONS TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. ANY APPLICATION OF WHICH YOU ARE UNSURE.

DRIVEWAY,DECK,SIGNAGE	100 CD	Author	STANDARDS,DRIVE
	7/22/25	#101	TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS | 1/2" = 1'-0" | A7.4A



1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, LOADS, SPANS OR APPLICATIONS OTHER THAN THOSE SPECIFICALLY DESCRIBED. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE SUITABILITY AND ACCEPTABILITY OF ANY APPLICATION FOR WHICH YOU ARE ENQUIRE

100 CD	Author	
7/22/25	#101	

TOWNHOME SIGNAGE

6" = 1'-0"

A9.0

STANDARDS,DRIVEWAY,DECK,SIGNAGE TEMPLATE

SIGNATURE COMPANIES LLC

No.	Description	Date

BROOKSIDE VILLAGE

HICKORY 4 (H4)

7/9/2026

SHEET LIST	
Sheet Name	Sheet Number
CODE REVIEW - LIFE SAFETY	A0.1
ELEVATIONS	A1.1 A
COLORED ELEVATIONS	A1.2 A
FOUNDATION	A2.0
FIRST & SECOND FLOOR	A2.1
UNIT PLANS	A3.1
SECTION AND DETAILS	A4.1
DESIGN TREATMENT	A4.2 A

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100 CD	
7/9/26	
MB	Checker

SIGNATURE COMPANIES LLC

Hickory H4

Grimes, IA

COVER

A0.0

3/16" = 1'-0"

CODE REVIEW	
Brookside North - H4	
SITE AREA:	293,022 SF (6.73 acres)
APPLICABLE CODE:	2024 IRC
AHJ:	AGENCY HAVING JURISDICTION
ZONE:	PUD w/ UNDERLYING R-3 MED
PERMITTED Y/N:	
BUILDING SIZE:	7,244 SF
	REQUIRED/AHJ
SETBACKS REQ	Zoning Form
FRONT	30 ft
REAR	25 ft
SIDE	10 ft
HEIGHT	35 ft
LOT FRONTAGE	25 ft
BUILDING HEIGHTS & AREAS	
BUILDING HEIGHT	25'-0" Feet
STORIES ABOVE GRADE PLANE	2 Stories
AREA	7,244 SF Total
SEPARATION OF UNITS	One Hour Rated Walls (U305 Assembly)
PARAPETS	N/A
FIRE & SMOKE PROTECTION	
BUILDING ON THE SAME LOT	YES
BUILDING SEPARATION	20' Minimum
FIRE WALLS REQUIRED	NO
SEPARATION BETWEEN BUILDINGS	N/A
FIRE PROTECTION SYSTEMS	REVIEW INTERNATIONAL FIRE CODE (IFC)
AUTOMATIC SPRINKLER SYSTEM	NO

No.	Description	Date

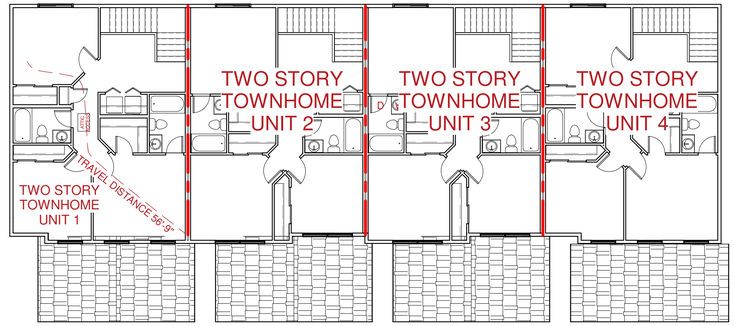
CODE PLAN LEGEND

1/2 HR RATED WALL

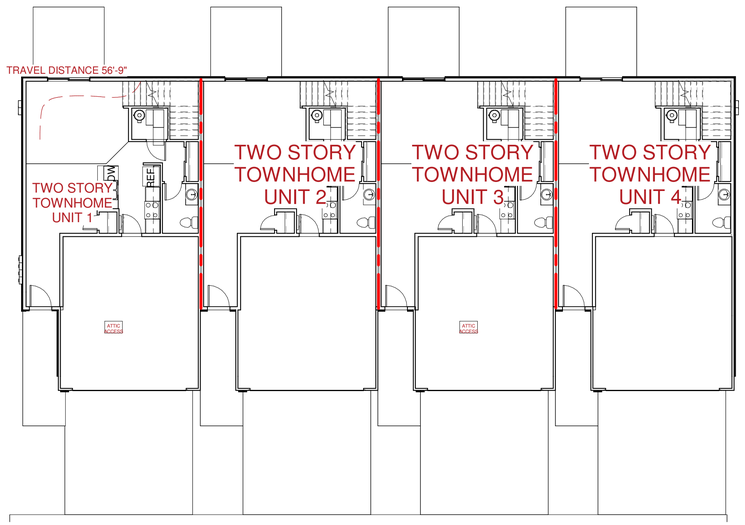
1 HR RATED WALL

LONGEST EXIT ACCESS PATH (EAP)

*TRAVEL DISTANCE TO FIRE EXTINGUISHERS NOT TO EXCEED 75'-0"
*PROVIDE ONE FIRE EXTINGUISHER PER UNIT PER AHJ



C3 SECOND FLOOR - LIFE SAFETY
3/32" = 1'-0"



A3 FIRST FLOOR - LIFE SAFETY
3/32" = 1'-0"

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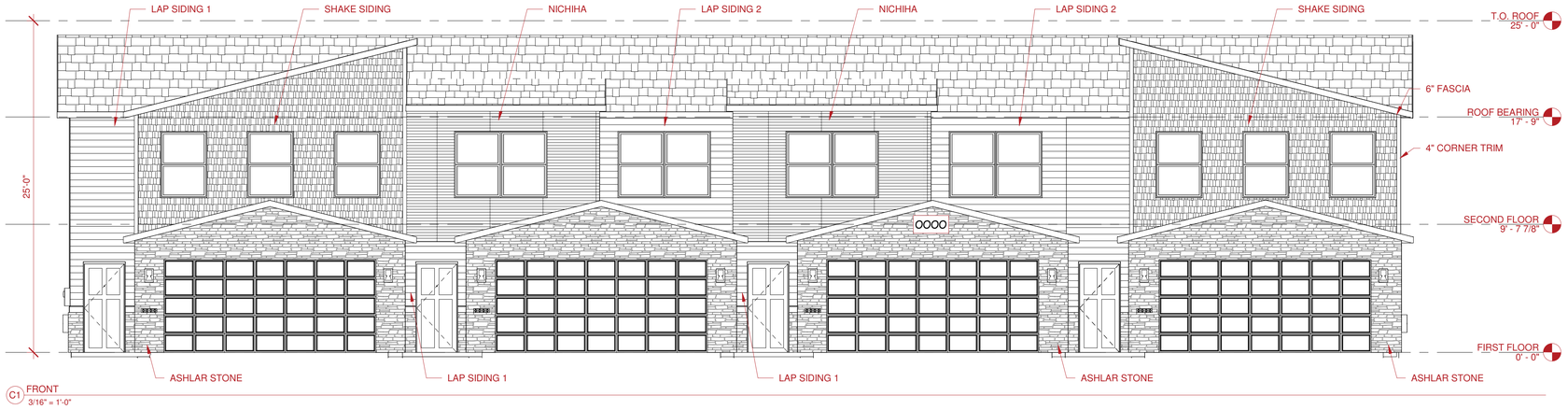
MB | Checker
100 CD | 6/17/26

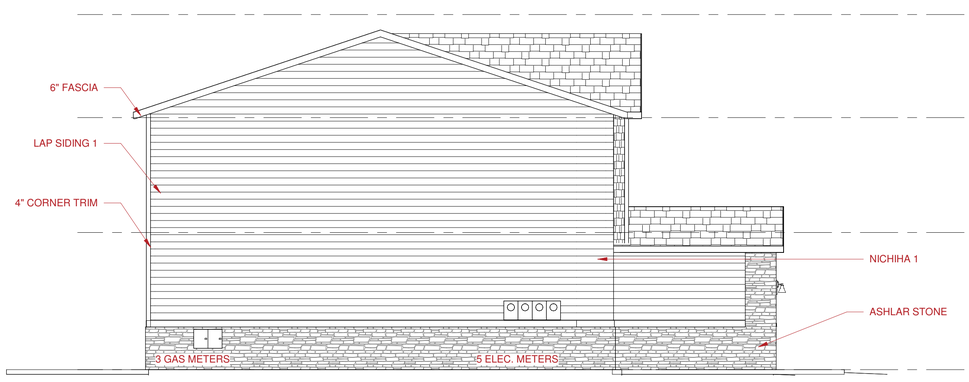
Hickory H4
Grimes, IA

SIGNATURE COMPANIES LLC

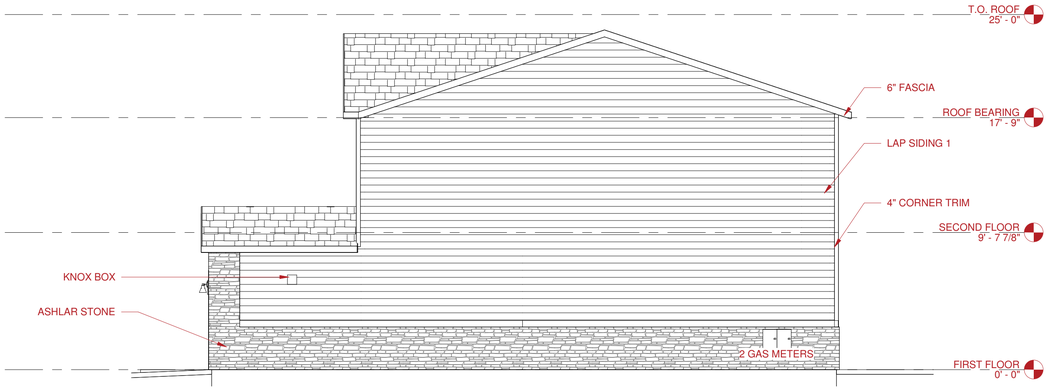
CODE REVIEW - LIFE SAFETY
A0.1 | As indicated



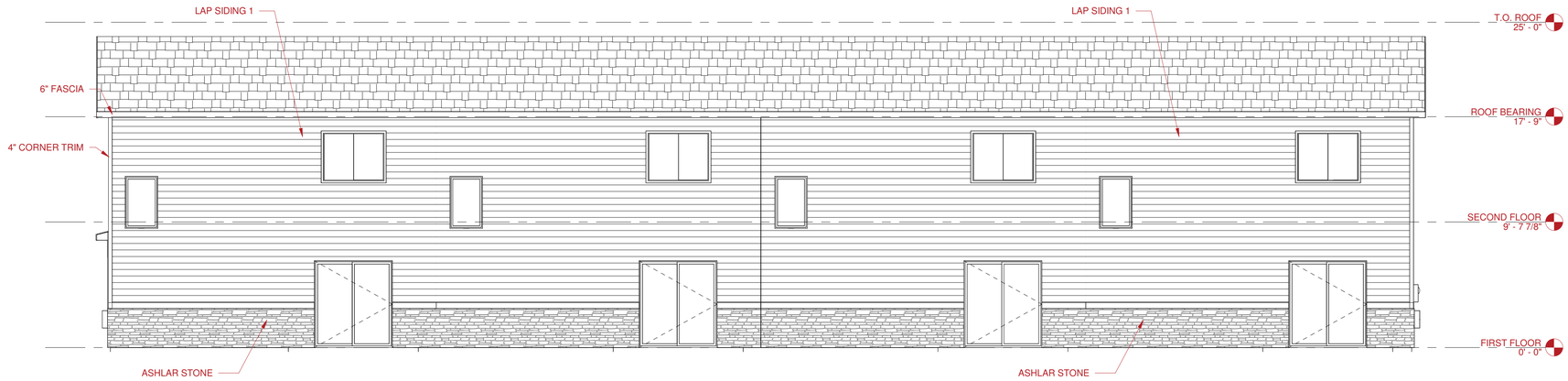
C1 FRONT
3/16" = 1'-0"



B1 LEFT SIDE
3/16" = 1'-0"



B3 RIGHT SIDE
3/16" = 1'-0"



A1 BACK
3/16" = 1'-0"

No.	Description	Date

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5:12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

EXTERIOR SIDING	
Material: Area	Material: Name
769 SF	Exterior - Lap Siding Vinyl - Light Gray
2650 SF	Exterior - Lap Siding Vinyl - Medium Gray
269 SF	Exterior - Nichiha Panel - Vintage Wood Bark
584 SF	Exterior - Shake Vinyl - Blue Gray
999 SF	Exterior - Stone - Eldrado Echo Ridge

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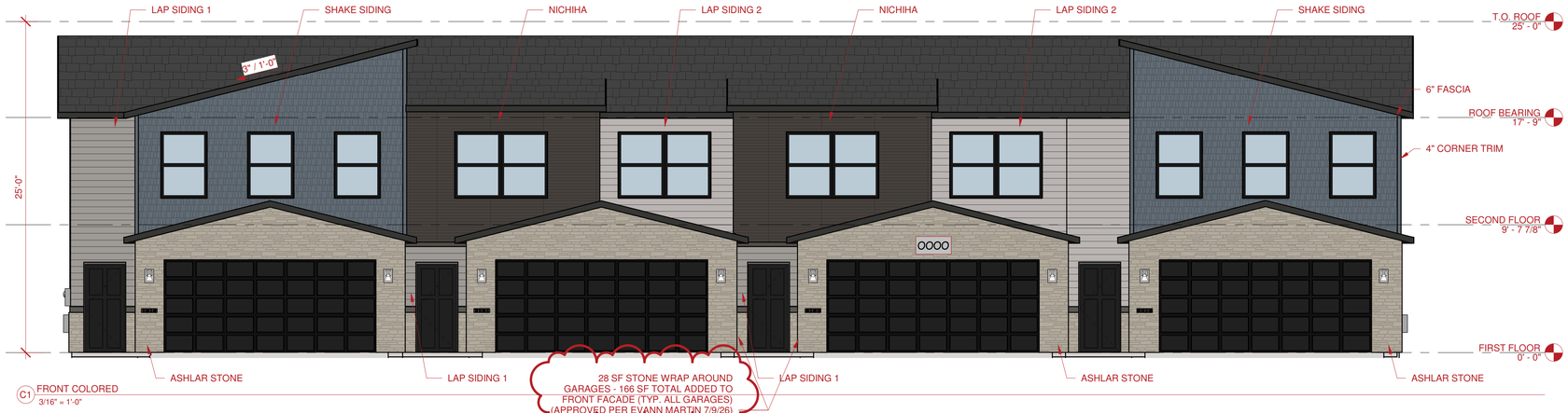
MB | Checker
100 CD | 6/17/26

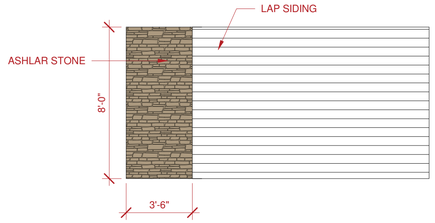
SIGNATURE COMPANIES LLC

Hickory H4
Grimes, IA

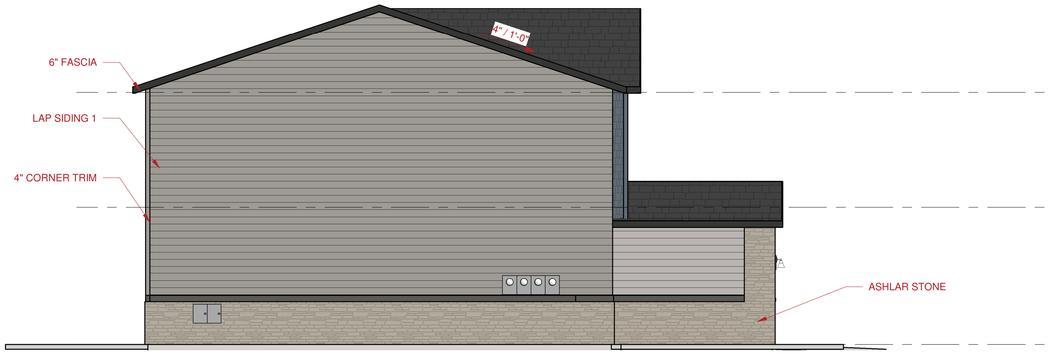
ELEVATIONS
A1.1 A
3/16" = 1'-0"



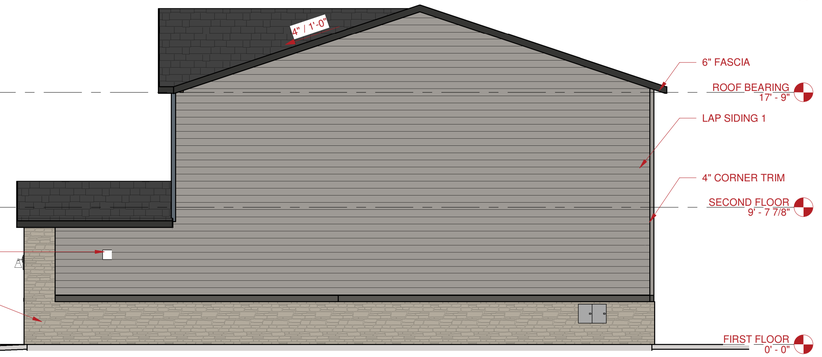
C1 FRONT COLORED
3/16" = 1'-0"



C6 MASONRY GARAGE WRAP
1/4" = 1'-0"



B1 LEFT SIDE COLORED
3/16" = 1'-0"



B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"

PROVIA VINYL SIDING GRANITE
PROVIA VINYL SIDING PEWTER
PROVIA SHAKE SIDING NAUTICA
NICHIHA FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO
CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	721 SF	14%
Exterior - Lap Siding Vinyl - Medium Gray	2491 SF	47%
Exterior - Nichiha Panel - Vintage Wood Bark	253 SF	5%
Exterior - Shake Vinyl - Blue Gray	549 SF	10%
Exterior - Stone - Eldrado Echo Ridge	1317 SF	25%

#	No.	Description	Date
	1	CITY COMMENTS	6/10/25

PLAN NOTES:
- 4" CORNER BOARDS THROUGHOUT
- 12" EAVES, 8" GABEL ENDS
- ALL SHED ROOFS TO BE 3/12, ALL GABLE ROOFS TO BE 5/12 UNLESS NOTED OTHERWISE NOTED
- ALL TRIM IS TO MATCH COLORED ELEVATIONS

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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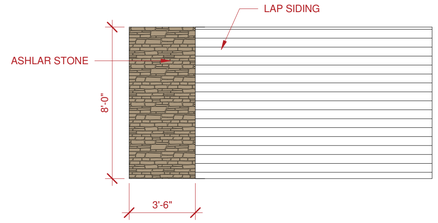
Hickory H4
Grimes, IA

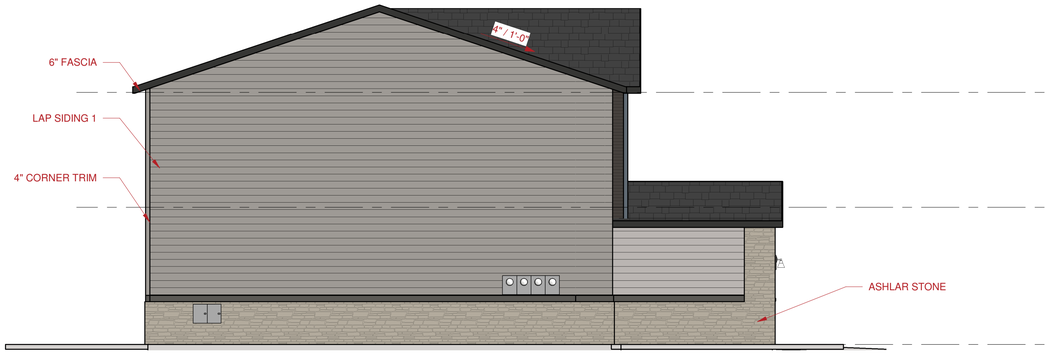
SIGNATURE COMPANIES LLC

COLORED ELEVATIONS
A1.2 A | As indicated

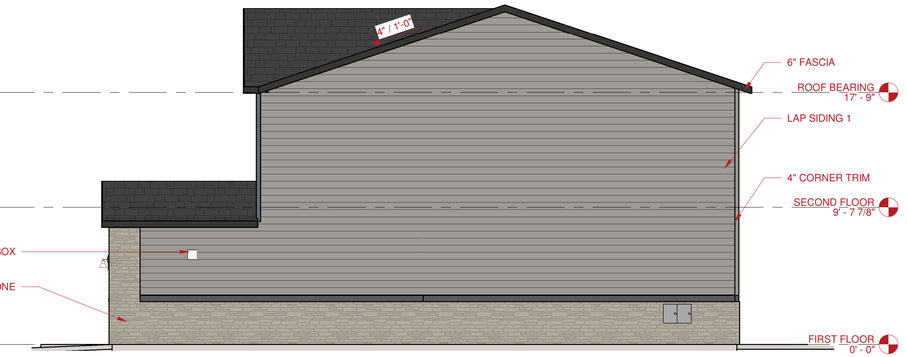
C1 FRONT COLORED
3/16" = 1'-0"



C6 MASONRY GARAGE WRAP
1/4" = 1'-0"



B1 LEFT SIDE COLORED
3/16" = 1'-0"



B3 RIGHT SIDE COLORED
3/16" = 1'-0"

A1 BACK COLORED
3/16" = 1'-0"

PROVIA VINYL SIDING GRANITE
PROVIA VINYL SIDING PEWTER
PROVIA NICHIHA NAUTICA
SHAKE SIDING FIRBER CEMENT PANEL ROUGHSAWN ESPRESSO
CULTURED STONE WHITE OAK LEDGESTONE

Significant Material Percentage - Entire Building		
Material: Name	Material: Area	%
Exterior - Lap Siding Vinyl - Light Gray	721 SF	14%
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Exterior - Nichiha Panel - Vintage Wood Bark	253 SF	11%
Exterior - Shake Vinyl - Blue Gray	549 SF	10%
Exterior - Stone - Eldrado Echo Ridge	1317 SF	25%

#	No.	Description	Date
	1	CITY COMMENTS	6/10/25

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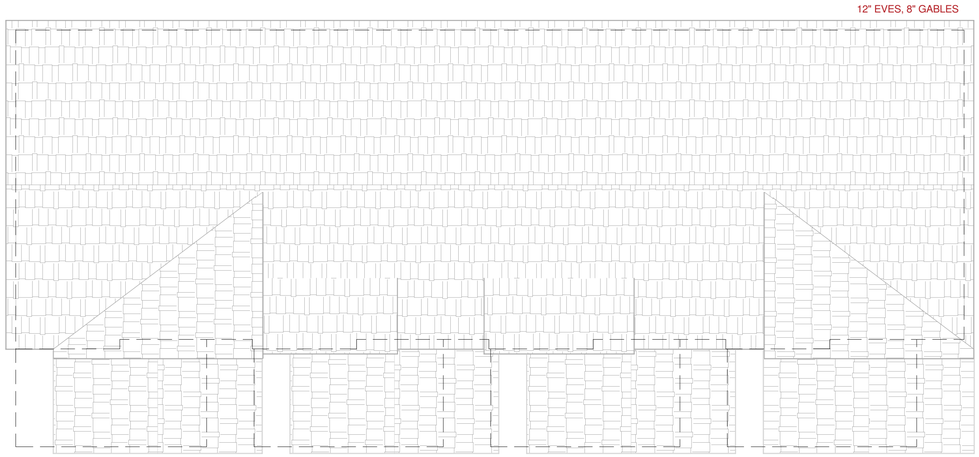
SIGNATURE COMPANIES LLC

Hickory H4
Grimes, IA

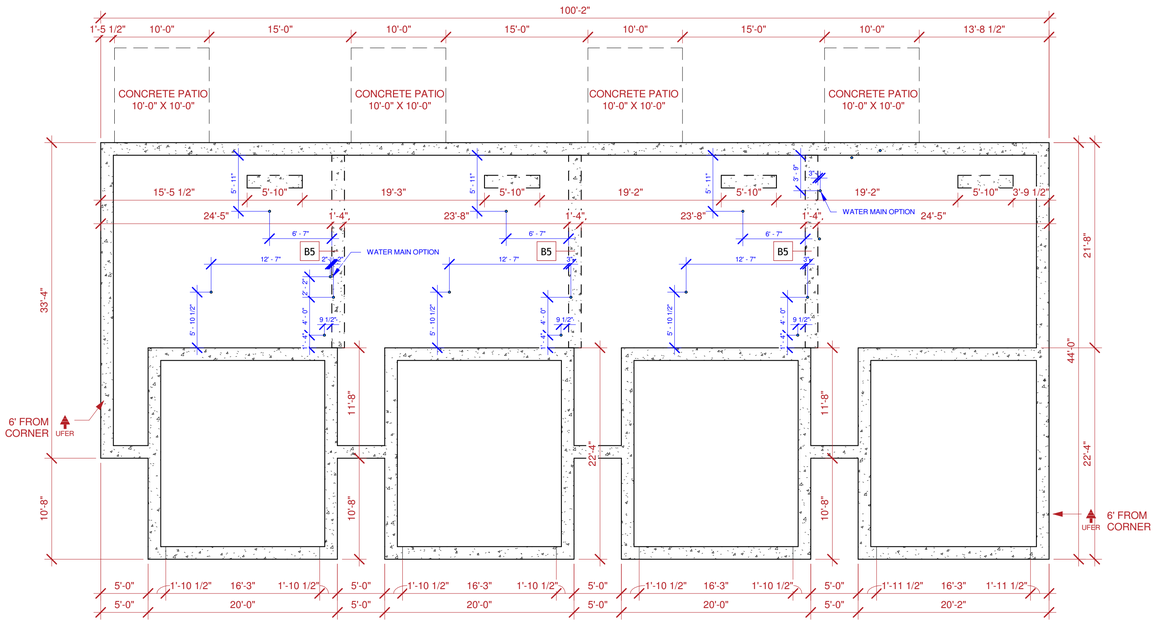
COLORED ELEVATIONS - OPT B

A1.2 B | As indicated

No.	Description	Date



D1 ROOF BEARING
1/8" = 1'-0"



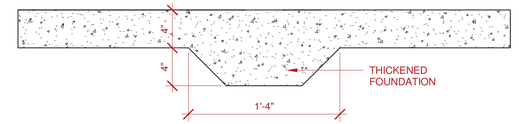
B1 FOUNDATION
1/8" = 1'-0"

FLAT WORK	
Type	Area
4" Concrete Slab Main	2408 SF
4" Concrete Slab Garage	1706 SF
4" Concrete Slab Entry Sidewalk	347 SF
4" Concrete Slab Patio	400 SF
4" Concrete Slab Driveway	1261 SF
6" Concrete Slab Driveway	303 SF

FOUNDATION	
Type	Length
Foundation - 16" Concrete 4'	494'
16" Concrete Footing	84'

PLAN NOTES:

- SHED ROOF TO BE 3/12 UNLESS OTHERWISE NOTED
- GABLE ROOF TO BE 5/12 UNLESS OTHERWISE NOTED
- 2X6 BRICK LEDGE ON INTERIOR FOUNDATION WALL
- GARAGE SLAB TO BE PINNED 2' O.C.
- ALL FOUNDATION WALL TO BE 4.0 IN HEIGHT U.O.N.



B5 DEEPENED FOOTING SECTION
1 1/2" = 1'-0"

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

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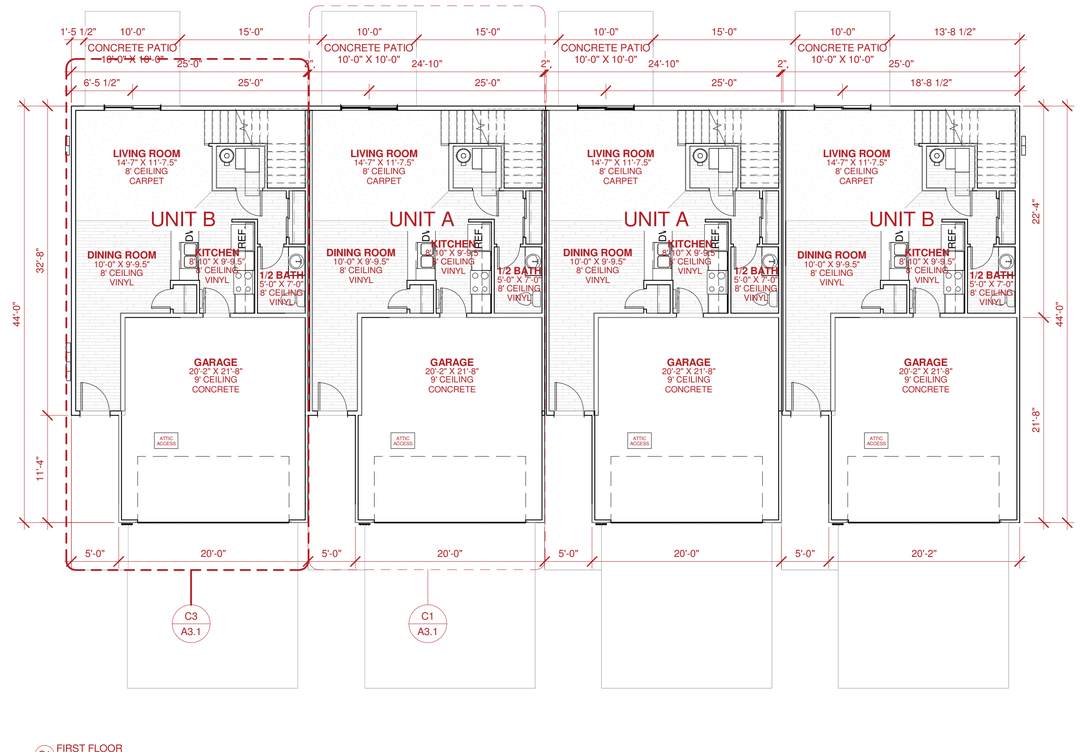
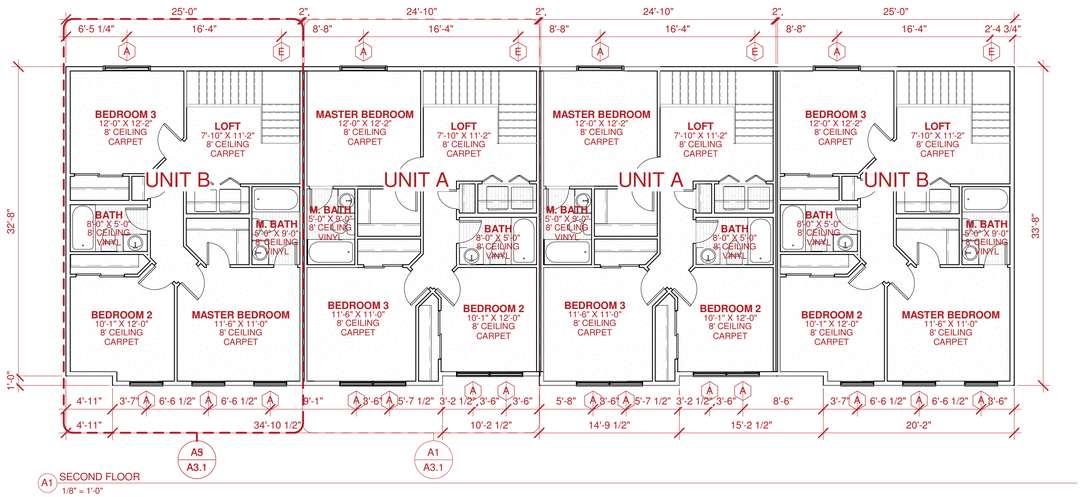
Hickory H4
Grimes, IA

FOUNDATION

A2.0 | As indicated



C1 FIRST FLOOR
1/8" = 1'-0"



A1 SECOND FLOOR
1/8" = 1'-0"

No.	Description	Date

PLAN NOTES:

FIRST FLOOR EXTERIOR WALL HEIGHT =
8'-1 1/8" UNLESS OTHERWISE NOTED

PLAN NOTES:

SECOND FLOOR EXTERIOR WALL HEIGHT =
8'-1 1/8" UNLESS OTHERWISE NOTED

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MB	

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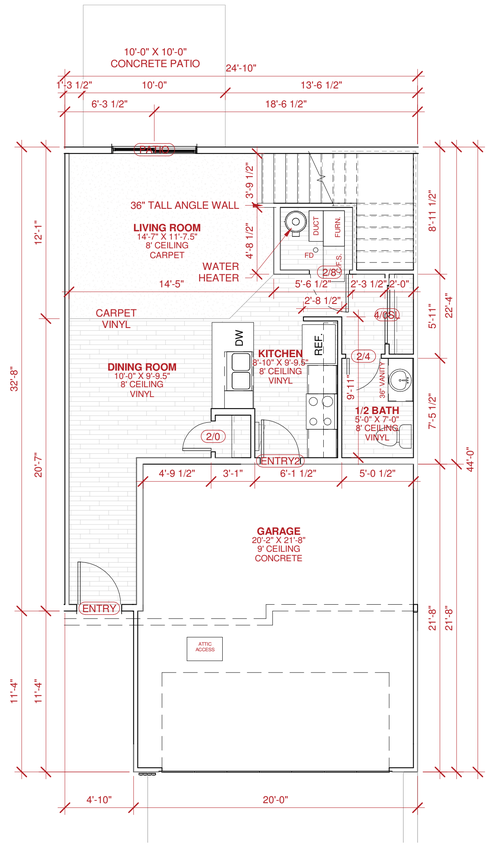
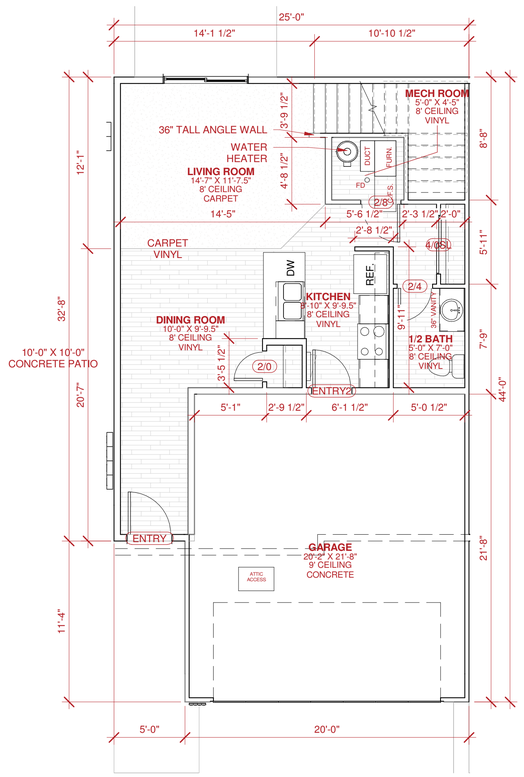
Hickory H4
Grimes, IA

FIRST & SECOND FLOOR

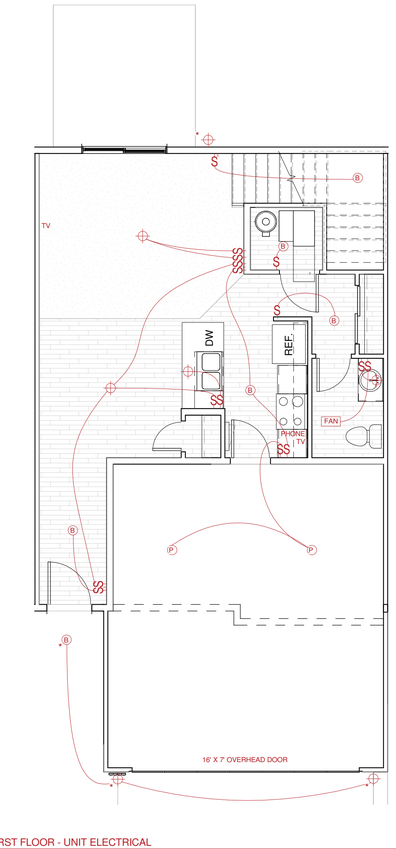
A2.1 | 1/8" = 1'-0"



C1 FIRST FLOOR - UNIT A - 550 SF
3/16" = 1'-0"



C3 FIRST FLOOR - UNIT B - 550 SF
3/16" = 1'-0"



C4 FIRST FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"

SURFACE MOUNTED INCANDESCENT LIGHT

ON PHOTO EYE SWITCH

110 V DUPLEX OUTLET

P PORCLIN

B BRIO

S SINGLE SWITCH

S3 THREE WAY SWITCH

PHONE TELEPHONE CONNECTION

TV CABLE CONNECTION

FAN EXHAUST FAN

No.	Description	Date

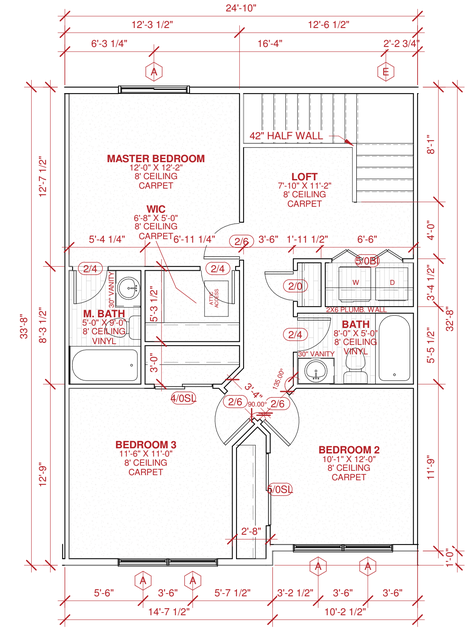
PLAN NOTES:

- FIRST FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- SECOND FLOOR EXTERIOR WALLS HEIGHT = 8'-1 1/8" UNLESS OTHERWISE NOTED
- HEADER SIZE = (2) 2X10'S ABOVE WALL UNLESS OTHERWISE NOTED
- CHANGE STUD LAYOUT AT SHOWER VALVE TO 8" AND 24"
- ALL BIFOLD, BIPASS, AND WINDOWS TO BE DRYWALL WRAPPED ON TOP AND SIDES
- ATTIC ACCESS R.O. 20" x 30"
- 5/8" GYP BOARD ON GARAGE CEILING, GARAGE WALL 1/2" GYP BOARD

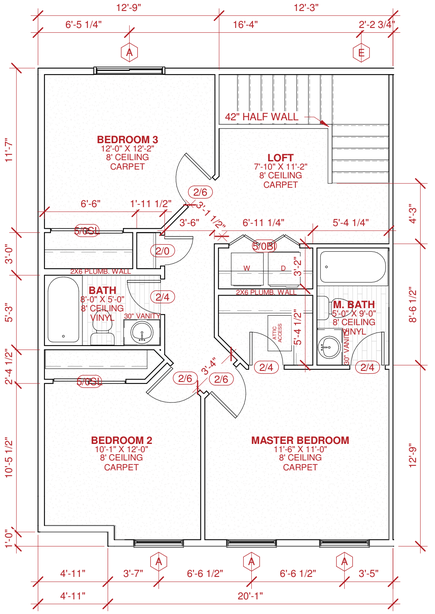
UNIT SF: 1,322 SF

FIRST FLOOR: 550 SF

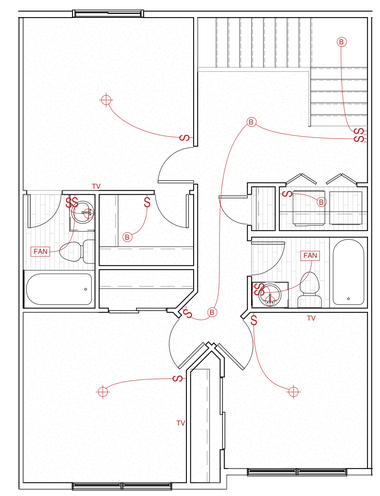
SECOND FLOOR: 772 SF



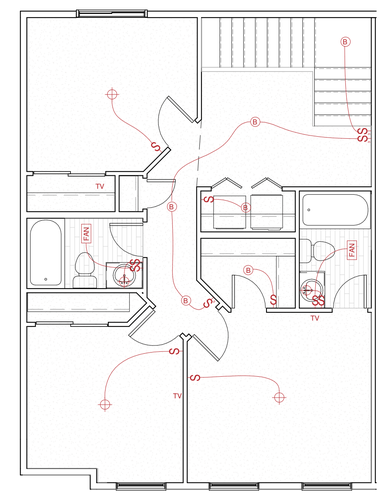
A1 SECOND FLOOR - UNIT A - 772 SF
3/16" = 1'-0"



A3 SECOND FLOOR - UNIT B - 772 SF
3/16" = 1'-0"



A4 SECOND FLOOR - UNIT ELECTRICAL
3/16" = 1'-0"



A5 SECOND FLOOR - UNIT B ELECTRICAL
3/16" = 1'-0"

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SIGNATURE COMPANIES LLC

Hickory H4

Grimes, IA

UNIT PLANS

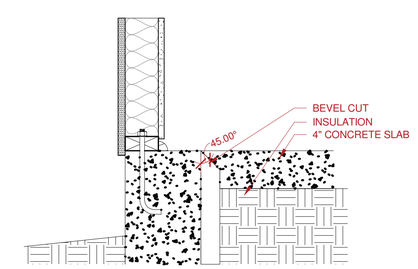
A3.1

As indicated

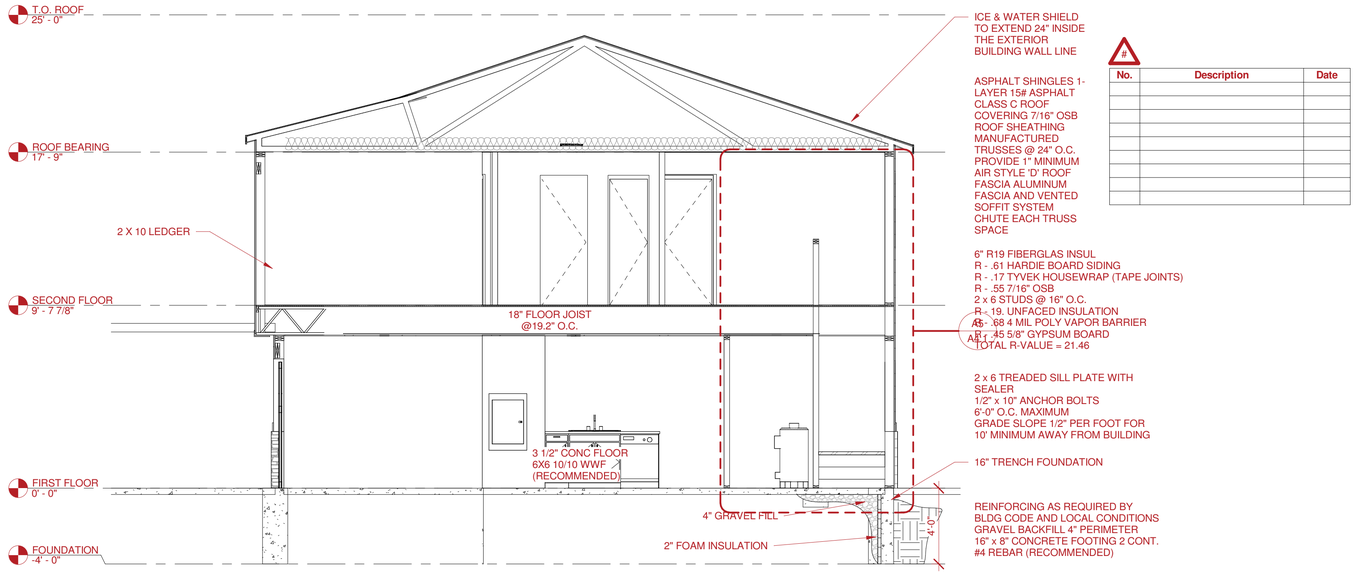
DOOR SCHEDULE								
Size	Count	Brand	Model	Rough Width.	Rough Height.	Color	Temp Glass	Note
2/0	8	BAYER BUILT	HDG 2/0	2' - 2"	6' - 11"	TBD	NO	
2/4	16	BAYER BUILT	HDG 2/4	2' - 6"	6' - 11"	TBD	NO	
2/6	12	BAYER BUILT	HDG 2/6	2' - 8"	6' - 11"	TBD	NO	
2/8	4	BAYER BUILT	HDG 2/8	2' - 10"	6' - 11"	TBD	NO	
4/0SL	6	BAYER BUILT	HDG 4/0 -SL	4' - 1"	6' - 11"	TBD	NO	
5/0BI	4	BAYER BUILT	HDG 5/0 -BI-FOLD	5' - 1.5"	6' - 10.5"	TBD	NO	
5/0SL	6	BAYER BUILT	HDG 5/0 -SL	5' - 1"	6' - 11"	TBD	NO	
ENTRY	5	BAYER BUILT	HDG 3/0 W/ PEEP HOLE	3' - 2.5"	6' - 10.5"	WHITE	NO	UNIT ENTRY
ENTRY 2	4	BAYER BUILT	HDG 2/8	2' - 10.5"	6' - 10.5"	WHITE	NO	GARAGE ENTRY 20 MIN
PATIO	6	VECTOR	6068 OX	6' - 0"	6' - 8"	BLACK	YES	

SEE ROUGH OPENING SCHEDULE SUPPLEMENT

WINDOW SCHEDULE							
Mark	Count	Brand Name	Model	Rough Width	Rough Height	Color	Tempered
A	14	VECTOR	NVH 3650E	3' - 6"	5' - 0"	BLACK	NO
B	4	VECTOR	NVG 5040E	5' - 0"	4' - 0"	BLACK	NO
C	4	VECTOR	NVPW 2640	5' - 0"	2' - 0"	BLACK	NO



D3 FOUNDATION INSULATION DETAIL
1 1/2" = 1'-0"



D4 TYP. WALL SECTION DETAIL
1/4" = 1'-0"

No.	Description	Date

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SIGNATURE COMPANIES LLC

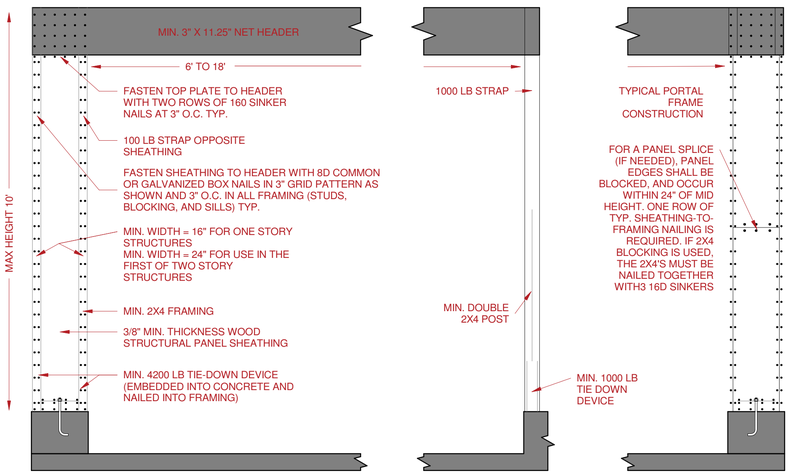
Hickory H4

Grimes, IA

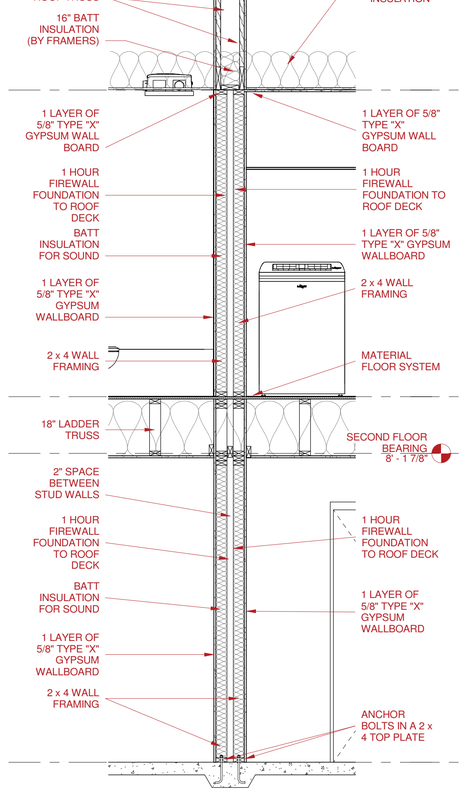
SECTION AND DETAILS

As indicated

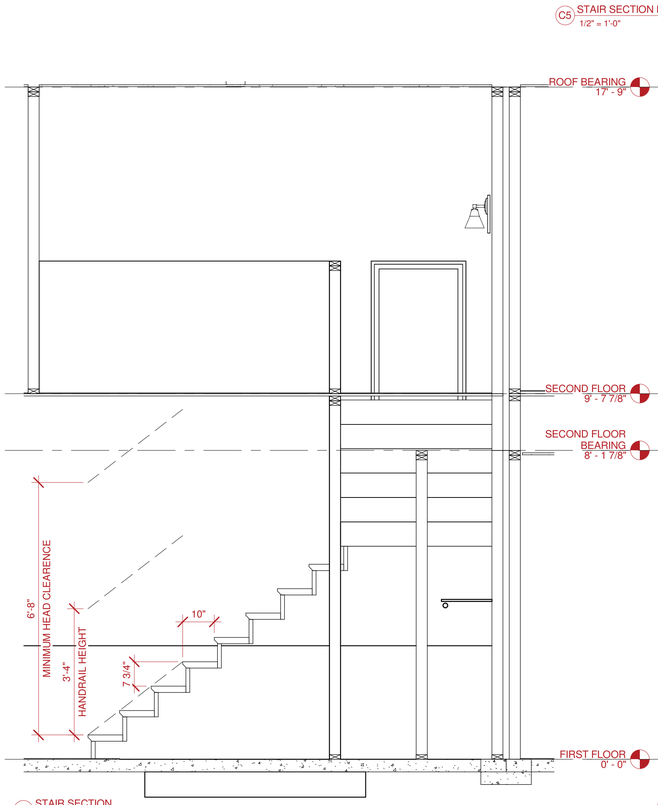
A4.1



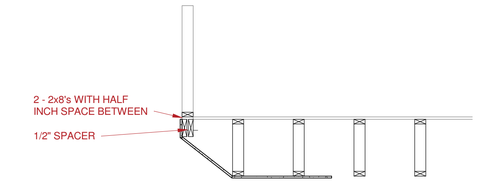
A1 PORTAL FRAMING DETAIL
1 : 18



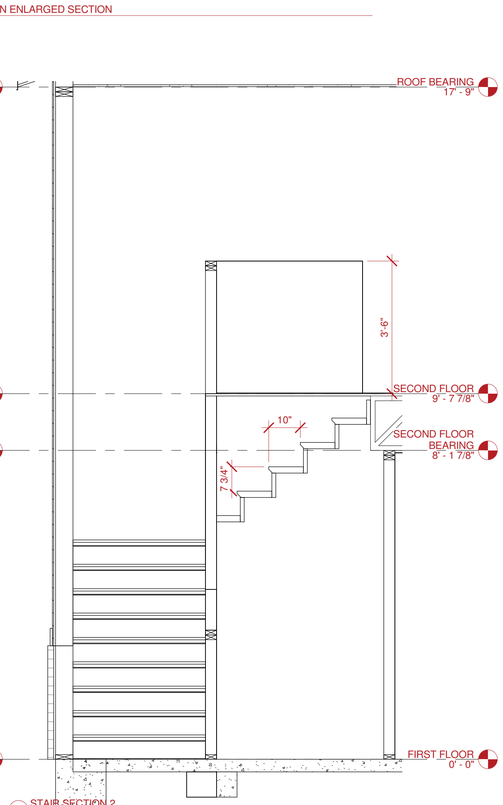
A3 1-HR PARTY WALL SECTION DETAIL
1/2" = 1'-0"



A4 STAIR SECTION
1/2" = 1'-0"



C5 STAIR SECTION ENLARGED SECTION
1/2" = 1'-0"



A5 STAIR SECTION 2
1/2" = 1'-0"

D1 ARCHITECTURAL DESIGN TREATMENT #1

D2 ARCHITECTURAL DESIGN TREATMENT #2

C1 ARCHITECTURAL DESIGN TREATMENT #3

A1 ARCHITECTURAL DESIGN TREATMENT #4

A3 ARCHITECTURAL DESIGN TREATMENT #5

No.	Description	Date

ARCHITECTURAL DESIGN TREATMENT

1. POP-OUTS
2. COLOR, TEXTURE OR MATERIAL CHANGE
3. ARCHITECTURAL BANDING
4. VARIATIONS IN ROOF FORMS
5. VERTICAL ARCHITECTURAL TREATMENT MIN OF 12" WIDTH

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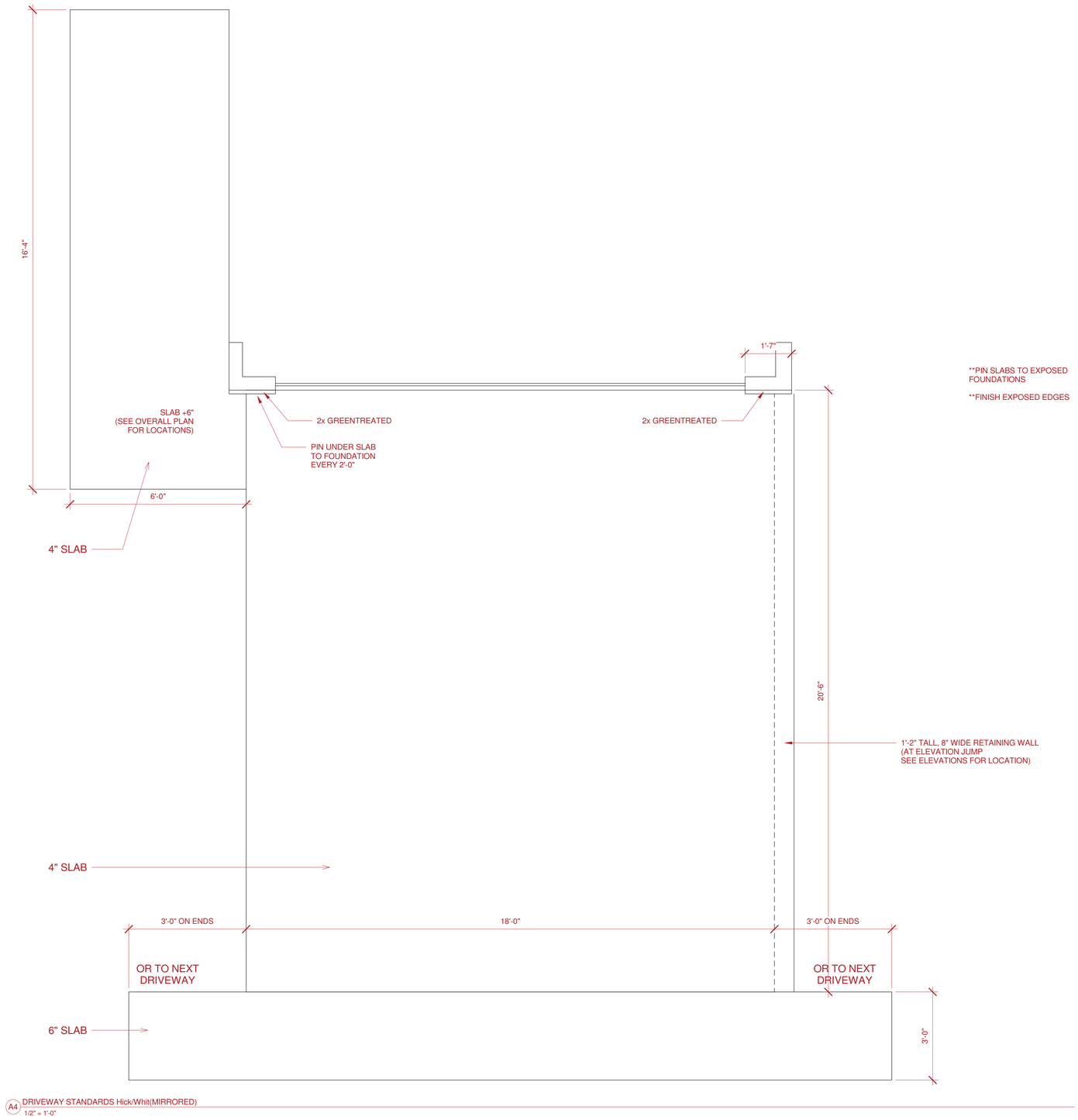
SIGNATURE COMPANIES, LLC

Hickory H4

Grimes, IA

DESIGN TREATMENT

A4.2 A



A4 DRIVEWAY STANDARDS Hick/Whit(MIRRORED)
1/2" = 1'-0"

VERIFY ALL DIMENSIONS: ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR DETAILED APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USING THESE PLANS AS A GENERAL CONSTRUCTION ACCORDANCE WITH ALL APPLICABLE CODES. ANY ALTERATIONS MADE TO THESE PLANS ARE THE RESPONSIBILITY OF THE PERSON MAKING THE ALTERATIONS. ANY APPLICATION FOR WHICH YOU ARE LIABLE.

Author	
100 CD	
7/22/25	
#101	

DRIVEWAY,DECK,SIGNAGE

STANDARDS,DRIVE

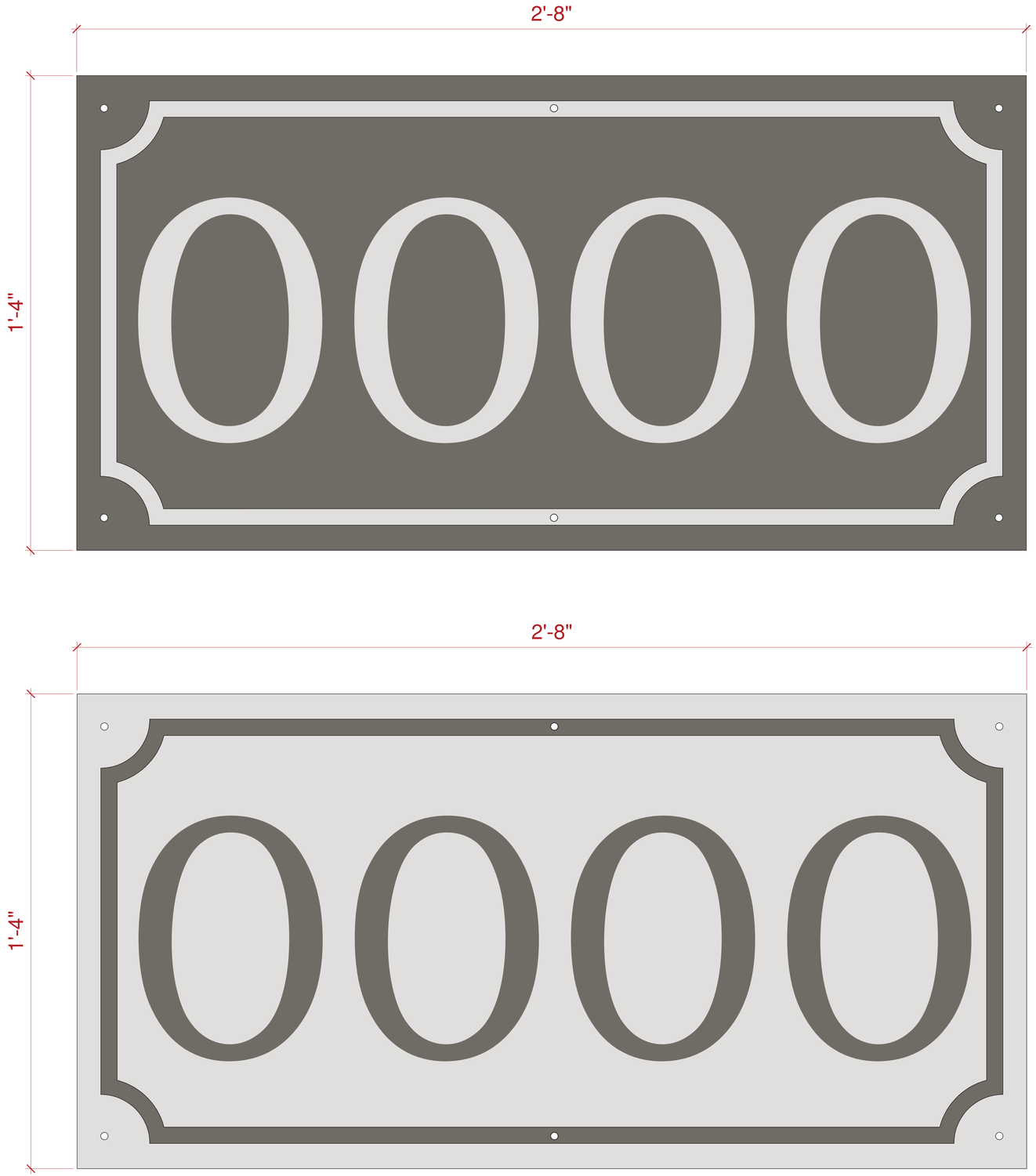
TEMPLATE

SIGNATURE COMPANIES LLC

DRIVEWAY STANDARDS

1/2" = 1'-0"

A7.4A



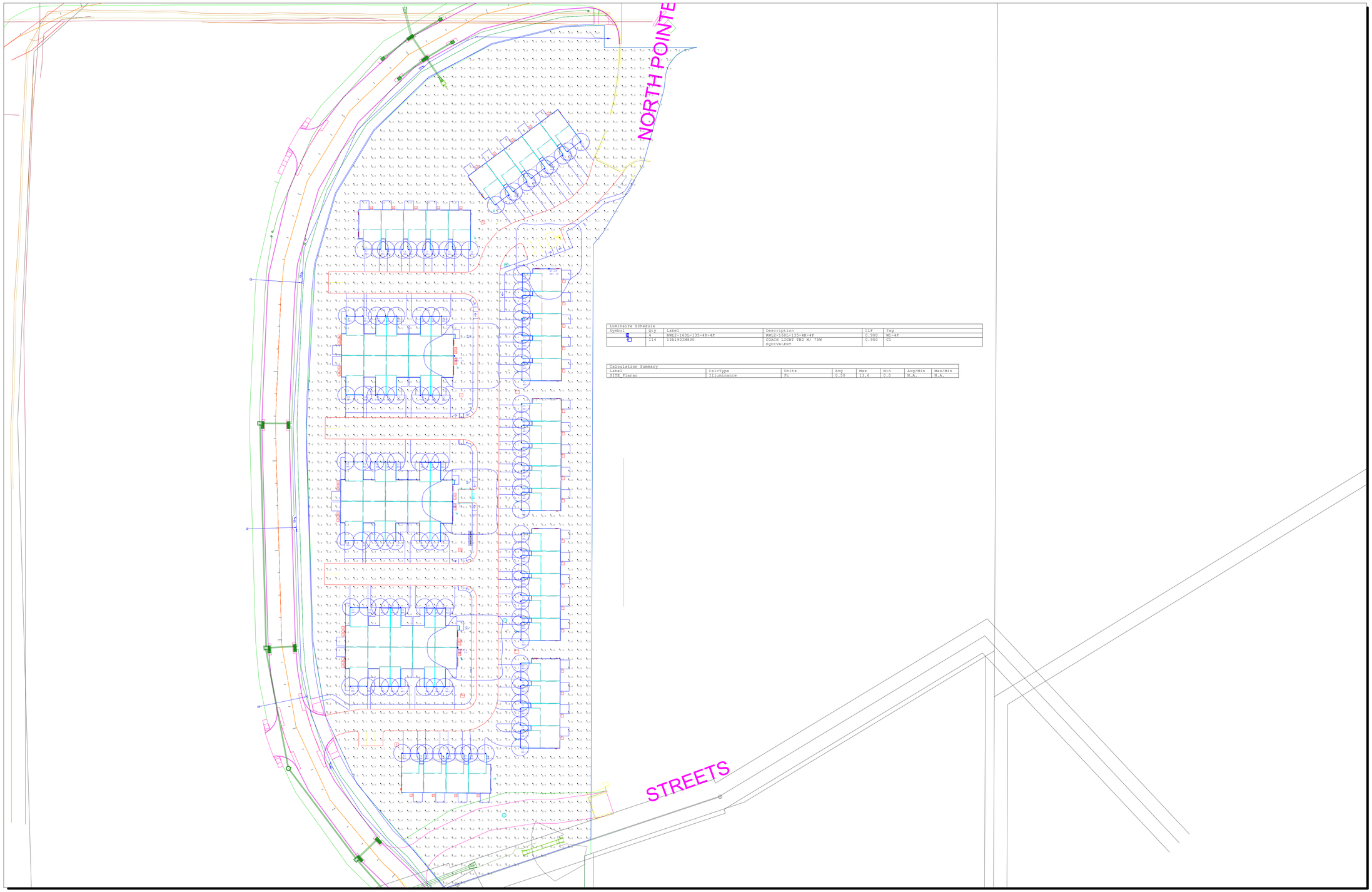
1 EA ADDRESS SIGN .125"
POLYMETAL PANEL VINYL
OVERLAY - HP DOVE GREY
91, BEIGE 49, BLACK 6 EA
3/16" MOUNTING HOLES

VERIFY ALL DIMENSIONS! ALTHOUGH EVERY POSSIBLE EFFORT IS MADE TO INSURE THE ACCURACY OF DIMENSIONS AND OPENINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND CONFIRM ALL ROUGH OPENINGS AND OTHE DIMENSIONS FOR ACCURACY.

THESE PLANS DETAIL CONNECTIONS & SPECIFIC STRUCTURAL MEMBERS FOR STANDARD APPLICATIONS. THE COMPANY ASSUMES NO RESPONSIBILITY FOR USES, LOADS, SPANS OR APPLICATIONS OTHER THAN THOSE SPECIFICALLY DESCRIBED. IT IS THE RESPONSIBILITY OF THE PURCHASER TO DETERMINE THE SUITABILITY OF ANY APPLICATION FOR WHICH YOU ARE ENQUIRE

TOWNHOME SIGNAGE	100 CD	Author
STANDARDS,DRIVEWAY,DECK,SIGNAGE	7/22/25	#101
TEMPLATE	6" = 1'-0"	A9.0

SIGNATURE COMPANIES LLC



Luminaire Schedule

Symbol	Qty	Label	Description	LLF	Tag
	4	RWL2-160L-135-4K-4F	RWL2-160L-135-4K-4F	0.900	W1-4F
	114	12A19D3M830	COACH LIGHT TBD W/ 75W EQUIVALENT	0.900	C1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.50	13.6	0.0	N.A.	N.A.

Scale: 1 inch= 50.00 Ft.

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

Steve Rigolle
953 73rd Street
Windsor Heights, IA 50324
Phone: (515) 273-0100
Fax: (515) 273-0108
Steve.Rigolle@3e-co.com
ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1		

Revisions

Drawn By: Steve Rigolle
Checked By:
Date:6/18/2026
Scale:

CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: Next Phase Grimes Warehouse Site Plan

BACKGROUND: The applicant, Reid Tamisiea, is requesting approval of a site plan located at 355 SW 37th Street to construct a 43,350 sf building addition, parking lot, detention area, and utilities on the 3.5-acre property. Access to the site is provided by shared a full access point on SW 37th Street and secondary full access point is proposed to be added to SW 37th Street. The proposed site plan layout and landscaping meets the requirements of the applicable zoning districts and development agreement.

The building will be used for light industrial tenant suites for warehouse and office uses. The building will be constructed with colored pre-cast concrete paneling and glazing. The proposed building meets the required architectural requirements of the development agreement and M1-A zoning districts. Given the property is within the transportation corridor mixed use development overlay zoning district, a 4/5 vote by Council would be needed to approve the concrete paneling as a primary building material. No rooftop units are proposed on the building and overhead doors will be screened by landscaping from public views.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning and Zoning Commission recommendation of approval - 08/04/2026

Previous Council Actions:

- City Council approval of property rezoning - May 2022
- City Council approval of property final plat (Legacy at James Street Plat 1) - August 2022

STAFF RECOMMENDATION: Staff recommend approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner

Return to: Alivia Hoodjer, Assistant Planner

Planning & Zoning Staff Report

DATE

August 4, 2026

PROJECT NAME

Next Phase Grimes Warehouse Site Plan

APPLICANT

Reid Tamisiea

REQUESTED ACTION

Approval of site plan to construct an approximately 43,350 sf building for the use of warehouse and office, and to construct parking lot, detention area, and site utilities.

LOCATION

355 SW 37th Street

ZONING

M1-A Commercial and Limited Light Industrial

Transportation Corridor Mixed Use Development Corridor District

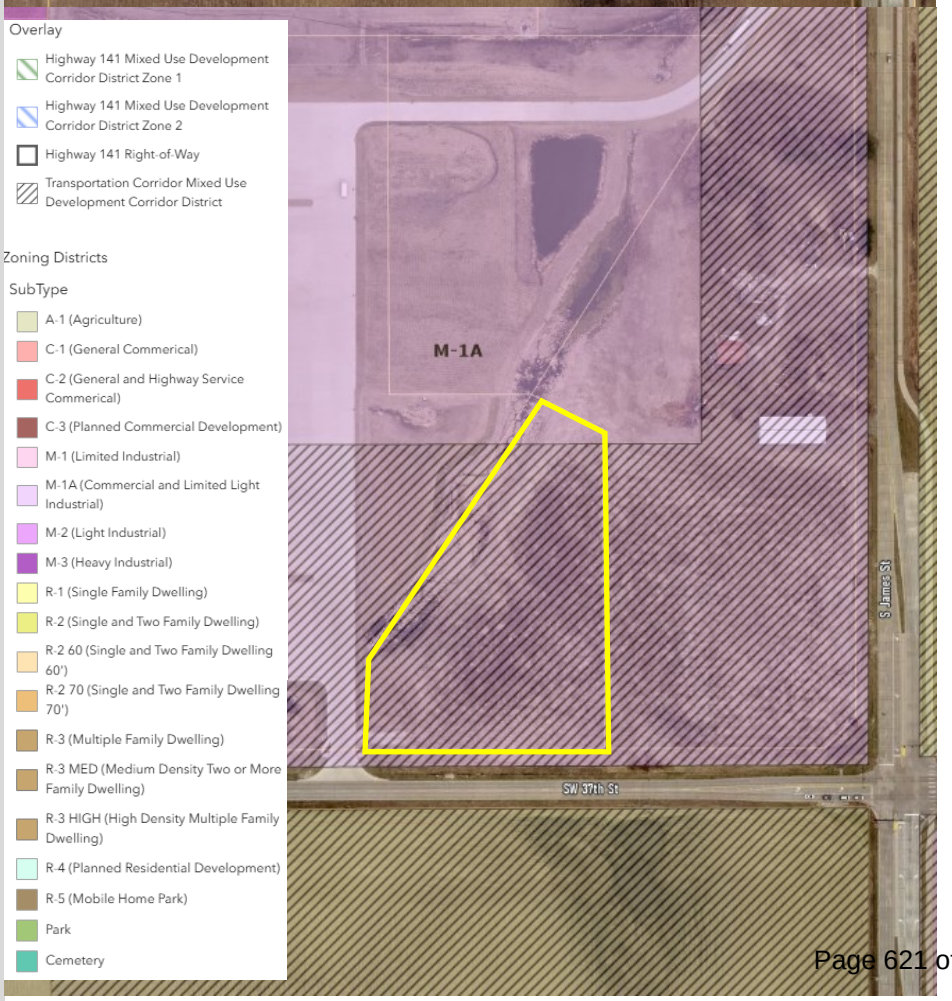
Legacy at Hames Street Zoning Change and Development Agreement

PLANNER

Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-220-8822

Location Map

Zoning Map



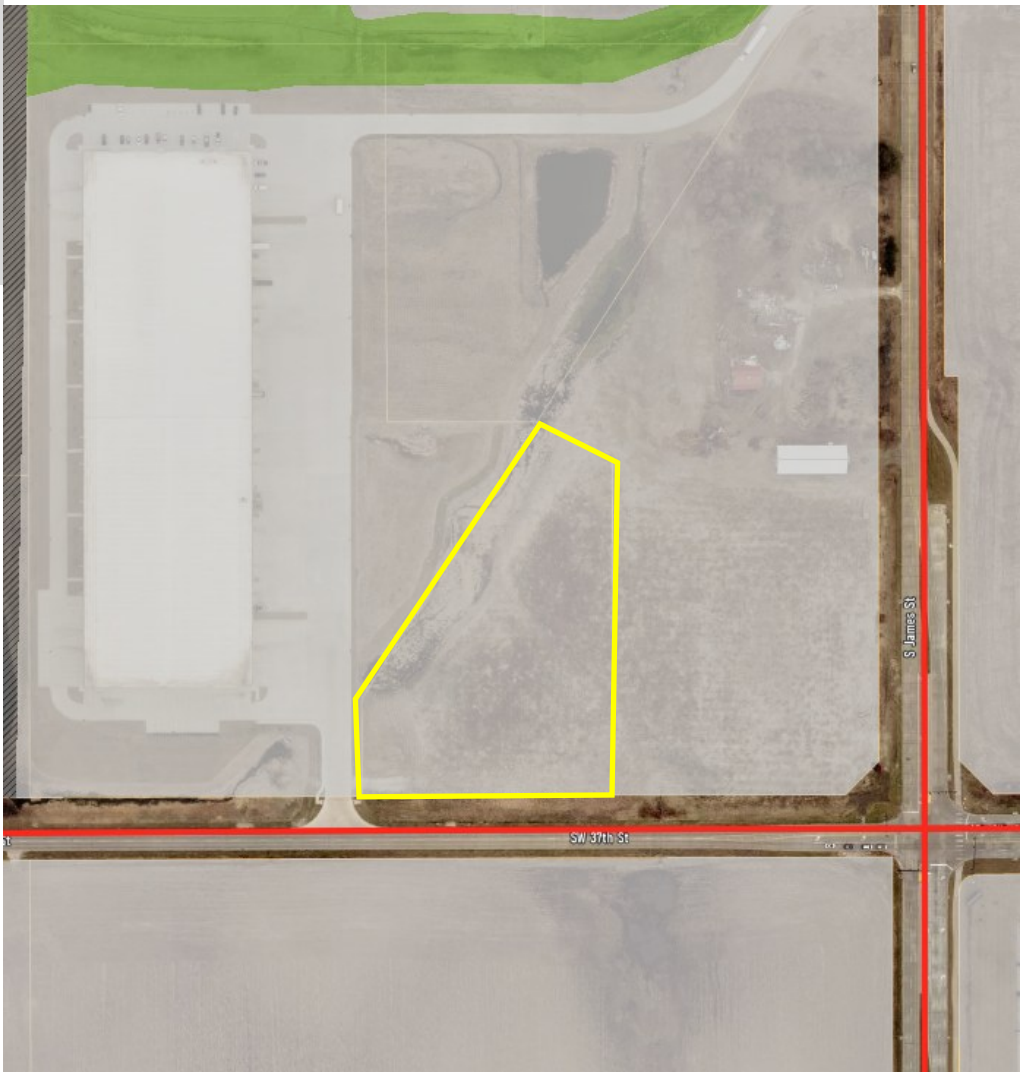
Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Undeveloped	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay
North	Undeveloped	Business Park & Light Industrial	M1-A
South	Agriculture/ Undeveloped	Business Park & Light Industrial	A-1; Transportation Corridor Overlay
East	Undeveloped	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay
West	Light Industrial	Business Park & Light Industrial	M1-A; Transportation Corridor Overlay

PARKS

No dedication is required as the site is a commercial/industrial use and zoning.

Future Land Use Map



Relation to Public Projects & Legal

RELATION TO PUBLIC PROJECTS

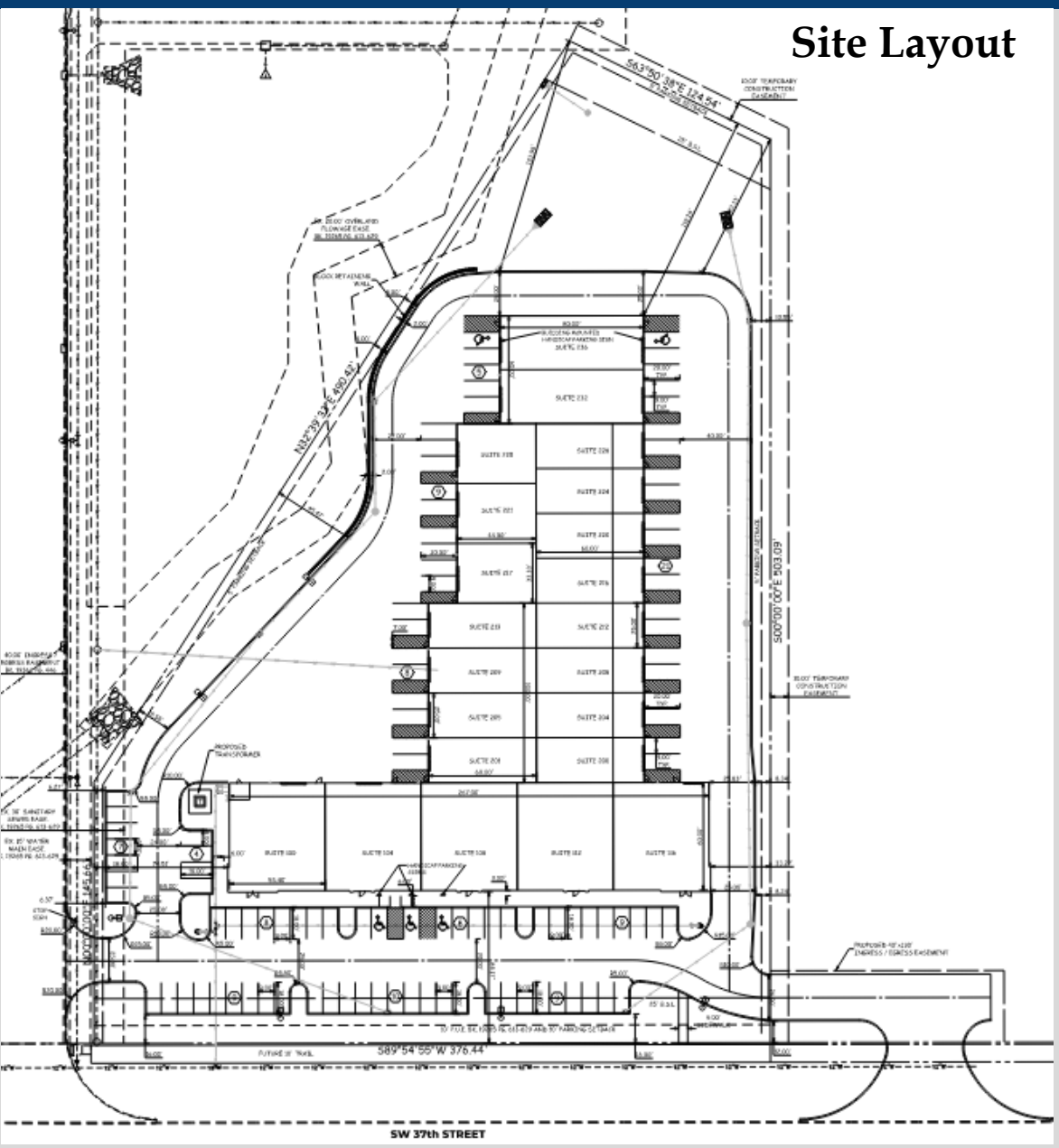
SW 37th Street

In the future, the City will reconstruct SW 37th Street. At such time, the a public trail will be installed with the road project and the proposed driveway access will be a right-in, right-out access point.

Legal

Due to the access spacing control along SW 37th Street, a shared driveway is necessary between the site and the property to the east. The property owner will have a private ingress/egress easement for the driveway to access their site.

Site Layout



ACCESS

Access to the site will be from an existing access drive off of SW 37th Street through an existing ingress/egress easement. The proposed shared access will be a full access when constructed and then reduced to a right-in, right-out access after SW 37th Street reconstruction. A private ingress/egress easement is needed for the construction of the second access driveway.

LIGHTING

Parking lot lights will be installed along the parking areas. Wall pack lighting will be installed on the building.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

PARKING:

Parking setbacks include 10 feet from SW 37th Street, 5 feet from all other lot lines. There are no issues with the proposed parking.

The parking provided will serve the tenants for each suite bay as well as guests in the south parking lot area.

Parking Calculation Table

Required	Proposed
Warehouse: 14 stalls Office/Retail: 51 stalls	Warehouse: 43 stalls (including 2 ADA stalls) Office/Retail: 64 stalls (including 3 ADA stalls)

Utilities & Landscaping

SANITARY

Sanitary service to the building will be connected onto an existing public main on the west side of the site.

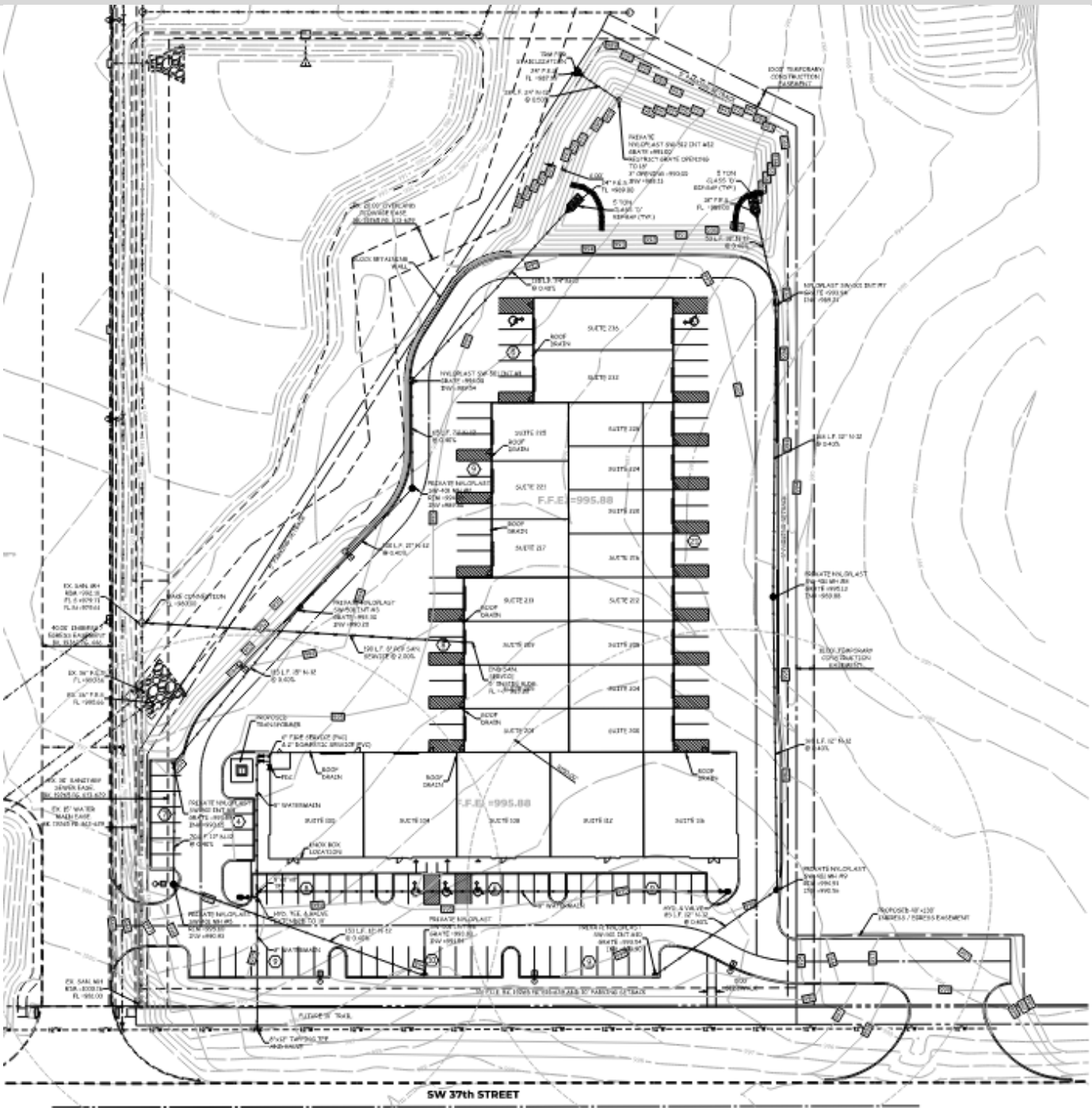
WATER

Water service for the site will be tapped from the existing 12" water main along the north side of SW 37th Street. Hydrant coverage and water service to the building will be provided.

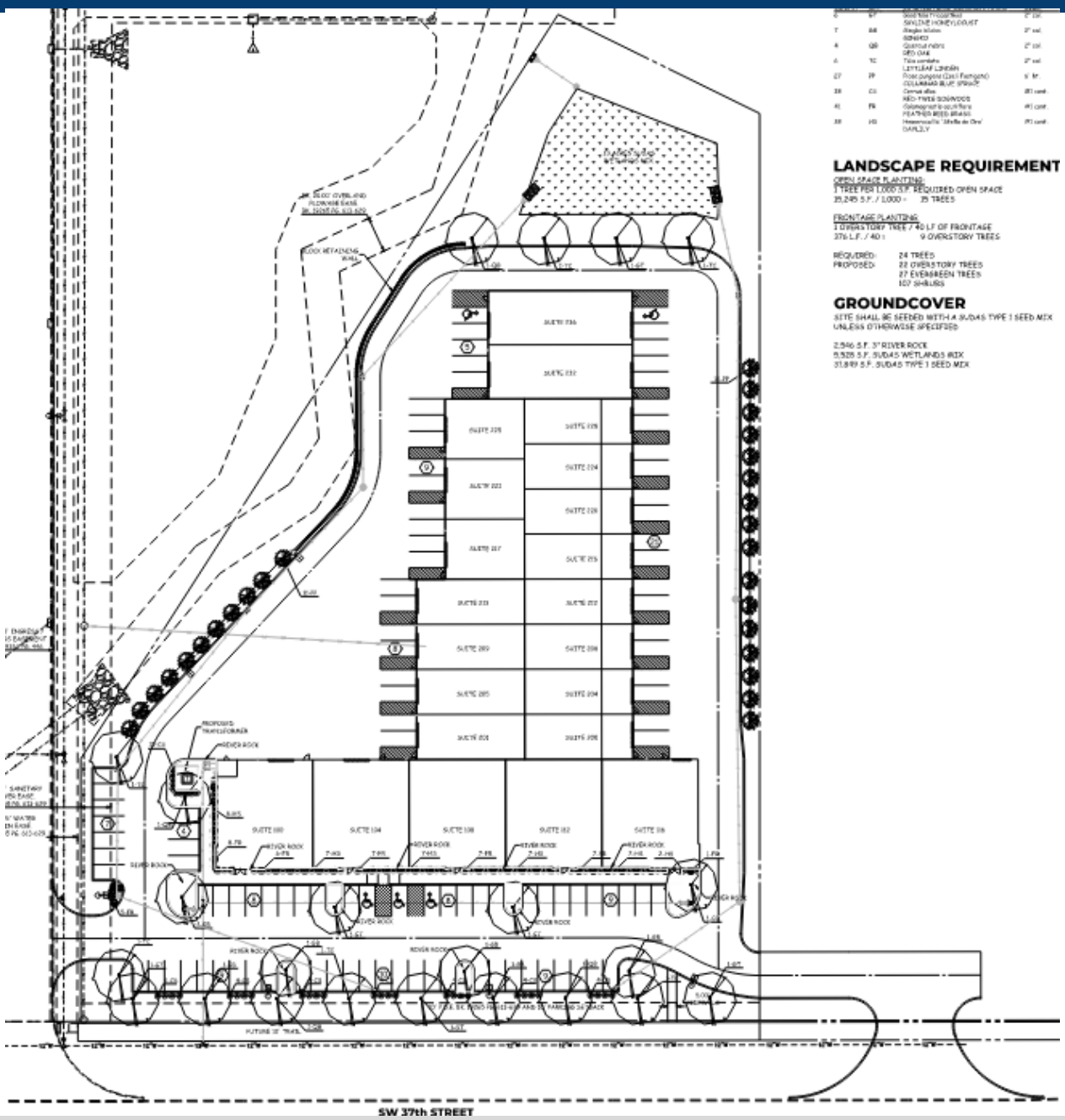
STORM WATER

Storm sewer is proposed throughout the site to carry stormwater to the north end of the property. The detention area will store stormwater and the water will ultimately discharge to the creek area west of the property.

Utilities Map



Landscaping



Landscaping Plan

LANDSCAPING

Landscaping provided meets the open green space and landscaping requirements. Landscaping along the parking area is required along SW 37th Street and required to screen the tenant bay parking from public view.

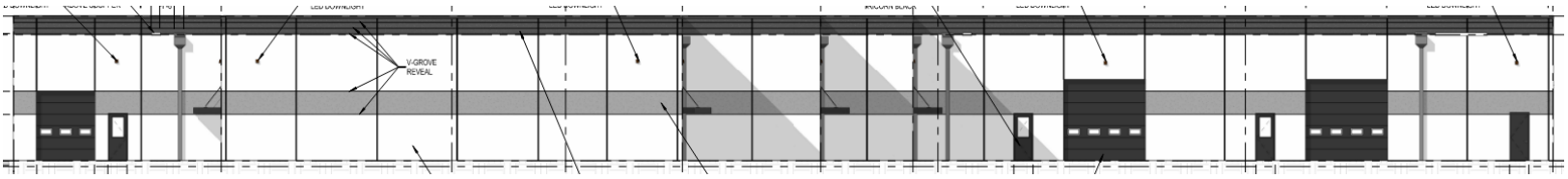
Street Trees: 1 overstory tree per 40 lineal feet along SW 37th Street = 9 trees required
= 9 trees provided

Open Space Trees: 1 overstory tree per 1000 sf of open space = 15 trees required

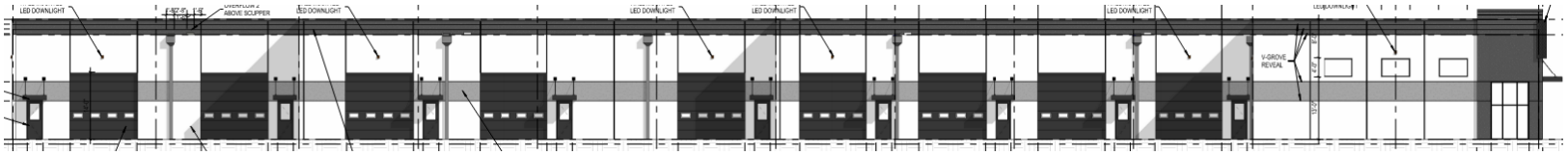
Proposed: 22 overstory trees, 27 evergreen trees, 107 shrubs

Architecture

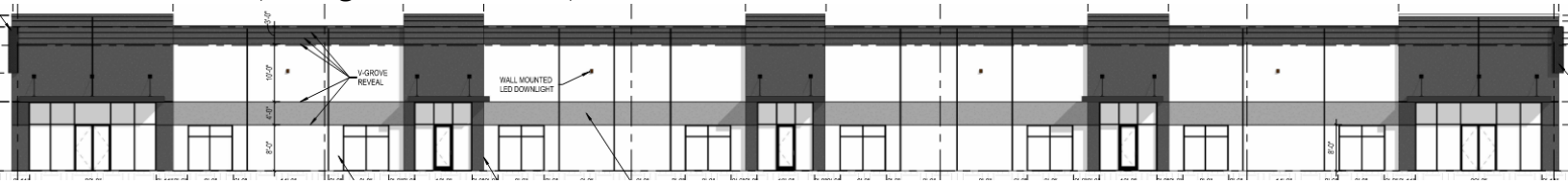
North Elevation



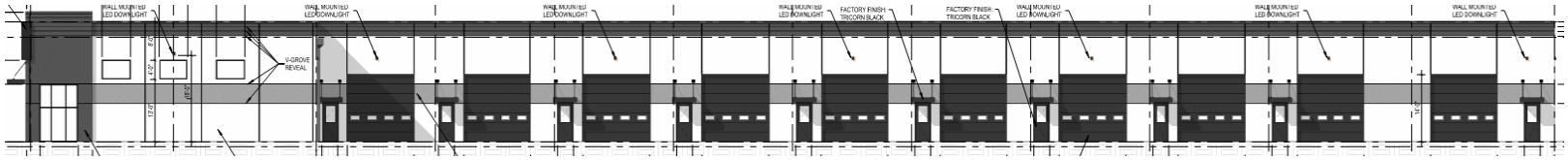
West Elevation



South Elevation (Facing SW 37th Street)



East Elevation



BUILDING & ELEVATIONS

The proposed building addition meets the required architectural requirements for the Transportation Corridor Overlay District

The proposed building addition will be constructed out of colored precast concrete panels with glazing and overhead doors.

DUMPSTER ENCLOSURE

No dumpster enclosure is proposed on site. Trash will be stored within the building and rolled out to be collected on garbage days.

LIGHTING

Parking lot lights will be installed along the parking areas. Wall pack lighting will be installed on the building.

Material Board

Colored precast concrete

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan amendment subject to remaining staff comments.

Conclusion

Approval of site plan to construct an approximately 43,350 sf building for the use of warehouse and office, and to construct parking lot, detention area, and site utilities.

The proposed building addition elevations meet the M1-A and Transportation Corridor Overlay architectural requirements.

A private ingress/egress easement is required to construct and use the proposed access drive.

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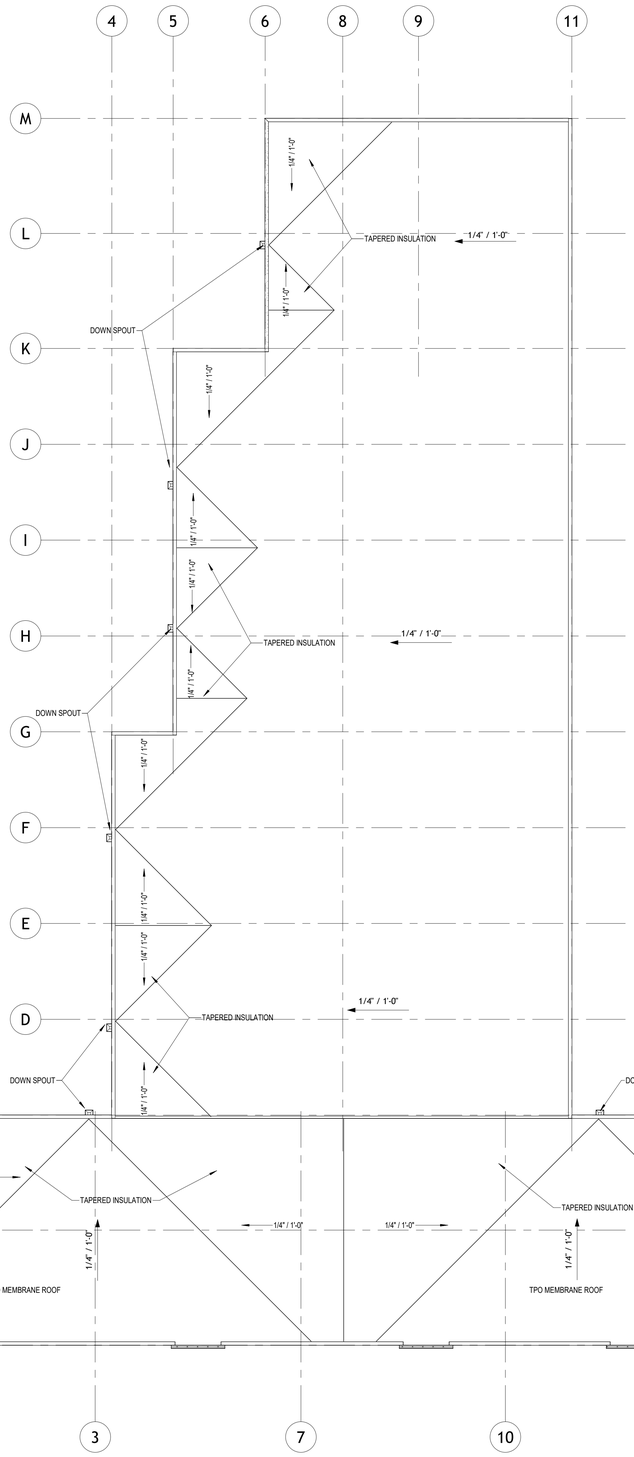
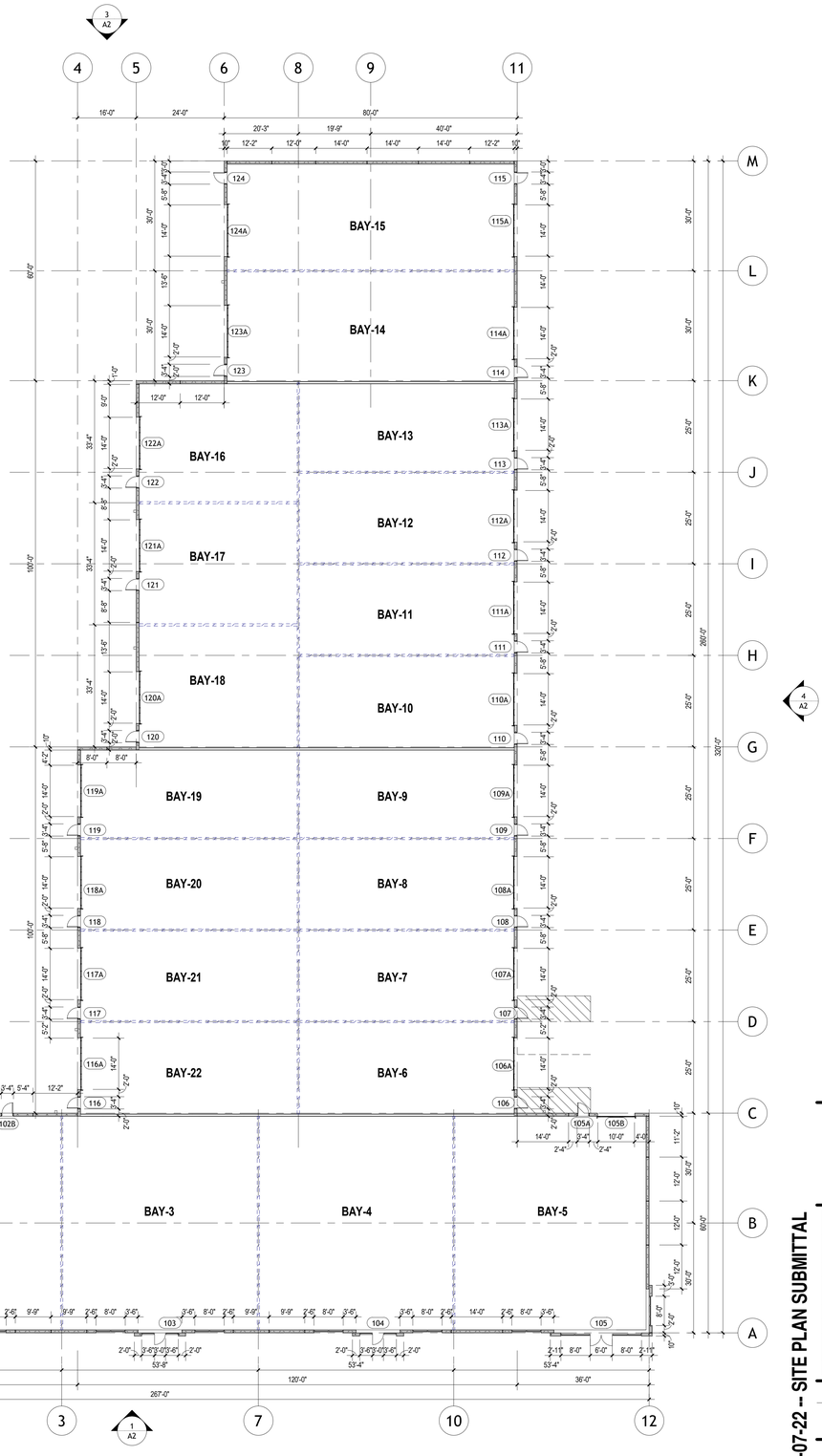
RAINS | ARCHITECTURE
8797 NW 54TH AVE #100, JOHNSTON, IA 50131
515-259-8320 rainsarch.com

DESIGN NOTES

1. ALL CONDUITS, PIPES, WIRING, ROUGH-IN, ETC. SHOULD BE HELD AS TIGHT AS POSSIBLE TO THE ROOF OR FLOOR DECK OR SHOULD BE KEPT WITHIN INTERIOR WALL CAVITIES. NOTHING SHALL PREVENT A SMOOTH CONTINUOUS FINISHED WALL OR CEILING AS NOTED ON THE DRAWINGS AND NO PLUMBING RUN IN EXTERIOR WALLS UNLESS PRE-APPROVED THE ARCHITECT OR OWNER. PLACEMENT COORDINATION BETWEEN TRADES IS REQUIRED.
2. CAULK & SEAL ALL CONTROL-EXPANSION, SAW-CUT JOINS AT ALL INTERIOR CONCRETE.
3. PROVIDE DEEP LEG TOP TRACK NOT FASTENED TO STUDS TO ALLOW FOR VERTICAL DEFLECTION OF ROOF STRUCTURE.
4. ALL GYPSUM BOARD SURFACES TO BE SANDED SMOOTH, PRIMED AND FINISH PAINTED WITH HIGH QUALITY LATEX PAINT. PROVIDE INTEGRAL METAL REINFORCED G.W.B CORNERS, TYP. PROVIDE MOISTURE RESISTANT DRYWALL AT ALL WET WALL LOCATIONS AND ENTIRE RESTROOM, TYP.
5. PROVIDE VERTICAL & HORIZONTAL EXPANSION JOINTS AS REQUIRED TO PREVENT CRACKS IN WALLS. TRY TO LOCATE AT STRESS POINTS AND AT THE HEAD OF DOOR JAMBS/OPENINGS OR AS OTHERWISE NOTED OR WHERE REQUIRED PER STANDARD MATERIAL PRACTICE TO ELIMINATE STRESS CRACKING.
6. PROVIDE ADEQUATE BLOCKING FOR MILLWORK, FIXTURES, EQUIPMENT, PLUMBING FIXTURES AND ACCESSORIES, ELECTRIC PANELS, ROOF ACCESS LADDER, FUTURE OR BY OWNER ITEMS, ETC.
7. ALL PENETRATIONS THRU DEMISING WALL MUST BE PROTECTED BY APPROVED FIRE RATED ASSEMBLIES AND FIRE STOPPING MATERIALS.
8. INSULATE AND SEAL TO ENSURE ADEQUATE AIR INFILTRATION BARRIER AROUND ALL EXTERIOR PENETRATIONS TO PREVENT FREEZING.
9. FE = FIRE EXTINGUISHER ON BRACKETS
10. FEC = FIRE EXTINGUISHER CABINET, SEMI-RECESSED



3 ROOF PLAN
1/16" = 1'-0"



1 LEVEL-1
1/16" = 1'-0"

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

Revisions	

ISSUE DATE: --- PROJECT #: 226010

FLOOR PLAN

2026-07-22 -- SITE PLAN SUBMITTAL

A1

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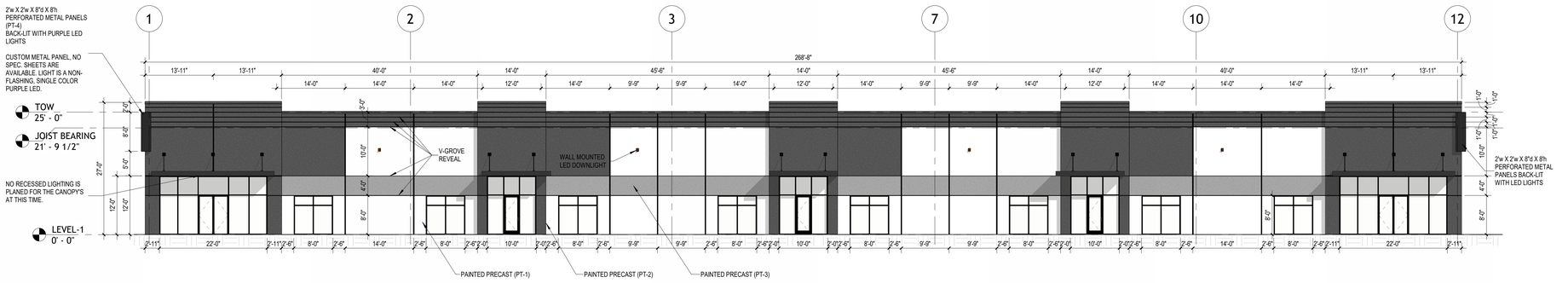
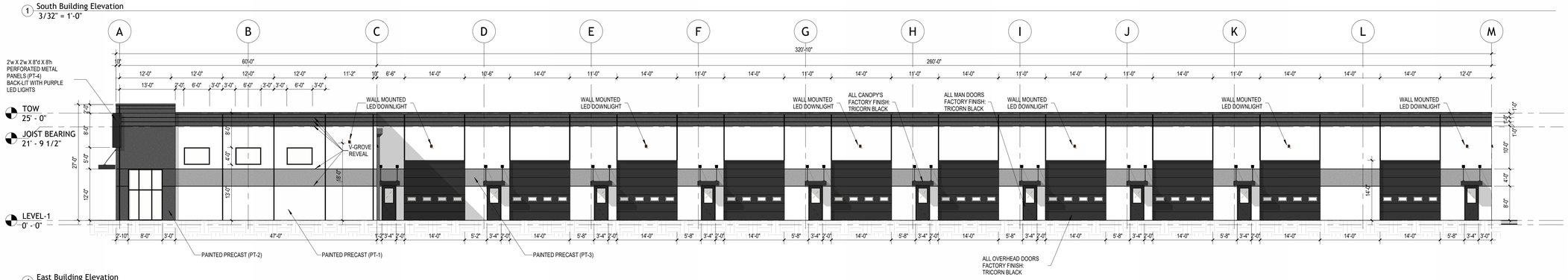
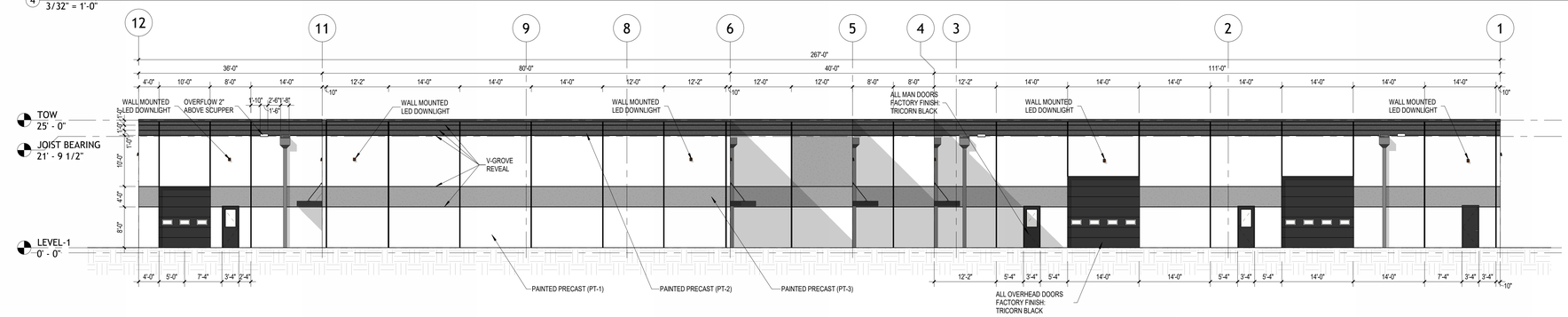


1 South Building Elevation
3/32" = 1'-0"

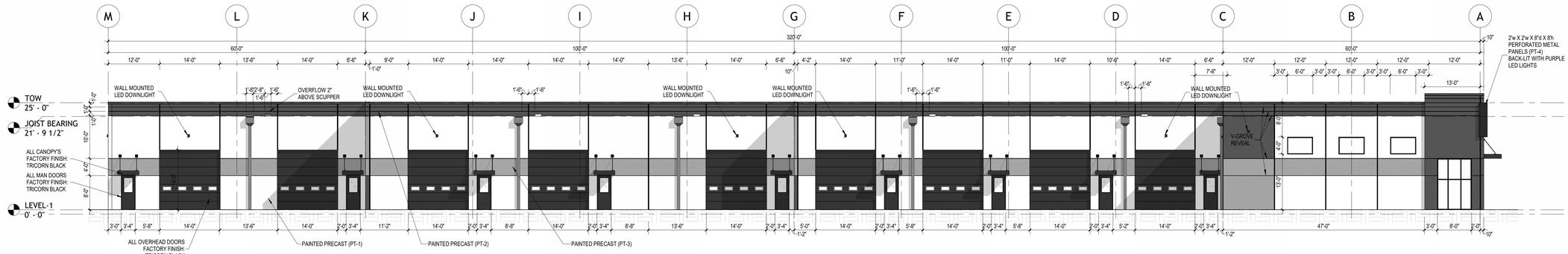
THERE WILL NOT BE RTU'S ON THE ROOF OF THE BUILDING.



4 East Building Elevation
3/32" = 1'-0"



3 North Building Elevation
3/32" = 1'-0"



2 West Building Elevation
3/32" = 1'-0"

EXTERIOR MATERIALS		SOUTH		WEST		NORTH		EAST		TOTAL (ALL SIDES)	
		AREA	%	AREA	%	AREA	%	AREA	%	AREA	%
FACADE MATERIALS	STOREFRONT/GLAZING	1401	20%	168	2%	0	0%	168	2%	1737	6%
	PAINTED PRECAST	5516	80%	5961	74%	6117	91%	5741	71%	23335	78%
OPENINGS	DOORS (OPAQUE)	0	0%	1980	24%	608	9%	2200	27%	4788	16%
TOTAL WALL AREA		6917		8109		6725		8109		29860	

EXTERIOR PAINT COLORS

PT-1	SHERWIN WILLIAMS - SW 7067 CITYSCAPE	
PT-2	SHERWIN WILLIAMS - SW 7069 IRON ORE	
PT-3	SHERWIN WILLIAMS - SW 7068 GRIZZLE GRAY	
PT-4	SHERWIN WILLIAMS - SW 6258 TRICORN BLACK	

OFFICE-WAREHOUSE

NEXT PHASE DEVELOPMENT
355 SW 37TH STREET
GRIMES, IOWA

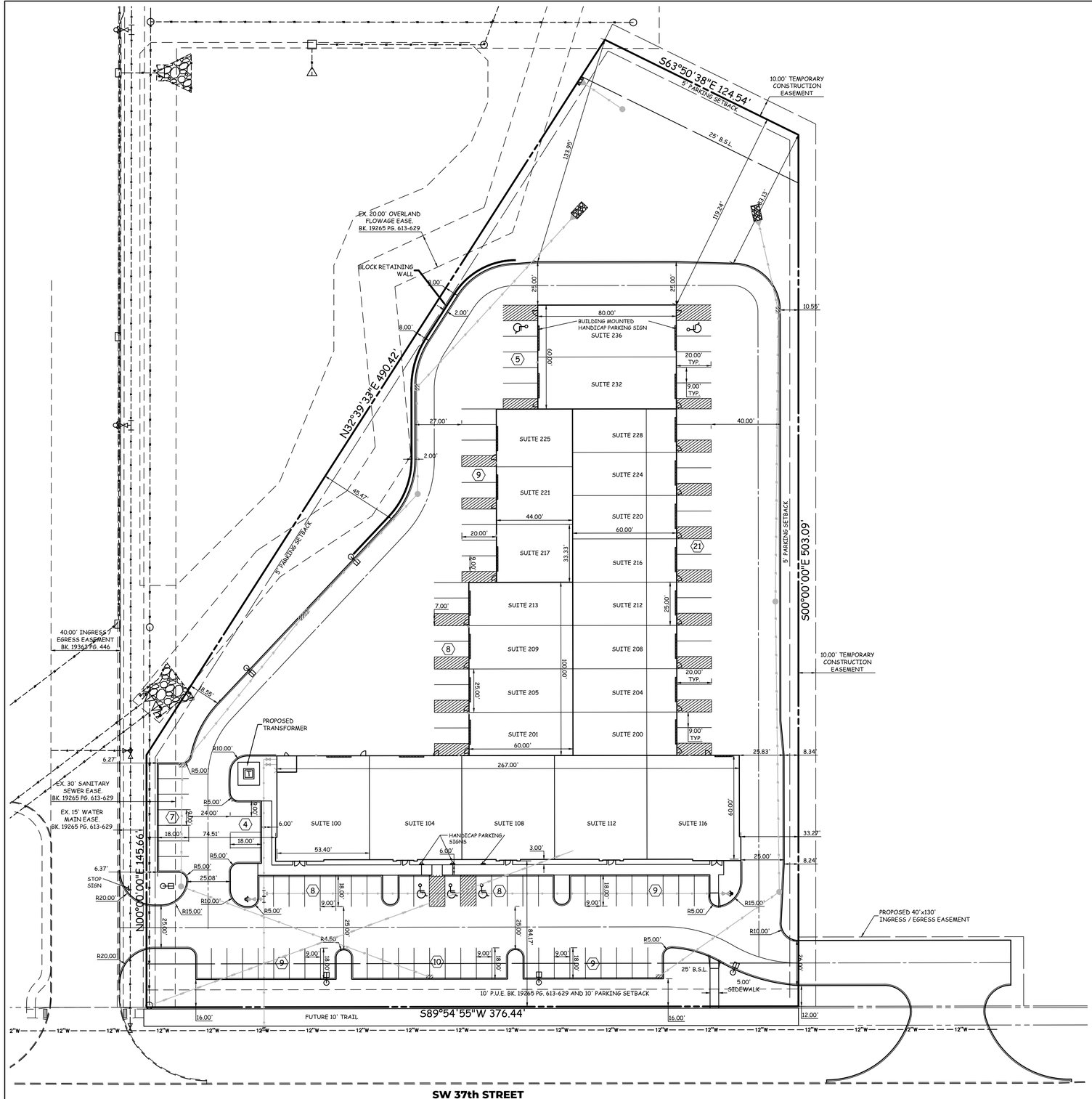
Revisions

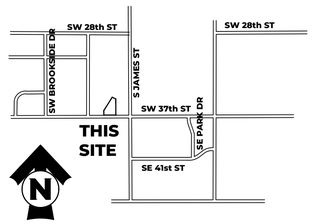
2026-07-22 -- SITE PLAN SUBMITTAL

ISSUE DATE: --- PROJECT #: 226010

ELEVATIONS

A2





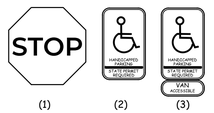
VICINITY SKETCH
NO SCALE

GENERAL NOTES:
A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE.
H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN.
K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
L. TRASH WILL BE STORED INSIDE EACH INDIVIDUAL UNIT. THERE WILL BE NO EXTERIOR DUMPSTER ON SITE.

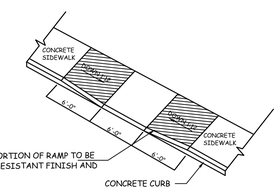
PARKING CALCULATIONS
1 SPACE / 2,000 S.F. WAREHOUSE
27282 / 2,000 =14
14 SPACES REQUIRED
43 SPACES PROVIDED INCLUDING 2 HANDICAP SPACES

3 SPACE / 1,000 S.F. OFFICE / RETAIL
16064 S.F. / 1,000 =17 * 3 =51
51 SPACES REQUIRED
64 TOTAL SPACES PROVIDED INCLUDING 3 HANDICAP SPACES

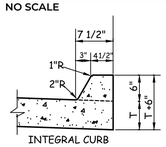
CONSTRUCTION SCHEDULE
ANTICIPATED START DATE - SUMMER 2026
ANTICIPATED FINISH DATE - SPRING 2027

SIGN LEGEND


(1) (2) (3)



CURB RAMP DETAIL
NO SCALE



CURB DETAIL
NO SCALE

SHEET INDEX

1 DIMENSION PLAN
2 EXISTING CONDITIONS
3 EROSION CONTROL PLAN
4 GRADING PLAN
5 UTILITY PLAN
6 LANDSCAP PLAN

IOWA 811 ONE CALL

SITE PLAN
NEXT PHASE GRIMES WAREHOUSE
355 SW 37th STREET, GRIMES

APPLICANT
NEXT PHASE DEVELOPMENT LLC
REID TAMISIEA
1690 ALL STATE COURT #120
WDM, IA 50265
PH. 515-721-9115

OWNER
ANDERSON FOUR LLC
4451 NW URBANDALE DR
URBANDALE, IA 50322

ZONING
EXISTING: M1-A
TRANSPORATION MIXED USE DEVELOPMENT OVERLAY DISTRICT
PROPERTY IS SUBJECT TO LEGACY AT JAMES STREET ZONING CHANGE AND DEVELOPMENT AGREEMENT BK. 19185 PG. 581-591
FUTURE LAND USE: BUSINESS PARK & LIGHT INDUSTRIAL

SETBACKS
FRONT -25'
SIDE - 0'
REAR -25'

PARKING SETBACKS
FRONT -10'
REAR & SIDE - 5'

BUILDING USE
WAREHOUSE & OFFICE

BUILDING TYPE
WORKSHOP / WAREHOUSE

BUILDING HEIGHT
1 STORY 42' HEIGHT (MAX. HEIGHT ALLOWED =50')

LEGAL DESCRIPTION
LOT 2 LEGACY AT JAMES STREET PLAT 1, AN OFFICIAL PLAT, CITY OF GRIMES, POLK COUNTY, IOWA.

SAID TRACT OF LAND CONTAINS 3.50 ACRES MORE OR LESS.

SAID TRACT OF LAND SUBJECT ALL EASEMENTS OF RECORD.

SITE AREAS

BUILDINGS	43,346 S.F.	28.4%
PAVING	67,251 S.F.	44.1%
SIDEWALK	1,911 S.F.	1.3%
OPEN SPACE	39,923 S.F.	26.2%
TOTAL	152,449 S.F.	100%

TOTAL IMPERVIOUS AREA (BUILDINGS, PAVING, & WALKS) 112,508 S.F. 73.8%
REQUIRED OPEN SPACE = 15,245 S.F. (152,449 * 10%)
ESTIMATED DISTURBED AREA =152,449 S.F.

LEGEND
EXISTING/PROPOSED
PROPERTY BOUNDARY
W 8" WATER MAIN & SIZE
SAN 8" SANITARY SEWER & SIZE
ST 8" STORM SEWER & SIZE
UGE UNDERGROUND ELECTRIC CABLE
UGT UNDERGROUND TELEPHONE CABLE
CTV UNDERGROUND CABLE TV
G 4 GAS MAIN & SIZE
MANHOLE
INTAKE
HYDRANT
PP/LP POWER POLE/LIGHT POLE
UTILITY BOX/TELEPHONE RISER
990 EXISTING CONTOURS
990 PROPOSED CONTOURS
SILT FENCE OR APPROVED FILTRATION SOCK
TREES

LICENSED PROFESSIONAL ENGINEER
KEVEN J. CRAWFORD
13156
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, P.E. IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2026

PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1-4

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
BRAD OVERTURF@COOPER-CRAWFORD.COM
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

SCALE: 1"=30'
DATE: 6-8-2026
REVISIONS: 7-2-2026
7-21-2026
8-5-2026
AS-BUILT: (X-X-XXXX)

JOB NUMBER CC 3170

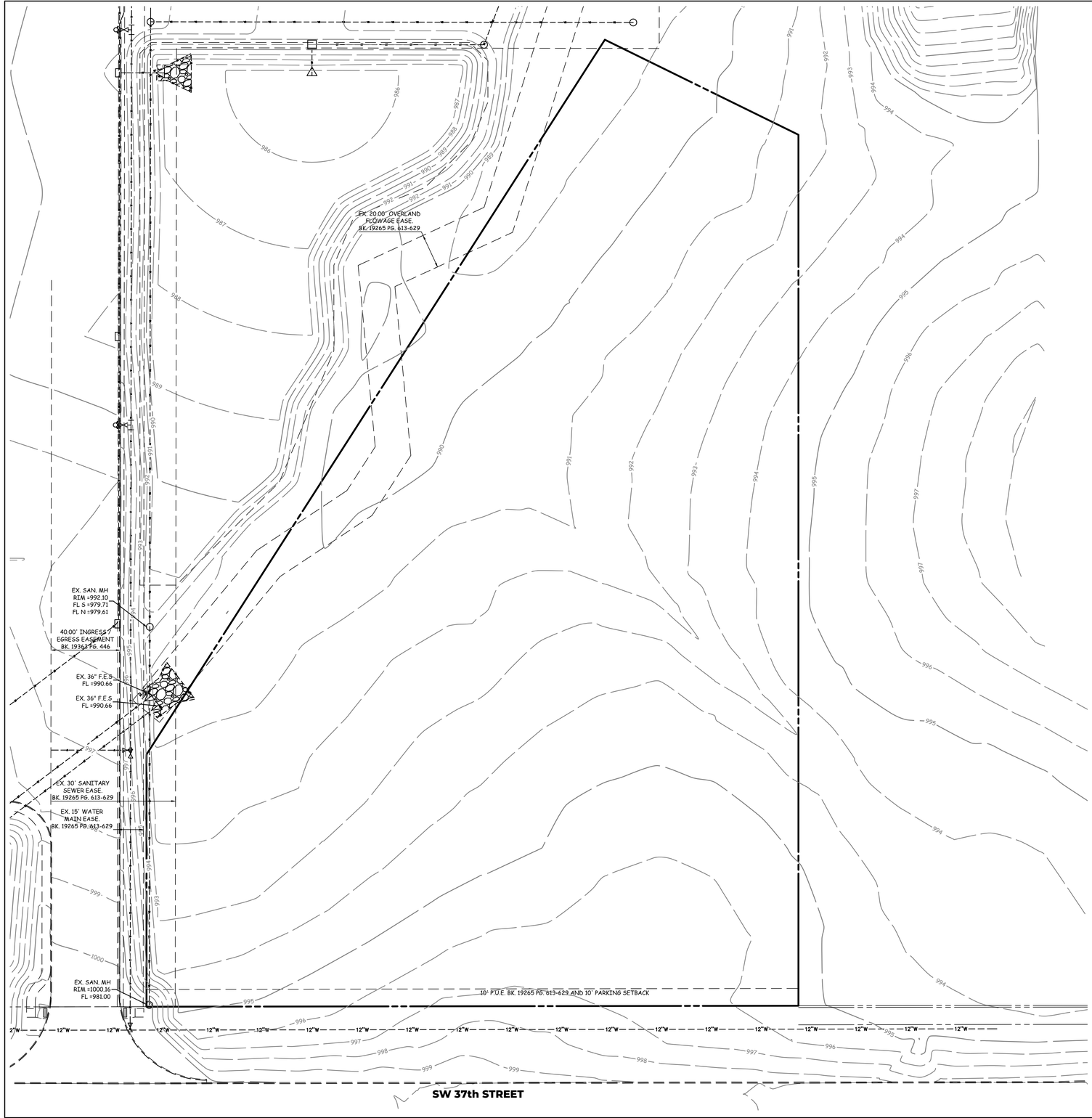
DIMENSION PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 1 OF 6

SITE PLAN

NEXT PHASE
GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES



LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W — 8" — WATER MAIN & SIZE
- SAN — 8" — SANITARY SEWER & SIZE
- ST — STORM SEWER & SIZE
- UGE — UNDERGROUND ELECTRIC CABLE
- UGT — UNDERGROUND TELEPHONE CABLE
- CTV — UNDERGROUND CABLE TV
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- PP/LP — POWER POLE/LIGHT POLE
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IOWA ONE CALL

EXISTING CONDITIONS
NEXT PHASE GRIMES WAREHOUSE

SHEET 2 OF 6

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

EROSION & POLLUTION CONTROL NOTES

1. THE SUBCONTRACTOR RESPONSIBLE FOR EROSION AND POLLUTION CONTROL SHALL CARRY OUT THE MEASURES DETAILED ON THIS PLAN.
2. CONTROLS MUST BE IN GOOD OPERATING CONDITION UNTIL THE CONSTRUCTION ACTIVITY IS COMPLETE AND FINAL STABILIZATION HAS BEEN REACHED.
3. THE SUBCONTRACTOR SHALL INSPECT THE SITE AT MINIMUM ONCE EVERY 7 DAYS. ALL DISTURBED AREAS OF THE SITE, AREAS OF MATERIAL STORAGE, LOCATIONS WHERE VEHICLES ENTER/EXIT THE SITE. ALL OF THE EROSION AND SEDIMENT CONTROLS THAT ARE IDENTIFIED AS PART OF THIS PLAN AND ACCESSIBLE DISCHARGE LOCATIONS MUST BE INSPECTED.
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5. THE SUBCONTRACTOR SHALL KEEP LOG AND PREPARE WEEKLY REPORTS DETAILING THE INSPECTIONS AND MEASURES TAKEN TO CORRECT ANY AND ALL DEFICIENCIES FOUND IN THE EROSION AND POLLUTION CONTROL MEASURES. THE REPORTS SHALL CONFORM TO THE STANDARDS SET BY THE IOWA DEPARTMENT OF NATURAL RESOURCES. COPIES OF THESE REPORTS SHALL BE FORWARDED TO THE DEVELOPER AND TO COOPER CRAWFORD & ASSOCIATES, L.L.C.
6. AFTER INITIAL GRADING PRIOR TO UTILITY CONSTRUCTION - ALL DISTURBED AREAS OUTSIDE OF THE PROPOSED R.O.W.'S ARE TO HAVE TEMPORARY SEEDING AND MULCHING. CONTRACTOR AND SUBS ARE TO TRY TO MINIMIZE DISTURBANCE TO THESE SEEDED AREAS THROUGH THE USE OF SPECIFIC ACCESS ROUTES WITHIN THE SITE.
7. DURING CONSTRUCTION, IF IT BECOMES EVIDENT THAT A DISTURBED AREA WILL NOT BE DISTURBED FOR 14 DAYS, IT SHALL BE SEEDED IMMEDIATELY.
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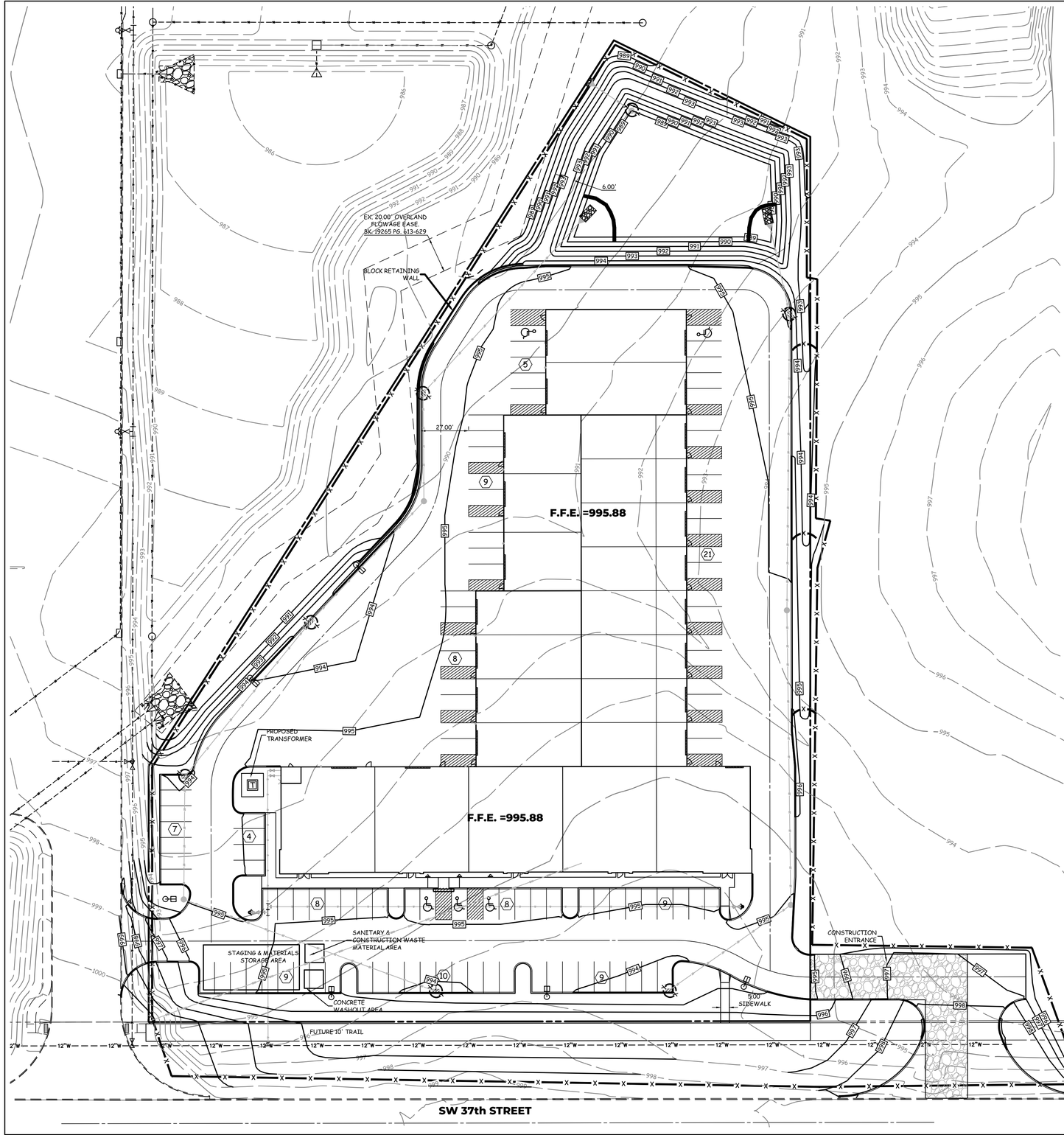
16. IN THE EVENT THAT SEEDING/MULCHING DOES NOT OCCUR PRIOR TO WINTER, ALL DISTURBED AREAS WILL BE MULCHED.
17. NO BORROW/SPOILS SITES ARE ANTICIPATED.

QUANTITIES

2,037 L.F.	SILT FENCE
3,700 S.F.	GRAVEL CONSTRUCITON ENTRANCE



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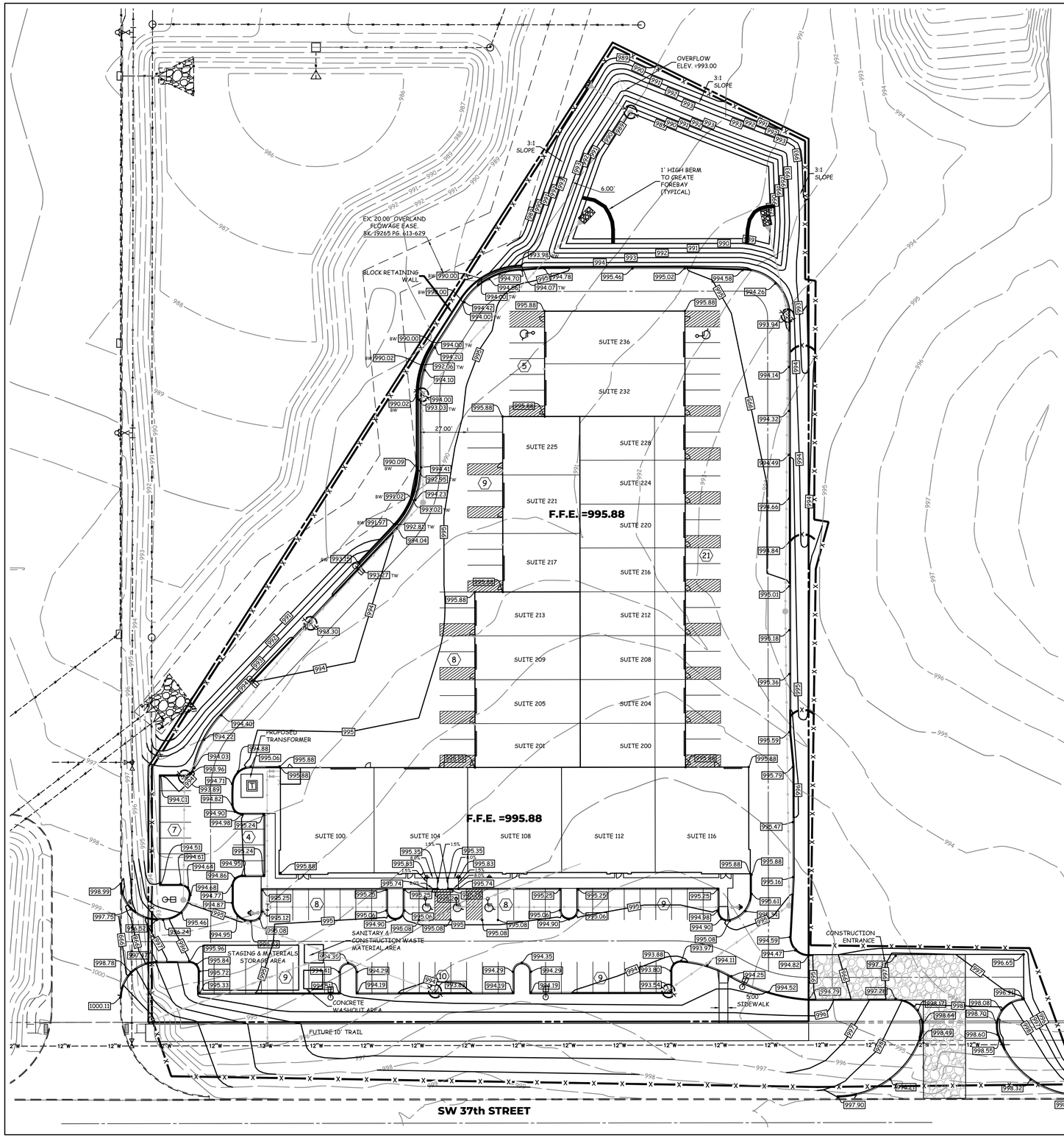
EROSION CONTROL PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 3 OF 6

IOWA 811 ONE CALL



GRADING NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
5. STOCKPILE SUFFICIENT TOPSOIL TO RESPREAD A MINIMUM OF 4-INCHES ON UNPAVED AREAS.
6. ALL AREAS TO RECIEVE FILL TO BE BENCHED.
7. PREPARE BOTTOM OF BENCH FOR FILL BY DISCING TO A DEPTH OF 6-INCHES.
8. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR.
9. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN 2%.
10. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
11. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
12. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
13. EXISTING TREES WILL BE SAVED TO THE EXTENT POSSIBLE TO ACCOMMODATE GRADING, UTILITY AND STREET CONSTRUCTION.
14. NO DRAINAGE SHALL FLOW OVER ANY SIDEWALKS.
15. PAVEMENT SHALL BE 6-INCH P.C.C.

QUANTITIES

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3,700 S.F.	GRAVEL CONSTRUCITON ENTRANCE

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

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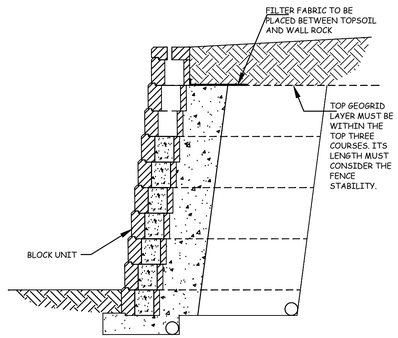

BLOCK RETAINING WALL DETAIL
NO SCALE

LEGEND

EXISTING/PROPOSED

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- SAN 8" SANITARY SEWER & SIZE
- ST 8" STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
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- MANHOLE
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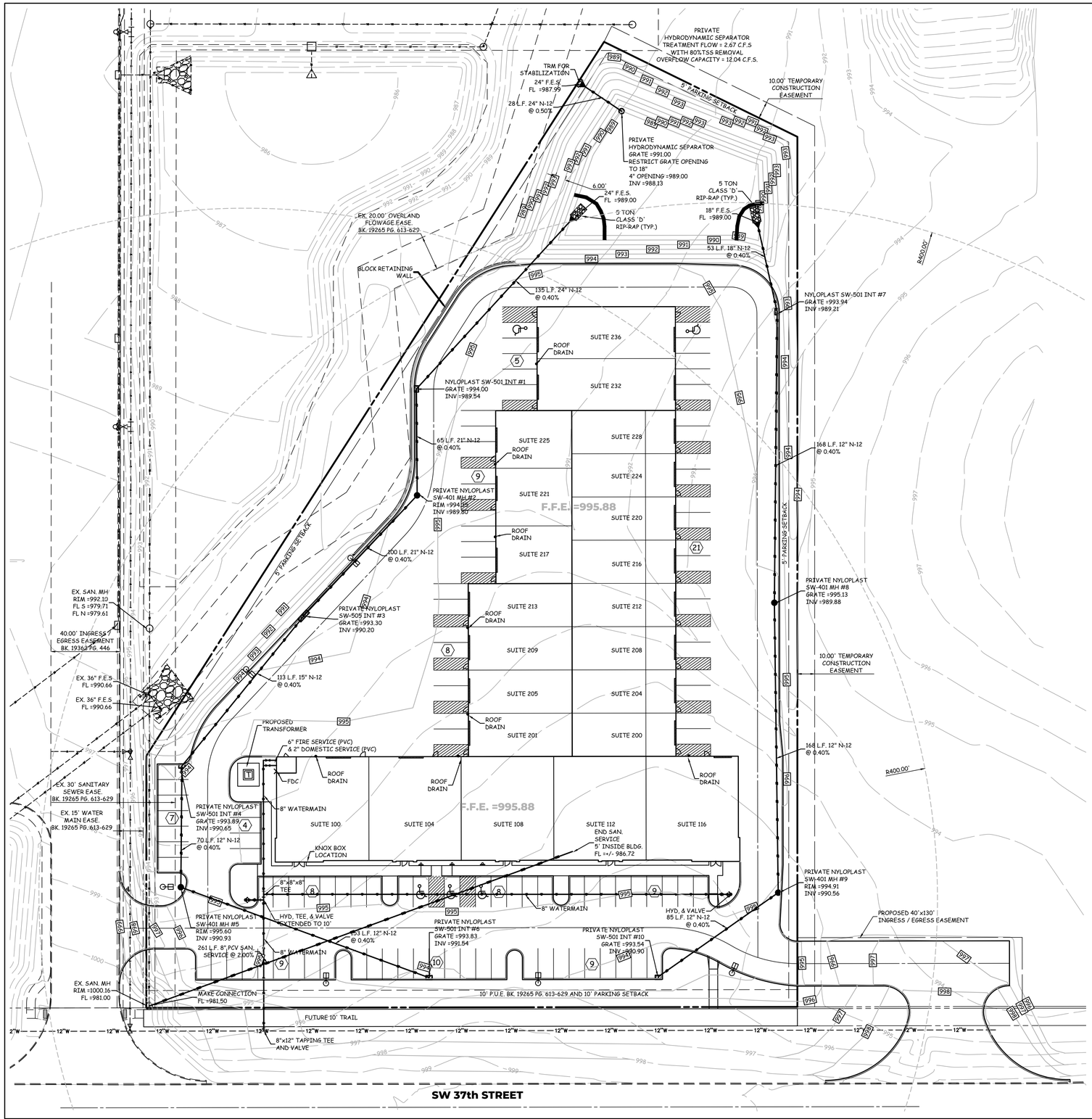
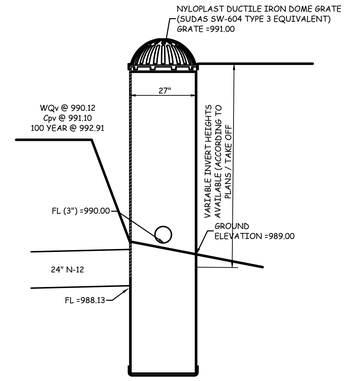
GRADING PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 4 OF 6





NYLOPLAST SW-512 INTAKE BASIN OUTLET STRUCTURE DETAIL

NO SCALE

QUANTITIES

STORM SEWER

315 L.F.	12-INCH N-12 SUBDRAIN
311 L.F.	12-INCH N-12
48 L.F.	18-INCH N-12
113 L.F.	15-INCH N-12
65 L.F.	21-INCH N-12
163 L.F.	24-INCH N-12
5 EA.	NYLOPLAST 'SW-501' INTAKE
2 EA.	NYLOPLAST 'SW-512' INTAKE
1 EA.	NYLOPLAST 'SW-512' 27" INTAKE
3 EA.	NYLOPOLAST 'SW-401' MANHOLE
1 EA.	18-INCH F.E.S.
2 EA.	24-INCH F.E.S.

SANITARY SEWER

190 L.F.	8-INCH SANITARY SEWER SERVICE

WATER MAIN

2 EA.	HYDRANT, TEE, & VALVE
2 EA.	HYDRANT ONLY
1 EA.	6-INCH 45° BEND
1 EA.	8-INCH 45° BEND
1 EA.	22.5° BEND
2 EA.	REDUCER
1 EA.	8"x12" TAPPING TEE AND VALVE
1 EA.	8"x8"x8" TEE
442 L.F.	8-INCH WATER MAIN
305 L.F.	6-INCH WATER MAIN

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

SANITARY SEWER NOTES:

A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.

WATER MAIN NOTES:

A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.

STORM SEWER NOTES:

A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

SIGNAGE NOTES:

A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
B. ALL SIGN POSTS SHALL BE TELESPAR 2"X2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

LEGEND

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- HYDRANT
- PP/LP — POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- EXISTING CONTOURS
- 990 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

COOPER CRAWFORD & Associates
Civil Engineers & Land Surveyors
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 6-8-2026
REVISIONS: 7-2-2026, 7-21-2026, 8-5-2026

SCALE: 1"=30' (0, 15, 30)

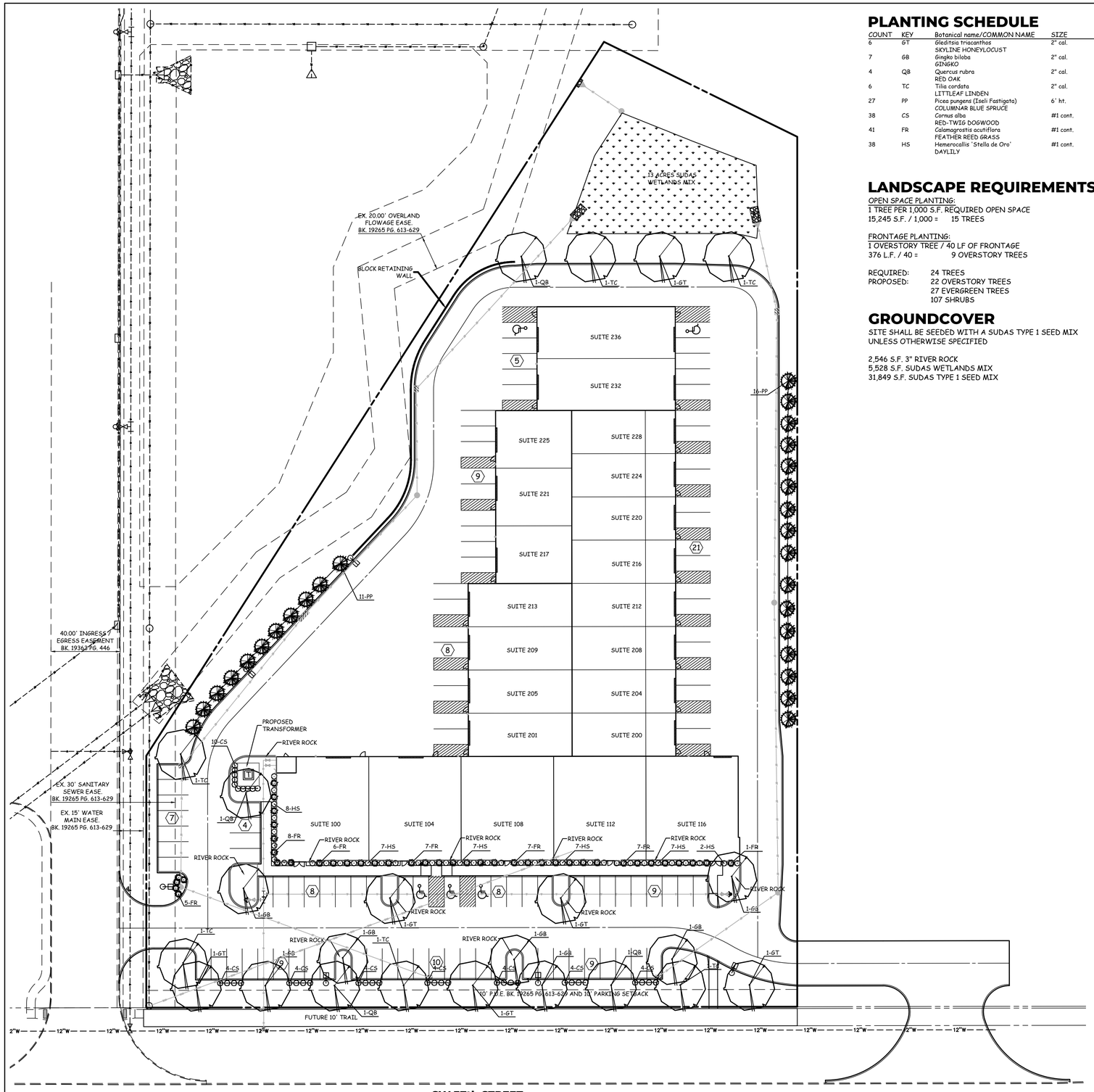
AS-BUILT: (X-X-XXXX)

JOB NUMBER CC 3170

UTILITY PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 5 OF 6

IOWA ONE CALL 811



PLANTING SCHEDULE

COUNT	KEY	Botanical name/COMMON NAME	SIZE	CONDITION	REMARKS
6	GT	Gleditsia triacanthos SKYLINE HONEYLOCUST	2" cal.	TS / B&B	SEE PLAN
7	GB	Ginqko biloba GINGKO	2" cal.	TS / B&B	MALE ONLY
4	QB	Quercus rubra RED OAK	2" cal.	TS / B&B	SEE PLAN
6	TC	Tilia cordata LITTLEAF LINDEN	2" cal.	TS / B&B	SEE PLAN
27	PP	Picea pungens (Iseli Fastigata) COLUMNAR BLUE SPRUCE	6' ht.	TS /BB	SEE PLAN
38	CS	Cornus alba RED-TWIG DOGWOOD	#1 cont.	CONT.	SEE PLAN
41	FR	Calamagrostis acutiflora FEATHER REED GRASS	#1 cont.	CONT.	SEE PLAN
38	HS	Hemerocallis 'Stella de Oro' DAYLILY	#1 cont.	CONT.	SEE PLAN

LANDSCAPE REQUIREMENTS

OPEN SPACE PLANTING:
1 TREE PER 1,000 S.F. REQUIRED OPEN SPACE
15,245 S.F. / 1,000 = 15 TREES

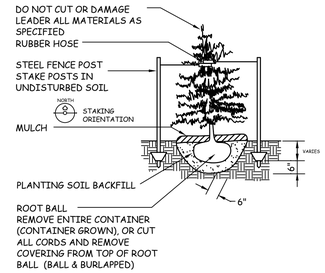
FRONTAGE PLANTING:
1 OVERSTORY TREE / 40 LF OF FRONTAGE
376 L.F. / 40 = 9 OVERSTORY TREES

REQUIRED: 24 TREES
PROPOSED: 22 OVERSTORY TREES
27 EVERGREEN TREES
107 SHRUBS

GROUNDCOVER

SITE SHALL BE SEEDED WITH A SUDAS TYPE 1 SEED MIX UNLESS OTHERWISE SPECIFIED

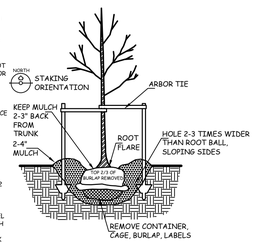
2,546 S.F. 3" RIVER ROCK
5,528 S.F. SUDAS WETLANDS MIX
31,849 S.F. SUDAS TYPE 1 SEED MIX



EVERGREEN TREE PLANTING & STAKING DETAIL

NO SCALE

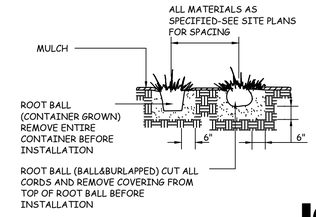
TREE PLANTING STEPS:
1. PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.
2. MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.
3. DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE THE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH
4. REMOVE LOWER 1/3 OF WIRE CAGE.
5. SET TREE IN PLANTING HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE BALANCE OF WIRE CAGE AND TOP 2/3 OF BURLAP.
6. BACKFILL 2/3 OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.
7. BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM / SAUCER OUTSIDE OF ROOT BALL.
8. ADD 2-4" OF WOOD MULCH, LEAVING A 1-2 INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.
9. WATER A FINAL TIME.
10. IF NECESSARY, PLACE TO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF OF TRUNK TO ALLOW MOVEMENT.



NOTE:
- DO NOT SET TOP OF ROOT BALL AT FINISHED GRADE. IT IS ESSENTIAL THAT THE ROOT FLARE BE EXPOSED BEFORE PLANTING, SO THE TREE CAN BE SET TO SHOW ROOT FLARE AT FINISHED GRADE

DECIDUOUS TREE PLANTING & STAKING DETAIL

NO SCALE



SHRUB PLANTING DETAIL

NO SCALE

IOWA 811 ONE CALL

SITE PLAN

NEXT PHASE GRIMES WAREHOUSE

355 SW 37th STREET, GRIMES

LANDSCAPE NOTES

1. ALL SITEWORK, SODDING AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SUDAS.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY IMMEDIATELY UPON BREAKING OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. HE SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
4. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1-1990).
5. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF INSTALLATION.
6. THE CONTRACTOR SHALL REMOVE THE TREE STAKES ONE YEAR AFTER INSTALLATION.
7. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
8. ALL TREES, SHRUBS, BEDS AND GROUND COVERS SHALL BE MULCHED WITH AT LEAST 3-INCHES SHREDDED BARK MULCH.
9. ONE WEEK PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR SHALL STAKE LOCATION OF PLANTS FOR LANDSCAPE ARCHITECT'S APPROVAL BEFORE DIGGING HOLES.
11. ALL DECIDUOUS TREES SHALL BE PLANTED AT LEAST 5 FEET FROM R.O.W. AND CONIFEROUS TREES AT LEAST 10 FEET FROM R.O.W.
12. ALL LANDSCAPING SHALL BE INSTALLED WITH THIS CONTRACT.
13. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL BUFFER PARK AND OPEN SPACE LANDSCAPING.
14. ALL AREAS SHALL BE TURF OR PLANTINGS UNLESS OTHERWISE INDICATED.
15. ALL BUFFER AND OPEN SPACE LANDSCAPING SHALL BE INSTALLED PRIOR TO FINAL OCCUPANCY.
16. CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950
17. ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOT BALL OF THE STREET TREES PRIOR TO PLANTING.
18. SITE TO BE HYDRO SEEDED.
19. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
20. ALL PLANING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

LEGEND

EXISTING/PROPOSED

- PROPERTY BOUNDARY
- W 8" WATER MAIN & SIZE
- SAN 8" SANITARY SEWER & SIZE
- ST STORM SEWER & SIZE
- UGE UNDERGROUND ELECTRIC CABLE
- UGT UNDERGROUND TELEPHONE CABLE
- CTV UNDERGROUND CABLE TV
- G 4 GAS MAIN & SIZE
- MANHOLE
- INTAKE
- HYDRANT
- PP/LP POWER POLE/LIGHT POLE
- UTILITY BOX/TELEPHONE RISER
- 990 EXISTING CONTOURS
- 990 PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- TREES

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DATE: 6-8-2026
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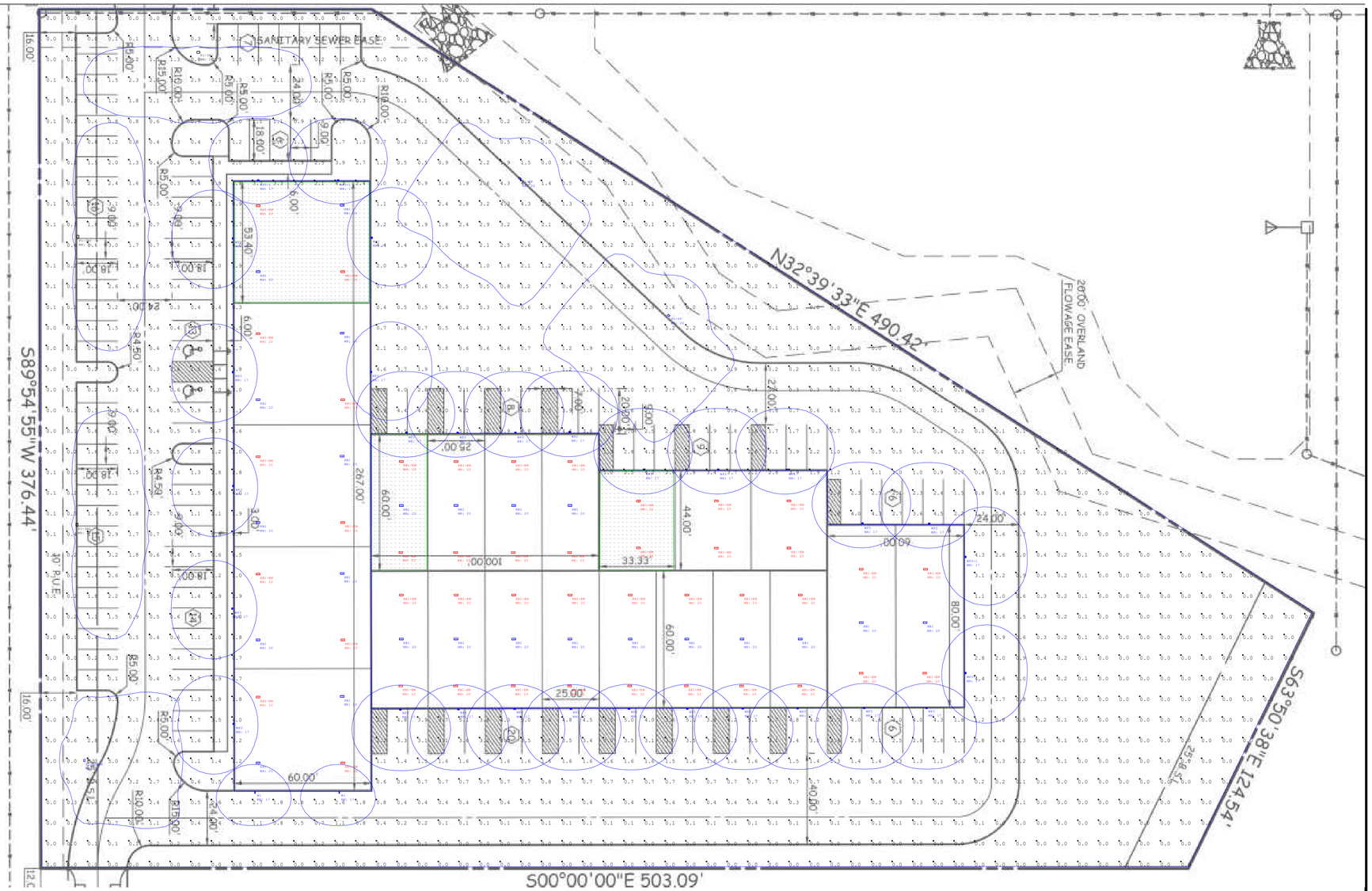
SCALE: 1"=30'

AS-BUILT: (X-X-XXXX)

JOB NUMBER
CC 3170

LANDSCAPE PLAN
NEXT PHASE GRIMES WAREHOUSE

SHEET 6 OF 6



Luminaire Schedule

Symbol	Qty	Description	LLF	Tag	Luminaire Watts
	1	VP-1-160L-100-4K7-4F-HSS-270-BSS	0.900	P1-4FHSS	92
	3	VP-1-160L-100-4K7-3-BC	0.900	P1-3BC	92
	2	AXCS1A	0.800	W1	11.3
	4	AXCS3A	0.900	WP3-1	26.8
	24	PELA-740-L18-B-XXX	0.900	HB1	114
	44	PELA-740-L18-B-XXX	0.900	HB1-EM	114
	2	VP-1-160L-100-3K7-4F	0.900	P1-4F	92
	26	AXCS3A-CBP	0.900	WP3	26.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BIG ROOM_Workplane	Illuminance	Fc	18.17	30.6	9.8	1.85	3.12
MEDIUM ROOM_Workplane	Illuminance	Fc	30.06	42.6	10.6	2.84	4.02
SITE_Planar	Illuminance	Fc	1.01	5.3	0.0	N.A.	N.A.
SMALL ROOM_Workplane	Illuminance	Fc	29.23	42.5	14.5	2.02	2.93

Not to Scale

This drawing and the related fixture schedule are the intellectual property of 3E. All documents and the information contained within are intended for the purpose of dealing with 3E and its agents. Any use for any other purpose is strictly prohibited and may result in charges for design services.

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Steve.Rigolle@3e-co.com

ELECTRICAL ENGINEERING & EQUIPMENT COMPANY

#	Date	Comments
1		

Revisions

Drawn By: Steve Rigolle
Checked By:
Date: 7/20/2026
Scale:

Project	355 SW 37th	**Catalog #**	AXCS3A-CBP / AXCS3A / AXCS1A	**Type**	WP3/WP3-1/ WP1
Prepared by		**Notes**		**Date**	

Lumark

Axcent

Wall Mount Luminaire

Product Certifications & Features

CERTIFIED · 3G VIB · IP66 · ISO CERTIFIED · selectable lumens · DUSK-TO-DAWN · DLC LISTED · DLC LISTED PREMIUM · FC CLASS A CAN ICES-005 · RoHS COMPLIANT · DARKSKY APPROVED[1] · Light ARchitect™ · BAA · TAA · BABA · WaveLinx · 5 YEAR LIMITED WARRANTY

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 7

Quick Facts

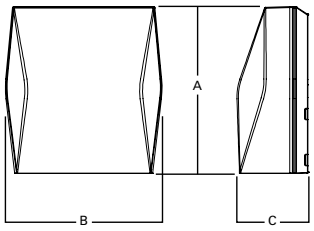
- Available in 12W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

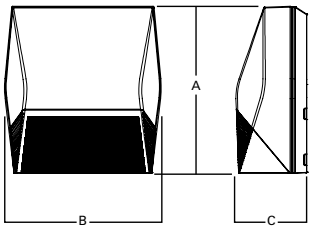
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

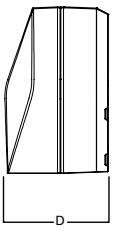
Full Cutoff



Refractive Lens[2]



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

NOTES:
1. DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
2. Refractive Lens option does not comply with DarkSky.

Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preferences	Model Series [1]	LED Color Temperature	Color	Options (Add as Suffix)
[Blank]=Standard **BAA**=Buy American Act [26] **TAA**=Trade Agreements Act [26] **BABA**=Build America Buy America Act [28]	**Full Cutoff** [29] **AXCS1A**=12W **AXCS2A**=16W **AXCS3A**=23W **AXCS4A**=38W **AXCS5A**=45W **AXCL6A**=50W **AXCL8A**=66W **AXCL10A**=89W **AXCL12A**=116W **Refractive Lens** **AXCS1ARL**=12W **AXCS2ARL**=16W **AXCS3ARL**=23W **AXCS4ARL**=38W **AXCS5ARL**=45W **AXCL6ARL**=50W **AXCL8ARL**=66W **AXCL10ARL**=89W **AXCL12ARL**=116W	**[Blank]**=4000K, Neutral **C**=5000K, Cool **W**=3000K, Warm [29]	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2] **480V**=480V [2] **PC1**=Photocontrol 120V [3, 4, 5] **PC2**=Photocontrol 208-277V, 347V, 480V [4, 5, 6] **PC**=Photocontrol 120-277V, 347V, 480V [4, 7, 8] **KKIT**=Knuckle Floodlight Mount [7] **TRNKIT**=Trunnion Floodlight Mount **SFKIT**=Slipfitter Floodlight Mount **PMAKIT**=Pole Mount Arm **WPS2XX**=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [4, 9, 10, 11] **WPS4XX**=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [4, 9, 10, 11] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [4, 9, 10, 11] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [4, 9, 10, 11] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [4, 9, 12] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [4, 9, 12] **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height [4, 9, 12] **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height [4, 9, 12] **CBP**=Cold Weather Battery Pack [3, 14, 15, 16, 17, 18] **CBP-CEC**=Cold Weather Battery Pack, CEC compliant [3, 13, 14, 15, 16, 17] **10K**=10kV/10kA Surge Protection **HA**=50°C High Ambient [14, 18] **GRF**=Glare Reducing Lens [19] **AHD145**=After Hours Dim, 5 Hours [5, 20] **AHD245**=After Hours Dim, 6 Hours [5, 20] **AHD255**=After Hours Dim, 7 Hours [5, 20] **AHD355**=After Hours Dim, 8 Hours [5, 20]

Accessories (Order Separately) [21, 27]

VS/AXCS-XX=Vandal Shield Axcent Small [7, 22]
VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) [7, 22]
WG/AXCS=Wire Guard Axcent Small [7]
WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) [7]
VS/AXCL-XX=Vandal Shield Axcent Large [5, 22]
VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) [5, 22]
WG/AXCL=Wire Guard Axcent Large [5]
WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) [5]
BB/AXC=Axcent Lumen Select Back Box, Carbon Bronze [23]
BB/AXC-PC=Axcent Lumen Select Back Box with PC, Carbon Bronze [23, 24]
BB/AXC-WT=Axcent Lumen Select Back Box, Summit White [23]
BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, Summit White [23, 24]

KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) [7]
SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) [7]
TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) [7]
TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) [5]
SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) [5]
PMAKIT-XX=Pole Mount Kit
ISHH-01=Integrated Sensor Programming Remote [25]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages.
3. Not available in 347 or 480 VAC.
4. Button photocontrol and any motion sensor (MSP or LWR) not offered together.
5. Only available on AXCL6-AXCL12 models.
6. Used with 277, 347, and 480 VAC options.
7. Only available on AXCS1-AXCS5 models.
8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information.
9. Uses deep back housing.
10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
11. Replace XX with sensor color (WH, BZ, or BK).
12. The ISHH-01 accessory is required to adjust parameters.
13. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models.
14. Not available with AXCS5 or AXCL12 models.
15. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
16. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
17. CBP cannot be used with PC and motion sensor (MSP). CBP can be used with PC or motion sensor (MSP).
15. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
16. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
17. CBP cannot be used with PC and motion sensor (MSP or LWR). CBP can be used with PC or motion sensor (MSP).
18. Can not be ordered with CBP or PC options.
19. Use dedicated IES files on product website for lumen values and distributions.
20. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
21. Replace XX with color designation.
22. For use with full cutoff lens configurations only.
23. Lumen Select functionality not available in conjunction with any motion sensor option (MSP). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP).
24. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
25. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be seperately analyzed under domestic preference requirements.
27. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
28.Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
29. DarkSky approved when ordered with 3000K or warmer CCT.

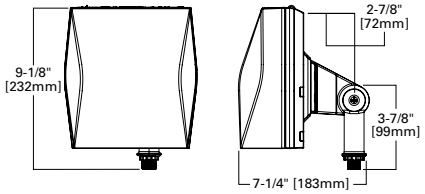
Stock Ordering Information

Model Series [1]			
Full Cutoff		**Refractive Lens**	
AXCS1A=12W	**AXCL10A**=102W	**AXCS1ARL**=12W	**AXCL10ARL**=89W
AXCS2A=16W	**AXCL12A**=123W	**AXCS2ARL**=16W	**AXCL12ARL**=116W
AXCS3A=23W	**AXCL6A-347V**=50W	**AXCS3ARL**=23W	**AXCL6ARL-347V**=50W
AXCS4A=38W	**AXCL8A-347V**=66W	**AXCS4ARL**=38W	**AXCL8ARL-347V**=66W
AXCS5A=45W	**AXCL10A-347V**=89W	**AXCS5ARL**=45W	**AXCL10ARL-347V**=89W
AXCL6A=56W	**AXCL12A-347V**=116W	**AXCL6ARL**=50W	**AXCL12ARL-347V**=116W
AXCL8A=72W		**AXCL8ARL**=66W	

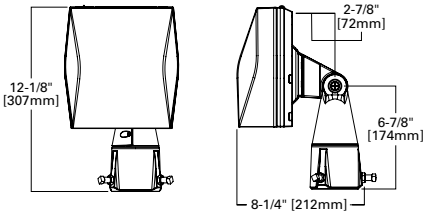
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

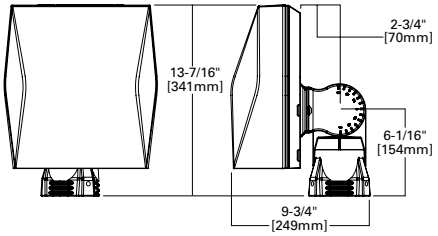
Knuckle Mount (Small)
Knuckle thread: 3/4" NPS



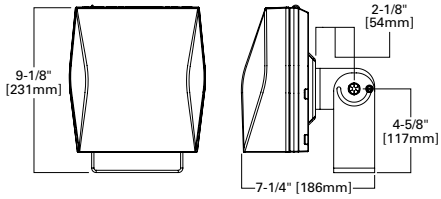
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | **EPA**: 0.60



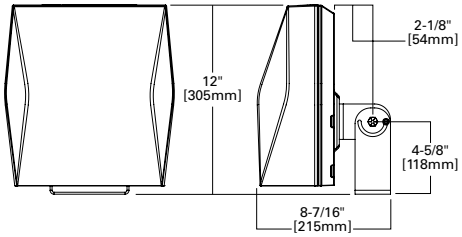
Slipfitter Mount (Large)
Tenon OD: 2-3/8" | **EPA**: 0.60



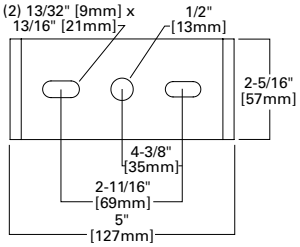
Trunnion Mount (Small)



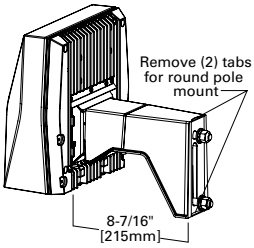
Trunnion Mount (Large)



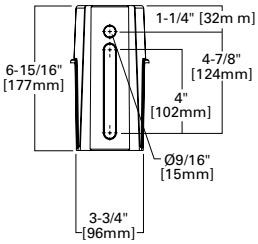
Trunnion Mount Detail



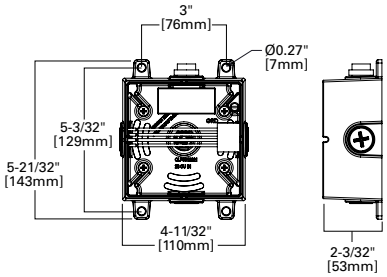
Pole Mount Arm (Large)
EPA: 1.10



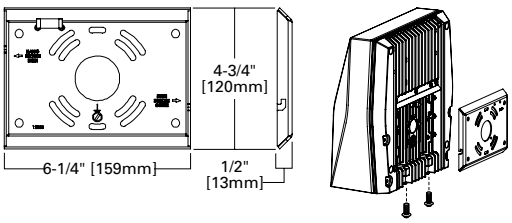
Pole Mount Arm Drill Pattern



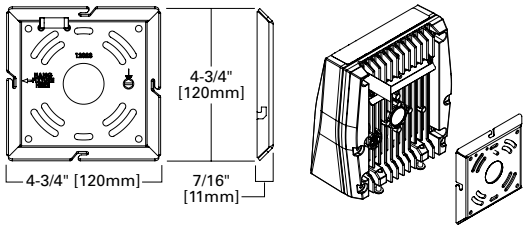
Lumen Select Back Box



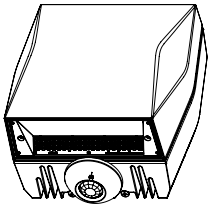
Wall Mount Plate Detail (Large)



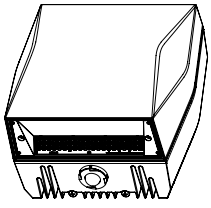
Wall Mount Plate Detail (Small)



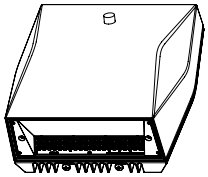
Wavelinx Sensor



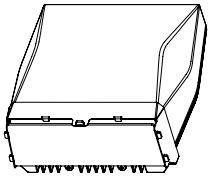
MSP Sensor



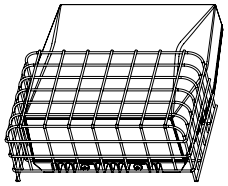
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction
- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical
- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress
- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Compliance
- cULus certified for use in -40°C to 40°C ambient environments
- Full cutoff models are IDA Certified 3000K and warmer only
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Components shipped separately may be separately analyzed under domestic preference requirements.

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		12	16	23	38	45
Input Current @ 120V (A)		0.10	0.13	0.19	0.32	0.38
Input Current @ 240V (A)		0.05	0.07	0.10	0.16	0.19
Input Current @ 277V (A)		0.04	0.06	0.08	0.14	0.16
Input Current @ 347V (A)		0.03	0.05	0.07	0.11	0.13
Input Current @ 480V (A)		0.03	0.03	0.05	0.08	0.09
Configuration						
Full Cutoff	4000K/5000K Lumens	1,786	2,589	3,551	5,500	6,348
	3000K Lumens	1,509	2,188	3,001	4,648	5,365
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,894	2,745	3,765	5,832	6,731
	3000K Lumens	1,600	2,320	3,182	4,928	5,688
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		50	66	89	115
Input Current @ 120V (A)		0.41	0.54	0.74	0.96
Input Current @ 240V (A)		0.21	0.27	0.37	0.48
Input Current @ 277V (A)		0.18	0.24	0.32	0.42
Input Current @ 347V (A)		0.14	0.19	0.26	0.33
Input Current @ 480V (A)		0.10	0.14	0.19	0.24
Configuration					
Full Cutoff	4000K Lumens	7,594	9,716	12,719	16,302
	5000K Rating	7,501	9,598	12,564	16,103
	3000K Lumens	6,502	8,319	10,890	13,958
	BUG Rating	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	10,331	13,665	16,637
	5000K Rating	7,714	10,205	13,498	16,434
	3000K Lumens	6,686	8,845	11,700	14,244
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		16	20	27	42
Input Current @ 120V (A)		0.13	0.17	0.23	0.35
Input Current @ 240V (A)		0.07	0.08	0.11	0.18
Input Current @ 277V (A)		0.06	0.07	0.10	0.15
Configuration					
Full Cutoff	4000K/5000K Lumens	742	792	789	644
	3000K Lumens	627	670	667	545
Refractive Lens	4000K/5000K Lumens	787	841	837	684
	3000K Lumens	664	710	708	655

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		54	70	93
Input Current @ 120V (A)		0.45	0.58	0.77
Input Current @ 240V (A)		0.22	0.29	0.38
Input Current @ 277V (A)		0.19	0.25	0.33
Configuration				
Full Cutoff	4000K/5000K Lumens	141*10W=1410		
	3000K Lumens	122*10=1220		
Refractive Lens	4000K/5000K Lumens	151*10=1510		
	3000K Lumens	131*10=1310		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCL6A*	13645910 or 13645979	69%	47%
AXCL8A*	13645970 or 13645984	69%	47%
AXCL10A*	13645971 or 13645989	69%	47%
AXCL12A*	13645972 & 13645993	72%	49%

Energy and Performance Data

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 3A	
25°C	88%
40°C	87%
50°C	87%
Up to 4A	
25°C	88%
40°C	87%
50°C	87%
Up to 5A	
25°C	87%
40°C	86%

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)
Up to 8A	
25°C	89%
40°C	87%
50°C	86%
Up to 10A	
25°C	88%
40°C	86%
50°C	85%
Up to 12A	
25°C	85%
40°C	82%

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

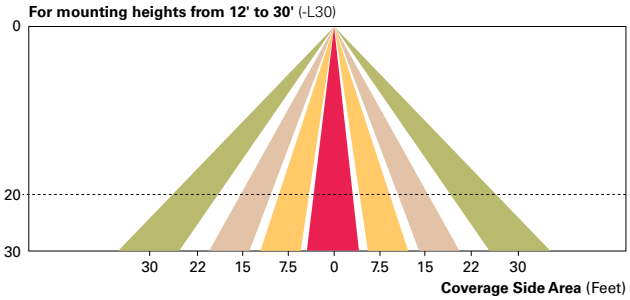
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

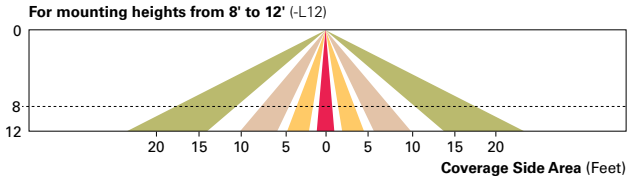
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

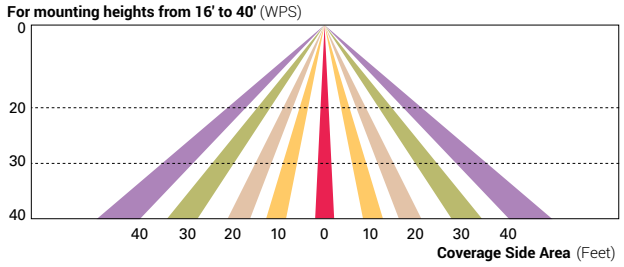
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.





WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions subject to change without notice.

BEACON
design . performance . technology

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

VIPER Area/Site

VIPER LUMINAIRE

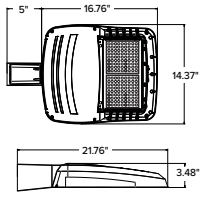
MICRO STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

SIZE 1



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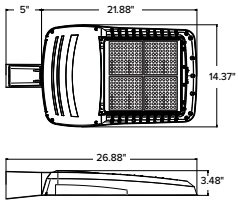

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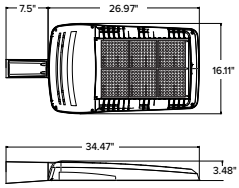

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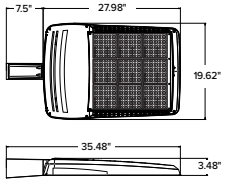

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)

CONTROLS (CONTINUED)

- 0- 10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).

WARRANTY

- 5 year warranty

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All values are design or typical values when measured under laboratory conditions.

BEACON
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DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP – | Series | Optic Platform | Size | Light Engine | CCT/CRI | Distribution | Optic Rotation | Voltage

Series	
VP	Viper

Optic Platform
Micro Strike

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting | Color | Options | Network Control Options

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG # _____

VP –

Series	Optic Platform	Size	Light Engine		CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**ST** Strike	**1** Size 1	**36L-39** [8]	5500 lumens	**AM** monochromatic amber, 595nm	**FR** Auto Front Row	**BLANK** No Rotation	**UNV** 120-277V
			36L-55 [8]	7500 lumens	**27K8** 2700K, 80 CRI	**2** Type 2	**L** Optic rotation left	**120** 120V
			36L-85	10000 lumens	**3K7** 3000K, 70 CRI	**3** Type 3	**R** Optic rotation right	**208** 208V
			36L-105	12500 lumens	**3K8** 3000K, 80 CRI	**4F** Type 4 Forward		**240** 240V
			36L-120	14000 lumens	**3K9** 3000K, 90 CRI	**4W** Type 4 Wide		**277** 277V
		2 Size 2	**72L-115**	15000 lumens	**35K8** 3500K, 80 CRI	**5QN** Type 5 Square Narrow		**347** 347V
			72L-145	18000 lumens	**4K7** 4000K, 70 CRI	**5QW** Type 5 Square Wide		**480** 480V
			72L-180	21000 lumens	**4K8** 4000K, 80 CRI	**5QM** Type 5 Square Medium		
			72L-210	24000 lumens	**4K9** 4000K, 90 CRI	**5W** Type 5 Wide (Round)		
			72L-240	27000 lumens	**5K7** 5000K, 70 CRI	**5RW** Type 5 Rectangular		
		3 Size 3	**108L-215** [8]	27000 lumens	**5K8** 5000K, 80 CRI	**C** Corner Optic		
			108L-250	30000 lumens		**TC** Tennis Court Optic		
			108L-280	33000 lumens				
			108L-325	36000 lumens				
			108L-365	40000 lumens				
		4 Size 4	**162L-320**	40000 lumens				
			162L-365 [10]	44000 lumens				
			162L-405	48000 lumens				
			162L-445	52000 lumens				
			162L-485	55000 lumens				
			162L-545 [8]	60000 lumens				
			CLO	Custom Lumen Output [1]				

–

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

–

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

–

Options	
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control
TB	Terminal Block

–

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [4]
ADT	AutoDim Time of Day Dimming [4]
Photocontrols	
PC	Button Photocontrol [4,7]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	1	Size 1	HSS-90-B	House Side Shield 90° Back	BLS	Black Gloss Smooth
		2	Size 2	HSS-90-F	House Side Shield 90° Front	BLT	Black Matte Textured
		3	Size 3	HSS-90-S	House Side Shield 90° Side	DBS	Dark Bronze Gloss Smooth
		4	Size 4	HSS-270-BSS	House Side Shield 270° Back/Side/Side	DBT	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	GTT	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	LGS	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	PSS	Platinum Silver Smooth
				BC	Back Light Control	WHS	White Gloss Smooth
MTG	Mounting			A	Arm Mount for square pole/flat surface	WHT	White Matte Textured
				ASQU	Universal Arm Mount for square pole	VGT	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	LEG	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	CC	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	BIRD SPK	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

- ☐ **NXOFM-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

- ☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
- ☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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DATE: LOCATION:

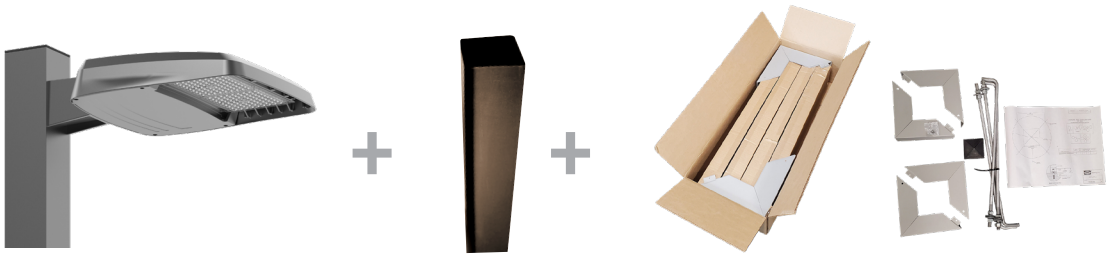
TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration

VM14DB

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
LightGRID+	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
LightGRID+	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

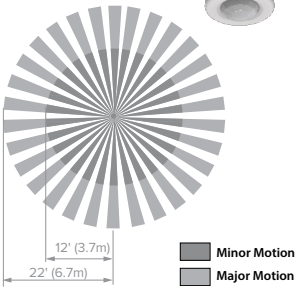
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

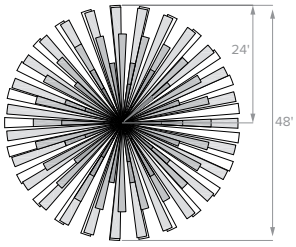
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI

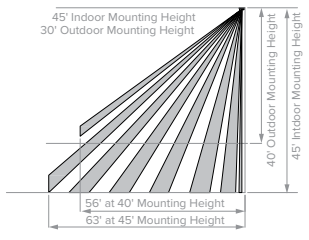


NXSMP2-LMO



Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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All values are design or typical values when measured under laboratory conditions.

EXHIBIT 350 of 782
Page 350 of 782

BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

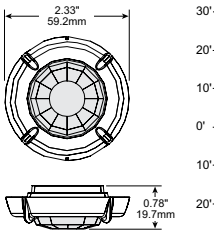
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

OUTDOOR LIGHTING CONTROLS OPTIONS

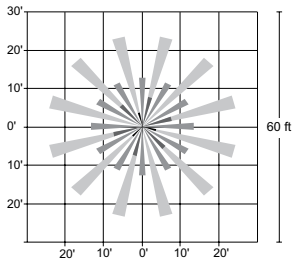
CONTROLS FUNCTIONALITY

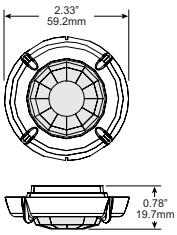
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

COVERAGE PATTERNS FOR SCP_F

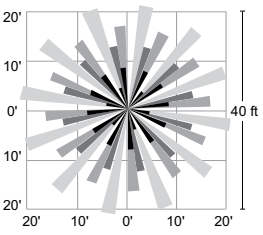


Coverage Top View @ 12ft.

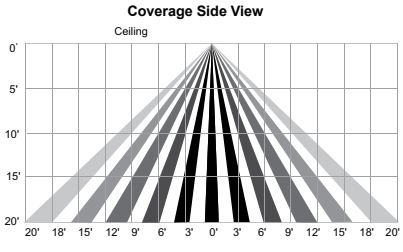




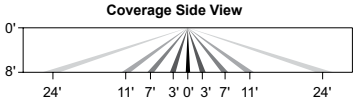
Coverage Top View @ 20 ft.

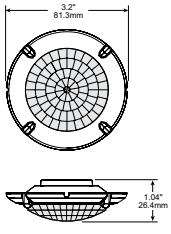


Coverage Side View

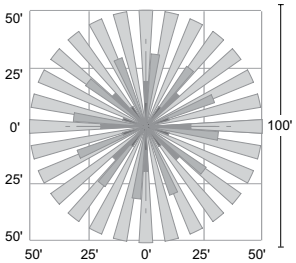


Coverage Side View

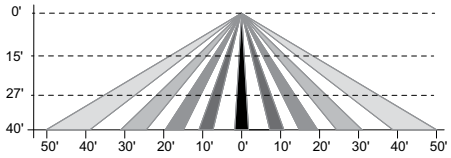




Coverage Top View @40ft



Coverage Side View



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DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

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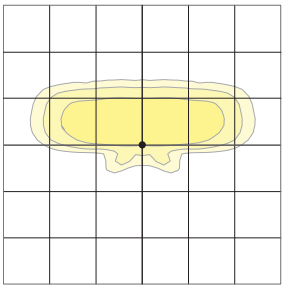
TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

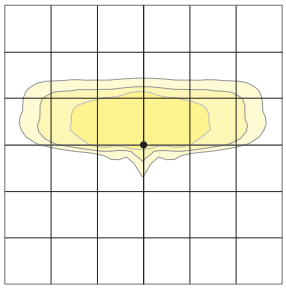
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

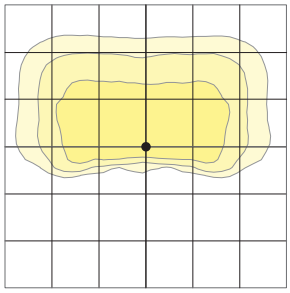
Type 2



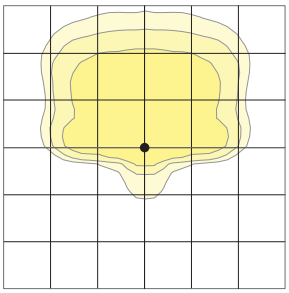
Type 3



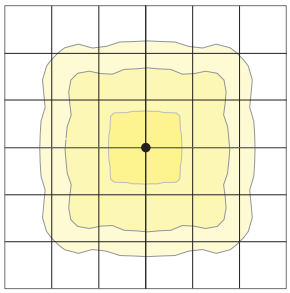
Type 4 Wide



Type 4F



Type 5QW



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VIPER Area/Site

VIPER LUMINAIRE

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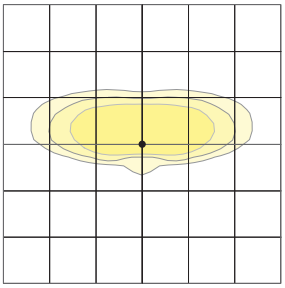
OPTIC STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



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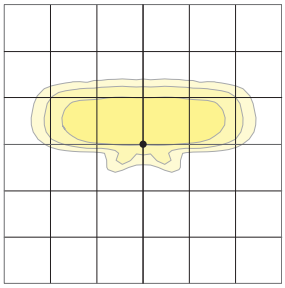
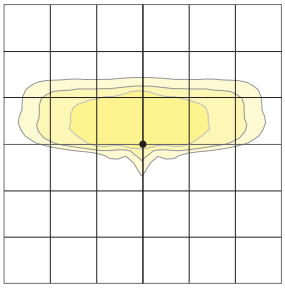
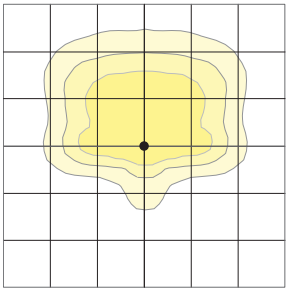


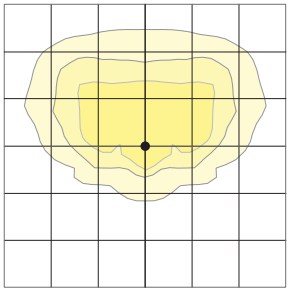
Type 3



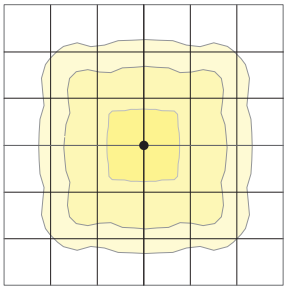
Type 4 Forward



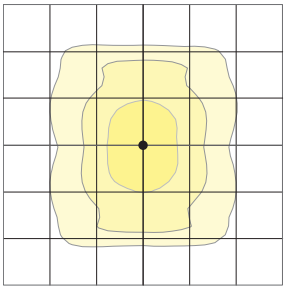
Type 4 Wide



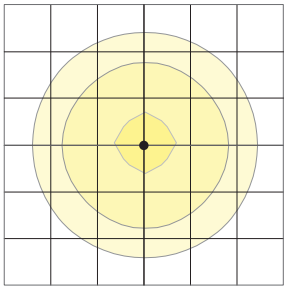
Type 5QM



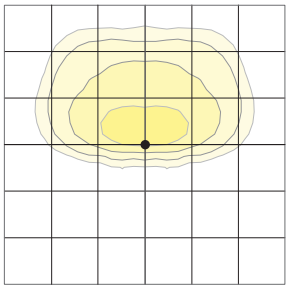
Type 5RW (rectangular)



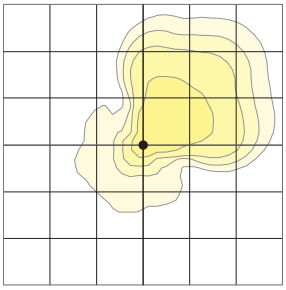
Type 5W (round wide)



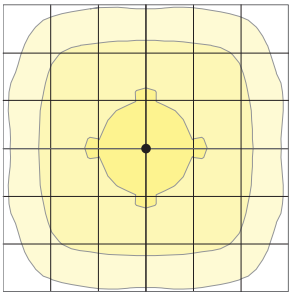
Type TC



Type Corner



Type 5QW



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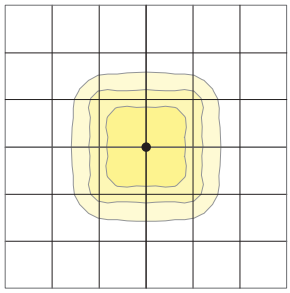

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All values are design or typical values when measured under laboratory conditions.

BEACON
design . performance . technology

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

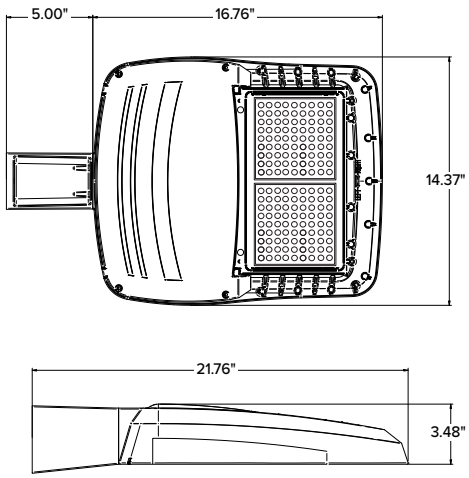
CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

VIPER Area/Site

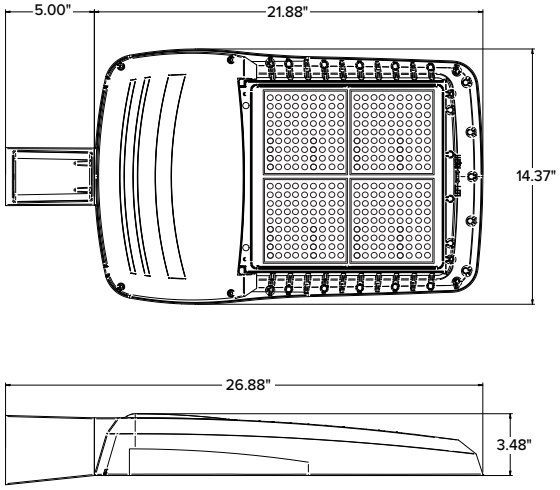
VIPER LUMINAIRE

DIMENSIONS

SIZE 1



SIZE 2



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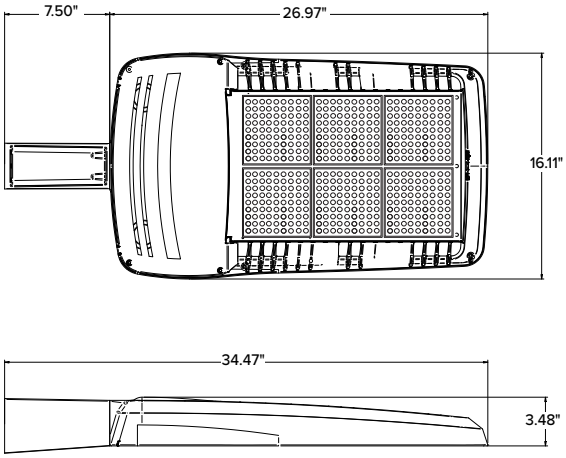
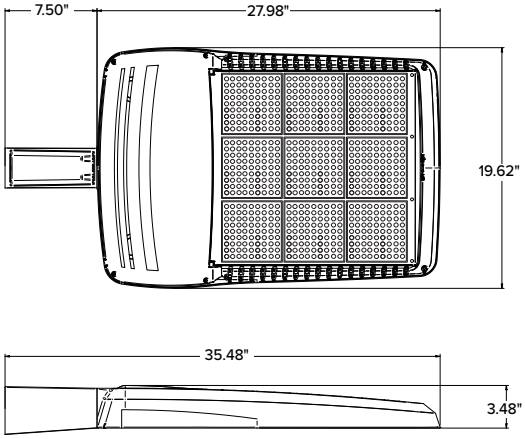


SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

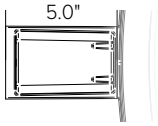
VIPER Area/Site

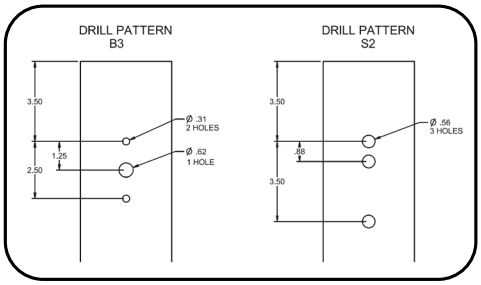
VIPER LUMINAIRE

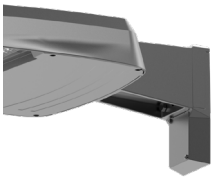
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

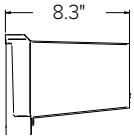


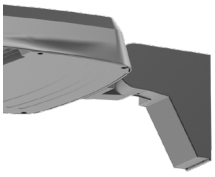




ASQU–UNIVERSAL ARM MOUNT

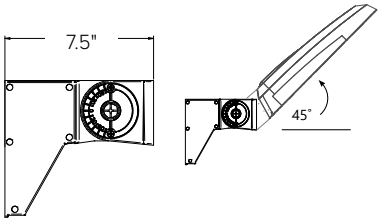
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

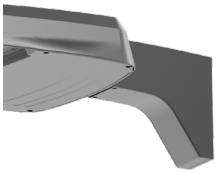




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

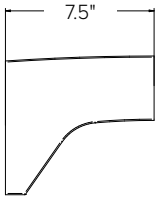
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

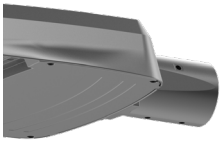




ADU–DECORATIVE UPSWEPT ARM

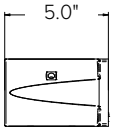
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

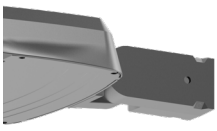




MAF–MAST ARM FITTER

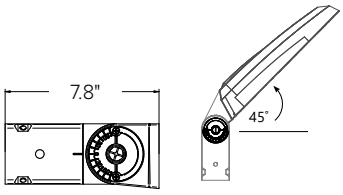
Fits 2-3/8" OD horizontal tenons.

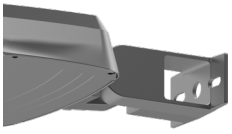




K–KNUCKLE

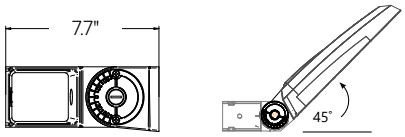
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

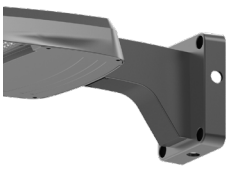




T–TRUNNION

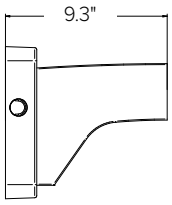
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION: 355 SW 37th

TYPE: P1-3BC/P1-4F(HSS) | PROJECT:

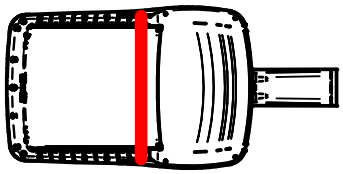
CATALOG #: VP-1-160L-100-4K7-3-UNV-A-DBT-SHD-1-BC / VP-1-160L-100-4K7-4F-UNV-A-DBT(-SHD-1-HSS-270-BSS)

ADDITIONAL INFORMATION (CONTINUED)

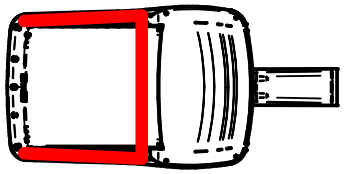
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

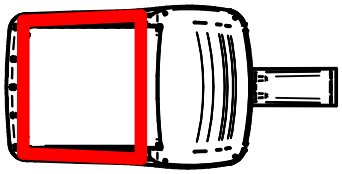
VPR2x HSS-90-B-xx



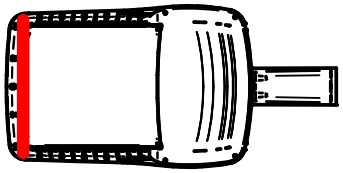
VPR2x HSS-270-BSS-xx



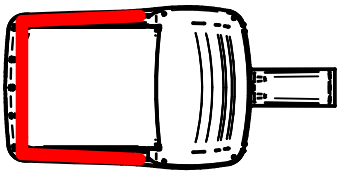
VPR2x HSS-360-xx



VPR2x HSS-90-F-xx



VPR2x HSS-270-FSS-xx



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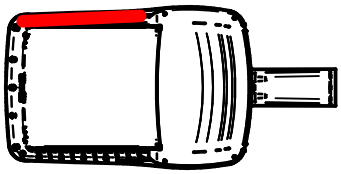
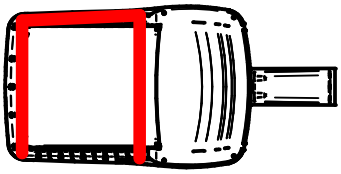
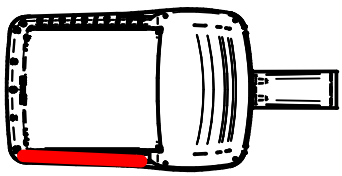


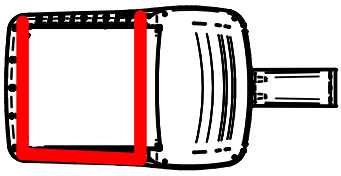
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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CITY COUNCIL COMMUNICATION
Meeting Date: 8/25/2026

AGENDA ITEM: DCG Operations Campus Expansion Site Plan Amendment

BACKGROUND: The applicant, Dallas Center-Grimes Community Schools, is requesting approval of a site plan located at 255 SW Jazzwood Drive to construct a 11,240 sf building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and new utilities on the 9-acre property. Existing access to the site is provided by a full access point on SW Jazzwood Drive and secondary full access point is proposed to be added. The proposed demolition plan includes removing portions of existing pavement, trees, storm sewer, and the existing septic system. No existing buildings will be removed from the site. The proposed site plan layout and landscaping meets the requirements of the applicable zoning districts.

The building addition will be used for expanding office space and operational uses on the campus. The building will be constructed with brick, metal paneling and glazing. The trash enclosure is proposed to match the primary building. The building addition meets the required architectural requirements of the applicable the zoning districts.

The proposed private sanitary septic system has been reviewed and approved by Dallas County.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Planning and Zoning Commission recommendation of approval - 08/04/2026

Previous Council Actions:

- City Council approval of property rezoning - July 2014
- City Council approval of property site plan amendment - August 2014

STAFF RECOMMENDATION: Staff recommend approval subject to remaining staff comments.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by: Alivia Hoodjer, Assistant Planner
Return to: Alivia Hoodjer, Assistant Planner

Planning & Zoning Staff Report

DATE
August 4, 2026

PROJECT NAME
DCG Operations Campus Expansion Site Plan Amendment

APPLICANT
Dallas Center-Grimes Community Schools

REQUESTED ACTION
Approval of site plan amendment to construct a 11,240 square foot building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and utilities.

LOCATION
255 SW Jazzwood Drive

ZONING
C-2 General and Highway Service Commercial

Transportation Corridor Mixed Use Development Corridor District

M1-A Commercial and Limited Light Industrial

PLANNER
Alivia Hoodjer
ahoodjer@grimesiowa.gov
515-220-8822

Location Map

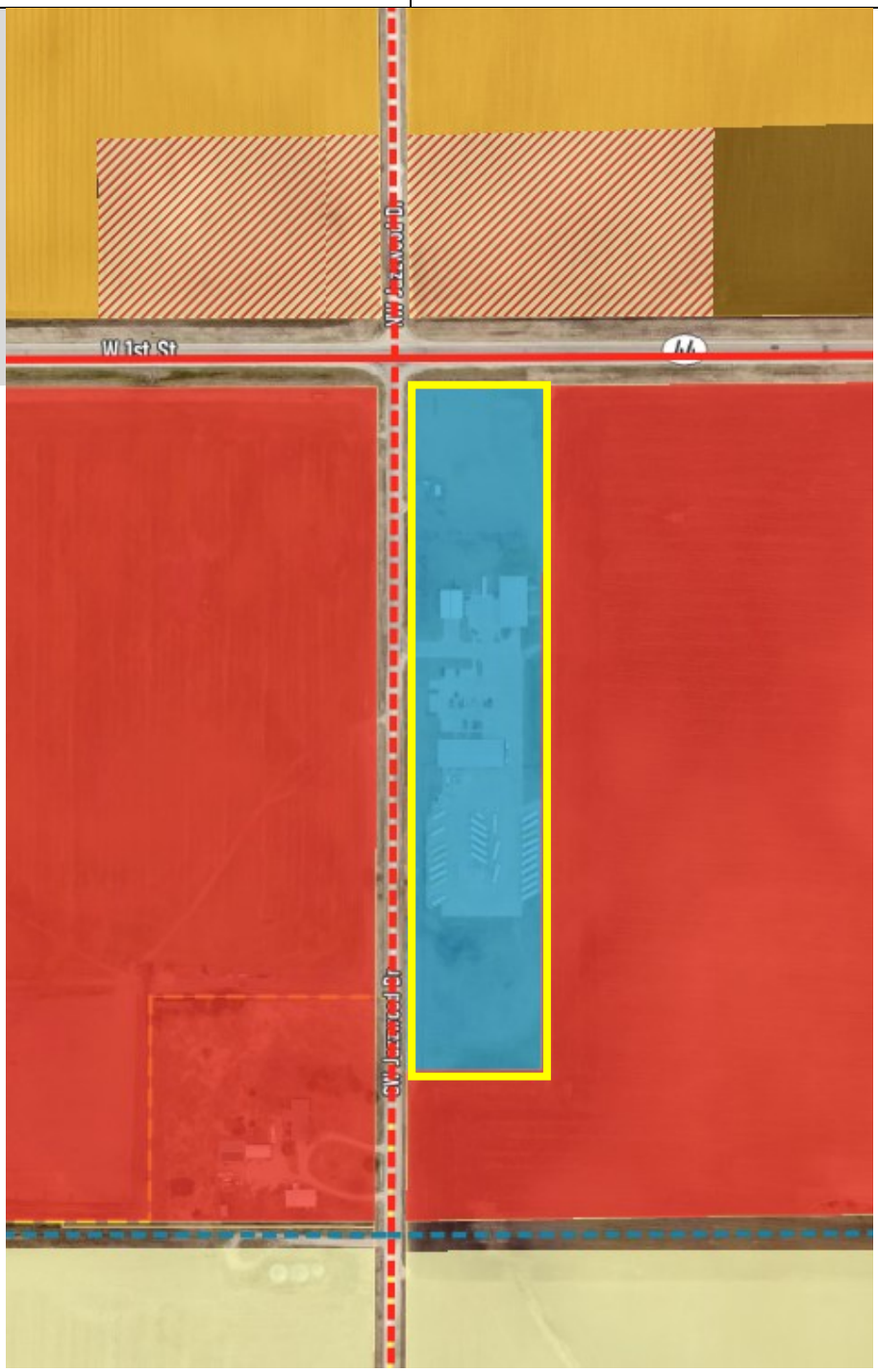
Zoning Map

Relation to Comprehensive & Neighborhood Plans

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Site	Public & Semi-Public	Public & Semi-Public	C-2; Transportation Corridor Overlay; M1-A
North	Agriculture	Neighborhood Commercial	A-1; Transportation Corridor Overlay
South	Agriculture	General Commercial	A-1
East	Agriculture	General Commercial	A-1; Transportation Corridor Overlay
West	Agriculture	General Commercial	A-1; Transportation Corridor Overlay

PARKS

No dedication is required as the site is a commercial/industrial use and zoning.



Future Land Use Map

Future Land Uses

Type

- Agricultural & Open Space
- Parks & Recreation
- Public & Semi-Public
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Neighborhood Commercial
- General Commercial
- Downtown Mixed-Use
- Mixed-Use
- Business Park & Light Industrial
- General Industrial
- Residential Estate

Relation to Public Projects & Legal

RELATION TO PUBLIC PROJECTS

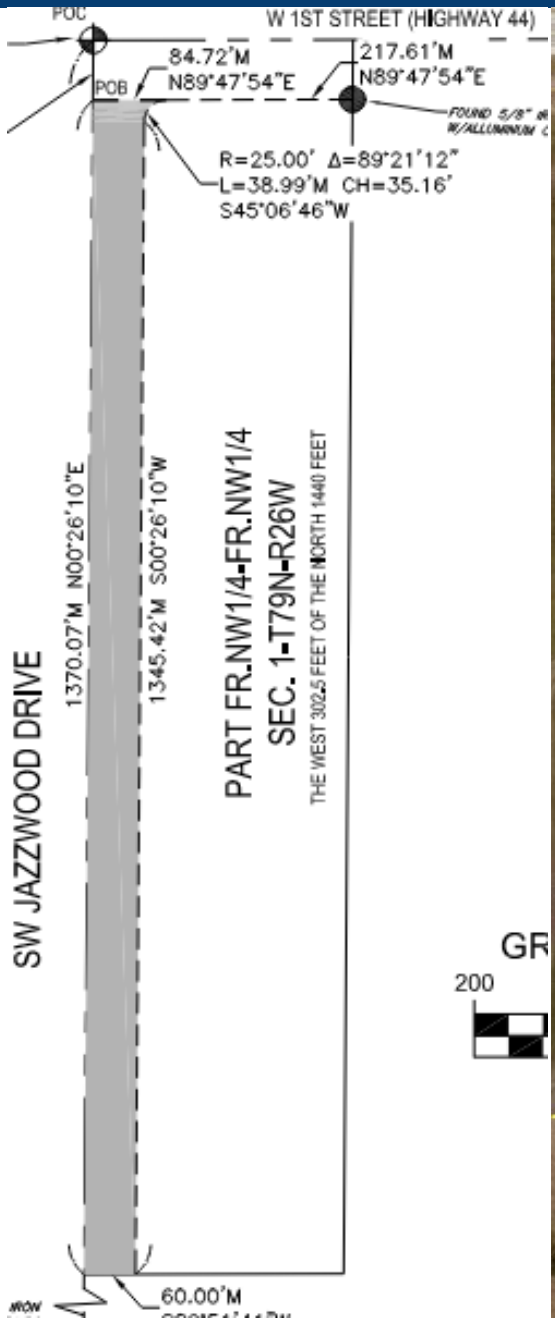
SW Jazzwood Drive

The City recently completed a public asphalt overlay project on SW Jazzwood Drive. The proposed driveways on the property will connect to the improved road.

In the future, the City will reconstruct SW Jazzwood into an urban 5-lane road section.

W 1st Street/Highway 44

The City and the Iowa DOT have entered into a Pre-Design Agreement to start the process of Highway 44 reconstruction planning and design throughout the City of Grimes portion of the highway. The phasing plan for the project does not indicate any improvements adjacent to the site and would occur with a future project.



Legal

The City is acquiring 60 feet of right-of-way (ROW) from the centerline of SW Jazzwood Drive for future road improvements. The ROW acquisition will be presented to Council for consideration of approval at a later date. All major proposed site improvements are outside of the boundaries of the future SW Jazzwood Drive ROW.

The property will have a future sidewalk agreement with the City for the future 5' sidewalk along SW Jazzwood Drive and the private sidewalk connection from the site to the public sidewalk. The sidewalk would be constructed at such time the SW Jazzwood Drive improvements are constructed and the sidewalk would be paid for by the property owner.

Site Layout

ACCESS

Current full access to the site will remain and an addition full access point will be added on the northwest side of the site.

LIGHTING

Parking lot lights will be installed along the new parking and drive aisle areas. Wall pack lighting will be installed near new doors on the building addition.

BUILDING SETBACKS

Front: 25 feet

Side: None

Rear: 25 feet

Parking Calculation Table

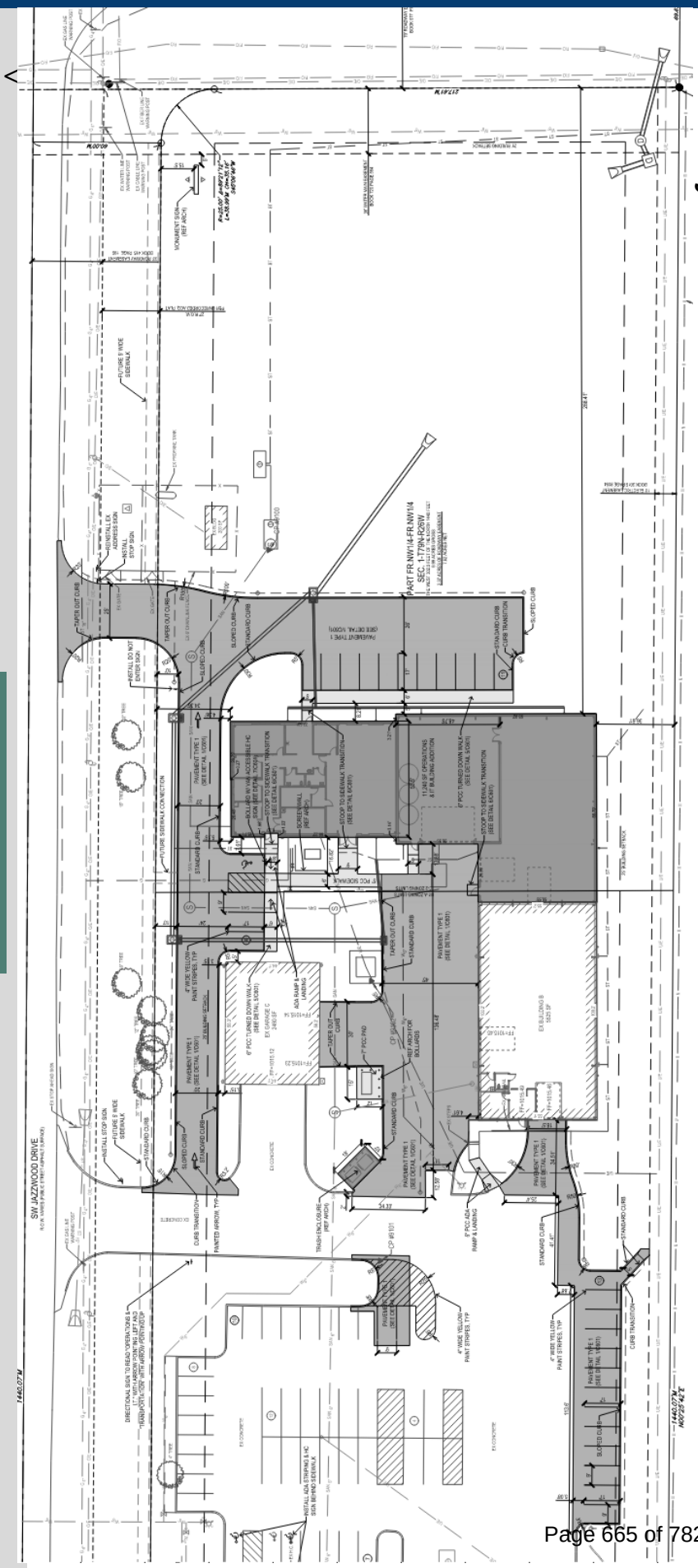
Required	Proposed
31 stalls (inclusive of office and ware-house uses)	69 stalls (including 4 ADA stalls)

PARKING:

Parking setbacks include 10 feet from Highway 44 ROW, 8 feet from all other streets, and 5 feet from all other lot lines. There are no issues with the proposed parking.

Due to the expanded parking, the property has exceeded the maximum parking allowed. Justification has been provided for the parking expansion with the expansion being needed to provide bus driver and employee parking.

The future phases of parking expansion on the south end of the site is not included within the proposed improvements. At such time more parking is proposed, justification will be required to be provided.

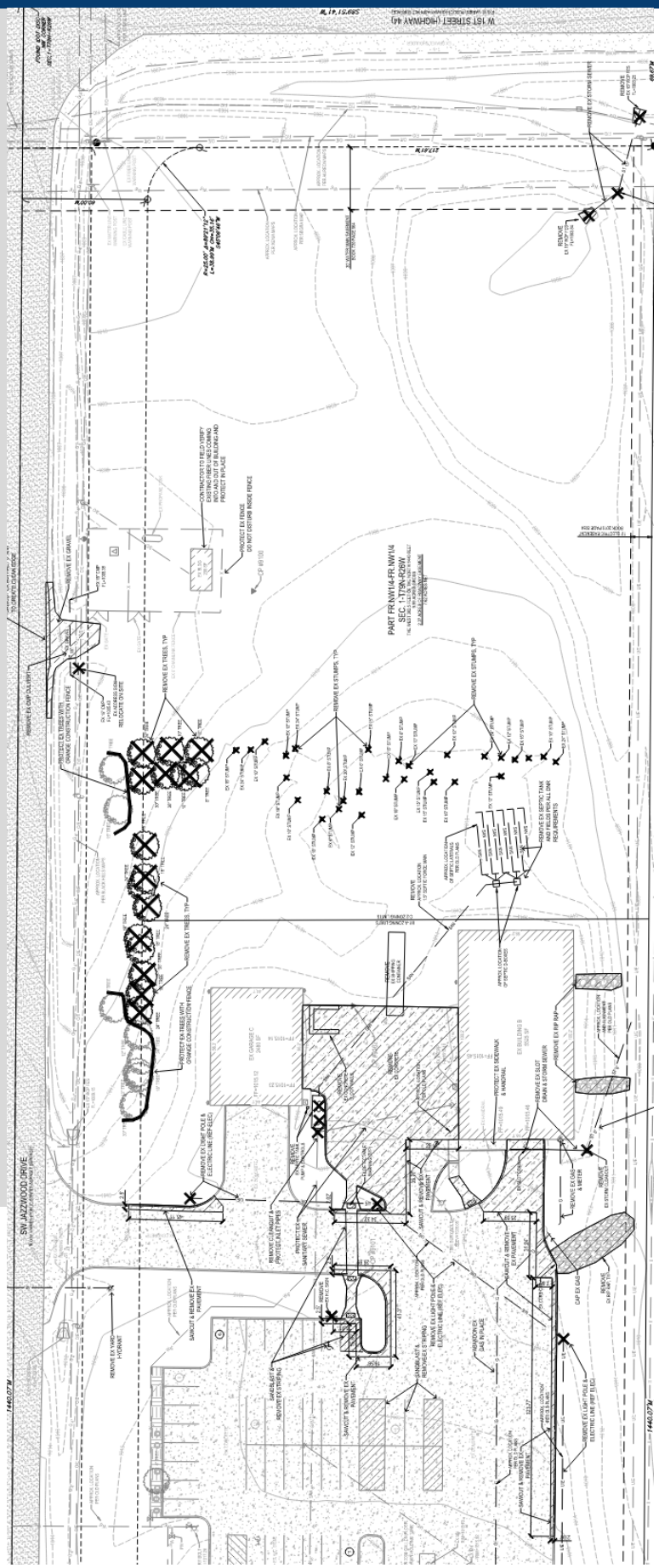


Demo Plan

DEMO PLAN

The proposed demolition on site includes removing pavement between the two existing north buildings, removing various trees on the north side of the existing buildings, removing storm sewer infrastructure, and removing the septic system.

Demo Map


W 1ST STREET (HIGHWAY 41)
SW JAZZWOOD DRIVE
PART FR.NW1/4-FR.NW1/4
SEC. 1-175N-R26W
REMOVE EX GRAVEL
REMOVE EX TREES, TYP
REMOVE EX STUMPS, TYP
PROTECT EX TREES WITH ORANGE CONSTRUCTION FENCE
PROTECT EX FENCE
DO NOT DISTURB INSIDE FENCE
REMOVE EX SEPTIC TANK AND PIPES PER ALL DNR REQUIREMENTS
REMOVE EX SEPTIC LEACH FIELD
REMOVE EX GARAGE
REMOVE EX SHED
REMOVE EX SHED
REMOVE EX SHED

Utilities & Landscaping

SANITARY

New sanitary mains will be installed and connect to existing sanitary mains on site. A new septic system will be installed to replace the existing septic system. Currently, there are no public sanitary sewer connections available for the property. The septic system has been reviewed and approved by Dallas County. The County is responsible for septic system approvals and inspection processes.

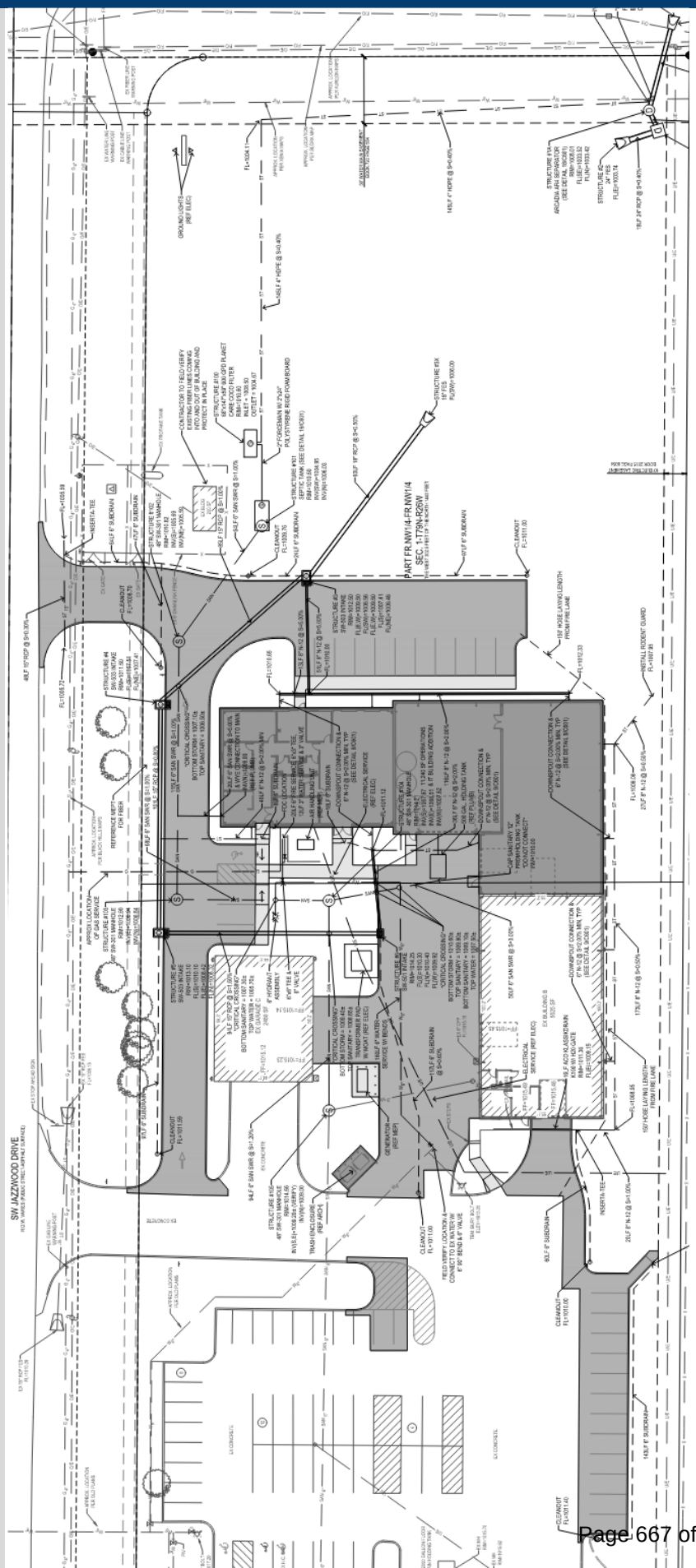
WATER

The property is currently served by Xenia Rural Water District. No new connections will be made from the Xenia water mains. An extension of an existing main on the property is proposed for fire hydrant coverage and water service to the proposed building addition.

STORM WATER

Storm sewer is proposed for the new pavement areas and will connect with existing storm sewer system. The stormwater will discharge to the north end of the site and ultimately discharge into the rural ditch section along W 1st Street/Highway 44.

Utilities Map



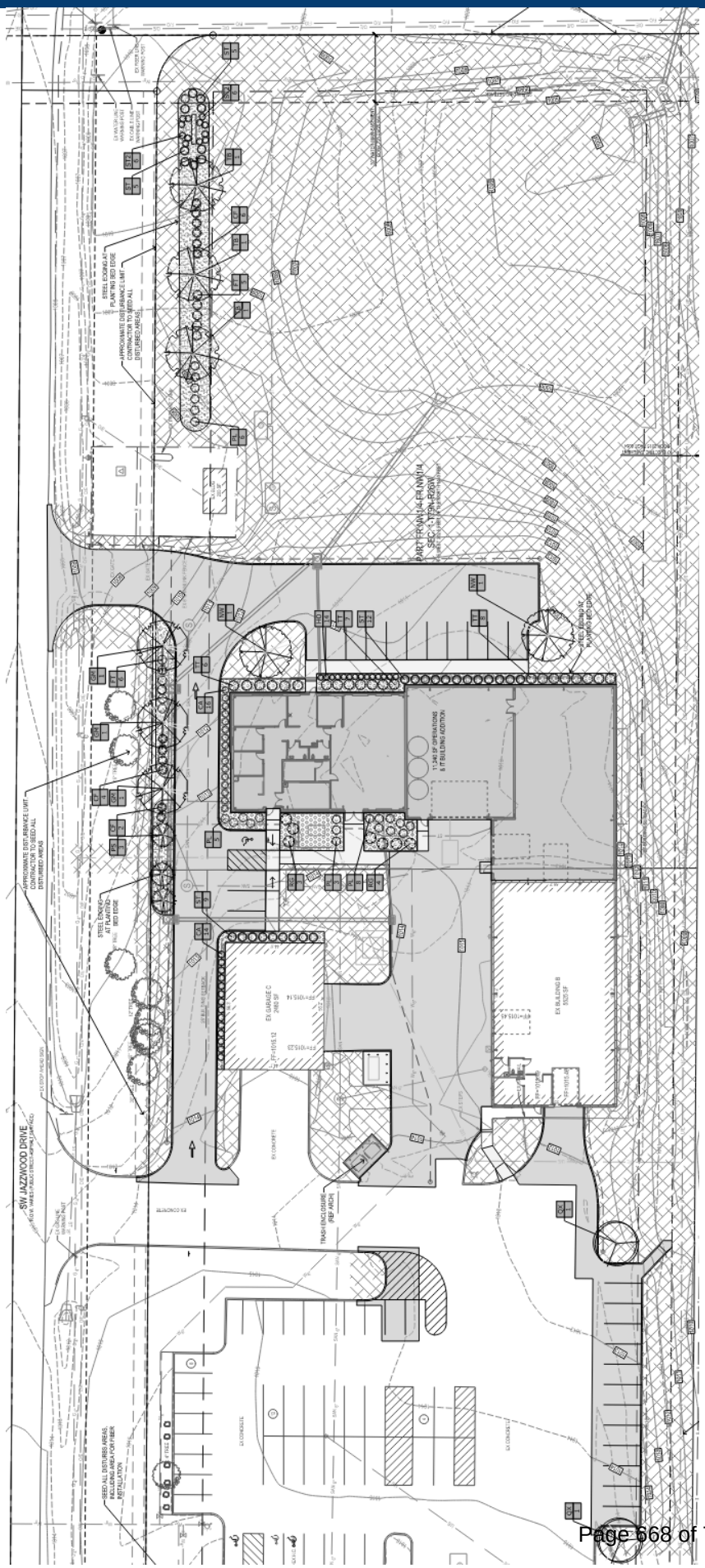
Landscaping

LANDSCAPING

Landscaping provided meets the open green space and landscaping requirements. Landscaping along the parking area is required along SW Jazzwood Drive.

Street Trees (within Transportation Overlay area): 1 tree per 40 lineal feet along SW Jazzwood Drive = 8 trees required
= 8 trees provided

A portion of the existing tree canopy will remain on site along SW Jazzwood Drive. Other trees will be removed with the proposed demo plan due to the location of the proposed improvements.

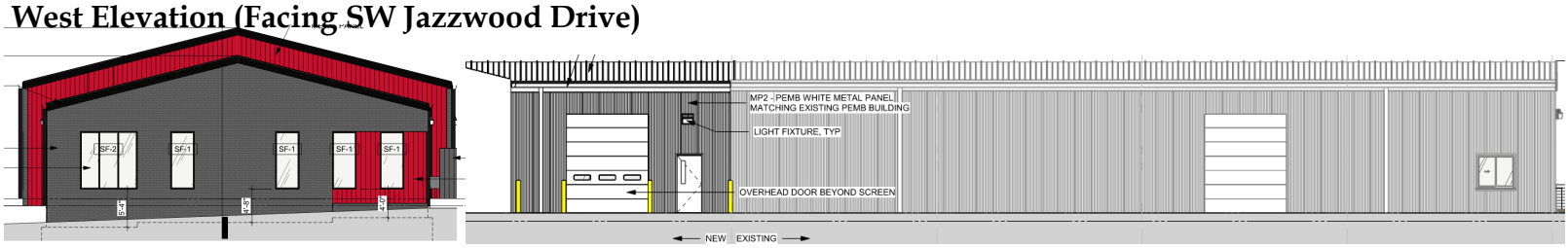


Landscaping Plan

Architecture

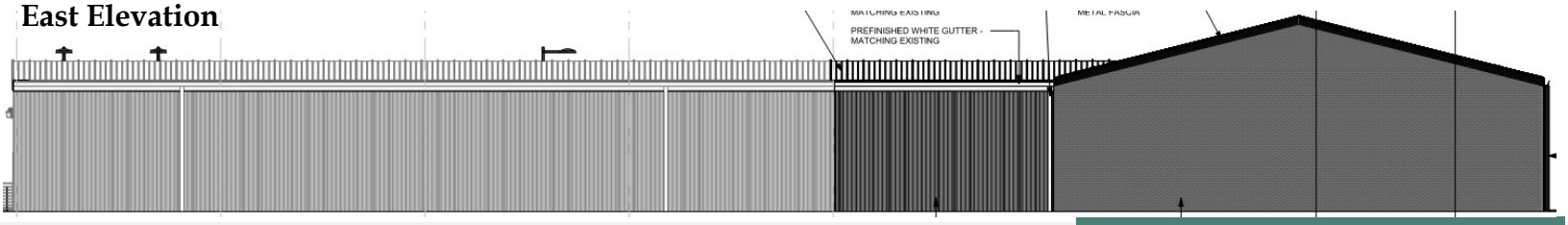
North Elevation (Facing W 1st Street/Highway 44)

West Elevation (Facing SW Jazzwood Drive)



South Elevation

East Elevation



BUILDING & ELEVATIONS

The proposed building addition meets the required architectural requirements of both the C-2 and Transportation Corridor Overlay districts.

The proposed building addition will be mostly constructed of a brick material with red accent metal paneling and white metal paneling where the new addition will meet and match the existing building.

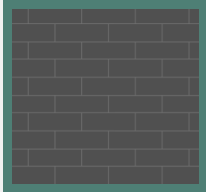
DUMPSTER ENCLOSURE

The enclosure will match the proposed building addition and be constructed of the same brick material and with metal gates.

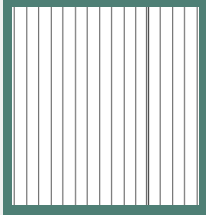
LIGHTING

Wall pack lighting will be installed near each door. Parking lot lighting will be installed along the new parking areas.

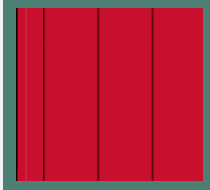
Material Board



Dark gray brick



White metal panel to match existing building



Red accent metal panel

Conclusion

STAFF RECOMMENDATION

Staff recommends approval of the proposed site plan amendment subject to remaining staff comments.

Conclusion

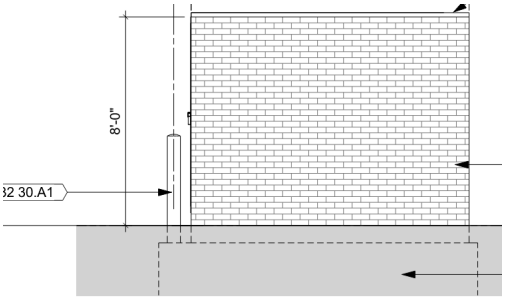
Approval of site plan amendment to construct a 11,240 square foot building addition, expand parking lot and drive aisles, and install sidewalk, trash enclosure and utilities.

The proposed building addition elevations meet the C-2 and Transportation Corridor Overlay architectural requirements.

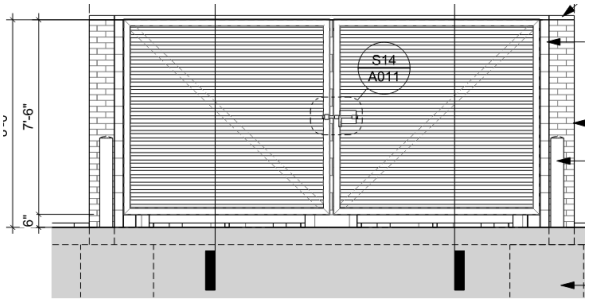
The proposed private sanitary septic system has been reviewed and approved by Dallas County.

The ROW acquisition for SW Jazzwood Drive is shown on the proposed site plan though the acquisition will be going through a separate approval and acceptance process at a later date.

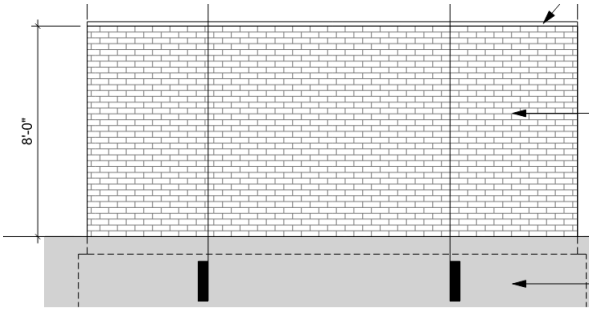
Trash Enclosure Elevations



EXTERIOR ELEVATION - TRASH ENCLOSURE - NE & SW



EXTERIOR ELEVATION - TRASH ENCLOSURE - SE



EXTERIOR ELEVATION - TRASH ENCLOSURE - NW

~~June 26, 2026~~
~~July 15, 2026~~
~~July 29, 2026~~
~~August 12, 2026~~
August 18, 2026

Bishop Engineering
Attn: James Rodemyer
3501 104th Street
Urbandale, IA 50322

RE: DCG Operations Campus Expansion

Dear James Rodemyer:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the DCG Operations Campus Expansion. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. ~~Ensure all plan review fees are paid prior to the project being on the Council agenda. Fees include $2,000 (site plan review), $250 (SWPPP), and $1,200 (SWMP).~~

2. Note that observations fees will be sent after receiving the final signed plan set.

3. Note that a preconstruction packet and contact list is required and will be sent after receiving the final signed plan set.

4. Note that CAD files will be required with the final plans:
    a. All new utilities to be installed and any removed.
    b. Pavement within the project site.
    c. Finished grade surface of grading area (XML file).
    d. All trees that are to be added or removed.
    e. Survey file of existing conditions with any private utilities located.
    f. Sign locations and pavement markings.
    g. Any recorded easements.

5. Note that as-builts are required to be provided after construction is completed.

6. ~~How does the site currently receive mail? Is there an existing mailbox onsite?~~

7. ~~Provide colored elevation drawings.~~

8. ~~C401: It might be worth potholing the existing utilities at the Basin B outlet (Pipe #1).~~

9. ~~C602: Change multi leader callout on #3 from 12" dia to 11" dia for the outlet pipe.~~

10. ~~C401: If the sanitary effluent is tying into the storm sewer system, UV disinfectant needs to be added to the septic system.~~

11. ~~C602: Change multi leader callout on #3 from 12" dia to 11" dia for the outlet pipe. Comment response states this work is no longer proposed. Hydrograph report still shows and 11" opening.~~

12. ~~Provide lighting cutsheets for each light fixture type.~~

13. ~~Update photometric plans so the parking lot lighting location matches the site plan (light by the generator and dumpster enclosure).~~

14. Attached is the template for the future sidewalk agreement for the future sidewalk and sidewalk connection on SW Jazzwood Drive. This agreement will need to be notarized by the property owner(s) and will be approved by Council. There are two options: The property owner can install the sidewalk upon notice from the City in the future or the property owner can provide the cost of the sidewalk now to the City for the City to construct the sidewalk in the future. Please let me know what option is preferred so the agreement can be drafted accordingly. I added both options' verbiage in the comments on the word doc.

~~SWMP~~

1. ~~Pond A: This design is an offline design and most sediment will filter out in the pipe instead of the pond. Is it possible to switch structure #10 with a hydrodynamic separator? That way there's a pit that sediment can collect in. Instead of filling the pipe and clogging the 3" outlet.~~
2. ~~Maps: Please add contour elevation labels.~~
3. ~~Storm Sewer spreadsheets: Pipe #2 is 18" on the plans. Should this be 18" or 24"?~~
4. ~~Please include intake spread calculations for the 10-yr and 100-yr storm events.~~
5. ~~Please provide erosion control calculations for the end of the concrete flume, 8" roof drain outlet and Structure #3X.~~

SWPPP

1. ~~Please sign the SWPPP review checklist~~
2. Keep maps in SWPPP up to date with each plan submittal
3. ~~The total area disturbed cannot be greater than total area of the site~~
4. ~~Include a signed affidavit of publication~~
5. All contractors/subcontractors must sign certification statement prior to working on site. All certification statements must be kept in SWPPP.

6. ~~Include a signed copy of the owner's certification statement.~~
7. Include a site supervisor contact once known.
8. Include a swppp monitoring contact once known
9. ~~Include a notification to City of Grimes Public Works in spill reporting~~
10. ~~Include signature on NOI~~
11. ~~Include affidavit of publication for public notice~~
12. Include IDNR letter of authorization once available
13. ~~Include signature on City of Grimes SWPPP certification~~
14. ~~Provide construction schedule once known~~
15. Include filled out copy of inspector qualifications sheet once known
16. Include filled out stormwater pollution prevention training log once known
17. ~~Include blank inspection report from company responsible for SWPPP monitoring~~

Acquisition Plat Comments:

1. Please fill out the warranty deed template ~~that is attached in the email.~~ Noted that deed will be going through the school board approval process.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN AMENDMENT SUBMITTAL SCHEDULE:

SUBMITTAL DATE: August 18, 2026
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: August 4, 2026, at 5:30 PM in the Grimes Council Chambers

COUNCIL MEETING: August 25, 2026, at 5:30 PM in the Grimes Council Chambers

Please feel free to contact me at ahoodjer@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Alivia Hoodjer

Alivia Hoodjer
Assistant Planner

City of Grimes | 410 SE Main Street, Suite 102 | Grimes, IA 50111
(515) 220-8822 | www.grimesiowa.gov

July 22, 2026

City of Grimes
Attn: Alivia Hoodjer
410 SE Main Street, Suite 102
Grimes, IA 50111

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322
Ph: 515-276-0467

Re: Dallas Center – Grimes District Operations Parking

Dear Ms. Hoodjer:

As part of the expansion of the operations campus for the Dallas Center – Grimes School District, the district is expanding the parking lot for both current and future needs. The minimum parking requirements based on City code are only 31 parking stalls, since the majority of the facility falls into the "warehouse" category. However, the primary function of the southern portion of the site is a transportation facility that houses the districts buses.

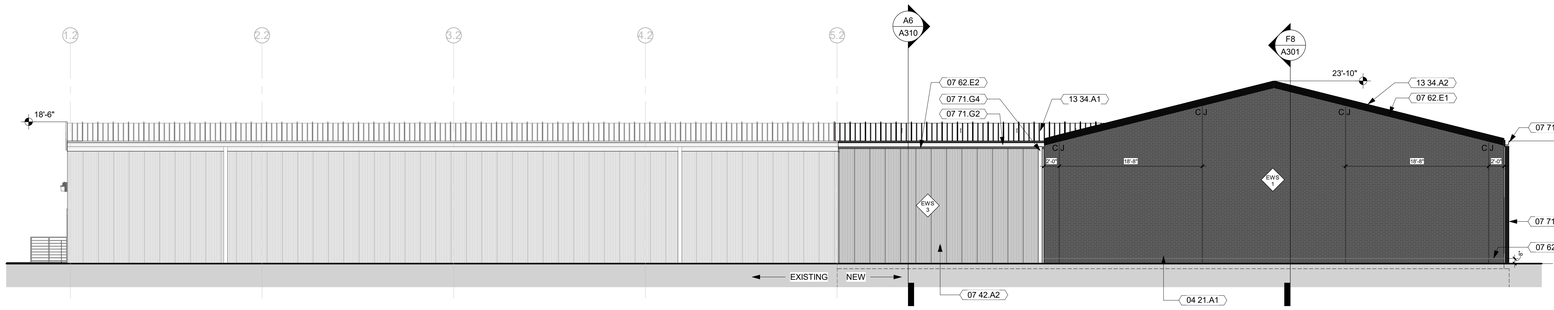
The proposed parking provided as part of the site plan is 69 stalls, which exceeds the minimum parking by more than 25%. There are currently parking spaces for a maximum of 33 buses, which would allow for 33 bus drivers. If the 33 bus drivers are added to the required parking stall, the total required would be 64 stalls. Thus, the additional parking stalls are needed to have enough parking on site.

If you have any questions or require additional information, please do not hesitate to call.

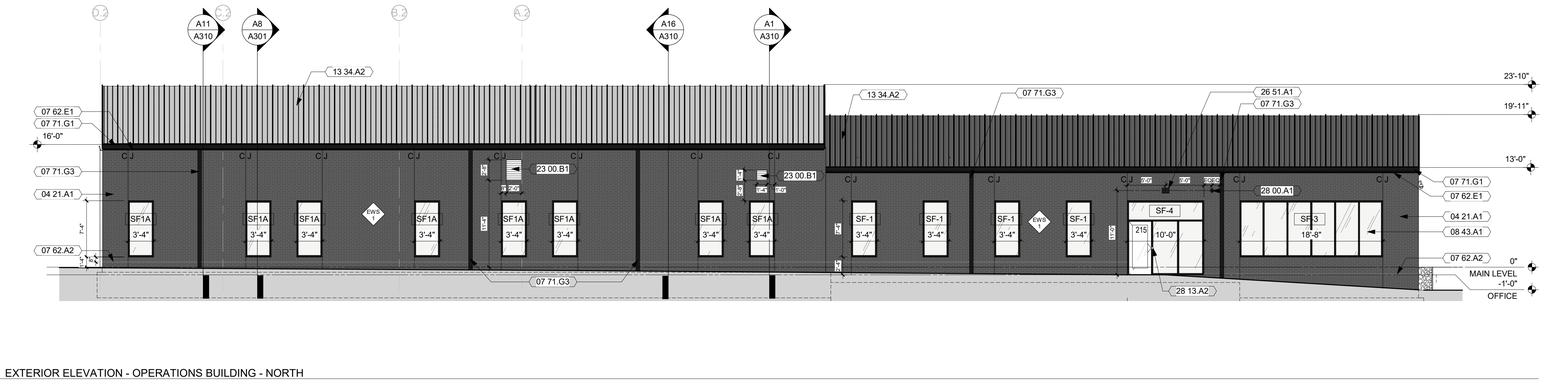
Respectfully Submitted,

James Rodemyer, P.E.
Bishop Engineering

PRINTED: 8/14/2026 11:52:48 AM



Q3 EXTERIOR ELEVATION - OPERATIONS BUILDING - EAST
1/8" = 1'-0"



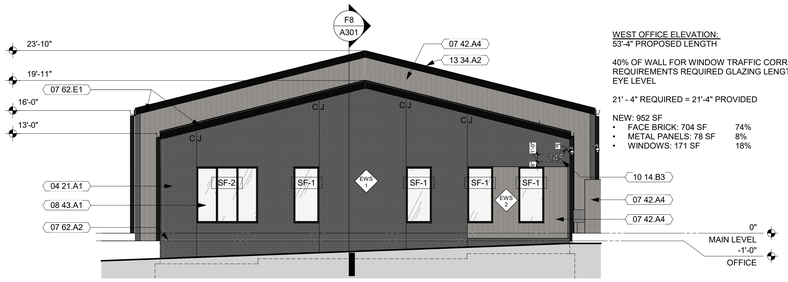
K3 EXTERIOR ELEVATION - OPERATIONS BUILDING - NORTH
1/8" = 1'-0"

NORTH ELEVATION:
171' - 8" PROPOSED LENGTH

40% OF WALL FOR WINDOW TRAFFIC CORRIDOR REQUIREMENTS REQUIRED GLAZING LENGTH AT EYE LEVEL

68' - 8" REQUIRED = 68'-8" PROVIDED

NEW: 2477 SF
- FACE BRICK: 1904 SF 77%
- STOREFRONT WINDOWS/DOORS: 573 SF 23%



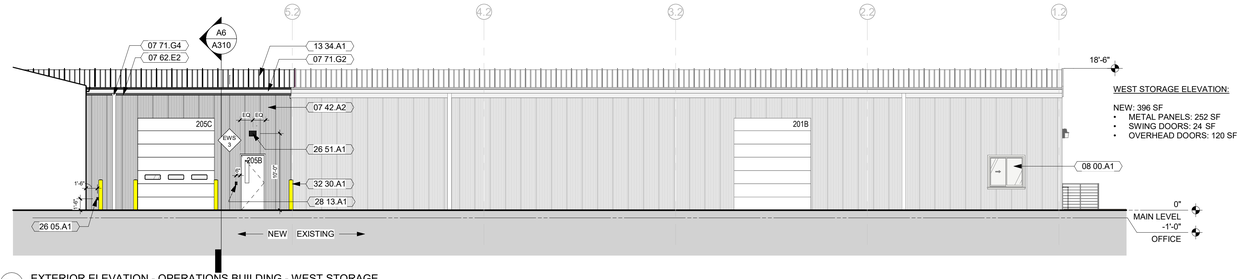
WEST OFFICE ELEVATION:
53'-4" PROPOSED LENGTH

40% OF WALL FOR WINDOW TRAFFIC CORRIDOR REQUIREMENTS REQUIRED GLAZING LENGTH AT EYE LEVEL

21' - 4" REQUIRED = 21'-4" PROVIDED

NEW: 952 SF
- FACE BRICK: 704 SF 74%
- METAL PANELS: 78 SF 8%
- WINDOWS: 171 SF 18%

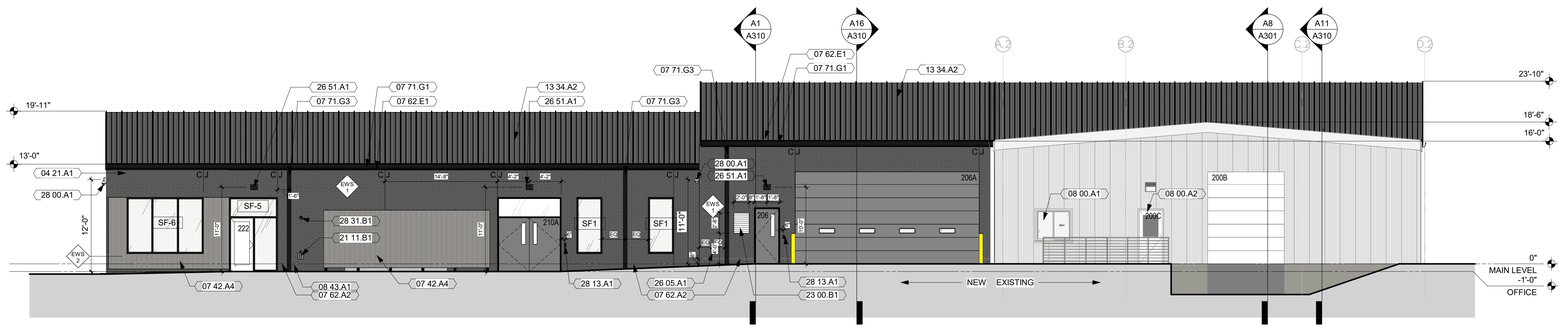
F3 EXTERIOR ELEVATION - OPERATIONS BUILDING - WEST OFFICE
1/8" = 1'-0"



WEST STORAGE ELEVATION:

NEW: 396 SF
- METAL PANELS: 252 SF 64%
- SWING DOORS: 24 SF 6%
- OVERHEAD DOORS: 120 SF 30%

F12 EXTERIOR ELEVATION - OPERATIONS BUILDING - WEST STORAGE
1/8" = 1'-0"



SOUTH ELEVATION:
NEW: 1597 SF
- FACE BRICK: 920 SF 58%
- METAL PANELS: 77 SF 5%
- STOREFRONT WINDOWS/DOORS: 199 SF 12%
- SWING DOORS: 113 SF 7%
- OVERHEAD DOORS: 288 SF 18%

A3 EXTERIOR ELEVATION - OPERATIONS BUILDING - SOUTH
1/8" = 1'-0"

BRICK TYPES

B1 GLEN-GERY BRICK - MODERN GRAY SMOOTH - MODULAR

MORTAR: SOLOMON COLORS - SGS 97A SUPER BLACK

METAL PANEL TYPES

MP1 MORIN EXPOSED PROFILE Y-36 B - COLOR TO MATCH ARCHITECTS SAMPLE - MCELROY METAL - SLATE GRAY - TRASH ENCLOSURE GATES

MP2 PEMB WHITE METAL PANEL TO MATCH EXISTING BUILDING - ARCHITECTS SAMPLE - CHIEF BUILDINGS - POLAR WHITE

MP3 NOT USED

MP4 MORIN CONCEALED FASTENER: F-8-0 - .40" ALUMINUM - COLOR TO MATCH ARCHITECTS SAMPLE - MCELROY METAL - SLATE GRAY

GENERAL NOTES

1. DIMENSIONS ARE MEASURED FACE-OF-FINISH TO FACE-OF-FINISH OR ROUGH MASONRY OPENING UNLESS NOTED OTHERWISE - TYPICAL FOR ALL DRAWINGS.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS - TYPICAL FOR ALL DRAWINGS.
3. IN THE EVENT OF A DISCREPANCY BETWEEN ARCHITECTURAL AND CONSULTANT DRAWINGS, NOTIFY ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK - TYPICAL FOR ALL DRAWINGS.
4. ALL PENETRATIONS IN FIRE RATED FLOORS AND WALLS MUST BE SEALED WITH APPROPRIATE FIRESTOPPING SYSTEM.
5. PATCH AND REPAIR EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION.
6. ALL WALLS ARE TYPE A1,C,0 UNO

KEYNOTE LEGEND

04 21.A1	FACE BRICK - B1
07 42.A2	MP2 - PEMB WHITE METAL PANEL MATCHING EXISTING PEMB BUILDING
07 42.A4	MP4 - ARCHITECTURAL SLATE GRAY FLUSH METAL PANEL
07 62.A2	FLEXIBLE THRU-WALL FLASHING WITH STAINLESS STEEL DRIP
07 62.E1	PEMB MFR - PREFINISHED BLACK METAL FASCIA & TRIM
07 62.E2	PEMB MFR - PREFINISHED METAL FASCIA & TRIM - MATCH EXISTING COLOR
07 71.G1	PEMB MFR GUTTER - BLACK FINISH
07 71.G2	PEMB MFR GUTTER - WHITE FINISH
07 71.G3	PEMB MFR DOWNSPOUT - 6X6 - BLACK FINISH - PROVIDE COLOR MATCHED BOOT AT GRADE TO CONNECT TO STORM SEWER
07 71.G4	PEMB MFR DOWNSPOUT - 6X6 - WHITE FINISH- PROVIDE COLOR MATCHED BOOT AT GRADE TO CONNECT TO STORM SEWER
08 00.A1	RESEAL EXISTING PERIMETER WINDOW SEALANT - MATCH EXISTING FRAME COLOR
08 00.A2	RESEAL EXISTING PERIMETER DOOR FRAME SEALANT - MATCH EXISTING FRAME COLOR
08 43.A1	ALUMINUM STOREFRONT SYSTEM, TYP
10 14.B3	1/4" THICK ANODIZED ALUMINUM BUILDING NUMBERING - CLEAR ANODIZED FINISH - ARIAL FONT
13 34.A1	P.E.M.B. STANDING SEAM ROOF - PROFILE TO MATCH EXISTING - COLOR TO MATCH EXISTING
13 34.A2	P.E.M.B. STANDING SEAM ROOF - PROFILE AS SPECIFIED - COLOR TO MATCH ARCHITECTS SAMPLE - MCELROY METAL SLATE GRAY
21 11.B1	FIRE DEPT CONNECTION, VERIFY HEIGHT WITH LOCAL AHJ
23 00.B1	LOUVER - SEE MECH
26 05.A1	RECEPTACLE - SEE ELEC.
26 51.A1	LIGHT FIXTURE - SEE ELECTRICAL
28 00.A1	SECURITY CAMERA - SEE TECHNOLOGY
28 13.A1	CARD READER - SEE TECHNOLOGY
28 13.A2	CARD READER MULLION MOUNT - SEE TECHNOLOGY
28 31.B1	FIRE ALARM HORN / STROBE - SEE ELECTRICAL
32 30.A1	EXTERIOR BOLLARD - 6" Ø GALVANIZED STEEL PIPE BOLLARD - CONCRETE FILLED - 48" TALL A.F.F. TYP - SAFETY YELLOW PLASTIC COVER - SEE DETAIL

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT
2405 W 1ST STREET, PO BOX 680
GRIMES, IA 50111

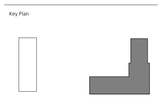
Project
OPERATIONS CAMPUS
255 SW JAZZWOOD DRIVE
GRIMES, IA 50111

Civil Engineer
Bishop Engineering
3501 104TH STREET
URBANDALE, IA 50322
P. 515-276-0467

Structural Engineer
Raker Rhodes Engineering
4717 GRAND AVENUE
DES MOINES, IA 50312
P. 515-277-0275

M.E.P.T. Engineer
MODUS Engineering
130 E 3RD STREET, #300
DES MOINES, IA 50309
P. 515-251-7280

Key Plan



Revision	Description	Date
ADD 01	ADDENDUM 01	08/14/2026

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
EXTERIOR ELEVATIONS

Sheet Number
A201

PRINTED: 8/3/2026 7:50:36 AM

DC-G OPERATIONS CAMPUS EXPANSION
SITE PLAN

SHEET INDEX:

C001	CIVIL COVER SHEET
C100 - C101	DEMO PLAN
C200 - C201	LAYOUT PLAN
C202	JOINTING PLAN
C300 - C301	GRADING PLAN
C400 - C401	UTILITY PLAN
C500 - C501	LANDSCAPE PLAN
C601	DETAILS SHEET
C701	EROSION CONTROL PLAN

PROPERTY DESCRIPTION:
(TRUSTEE WARRANTY DEED BOOK 2008, PAGE 9398)
BEGINNING AT THE NORTHWEST CORNER OF THE NW FR 1/4 OF THE NW FR 1/4OF SECTION 1, TWP. 79N, R.26 W OF THE 5TH P.M. DALLAS COUNTY, IOWA, THENCE SOUTH ON THE WEST LINE OF SAID SECTION 1440 FEET, THENCE EAST 302.5 FEET, THENCE NORTH PARALLEL WITH SAID WEST LINE OF SAID SECTION 1440 FEET TO THE NORTH LINE OF SAID SECTION, THENCE WEST 302.5 FEET TO THE POINT OF BEGINNING, CONTAINING 10 ACRES

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

ADDRESS:
TRANSPORTATION BUILDING
255 SW JAZZWOOD DRIVE
GRIMES, IOWA 50111

OPERATIONS & IT BUILDING
245 SW JAZZWOOD DRIVE
GRIMES, IOWA 50111

OWNER & PREPARED FOR:
DALLAS CENTER-GRIMES SCHOOL DISTRICT
2405 WEST 1ST STREET
GRIMES, IOWA 50111

ZONING:
M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT
SETBACKS:
- FRONT = 25 FEET
- SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
- REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
- MAX BUILDING HEIGHT = 50 FEET

C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT
SETBACKS:
- FRONT = 25 FEET
- SIDE = NONE, EXCEPT ADJACENT TO R DISTRICT THEN 25 FEET
- REAR = 25 FEET, CAN BE REDUCED IN DIRECT PROPORTION FOR EVERY 1' OF EXTRA FRONT YARD SETBACK, NO LESS THAN 10 FEET
- MAX BUILDING HEIGHT = 45 FEET

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT CORRIDOR DISTRICT
COVERS C-2 ZONING AREA AS SHOWN ON PLANS
PARKING SETBACKS:
- 10' FROM HIGHWAY 44 ROW
- 8' FROM ALL OTHER STREETS
- 8' FROM PROPERTY LINE WHEN COMMERCIAL ABUTS RESIDENTIAL OR UNDEVELOPED LAND IN RESIDENTIAL ZONE
- 5' FROM ALL OTHER COMMON LOT LINES

FUTURE LAND USE:
PUBLIC AND SEMI-PUBLIC

PARKING REQUIREMENTS:
PARKING REQUIREMENTS:
OFFICE: 3 SPACES PER 1000SF
WAREHOUSE: 1 SPACE PER 2000SF

PARKING REQUIRED:
TOTAL OFFICE SPACE = 4133 (OPERATIONS/IT BUILDING) + 2877 (TRANSPORTATION) = 7010 SF
OFFICE = 7010x3/1000 = 21 STALLS
TOTAL WAREHOUSE SPACE = 12632 (OPEATIONS/IT BUILDING) + 4425 (TRANSPORTATION) + 2480 (GARAGE) = 19,537 SF
WAREHOUSE = 19537x1/2000 = 10 STALLS
TOTAL PARKING REQUIRED = 31 STALLS

CAR PARKING PROVIDED = 69 STALLS (INCL 4 ADA STALLS)
BUS PARKING PROVIDED = 33 STALLS
ADDITIONAL PARKING PROVIDED ABOVE MAXIMUM TO PROVIDE ADEQUATE PARKING FOR BUS DRIVERS IN CORRELATION WITH BUS STALL PROVIDED

OPEN SPACE REQUIREMENTS:
TOTAL SITE AREA = 332,027 SF
OPEN SPACE REQUIRED = 33,203 SF (10%)

EXISTING IMPERVIOUS SURFACE = 121,300 SF
EXISITNG IMPERVIOUS SURFACE REMOVED = 7,500 SF
PROPOSED IMPERVIOUS SURFACE ADDED = 39,500 SF
NET INCREASE IN IMPERVIOUS SURFACE = 32,000 SF
PROPOSED IMPERVIOUS SURFACE = 153,300 SF (46.2%)
PROPOSED OPEN SPACE PROVIDED = 178,727 SF (53.8%)

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9100, 5/8" IRON ROD WITH PINK PLASTIC CAP
NORTHING = 615024.96
EASTING = 1549373.68
ELEVATION = 1,008.70
DESCRIPTION:EAST OF FENCED AREA AROUND DIESEL TANKS NEAR NORTHERN AREA OF SITE.

POINT #9103, CUT 'X' ON CONCRETE CURB
NORTHING =614,431.27
EASTING = 1,549,516.64
ELEVATION = 1,015.58
DESCRIPTION:DUE NORTH OF BUS PARKING ALONG EAST CURB SOUTH OF GATE ENTRY, DUE SOUTHEAST FROM SOUTH BUILDING.

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (PROVIDER / CONTACT INFO)
2. STORM AND SANITARY (PROVIDER / CONTACT INFO)
3. FIBER OPTIC (PROVIDER / CONTACT INFO)
4. CABLE (PROVIDER / CONTACT INFO)
5. GAS (PROVIDER / CONTACT INFO)
6. WATER (PROVIDER / CONTACT INFO)
7. OTHERS (PROVIDER / CONTACT INFO)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF GRIMES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF GRIMES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, EROSION CONTROL PLAN, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE RE-ESTABLISHED PER THE LANDSCAPE PLAN AND IN ACCORDANCE WITH CITY OF GRIMES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
4. ALL STRUCTURE SIZES CALLED OUT ON PLANS ARE MINIMUM INSIDE WALL DIMENSIONS.
5. ALL STRUCTURES CALLED OUT AS "MODIFIED" OR "SPECIAL" SHALL BE ENGINEERED BY THE PRECASTER TO ENSURE STRUCTURE STABILITY. MODIFICATIONS INCLUDE ADDITIONAL WALL LENGTH TO ACCOUNT FOR LARGE PIPE DIAMETERS AND ADDITIONAL WALL WIDTH & BASE DEPTH TO ACCOUNT FOR DEEPER STRUCTURES. ANY AND ALL MODIFICATIONS TO STANDARD STRUCTURES SHALL BE CONSIDERED INCIDENTAL TO BID.
6. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
7. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
8. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
9. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
10. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
11. FIRE HYDRANT ASSEMBLY SHALL INCLUDE TEE, BRANCH, VALVE & HYDRANT.
17. ANY AND ALL HYDRANT AND VALVE EXTENSIONS, TOGETHER WITH VERTICAL BENDS, SHALL BE CONSIDERED INCIDENTAL TO WATER MAIN CONSTRUCTION. NO ADDITIONAL PAYMENT WILL BE PROVIDED FOR INCIDENTAL ITEMS.
18. ALL UTILITY CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE CITY OF GRIMES ENGINEERING DEPARTMENT.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL USE O-RING GASKET JOINTS FOR STORM SEWER AND SANITARY SEWER AT CROSSINGS WITH WATER WHERE STORM OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW WATER. O-RING GASKET JOINTS SHALL BE EXTENDED UNTIL WATER AND SEWER ARE AT LEAST 10 FEET APART. ALL O-RING GASKET JOINTS SHALL BE CONSIDERED INCIDENTAL TO BID. IF N-12 PIPE IS USED FOR STORM SEWER, CONTRACTOR SHALL USE WATER-TIGHT N-12 PIPE, CENTERED ON THE CROSSING.
4. FOR ALL CRITICAL CROSSINGS WITH EXISTING UTILITIES, THE ELEVATION OF THE EXISTING UTILITY SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. NOTIFY BISHOP ENGINEERING PRIOR TO CONSTRUCTION IF A CONFLICT EXISTS.

PAVEMENT SAWCUT NOTES:
1. CONTRACTOR SHALL FOLLOW JOINTING WHERE JOINTS ARE SHOWN ON PLANS. IF CONTRACTOR WANTS TO DEVIATE FROM JOINTING SHOWN, CONTRACTOR SHALL PROVIDE SAWCUT JOINTING PLAN TO JAMES RODEMYER, BISHOP ENGINEERING (515-276-0467 OR JRODEMYER@BISHOPENGR.COM) PRIOR TO ANY CONCRETE PAVEMENT INSTALLATION.
2. PAVEMENT MAY BE REQUIRED TO BE REMOVED AND REPLACED IF PLACED NOT IN COMPLIANCE WITH JOINTING PLAN.
3. LONGITUDINAL JOINTS IN DRIVE LANES & THE OUTER MOST JOINT OF ALL PARKING AREAS SHALL BE SUDAS TYPE 'L-1' OR 'L-2' JOINTS AND HAVE STEEL. INTERIOR PARKING LOT JOINTS, OTHER THAN THE OUTER MOST JOINT, DO NOT NEED STEEL AND SHALL BE SUDAS TYPE 'B' JOINTS.
4. LONGITUDINAL JOINTS DOWN THE CENTER OF SIDEWALKS SHALL BE PROVIDED WHEN LARGER THAN 10 FEET WIDE, AND SHALL BE A SUDAS TYPE 'L-1' JOINT AND HAVE STEEL.
5. TYPICAL LONGITUDINAL JOINTS SHALL BE PLACED IN THE CENTER OF ALL DRIVE AISLES AND AT THE END OF ALL PARKING STALLS.
6. ALL TRANSVERSE JOINTS SHALL BE SUDAS TYPE 'C' OR TYPE 'DW' JOINTS WITH STEEL IN THE CASE OF A DAY'S WORK JOINT.

STAKING NOTES:
1. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR AND IN COORDINATION WITH THE PROJECT ENGINEER.
2. CONTRACTOR IS REQUIRED TO HAVE ALL STAKING DONE DIRECTLY UNDER THE CONTRACTOR BY A SINGLE COMPANY.
3. STAKING DOES NOT RELIEVE CONTRACTOR OF ULTIMATE RESPONSIBILITY TO CONSTRUCT THE PROJECT PER PLAN.

TRAFFIC CONTROL NOTES:
1. ANY AND ALL TRAFFIC CONTROL SHALL BE CONSIDERED INCIDENTAL. NO ADDITIONAL COMPENSATION WILL BE GIVEN FOR TRAFFIC CONTROL MEASURES.
2. IF LANE CLOSURES ARE NECESSARY, CONTRACTOR SHALL PROVIDE FLAGGERS OR TEMPORARY SIGNALS ON BOTH ENDS OF LANE CLOSURE IN ACCORDANCE WITH SUDAS.

WETLAND NOTES:
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ENGINEERING ON 1/25/2026. SEE SITE SURVEY PROVIDED AS PART OF THIS SET OF PLANS FOR EXISTING SITE CONDITIONS AND BOUNDARY INFORMATION.

EARTHWORK BALANCE NOTES:
1. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
2. CONTRACTOR RESPONSIBLE FOR MAKING THE SITE EARTHWORK BALANCE.
3. THIS INCLUDES BUT IS NOT LIMITED TO TOPSOIL, POOR SOILS AND STRUCTURAL FILL NECESSARY TO MEET PROJECT PLANS AND SPECIFICATIONS.

SECURITY NOTES:
1. CONTRACTOR RESPONSIBLE FOR SECURITY OF THE SITE.
2. TEMPORARY FENCES OR ANY OTHER SECURITY MEASURES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. NO SECURITY MEASURES WILL BE ELIGIBLE FOR A CHANGE ORDER AND MUST BE INCLUDED IN THE BASE BID.

SWPPP NOTES:
1. STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED BY BISHOP ENGINEERING. CONTACT JAMES RODEMYER (515-276-0467) FOR A COPY OF THE SWPPP.
2. NPDES PERMIT AUTHORIZATION NUMBER: TBD
3. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.

SOILS REPORT:
1. REFERENCE SOILS REPORT FOR ADDITIONAL SOILS INFORMATION INCLUDING BUT NOT LIMITED TO SUBGRADE INFORMATION, FOOTING DESIGN, AND ANY POSSIBLE OVER EXCAVATION DUE TO POOR SOILS. PAVEMENT SECTIONS ON THE PLANS GOVERN OVER PAVEMENT THICKNESS IN THE SOILS REPORT.

SPECIFICATIONS NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, THE 2026 SUDAS SPECIFICATIONS AND ANY CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
2. FOR ANY DISCREPANCIES BETWEEN THE PROJECT SPECIFICATIONS AND 2026 SUDAS SPECIFICATIONS, THE PROJECT SPECIFICATIONS SHALL GOVERN UNLESS DIRECTED OTHERWISE BY THE CITY OF GRIMES OR THE PROJECT ENGINEER.
3. FOR ALL SPECIFICATION DISCREPANCIES, PROJECT ENGINEER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH CONSTRUCTION. IF ENGINEER IS NOT CONTACTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PROBLEMS THAT RESULT FROM SAID DISCREPANCIES.

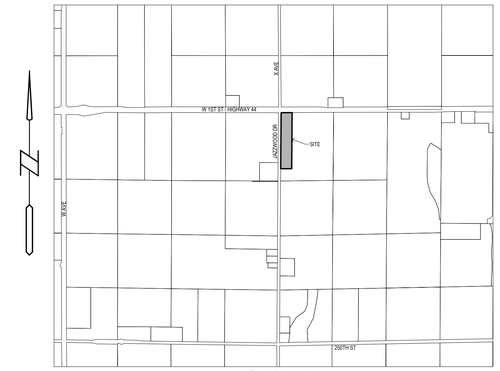
REQUIRED AS-BUILTS:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF AS-BUILT TOPO OF ALL DETENTION PONDS & DETENTION POND STORM SEWER AND PUBLIC IMPROVEMENTS. IF ANYTHING HAS BEEN CONSTRUCTED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED. ****CONTRACTOR SHALL PERFORM POND AS-BUILTS AFTER TOPSOIL RESPREAD AND BEFORE SEEDING HAS TAKEN PLACE****

AFTER DETENTION BASINS HAVE BEEN AS-BUILT AND APPROVED, BISHOP ENGINEERING SHALL PROVIDE A SIGNED CERTIFICATION STATEMENT TO THE CITY INDICATING THAT FACILITIES WERE CONSTRUCTED AS DESIGNED.

FINISHED FLOOR ELEVATION NOTES:
1. PER THE SITE SURVEY, THERE ARE SLIGHT VARIATIONS IN FINISHED FLOOR ELEVATIONS IN THE AREA OF THE BUILDING ADDITION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL FINISHED FLOOR ELEVATIONS AT THE BUILDING AND ADJUSTING AS NECESSARY TO MATCH EXISTING ELEVATIONS.

CITY OF GRIMES STANDARD NOTES:
1. GENERAL NOTES:
   - A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
   - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, SIGNING, AND RETURNING THE PRECONSTRUCTION PACKET TO THE DEVELOPMENT SERVICES DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
   - C. ALL PERMITS (IDNR, NPDES, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
   - D. PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS (AS-BUILTS) OF ALL IMPROVEMENTS AND EASEMENTS AS PER CITY COMMERCIAL AS-BUILT POLICY.
   - E. THE RECORD DRAWINGS SHOULD INCLUDE A CERTIFIED GRADING SHEET AND AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES ON SITE WITH A CERTIFICATION STATEMENT SIGNED BY THE DESIGN ENGINEER INDICATING THAT THE FACILITIES WERE CONSTRUCTED AS DESIGNED.
   - F. RECORD DRAWINGS TO INCLUDE ONE ELECTRONIC FILE IN .DWG AND .PDF FILE EXTENSIONS.
   - G. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT SANITARY, WATER, SUMP. MARK THE ENDS OF SERVICES WITH A STEEL FENCE POST AND PAINT GREEN FOR SANITARY, BLUE FOR WATER, AND WHITE FOR STORM. MARK THE ENDS OF SANITARY AND SUMP WITH A 2 X 4 FROM END OF PIPE TO 2' ABOVE GRADE. **NOT APPLICABLE TO THIS PROJECT**
   - H. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT.
   - I. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
   - J. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS (UTILITY, PAVING, SUBGRADE) WITH AN ITEMIZED COST BREAKDOWN. **NOT APPLICABLE TO THIS PROJECT**
   - K. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL NEWLY CONSTRUCTED PUBLIC AND PRIVATE UTILITIES ASSOCIATED WITH THE PROJECT AT THEIR EXPENSE UNTIL THE CITY ACCEPTS THE PROJECT THROUGH THE GRIMES CITY COUNCIL.
2. SANITARY SEWER NOTES:
   - A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL REMOVE THE PLUG FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
   - B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
   - C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
   - D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
   - E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
   - F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B PCC W/ADJUSTING MECHANISM.
   - G. SANITARY SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
3. WATER MAIN NOTES:
   - A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2' BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
   - B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
   - C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
   - D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
   - E. WATER SERVICE SHALL BE 1-INCH MINIMUM TYPE K COPPER.
   - F. THE CITY OF GRIMES SHALL DO THE FILLING OF THE WATER MAIN.
   - G. NEW WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE CONTRACTOR. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE CONTRACTOR AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DIVISION. ALL TESTS AND SAMPLING TO BE WITNESSED BY THE CITY ENGINEERING DIVISION. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
   - H. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.
   - I. ALL DEAD-END WATER MAINS TO HAVE TEMPORARY BLOWOFF HYDRANTS.
4. STORM SEWER NOTES:
   - A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
   - B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL STORM SEWERS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC UNLESS OTHERWISE DIRECTED.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES AND INCLUDE ON RECORD DRAWINGS.
   - D. PUBLIC STORM SEWER CLEANING & TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. RUN SUFFICIENT DYED WATER THROUGH PIPE PRIOR TO TELEVISING. PROVIDE THE VIDEO AND INSPECTION REPORT TO THE CITY ENGINEERING DIVISION.
   - E. USE O RING GASKETS ON STORM SEWERS CROSSING UNDER WATERMAIN PER IDNR REQUIREMENT.

CONSTRUCTION SCHEDULE:
ESTIMATED START DATE	SEPTEMBER 1, 2026
ESTIMATED COMPLETION DATE	NOVEMBER 1, 2027



VICINITY MAP
SCALE: 1" = 1,500'

LEGEND

SAN — SANITARY SEWER	ELECTRIC VAULT
ST — STORM SEWER	TRANSFORMER POLE
W — WATER LINE	TRANSFORMER POLE
G — GAS LINE	LIGHT POLE
U/E — UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
O/E — OVERHEAD ELECTRIC	ELECTRIC PANEL
TELE — TELEPHONE LINE	TRANSFORMER
F/O — FIBER OPTIC	GROUND LIGHT
CATV — CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DENOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8"

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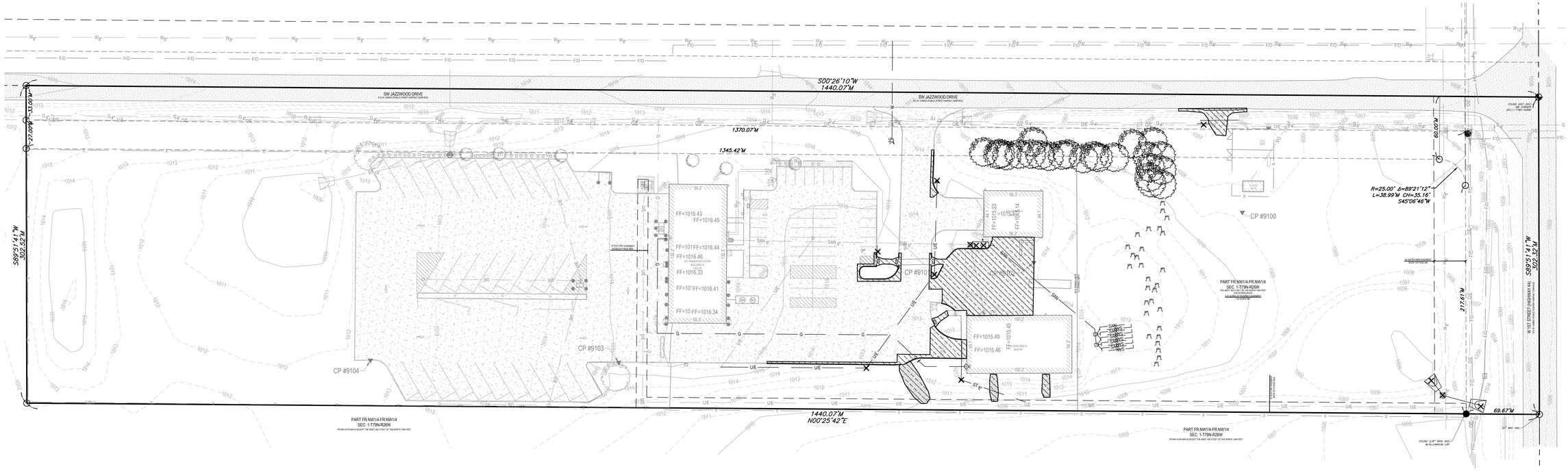
DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS FOR THE REMOVAL AND DISPOSAL OF THE EXISTING SEPTIC TANKS, PUMPS AND LATERALS.



GRAPHIC SCALE
40 0 20 40 80

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Key Plan

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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
OVERALL DEMO PLAN

Sheet Number
C100

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SW JAZZWOOD DRIVE
R.O.W. VARIES (PUBLIC STREET-ASPHALT SURFACE)

S00°26'10"W
1440.07'M

FIELD VERIFY EXACT LOCATION & REMOVE EX WATER SERVICE AT MAIN PER XENIA REQUIREMENTS. WORK SHALL BE DONE AFTER CROPS AT OUR AND BEFORE PLANTING

ABANDON EX WATER SERVICE IN PLACE

APPROX. LOCATION PER XENIA MAPS

APPROX. LOCATION PER LUMEN MAPS

EX GRAVEL DRIVEWAY

EX 15" RCP FES FL=1010.28

EX STOP AHEAD SIGN

EX GAS LINE WARNING POST

EX 15" RCP FES FL=1009.15

APPROX. LOCATION PER BLACK HILLS MAPS

REMOVE EX YARD HYDRANT

APPROX. LOCATION PER OLD PLANS

4" TREE

SAWCUT & REMOVE EX PAVEMENT

REMOVE EX LIGHT POLE & ELECTRIC LINE (REF ELEC)

2.5'

45.11'

OWNER TO REMOVE ALL EX TREES & STUMPS PRIOR TO CONSTRUCTION, TYP

30" TREE, 30" TREE, 12" TREE, 15" TREE, 10" TREE, 24" TREE, 24" TREE, 18" TREE, 24" TREE, 24" TREE, 18" TREE, 30" TREE, 18" TREE, 18" TREE, 24" TREE

OWNER TO REMOVE ALL EX TREES & STUMPS PRIOR TO CONSTRUCTION, TYP

15" TREE, 12" TREE, 24" TREE, 48" TREE, 30" TREE, 36" TREE, 10" TREE, 10" TREE, 8" TREE, 10" TREE

REMOVE EX CMP CULVERT

SAWCUT EX ASPHALT 6" MIN TO CREATE CLEAN EDGE

EX 15" CMP FL=1005.43

EX ADDRESS SIGN RELOCATE ON SITE

EX GRAVEL

REMOVE EX GRAVEL

EX 15" CMP FL=1005.38

EX GATE

EX PROPANE TANK

EX 6' CHAINLINK FENCE

EX BLDG 200 SF

CONTRACTOR TO FIELD VERIFY EXISTING FIBER LINES COMING INTO AND OUT OF BUILDING AND PROTECT IN PLACE

PROTECT EX FENCE
DO NOT DISTURB INSIDE FENCE

CP #9100

R=25.00' Δ=89°21'12"
L=38.99'M CH=35.16'
S45°06'46"W

APPROX. LOCATION PER XENIA MAPS

APPROX. LOCATION PER BLACK HILLS MAPS

TBM: BURY BOLT ELEV=1008.04

FOUND IDOT DISC NW CORNER SEC, 1-T79N-R26W

60.00'M

EX GAS LINE WARNING POST

EX STOP SIGN

EX WATER LINE WARNING POST

EX CABLE LINE WARNING POST

EX FIBER LINE WARNING POST

APPROX. LOCATION PER SEGRA MAP

APPROX. LOCATION PER XENIA MAPS

APPROX. LOCATION PER SEGRA MAP

APPROX. LOCATION PER AUREON MAPS

30' WATER MAIN EASEMENT BOOK 720 PAGE 584

217.61'M

S89°51'41"W
302.32'M

W 1ST STREET (HIGHWAY 44)
R.O.W. VARIES (PUBLIC HIGHWAY-ASPHALT SURFACE)

EX GRAVEL SHOULDER

REMOVE EX RIP RAP

REMOVE EX SLOT DRAIN & STORM SEWER

EX BUILDING B
5525 SF

FF=1015.49

FF=1015.46

PROTECT EX SIDEWALK & HANDRAIL

EX HANDRAIL

EX SLOT DRAIN

SAWCUT & REMOVE EX PAVEMENT

31.24'

123.77'

ABANDON EX GAS IN PLACE

APPROX. LOCATION PER OLD PLANS

REMOVE EX GAS & METER

CAP EX GAS

REMOVE EX RIP RAP, TYP

REMOVE EX STORM CLEANOUT

REMOVE CLEANOUT & PROTECT INLET PIPES

PROTECT EX SANITARY SEWER

REMOVE EX SEPTIC TANK PUMP & CONTROLS

REMOVE EX CONCRETE BLOCK WALLS

SANDBLAST & REMOVE EX STRIPING

REMOVE EX H.C. SIGN

SAWCUT & REMOVE EX PAVEMENT

15.86'

16.56'

41.3'

26.99'

CP #9101

CP #9102

EX DETECTABLE WARNING (TYP)

SAWCUT & REMOVE EX PAVEMENT

FIELD VERIFY LOCATION & REMOVE EX 2" WATER SERVICE

REMOVE EX CONCRETE

REMOVE EX SHIPPING CONTAINER

M1-A ZONING LIMITS
C2 ZONING LIMITS

CONTRACTOR SHALL REMOVE ALL ROOTS AND RECOMPACT AS REQUIRED UNDER THE BUILDING SLAB

REMOVE APPROX. LOCATION 1.5" SEPTIC FORCE MAIN

APPROX. LOCATION OF SEPTIC LATERALS PER OLD PLANS

APPROX. LOCATION OF SEPTIC D-BOXES

REMOVE EX SEPTIC TANK AND FIELDS PER ALL DNR REQUIREMENTS

EX 15" STUMP, EX 24" STUMP, EX 10" STUMP, EX 10" STUMP, EX 10" STUMP, EX 12" STUMP, EX 24" STUMP, EX 18" STUMP, EX 6" STUMP, EX 8" STUMP, EX 12" STUMP, EX 30" STUMP, EX 6" STUMP, EX 15" STUMP, EX 15" STUMP, EX 8" STUMP, EX 15" STUMP, EX 10" STUMP, EX 15" STUMP, EX 15" STUMP, EX 12" STUMP, EX 12" STUMP, EX 24" STUMP, EX 12" STUMP, EX 15" STUMP, EX 10" STUMP, EX 24" STUMP

OWNER TO REMOVE ALL EX STUMPS PRIOR TO CONSTRUCTION, TYP

OWNER TO REMOVE ALL EX STUMPS PRIOR TO CONSTRUCTION, TYP

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
THE WEST 302.5 FEET OF THE NORTH 1440 FEET
9.99 ACRES GROSS
2.37 ACRES OF ROADWAY EASEMENT
7.62 ACRES NET

PART FR.NW1/4-FR.NW1/4
SEC. 1-T79N-R26W
FR.NW1/4-FR.NW1/4 EXCEPT THE WEST 302.5 FEET OF THE NORTH 1440 FEET

1440.07'M
N00°25'42"E

FIELD VERIFY LOCATION & REMOVE EX STORM SEWER

50' ELECTRIC EASEMENT BOOK 2015 PAGE 8004

REMOVE EX STORM SEWER

REMOVE EX 15" RCP FES FL=1003.84

REMOVE EX 15" RCP FES FL=1003.25

69.67'M

REMOVE EX STORM MH W/ RESTRICTOR PLATE RIM=1007.76 FLIN 15"RCP=1003.66 WATER LINE=1002.96 BTM STRUCT=1001.21 **FULL OF WATER**

FOUND 5/8" IRON ROD W/ALLUMINUM CAP

SET MAG NAIL

EX 4' WIRE FENCE

GRAPHIC SCALE
20 0 10 20 40

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Revision	Description	Date

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DEMO PLAN

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C101

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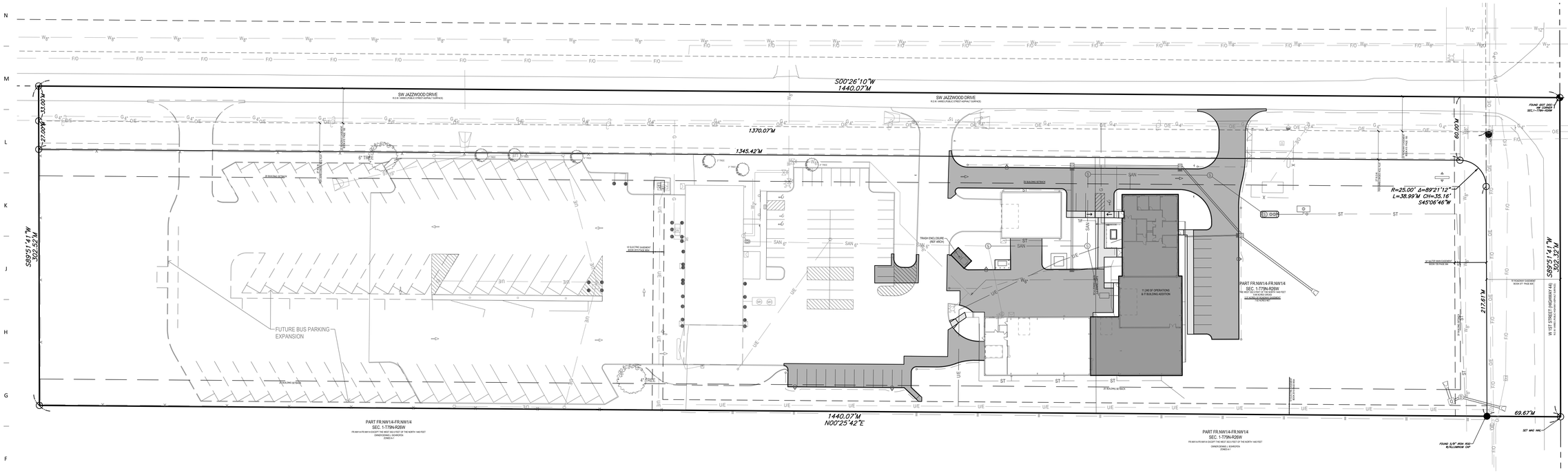

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Sheet Issue Date
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OVERALL LAYOUT PLAN

Sheet Number
C200

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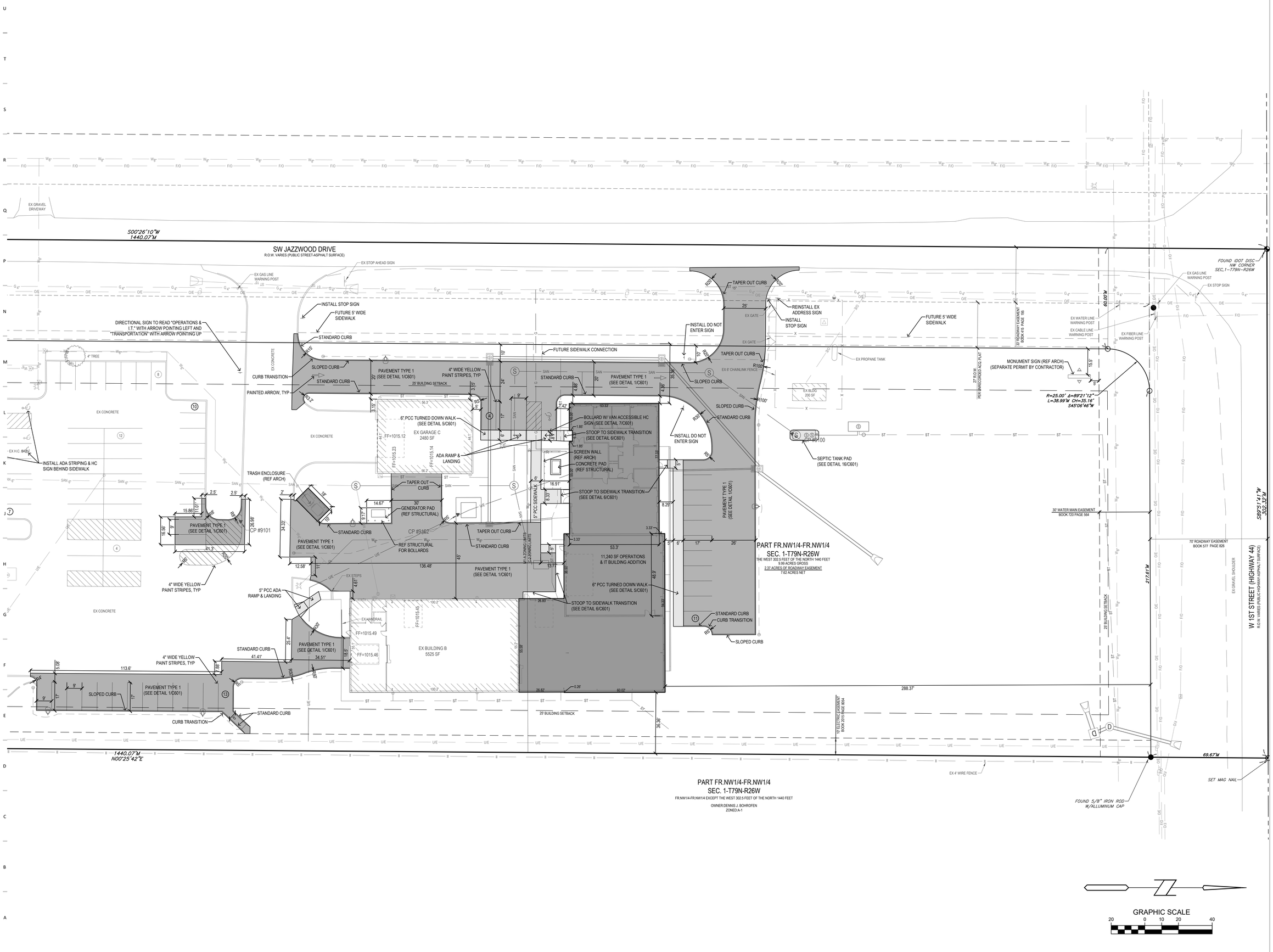

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LAYOUT PLAN

Sheet Number
C201

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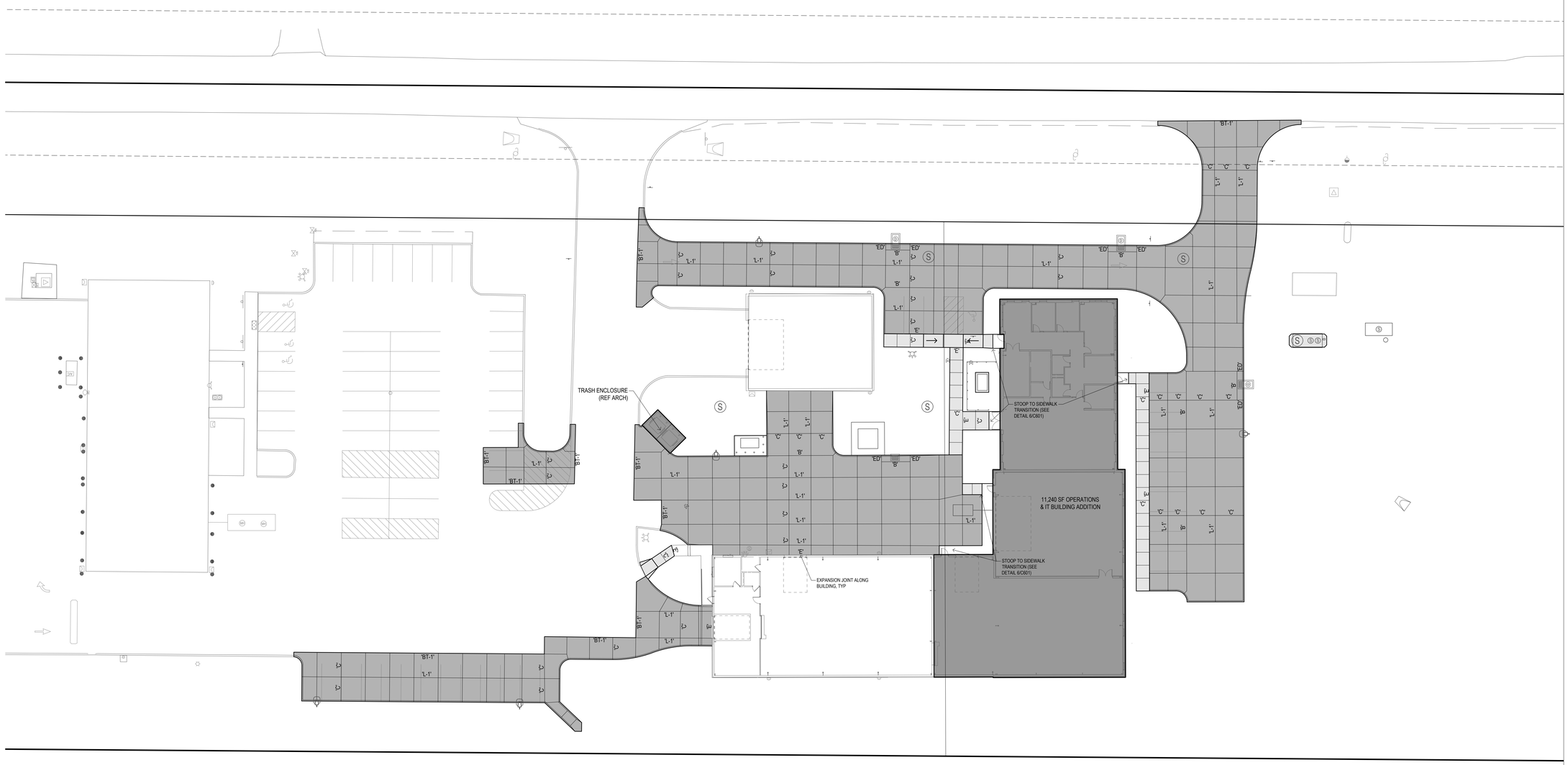

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JOINTING PLAN

Sheet Number
C202

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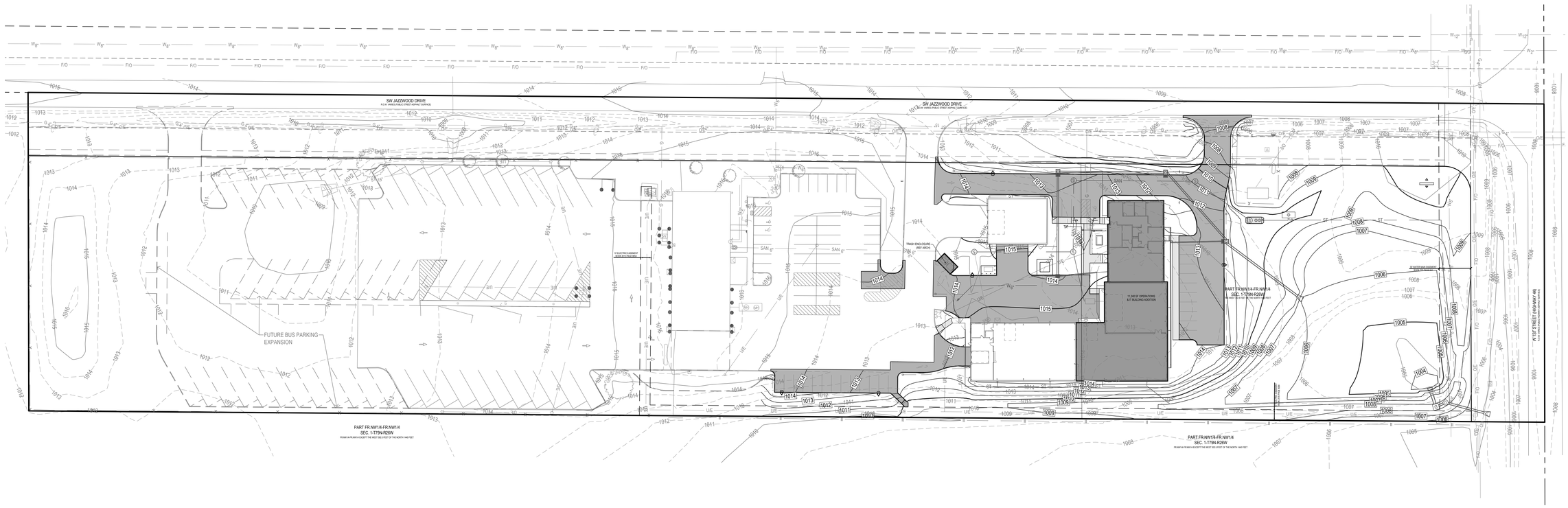
TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 6" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS: FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.



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OVERALL GRADING PLAN

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C300

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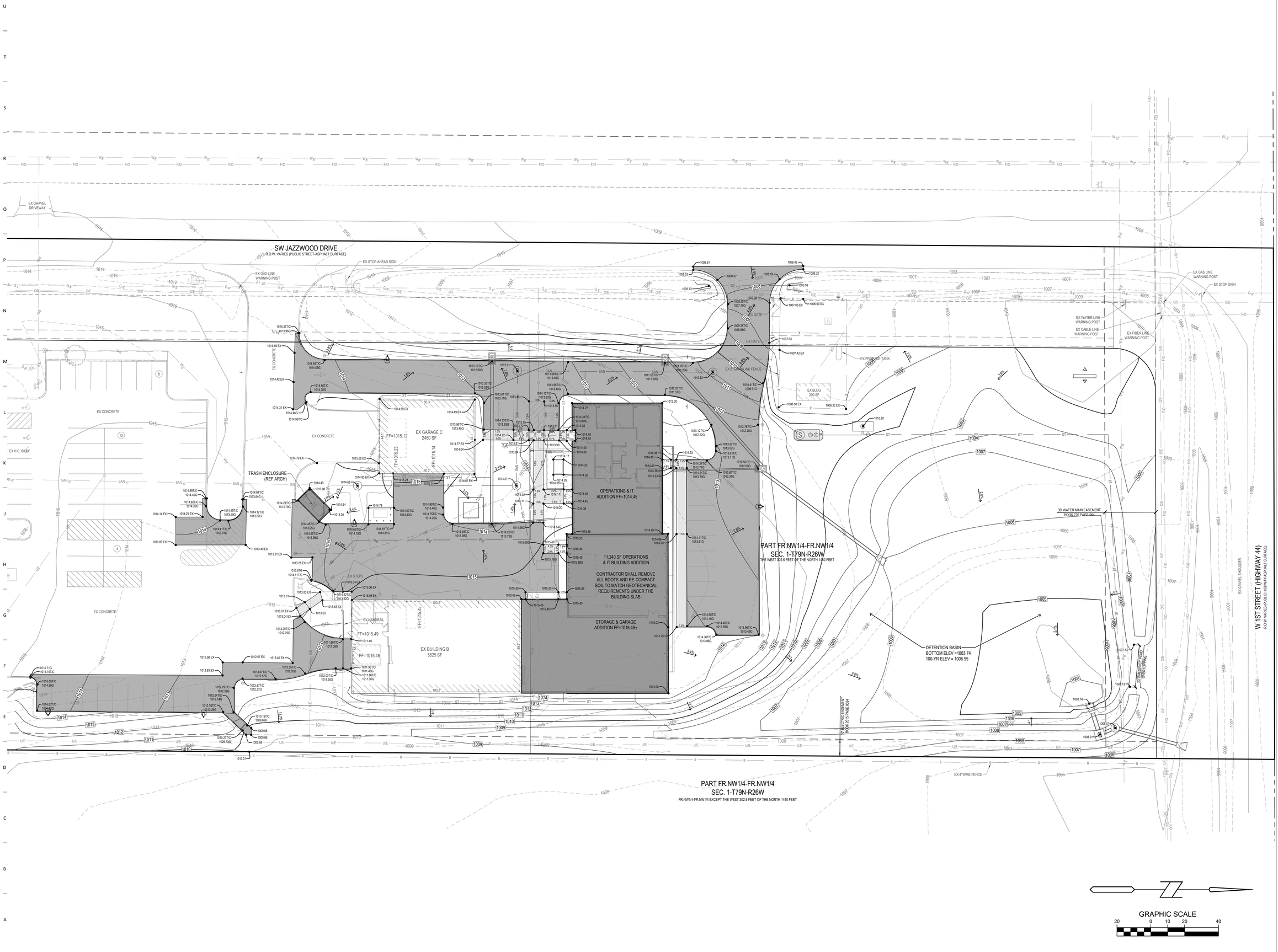

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Sheet Issue Date
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Sheet Name
GRADING PLAN

Sheet Number
C301

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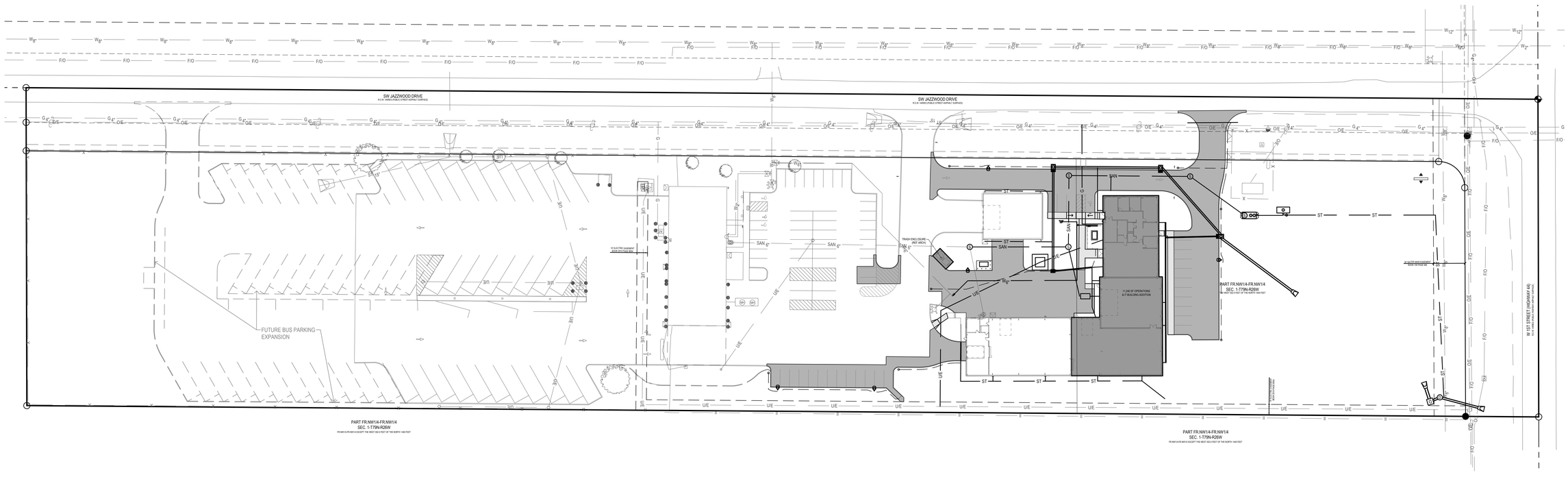
UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL NECESSARY PERMITS FOR THE INSTALLATION OF THE SEPTIC SYSTEM AND COCO FILTER. INSTALLER SHALL BE CERTIFIED BY THE DALLAS COUNTY BOARD OF HEALTH.



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Revison	Description	Date

OPN Project No.
25841000

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OVERALL UTILITY PLAN

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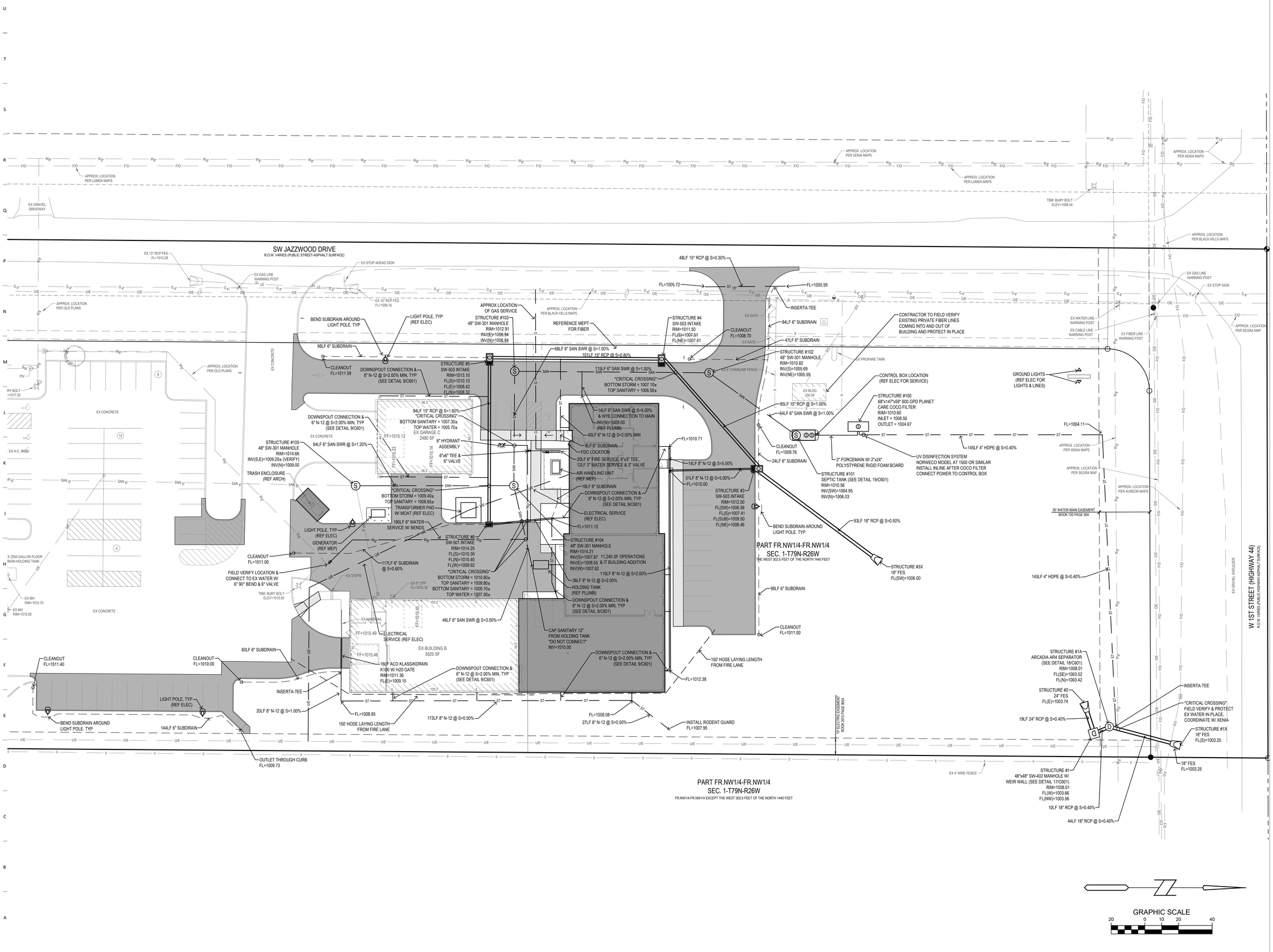

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Sheet Issue Date
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Sheet Name
UTILITY PLAN

Sheet Number
C401

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LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE BASED ON CURRENT ACCEPTED NURSERY STANDARDS. TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED USING THE 3 STAKE AND GUYING METHOD. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
14. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF WASHED RIVER ROCK, FREE OF DEBRIS (1" - 1.5" NOMINAL SIZE).
15. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH/ROCK IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

SEE COVER SHEET FOR ADDITIONAL CALCULATIONS AND PROJECT SITE INFORMATION

FRONT PROPERTY IS LOCATED IN THE 12-11-2 TRANSPORTATION CORRIDOR MIXED-USE DEVELOPMENT OVERLAY DISTRICT

PROPERTY IS ZONED M1-A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT AND C-2 GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT

LANDSCAPE SCREENING
PROPERTY IS NOT ADJACENT TO RESIDENTIAL ZONED PROPERTIES - NO STREET TREES ARE REQUIRED ALONG W. 1ST STREET / HIGHWAY 44

STREET TREE REQUIREMENTS
1 TREE PER 40LF ALONG JAZZWOOD AND 1 SHRUB PER 10 LF BETWEEN STREET TREES (NORTH ZONING OVERLAY AREA ONLY)
345 - 40 / 40LF = 7.6 = 8 TREES REQUIRED = 8 TREES PROVIDED (0 EXISTING TREES, EXISTING TREES RESIDE IN THE ROW)
345 - 40 / 10 LF = 30.5 = 31 SHRUBS REQUIRED = 51 SHRUBS PROVIDED

PARKING PERIMETER REQUIREMENTS
1 TREE PER 50 LF REQUIRED
TOTAL LENGTH OF PARKING PERIMETER ADJACENT TO SW JAZZWOOD DRIVE 241 LF
173.7 / 50 LF = 3.4 = 4 TREES REQUIRED ALONG PARKING; 3 TREES PROVIDED WITH 1 EXISTING TREE WITH A CONTINUOUS ROW OF SHRUBS
3 EXSTING SHRUBS REMOVED FOR UTILITY INSTALLATION, 3 SHRUBS REPLACED SAME AREA

INTERIOR PARKING LOT REQUIREMENTS
ADDITIONAL PARKING STALLS ADDED: 1 ISLAND FOR FIRST 50 STALLS, ADDITIONAL FOR EVERY 25 STALLS.
LANDSCAPE ISLANDS ADDED TO ADDITIONAL PARKING LOT AREA
TREES PROVIDED IN ALL NEW PARKING LOT ISLANDS

BUILDING FOUNDATION PLANTINGS
FOUNDATION PLANTINGS ARE REQUIRED AND PROVIDED ALONG THE FACADE OF THE BUILDING ADDITION WHERE SIDEWALKS AND PAVEMENT ARE NOT PROPOSED.

LEGEND

SEED: MIX TO BE TUFF TURF MIXTURE BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

ROCK MAINTENANCE AREA: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND 4" THICK LAYER OF RIVER ROCK, FREE OF ALL DEBRIS (1"= 1.5" EGG SHAPE NOMINAL SIZE).

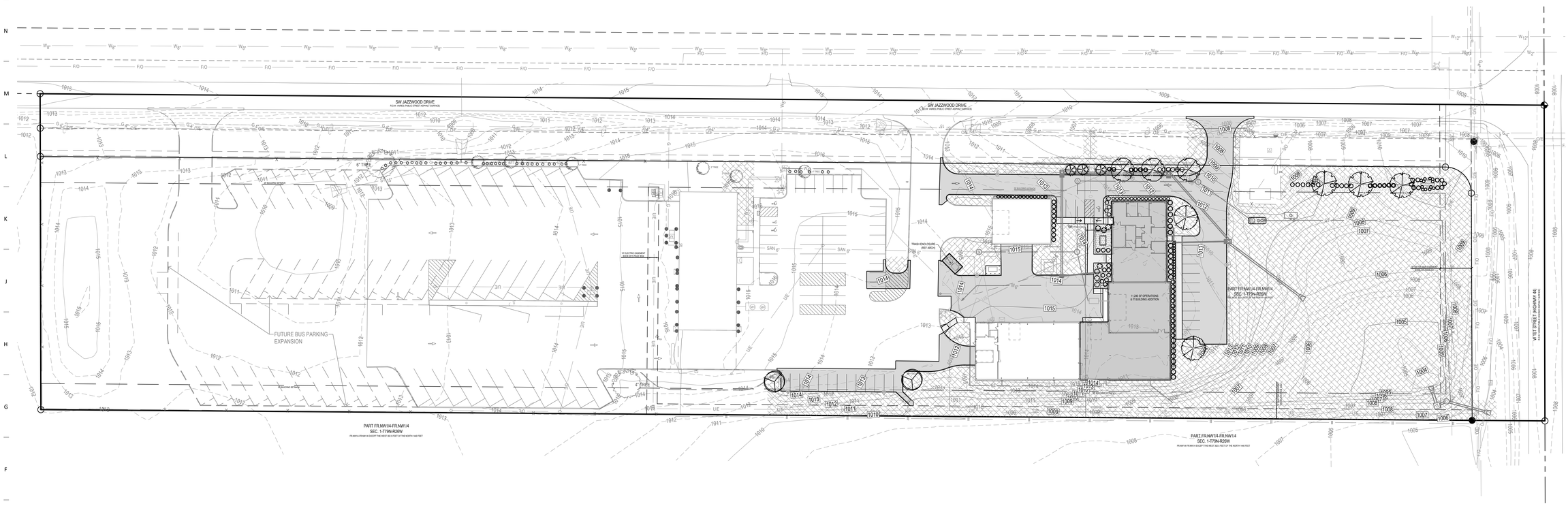
PLANTING BED: INCORPORATE TYPAR 3301 NONWOVEN LANDSCAPE FABRIC (OR SIMILAR) AND SHREDDED HARDWOOD MULCH BED, NATURAL IN COLOR, FREE OF DEBRIS AT 4" DEPTH WITH GRANULAR WEED PREVENTER

ALL EDGING IS TO BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL UNLESS OTHERWISE APPROVED. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK MAINTENANCE AREAS.

GROUND COVER QUANTITIES:

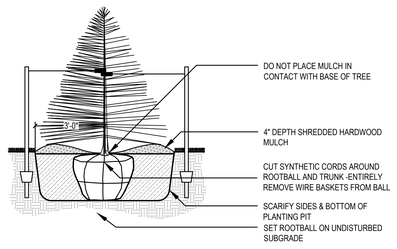
PERMANENT SEEDING	3.0 ACRES
MULCH	4000 SF
ROCK	2800 SF

*NOTE: QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE GROUND COVER AS NECESSARY TO MEET SITE CONDITIONS AND ADJUST PER ACTUAL DISTURBED AREA

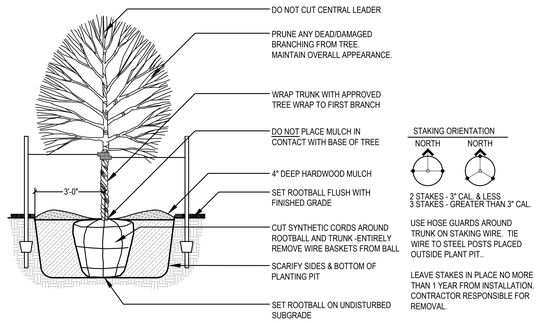


PLANT SCHEDULE

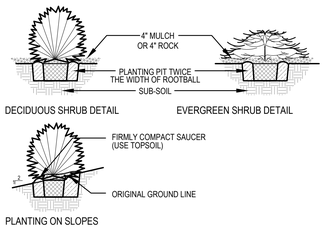
CODE	QTY	BOTANICAL / COMMON NAME	PLANTING SIZE	CONTAINER	REMARKS
DECIDUOUS TREES					
GM	3	Gymnocladus dioicus 'J.C. McDaniel' / Prairie Titan® Kentucky Coffeetree	2" Cal.	B&B	
NW	2	Nyssa sylvatica 'Wildfire' / Wildfire Tupelo	2" Cal.	B&B	
QX	2	Quercus x 'QRSW18' / Streetwise® Red Oak	2" Cal.	B&B	
TB	3	Tilia americana 'Boulevard' / Boulevard American Linden	2" Cal.	B&B	
EVERGREEN TREES					
PS	3	Pinus sylvestris / Scotch Pine	5` Ht.	B&B	
SHRUBS					
CF	12	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	2` Ht.	3 Gal. Pot	
FT	11	Forsythia x intermedia 'Minforb' / Show Off® Starlet Forsythia	2` Ht.	3 Gal. Pot	
PL	22	Physocarpus opulifolius 'Little Devil' / Little Devil™ Dwarf Ninebark	2` Ht.	3 Gal. Pot	
RG	7	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	1` Ht.	3 Gal. Pot	
ST	31	Spiraea betulifolia "Tor" / White Frost™ Birchleaf Spirea	2.5` Ht.	3 Gal. Pot	
TT	21	Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew	2.5` Ht.	3 Gal. Pot	
GRASSES					
CA	30	Calamagrostis x acutiflora / Feather Reed Grass	1.5` Ht.	3 Gal. Pot	
ST2	12	Sporobolus heterolepis 'Tara' / Tara Prairie Dropseed	6" HT	1 Gal Pot	
PERENNIALS					
HO	14	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	6" HT	1 Gal Pot	



EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE



SHRUB PLANTING (TYP)
SCALE: NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80

OPN ARCHITECTS
100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
www.opnarchitects.com

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Owner
DALLAS CENTER-GRIMES COMMUNITY SCHOOL DISTRICT
2405 W 1ST STREET, PO BOX 680
GRIMES, IA 50111

Project
OPERATIONS CAMPUS
255 SW JAZZWOOD DRIVE
GRIMES, IA 50111

Civil Engineer
Bishop Engineering
3501 104TH STREET
URBANDALE, IA 50322
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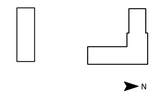
Structural Engineer
Raker Rhodes Engineering
4717 GRAND AVENUE
DES MOINES, IA 50312
P. 515-277-0275

M.E.P.T. Engineer
MODUS Engineering
130 E 3RD STREET, #300
DES MOINES, IA 50309
P. 515-251-7280

Key Plan



Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
OVERALL LANDSCAPE PLAN

Sheet Number
C500

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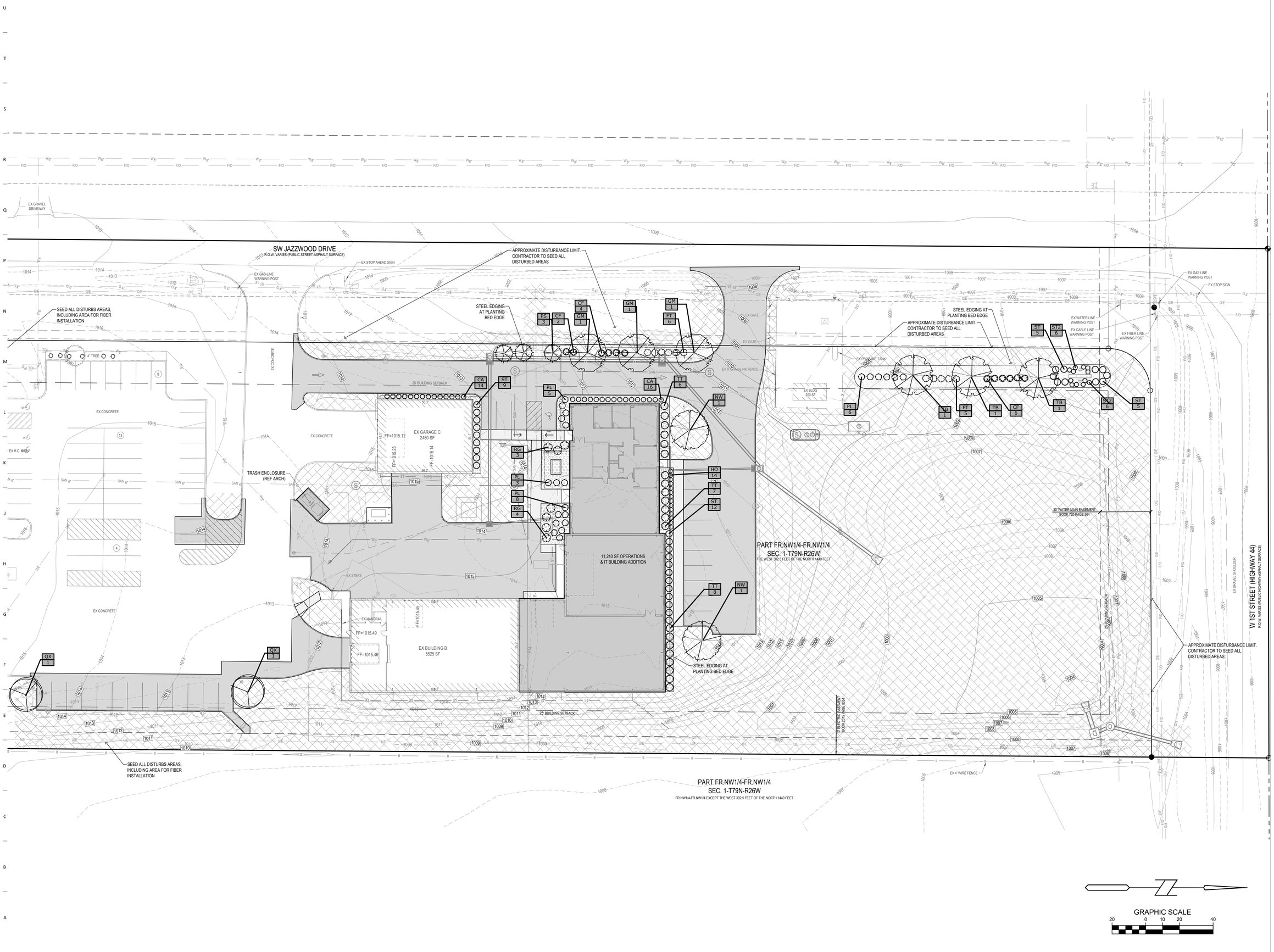

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MODUS Engineering
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Key Plan

N

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
LANDSCAPE PLAN

Sheet Number
C501

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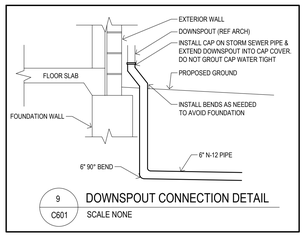
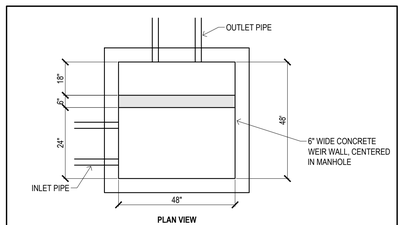
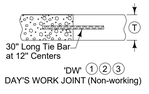


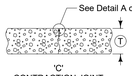
9 / C601 DOWNSPOUT CONNECTION DETAIL
SCALE NONE



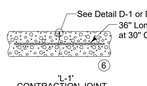
17 / C601 STRUCTURE #1 RESTRICTION PLATE DETAIL
SCALE NONE



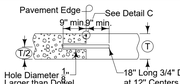
'DW' (1)(2)(3)
DAY'S WORK JOINT (Non-working)



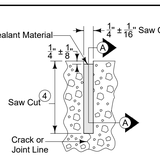
'C'
CONTRACTION JOINT



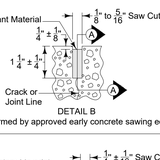
'L-1'
CONTRACTION JOINT



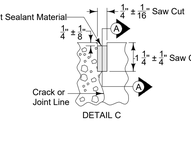
'RD'
ABUTTING PAVEMENT JOINT



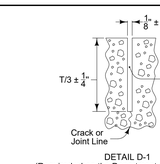
DETAIL A
(Saw cut formed by conventional concrete sawing equipment.)



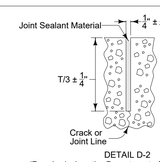
DETAIL B
(Saw cut formed by approved early concrete sawing equipment.)



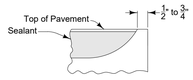
DETAIL C

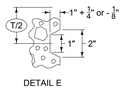


DETAIL D-1
(Required when the Department of Transportation is the Contracting Authority, or when specified in the contract documents.)



DETAIL D-2
(Required when the Department of Transportation is not the Contracting Authority, or when specified in the contract documents)

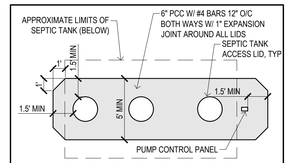




DETAIL E

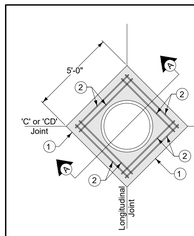
1. Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
2. Place bars within the limits shown under dowel assemblies.
3. 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.
4. Saw 'C' joint to a depth of T/3.
5. Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
6. The following joints are interchangeable, subject to the pouring sequence:
   'BT-1' and 'L-1'
7. Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

10 / C601 JOINTING DETAILS
SCALE NONE

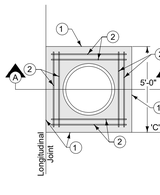


NOTES:
1. INSTALL 12" SUBGRADE PREPARATION UNDER PAD.
2. SLOPE PAD 1.5% AWAY FROM BUILDING, MATCH SEPTIC TANK ACCESS LID ELEVATIONS.
3. EDGE OF CONCRETE PAD SHALL BE FLUSH WITH PROPOSED GROUND.
4. EDGE OF CONCRETE PAD SHALL BE 18" MINIMUM FROM THE EDGE OF ACCESS LIDS & CONTROL PANEL.
5. ALL REINFORCEMENT SHALL BE EPOXY COATED.

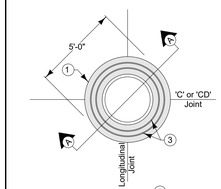
16 / C601 SETPTIC TANK PAD DETAIL
SCALE NONE



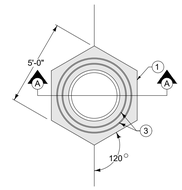
AT JOINT INTERSECTION



OFFSET AT JOINT INTERSECTION



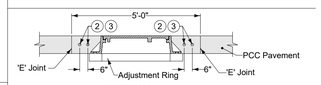
CIRCULAR



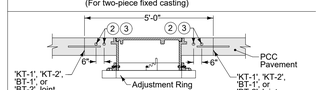
AT A SINGLE JOINT

Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Minimum 12 inches of concrete between outside of casting and nearest joint. Center casting within boxout area if possible.

1. 'KT-1', 'KT-2', 'BT-1', or 'BT-2' joint if three-piece floating casting (SW 601 Type B and D or SW-602 Type F) is used. 'E' joint if two-piece fixed casting (SW 601 Type A and C or SW-602 Type E) is used.
2. 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
3. #4 hoops (variable length). Place at mid-slab.
4. No boxout is required for three-piece floating castings (SW 601 Type B and D or SW-602 Type F). If a boxout is used with a three-piece casting, construct as detailed in Section A-A for three-piece floating casting.
5. If a circular boxout is cut and extracted after PCC construction, a 'B' joint may be substituted for the 'E' joint if approved by the Engineer.

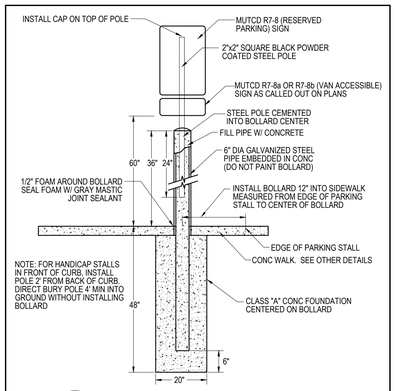


SECTION A-A
(For two-piece fixed casting)

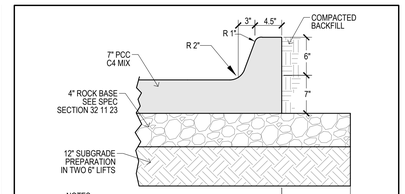


SECTION A-A
(For three-piece floating casting)

11 / C601 MANHOLE BOXOUTS IN PCC PAVEMENT
SCALE NONE

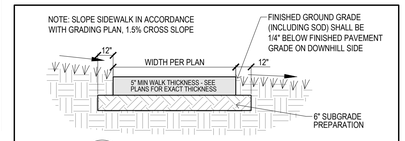


7 / C601 BOLLARD W/ PARKING SIGN DETAIL
SCALE NONE

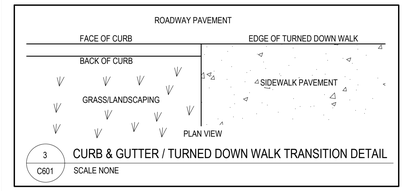


NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTERGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
4. M-4 MIX MAY BE USED INSTEAD OF C-4.

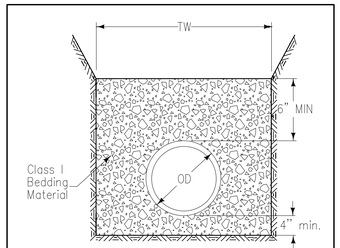
1 / C601 TYPE 1 PAVEMENT SECTION
SCALE NONE



2 / C601 SIDEWALK DETAIL
SCALE NONE



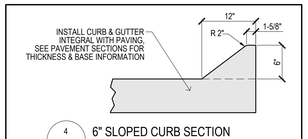
3 / C601 CURB & GUTTER / TURNED DOWN WALK TRANSITION DETAIL
SCALE NONE



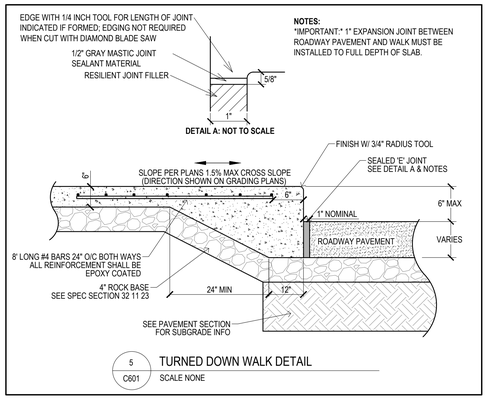
OD = Outside diameter of pipe

TW = Trench width at top of pipe:
Min. = OD+18 inches OR 1.25xOD+12"
(whichever is greater)

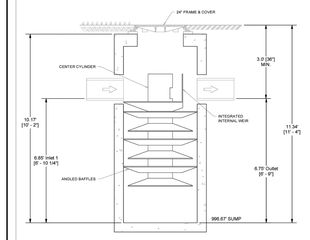
8 / C601 PVC & N-12 PIPE BEDDING
SCALE NONE



4 / C601 6" SLOPED CURB SECTION
SCALE NONE



5 / C601 TURNED DOWN WALK DETAIL
SCALE NONE



ARCADIA AR4

		NJDEP MAXIMUM TREATMENT RATE			STR-1A 1.66 CFS
BYPASS RATE		8.66 CFS		RIM ELEVATION	1008.00'
		DIAMETER	ANGLE	TYPE	INVERT
INLET	1	18"	146°	RCP	1003.92'
	2	-	-	-	-
	3	-	-	-	-
OUTLET		18"	0°	RCP	1003.42'
SUMP ELEVATION					996.67'

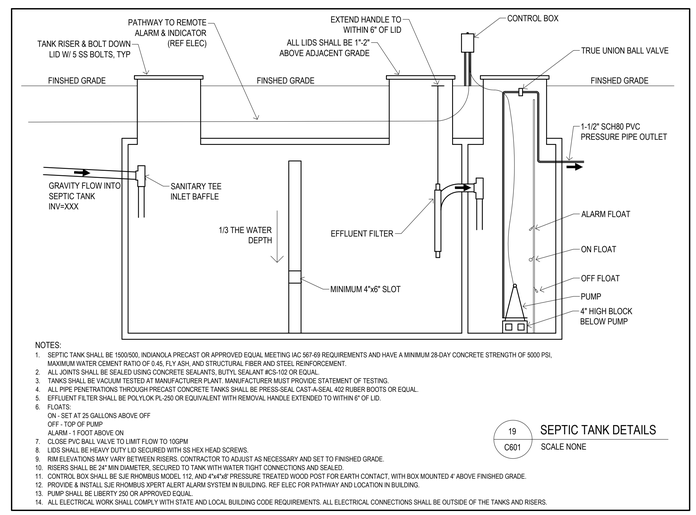
PRODUCT SPECIFICATIONS

THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
THE STORMWATER TREATMENT UNIT SHALL CONSIST OF A PRECAST CONCRETE VAULT, INTERNAL WEIR, AGGREGATE REMOVAL BASIS, BASO REMOVAL SHALL BE BASED ON FULL-SCALE THIRD-PARTY VERIFIED TESTING USING OK110 MEDIA GRADATION OR EQUIVALENT AND 200 MG/L INFLUENT CONCENTRATION. FULL SCALE TESTING SHALL HAVE ACHIEVED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.
THE ARCADIA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH D50=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION PER CURRENT NJDEP/NJCAT HDS PROTOCOL.

NOTES:
- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS.
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE.
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.

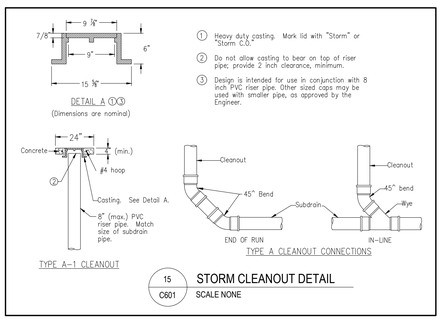
18 / C601 ARCADIA SEPARATOR DETAIL
SCALE NONE

Operations Campus
Grimes, IA
ARCADIA
Stormwater Separator
ADS
SHEET 1 OF 1



NOTES:
1. SEPTIC TANK SHALL BE 1500/500, INDIANOLA PRECAST OR APPROVED EQUAL MEETING IAC 567-69 REQUIREMENTS AND HAVE A MINIMUM 28-DAY CONCRETE STRENGTH OF 5000 PSI, MAXIMUM WATER CEMENT RATIO OF 0.45, FLY ASH, AND STRUCTURAL FIBER AND STEEL REINFORCEMENT.
2. ALL JOINTS SHALL BE SEALED USING CONCRETE SEALANTS, BUTYL SEALANT #CS-102 OR EQUAL.
3. TANKS SHALL BE VACUUM TESTED AT MANUFACTURER PLANT. MANUFACTURER MUST PROVIDE STATEMENT OF TESTING.
4. ALL PIPE PENETRATIONS THROUGH PRECAST CONCRETE TANKS SHALL BE PRESS-SEAL CAST-A-SEAL 402 RUBER BOOTS OR EQUAL.
5. EFFLUENT FILTER SHALL BE POLYLOK PL-250 OR EQUIVALENT WITH REMOVAL HANDLE EXTENDED TO WITHIN 6" OF LID.
6. FLOATS:
   ON - SET AT 25 GALLONS ABOVE OFF
   OFF - TOP OF PUMP
   ALARM - 1 FOOT ABOVE ON
7. CLOSE PVC BALL VALVE TO LIMIT FLOW TO 10GPM
8. LIDS SHALL BE HEAVY DUTY LID SECURED WITH SS HEX HEAD SCREWS.
9. RIM ELEVATIONS MAY VARY BETWEEN RISERS. CONTRACTOR TO ADJUST AS NECESSARY AND SET TO FINISHED GRADE.
10. RISERS SHALL BE 24" MIN DIAMETER, SECURED TO TANK WITH WATER TIGHT CONNECTIONS AND SEALED.
11. CONTROL BOX SHALL BE SJE RHOMBUS MODEL 112, AND 4"x4"x8' PRESSURE TREATED WOOD POST FOR EARTH CONTACT, WITH BOX MOUNTED 4' ABOVE FINISHED GRADE.
12. PROVIDE & INSTALL SJE RHOMBUS XPERT ALERT ALARM SYSTEM IN BUILDING. REF ELEC FOR PATHWAY AND LOCATION IN BUILDING.
13. PUMP SHALL BE LIBERTY 250 OR APPROVED EQUAL.
14. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODE REQUIREMENTS. ALL ELECTRICAL CONNECTIONS SHALL BE OUTSIDE OF THE TANKS AND RISERS.

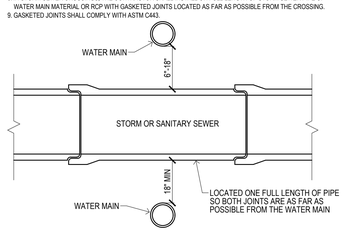
19 / C601 SEPTIC TANK DETAILS
SCALE NONE



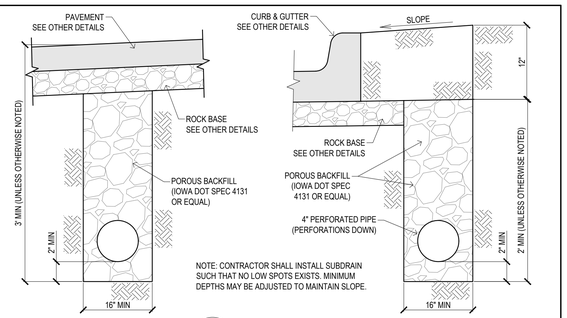
1. Heavy duty casting. Mark lid with "Storm" or "Storm C.O."
2. Do not allow casting to bear on top of riser pipe; provide 2 inch clearance, minimum.
3. Design is intended for use in conjunction with 8 inch PVC riser pipe. Other sized caps may be used with smaller pipe, as approved by the Engineer.

15 / C601 STORM CLEANOUT DETAIL
SCALE NONE

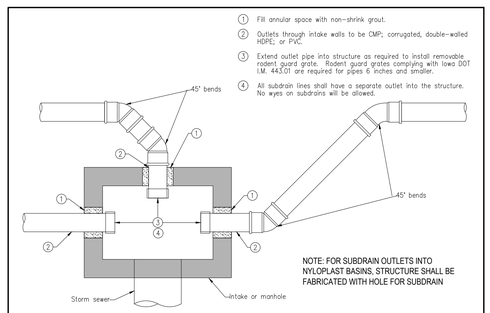
NOTES:
1. THIS DETAIL SHALL APPLY ANY TIME A STORM SEWER OR SANITARY SEWER CROSSES OVER OR LESS THAN 18 INCHES BELOW A WATER MAIN.
2. WHEN WATER MAIN CROSSES UNDER STORM OR SANITARY SEWER THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" OF SEPARATION.
3. STORM OR SANITARY SEWER MAY NOT BE PLACED CLOSER THAN 6' BELOW A WATER MAIN.
4. MAINTAIN THE MAXIMUM FEASIBLE SEPARATION IN ALL CASES.
5. SEWER AND WATER PIPES MUST BE ADEQUATELY SUPPORTED & HAVE WATERTIGHT JOINTS.
6. CONTRACTOR SHALL INSTALL LOW PERMEABILITY SOIL FOR BACKFILL MATERIAL WITHIN 10 FEET OF THE CROSSING.
7. IN SANITARY SEWER CROSSINGS, CONTRACTOR SHALL INSTALL ONE FULL LENGTH OF SANITARY SEWER OF WATER MAIN PIPE MATERIAL WITH WATERTIGHT JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
8. IN STORM SEWER CROSSINGS, THE CONTRACTOR SHALL INSTALL ON FULL LENGTH OF STORM SEWER PIPE OF WATER MAIN MATERIAL OR RCP WITH GASKETED JOINTS LOCATED AS FAR AS POSSIBLE FROM THE CROSSING.
9. GASKETED JOINTS SHALL COMPLY WITH ASTM C443.



14 / C601 WATER MAIN & STORM OR SANITARY SEWER CROSSING DETAIL
SCALE NONE



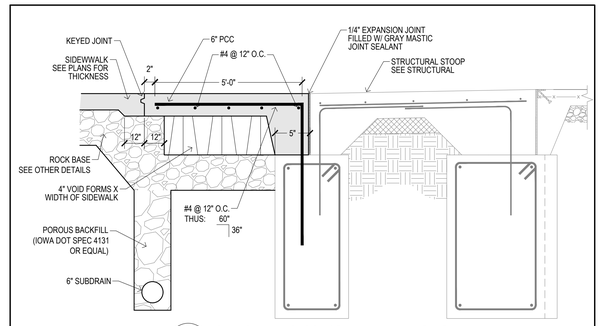
12 / C601 SUBDRAIN DETAILS
SCALE NONE



1. Fill annular space with non-shrink grout.
2. Outlets through intake walls to be CMP; corrugated, double-walled HDPE; or PVC.
3. Extend outlet pipe into structure as required to install removable rodent guard grate. Rodent guard grates complying with Iowa DOT I.M. 443.01 are required for pipes 6 inches and smaller.
4. All subdrain lines shall have a separate outlet into the structure. No wyes on subdrains will be allowed.

NOTE: FOR SUBDRAIN OUTLETS INTO NYLOPLAST BASINS, STRUCTURE SHALL BE FABRICATED WITH HOLE FOR SUBDRAIN

13 / C601 SUBDRAIN OUTLET INTO CONCRETE STRUCTURES DETAIL
SCALE NONE



6 / C601 STRUCTURAL STOOP / SIDEWALK TRANSITION DETAIL
SCALE NONE

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M.E.P.T. Engineer
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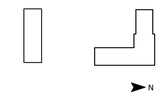
Key Plan



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Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
DETAILS SHEET

Sheet Number
C601

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EROSION CONTROL QUANTITIES:

DISTURBED AREA	3.0 ACRES (NPDES PERMIT IS REQUIRED)
SILT FENCE	2,300 LF
INLET PROTECTION	5 EA
SUDAS TYPE 2.D RECP	8,200 SY
FLEXAMAT	640 LF
CONSTRUCTION ENTRANCE	1 EA
CONCRETE WASHOUT	1 EA
PERMANENT SEEDING	2.0 ACRES

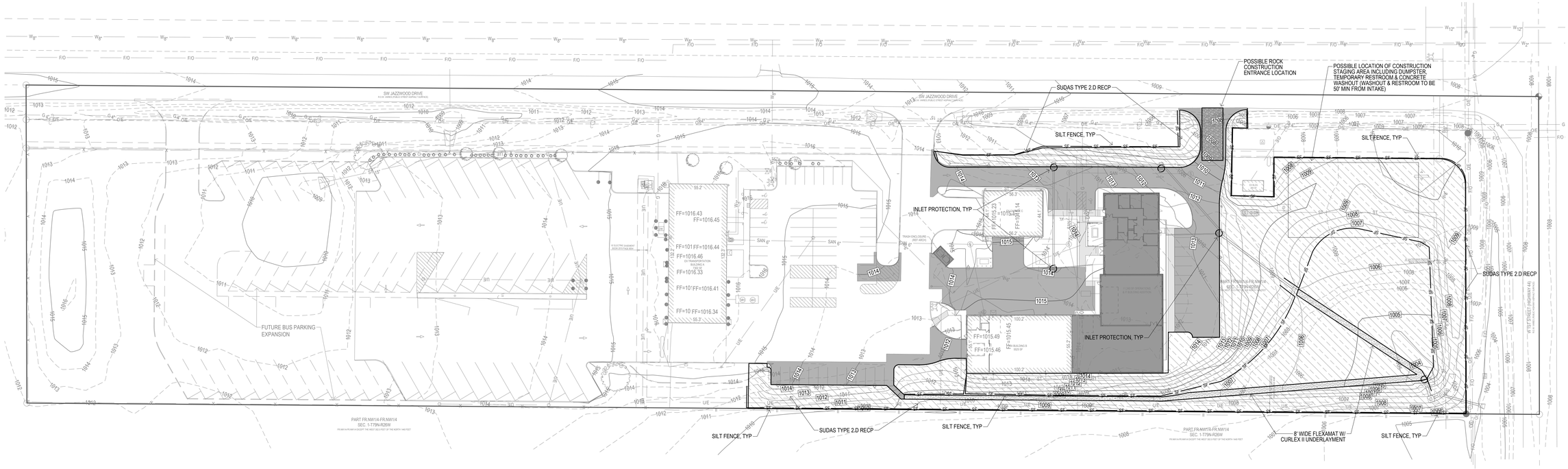
SEE LANDSCAPE PLAN FOR SEEDING/SOD TYPES & LOCATIONS
TEMPORARY SEEDING (SUDAS TYPE 4) AS NECESSARY
*NOTE: EROSION CONTROL QUANTITIES ARE PROVIDED FOR CITY REQUIREMENT ONLY AND ARE A ROUGH ESTIMATE. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO MEET SITE CONDITIONS.

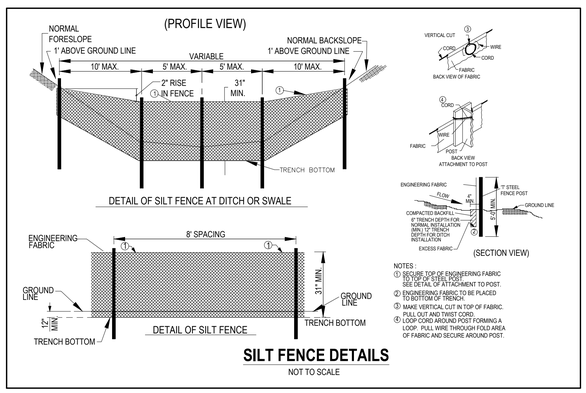
EROSION CONTROL NOTES:

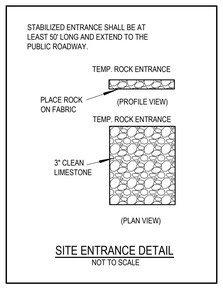
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

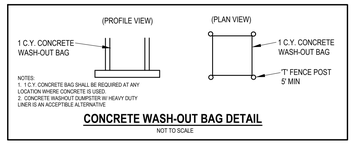
EROSION CONTROL REMOVAL NOTES:

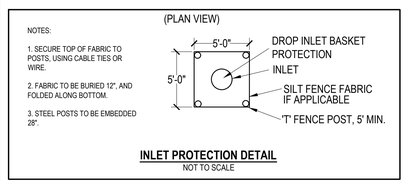
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.

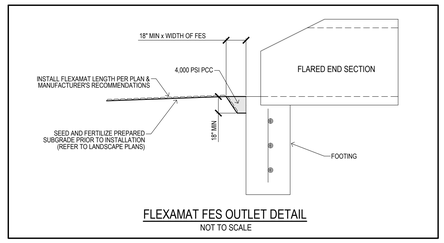












GRAPHIC SCALE
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Key Plan

N

Revision	Description	Date

OPN Project No.
25841000

Sheet Issue Date
BID DOCUMENTS **08/04/2026**

Sheet Name
EROSION CONTROL PLAN

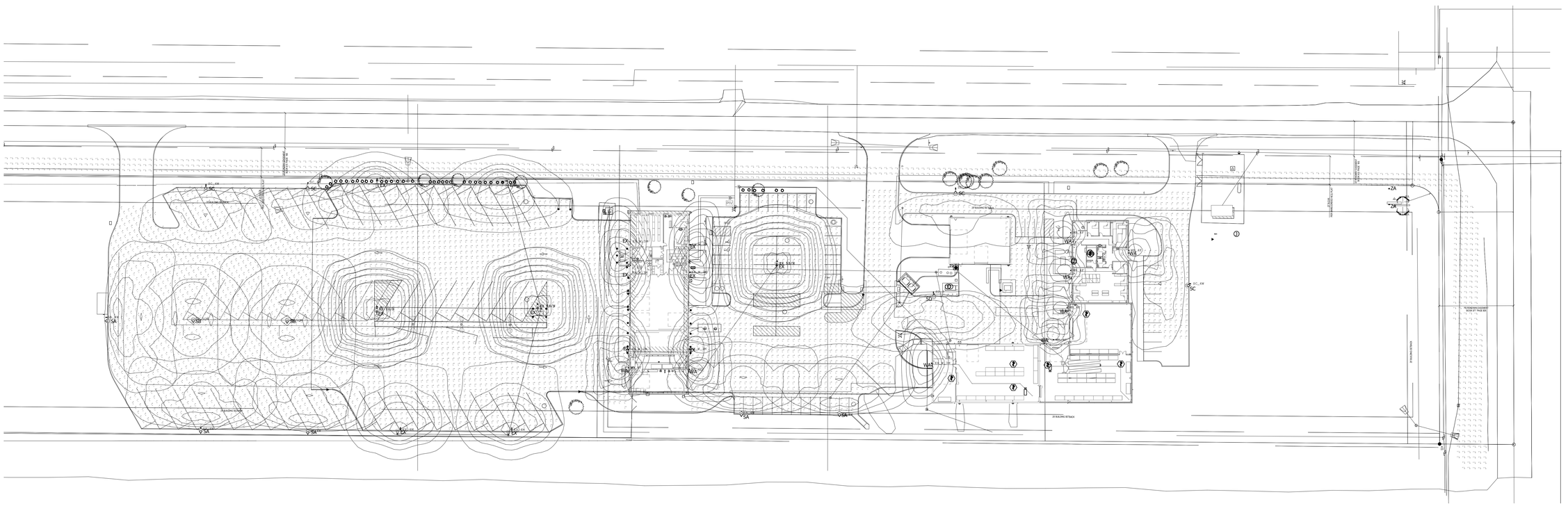
Sheet Number
C701

PRINTED: 8/14/2026 1:08:23 PM

LIGHTING FIXTURE SCHEDULE

TYPE	BOD MANUFACTURER	MODEL NUMBER	DESCRIPTION	LAMP/CCT/CRI	CONTROL	DELIVERED LUMENS	WATTS	VOLTS	EQUALS
SA	BEACON	VP-SS-1-40L-80-4K7-4W-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 4 WIDE DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH.	LED/4000K/70	xx	15,091	148	UNV	
SB	BEACON	VP-SS-1-40L-80-4K7-5QM-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 5 SQUARE DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	xx	15,165	149	UNV	
SC	BEACON	VP-SS-1-40L-65-4K7-4W-UNV-A-BLT-MBC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 4 WIDE DISTRIBUTION. MAX BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH. POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH.	LED/4000K/70	xx	9,840	63.3	UNV	
SD	BEACON	VP-SS-1-40L-65-4K7-3-UNV-A-BLT-BC POLE: RSSA-25-40-A-DBT-GFI	FIXTURE HEAD: LED SITE AND AREA VIBER FIXTURE. TYPE 3 DISTRIBUTION. BACKLIGHT CONTROL AND NETWORK CONTROL OPTIONS XX. PROVIDE WITH BLACK MATTE TEXTURED FINISH POLE: ROUND STRAIGHT STEEL POLE. 25 FT. HEIGHT. VIBRATION DAMPENER. HANDHOLE WITH GFCI OPTION. MOUNT ON 3' CONCRETE BASE. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	xx	10,073	159	UNV	
WA	BEACON	VPW-2-48L-20-4K7-4F-UNV-BLT	LOW-PROFILE LED WALLPACK. TYPE 4 FORWARD DISTRIBUTION. CONTROL OPTIONS XXXX. PROVIDE WITH BLACK MATTE TEXTURED FINISH	LED/4000K/70	XX	2,915	20.5	UNV	
ZA	LITHONIA	DSXF1-P1-40K-HMF-MVOLT-PF-FV-DBLXD	LED FLOODLIGHT WITH ADJUSTABLE STEM FOR AIMING AFTER INSTALLATION. PROVIDE WITH HORIZANTAL MEDIUM FLOOD (6X4), PHOTOCONTROL, FULL VISOR AND BLACK FINISH. MOUNT ON CONCRETE BASE.	LED/4000K/70	XX	2,575	21	UNV	

CALCULATION AREA	AVERAGE	MAXIMUM	MINIMUM	AVG:MIN	MAX:MIN
BOUNDARY	0.0	0.0	0.0	N/A	N/A
CENTER PARKING_EXISTING & NEW	0.39	2.6	0.1	3.9	26
NORTH PARKING_NEW	0.65	2.6	0.1	6.5	26
SOUTH PARKING_EXISTING	0.12	1.9	0.1	1.2	19
SOUTH PARKING_NEW	0.9	1.6	0.1	9	16


SA
SB
SC
ZA
WA
EX
PROPERTY LINE
37'-0" BUILDING SETBACK
PROPERTY LINE
PROPERTY LINE
37'-0" BUILDING SETBACK
PROPERTY LINE
37'-0" BUILDING SETBACK
PROPERTY LINE
37'-0" BUILDING SETBACK

Type SA-SD Pole

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RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

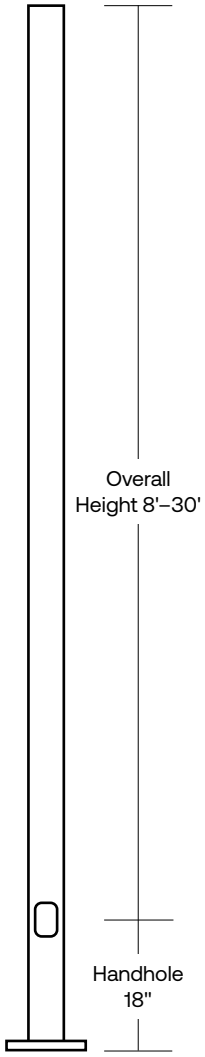
SPECIFICATIONS

CONSTRUCTION

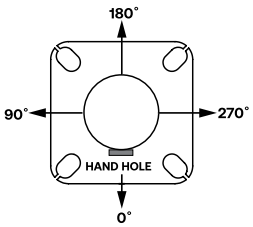
- Shaft: One-piece straight steel with round cross section, Minimum yield of 46,000 psi (ASTM-A500, Grade C); Longitudinal weld seam to appear flush in shaft wall; Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Super durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

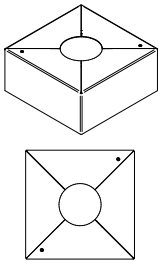
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location



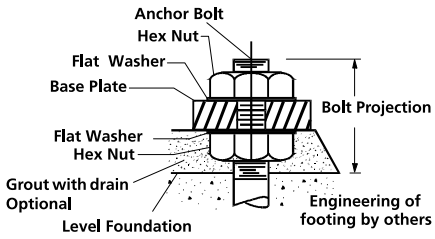
BASE



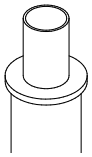
BASE COVER



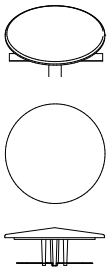
BASE DETAIL



TENON



POLE CAP



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RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION

Example: RSSA20-50B-TA-DBS

RSSA – [Height] – [Shaft] – [Thickness] – [Mounting] – [Finish] – [Options]

Series	Height	Shaft	Thickness	Mounting	Finish	Options
RSSA Round Straight Steel Pole AAL	**Reference page 3 Ordering matrix**	**Reference page 3 Ordering matrix**	**Reference page 3 Ordering matrix** A - .125" Wall B - .188" Wall C - .250" Wall	**TA** Tenon (2.375" OD x 4.25" Tall) **TB** Tenon (2.875" OD x 4.25" Tal) **TC** Tenon (3.5" OD x 6" Tall) **OT** Open Top (includes pole cap)	**BLT** Black Matte Textured **BLS** Black Gloss Smooth **DBT** Dark Bronze Matte Textured **DBS** Dark Bronze Gloss Smooth **GTT** Graphite Matte Textured **LGT** Light Grey Matte Textured **LGS** Light Grey Gloss Smooth **PSS** Platinum Silver Smooth **WHT** White Matte Textured **WHS** White Gloss Smooth **VGT** Verde Green Textured **Color Option** **CC**[1] Custom Color	**GFI**[2] 20 Amp GFCI Receptacle and Cover **EHH**[2] Extra Handhole **C05**[2] .5" Coupling **C07**[2] .75" Coupling **C20**[2] 2" Coupling **MPB**[2] Mid-pole Luminaire Bracket **VM2**[3] 2nd mode vibration dampener **LAB** Less Anchor Bolts **UL**[4] UL Certified **RBC** Round Base Cover

Accessories (Order Separately)

- ☐ **A81999-0001** Field-installed 2nd mode vibration dampener - VM2S08
- ☐ **A81999-0005** Field-installed 2nd mode vibration dampener - VM2S10
- ☐ **A81999-0004** Field-installed 2nd mode vibration dampener - VM2S12
- ☐ **A81999-0003** Field-installed 2nd mode vibration dampener - VM2S14
- ☐ **A81999-0007** Field-installed 2nd mode vibration dampener - VM2S16
- ☐ **A81999-0006** Field-installed 2nd mode vibration dampener - VM2S18
- ☐ **A81999-0002** Field-installed 2nd mode vibration dampener - VM2S20
- ☐ **A81999-0009** Field-installed 2nd mode vibration dampener - VM2S24
- ☐ **A81999-0008** Field-installed 2nd mode vibration dampener - VM2S25

1 Custom colors available; RAL number preferable
2 Specify option location using logic found on page 3 (Option Orientation)
3 There will be a weld witness mark on the side of the pole with the Factory installed VM2
4 UL is not available with tenon top poles

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RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING INFORMATION (CONTINUED)

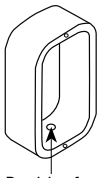
CATALOG NUMBER	HEIGHT		NOMINAL SHAFT DIMENSIONS	WALL THICKNESS	BOLT CIRCLE (SUGGESTED)	BOLT CIRCLE (RANGE)	BASE PLATE SQUARE	BASE PLATE THICKNESS	ANCHOR BOLT SIZE	BOLT PROJECTION	POLE WEIGHT
	FEET	METERS									
RSSA10-40A	10	3	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	52
RSSA12-40A	12	3.7	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	62
RSSA14-40A	14	4.3	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	72
RSSA16-40A	16	4.9	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	83
RSSA18-40A	18	5.5	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	93
RSSA20-40A	20	6.1	4" round	0.125"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	103
RSSA10-40B	10	3	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	77
RSSA12-40B	12	3.7	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	92
RSSA14-40B	14	4.3	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	107
RSSA16-40B	16	4.9	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	122
RSSA18-40B	18	5.5	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	138
RSSA20-40B	20	6.1	4" round	0.188"	9"	7.5" - 10"	9"	0.75"	3/4" x 30" x 3"	3.5"	153
RSSA10-50B	10	3	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	97
RSSA12-50B	12	3.7	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	116
RSSA14-50B	14	4.3	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	135
RSSA16-50B	16	4.9	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	155
RSSA18-50B	18	5.5	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	174
RSSA20-50B	20	6.1	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	194
RSSA25-50B	25	7.6	5" round	0.188"	10"	8.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	242
RSSA20-60C	20	6.1	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	307
RSSA25-60C	25	7.6	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	384
RSSA30-60C	30	9.1	6" round	0.250"	10"	9.0" - 11"	10.25"	1"	1" x 36" x 4"	4.5"	461

Notes:

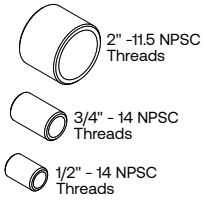
- Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.
- For more information about pole vibration and vibration dampeners, please consult factory.
- Unwrap poles immediately upon receipt to avoid condensation build up and possible corrosion.

[1] There will be a weld witness mark on the side of the pole with the Factory installed VM2.

EHH
Extra handhole



C05 / C07 / C20
Coupling



VM2[1]
2nd mode vibration dampener

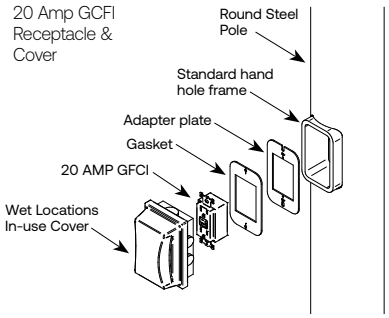
Factory installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

VM2SXX
Field-installed 2nd mode vibration dampener

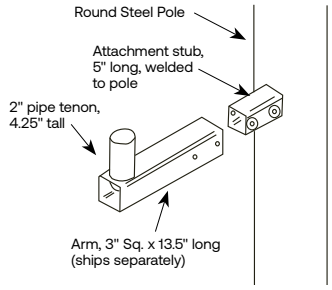
VM2S08 – 8'
VM2S12 – 12'
VM2S16 – 16'
VM2S20 – 20'
VM2S24 – 24'

Field installed, internal dampener designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI
20 Amp GCFI Receptacle & Cover



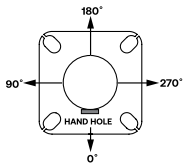
MPB
Mid Pole Bracket

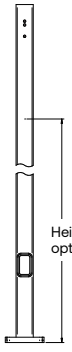


Option Orientation

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet).

Example: Option C05 should be ordered as: RSSB20-40A-TA-DBT-C05-0-15 (.5" coupling on the handhole side of pole, 15' up from the pole base) 1' spacing required between option. Consult factory for other configurations.





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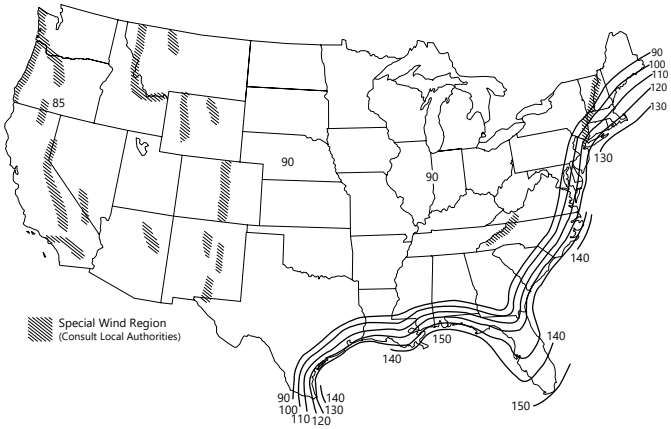
RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

WIND MAPS

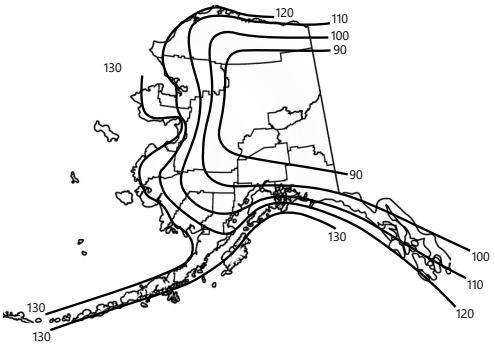
ASCE7-05 WIND MAP



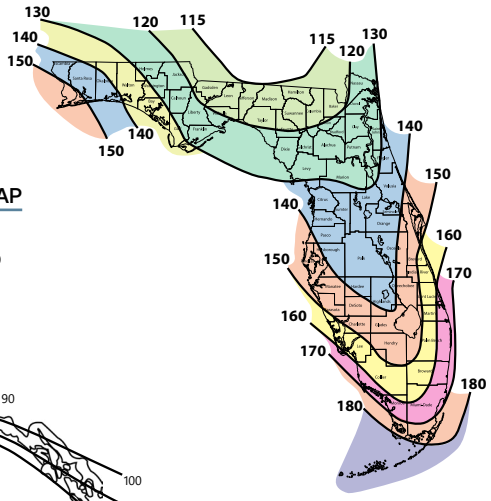
HAWAII – 105 mph
PUERTO RICO – 145 mph

*Printed with permission from ASCE

ALASKA REGION WIND MAP



FLORIDA REGION WIND MAP



Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code.

ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds (Use for all locations except Florida)							
Catalog Number	85	90	100	105	110	120	145
RSSA10-40A	21.0	18.7	15.0	12.2	10.1	13.5	6.8
RSSA12-40A	16.8	14.8	11.8	9.5	7.7	10.5	5.1
RSSA14-40A	13.6	12.0	9.4	7.4	5.9	8.3	3.9
RSSA16-40A	11.1	9.7	7.5	5.8	4.5	6.6	2.9
RSSA18-40A	9.0	7.8	5.8	4.4	3.3	5.1	2.0
RSSA20-40A	7.2	6.2	4.5	3.1	2.2	3.8	1.2
RSSA10-40B	25.0	25.0	22.4	18.4	15.3	20.2	10.4
RSSA12-40B	25.0	22.3	17.9	14.5	12.0	16.1	8.1
RSSA14-40B	20.6	18.3	14.6	11.7	9.6	13.0	6.4
RSSA16-40B	17.2	15.2	12.0	9.5	7.7	10.7	5.1
RSSA18-40B	14.3	12.6	9.8	7.6	6.1	8.6	3.9
RSSA20-40B	11.8	10.3	7.9	6.0	4.7	6.9	2.9
RSSA10-50B	25.0	25.0	25.0	25.0	25.0	25.0	17.7
RSSA12-50B	25.0	25.0	25.0	24.8	20.8	25.0	14.3
RSSA14-50B	25.0	25.0	24.7	20.5	17.2	22.4	11.7
RSSA16-50B	25.0	25.0	20.7	17.1	14.3	18.8	9.7
RSSA18-50B	24.5	21.6	17.3	14.3	11.9	15.7	8.0
RSSA20-50B	20.6	18.1	14.4	11.8	9.8	13.0	6.5
RSSA25-50B	13.6	11.7	9.1	7.3	6.0	8.1	3.8
RSSA20-60C	25.0	25.0	25.0	25.0	21.5	25.0	14.8
RSSA25-60C	25.0	25.0	21.9	18.0	15.0	19.8	10.1
RSSA30-60C	21.8	19.4	15.6	12.7	10.6	14.1	6.9

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds (Use for Florida only)								
Catalog Number	115	120	130	140	150	160	170	180
RSSA10-40A	25.0	23.5	20.0	17.0	14.5	12.5	11.0	10.0
RSSA12-40A	21.0	19.0	16.0	13.5	11.5	9.5	9.0	8.0
RSSA14-40A	17.5	15.7	13.0	10.8	9.0	7.5	7.0	6.5
RSSA16-40A	14.2	13.0	10.5	8.5	7.0	5.8	5.0	4.5
RSSA18-40A	11.6	10.4	8.2	6.8	5.4	4.4	4.0	3.6
RSSA20-40A	9.5	8.4	6.5	5.2	4.0	3.0	2.8	2.5
RSSA10-40B	25.0	25.0	25.0	22.0	19.0	16.5	15.2	13.4
RSSA12-40B	25.0	25.0	20.8	17.6	15.1	13.0	12.0	10.6
RSSA14-40B	22.5	20.4	17.2	14.4	12.2	10.4	10.0	8.8
RSSA16-40B	18.9	17.0	14.1	11.7	9.8	8.2	7.5	7.0
RSSA18-40B	15.6	14.1	11.5	9.4	7.7	6.4	6.0	5.7
RSSA20-40B	13.0	11.6	9.3	7.5	6.0	4.8	4.0	3.5
RSSA10-50B	25.0	25.0	25.0	25.0	25.0	23.6	20.8	18.4
RSSA12-50B	25.0	25.0	25.0	25.0	22.2	19.3	16.8	14.8
RSSA14-50B	25.0	25.0	23.9	21.5	18.4	15.9	13.8	12.1
RSSA16-50B	25.0	23.8	19.6	18.0	15.4	13.2	11.4	9.9
RSSA18-50B	21.8	19.6	16.1	15.1	12.8	10.8	9.3	8.0
RSSA20-50B	18.2	16.4	14.1	12.7	10.7	9.0	7.7	6.5
RSSA25-50B	11.7	10.2	9.4	8.4	6.8	5.6	4.5	3.7
RSSA20-60C	25.0	25.0	25.0	22.1	18.8	16.1	13.9	12.0
RSSA25-60C	24.7	22.4	18.4	15.3	12.8	10.8	9.1	7.6
RSSA30-60C	18.2	16.3	13.2	10.7	8.7	7.0	5.7	4.5

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RSSA Series Poles

ROUND STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

NOTES

Wind-speed Website disclaimer:
Current has no connection to the linked website and makes no representations as to its accuracy. While the information presented on this third party website provides a useful starting point for analyzing wind conditions, Current has not verified any of the information on this third party website and assumes no responsibility or liability for its accuracy. The material presented in the windspeed website should not be used or relied upon for any specific application without competent examination and verification of its accuracy, suitability and applicability by engineers or other licensed professionals. Current does not intend that the use of this information replace the sound judgment of such competent professionals, having experience and knowledge in the field of practice, nor to substitute for the standard of care required of such professionals in interpreting and applying the results of the windspeed report provided by this website. Users of the information from this third party website assume all liability arising from such use. Use of the output of these referenced websites do not imply approval by the governing building code bodies responsible for building code approval and interpretation for the building site described by latitude/longitude location in the windspeed report. http://windspeed.atcouncil.org

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Current Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations.
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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Type SA

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TYPE: SA | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

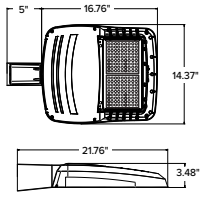
MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us | IP65 IP66 IK10 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

SIZE 1



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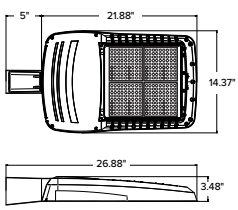

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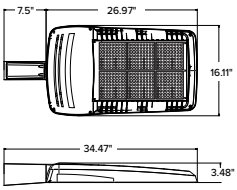

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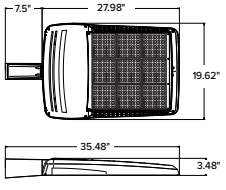

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 4
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 5
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 2
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty

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TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP – _____ – _____ – _____ – _____ – _____ – _____ – _____ – _____

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –		–		–		–		–		–		–
Series	**Optic Platform**	**Size**	**Light Engine**		**CCT/CRI**		**Distribution**		**Optic Rotation**		**Voltage**	
VP Viper	Micro Strike	**1** Size 1	**160L-35** [6]	5500 lumens	**AP**	AP-Amber Phosphor Converted	**2**	Type 2	**BLANK** No Rotation		**UNV**	120-277V
			160L-50 [6]	7500 lumens	**27K8**	2700K, 80 CRI	**3**	Type 3	**L**	Optic rotation left	**120**	120V
			160L-75	10000 lumens	**3K7**	3000K, 70 CRI	**4F**	Type 4 Forward	**R**	Optic rotation right	**208**	208V
			160L-100	12500 lumens	**3K8**	3000K, 80 CRI	**4W**	Type 4 Wide			**240**	240V
			160L-115	15000 lumens	**35K8**	3500K, 80 CRI	**5QW**	Type 5 Square Wide			**277**	277V
			160L-135	18000 lumens	**3K9**	3000K, 90 CRI					**347**	347V
			160L-160	21000 lumens	**4K7**	4000K, 70 CRI					**480**	480V
		2 Size 2	**320L-145**	21000 lumens	**4K8**	4000K, 80 CRI						
			320L-170	24000 lumens	**4K9**	4000K, 90 CRI						
			320L-185	27000 lumens	**5K7**	5000K, 70 CRI						
			320L-210	30000 lumens	**5K8**	5000K, 80 CRI						
			320L-235	33000 lumens								
			320L-255	36000 lumens								
			320L-315 [6]	40000 lumens								
		3 Size 3	**480L-285**	40000 lumens								
			480L-320	44000 lumens								
			480L-340	48000 lumens								
			480L-390	52000 lumens								
			480L-425	55000 lumens								
			480L-470	60000 lumens								
		4 Size 4	**720L-435**	60000 lumens								
			720L-475	65000 lumens								
			720L-515	70000 lumens								
			720L-565 [6]	75000 lumens								
			720L-600 [6]	80000 lumens								
			CLO	Custom Lumen Output [1]								

–		–		–		–
Mounting		**Color**		**Options**		**Network Control Options**	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	**BLT**	Black Matte Textured	**F**	Fusing	**NXWS16F**	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
A_	Arm mount for round pole [2]	**BLS**	Black Gloss Smooth	**2PF**	Dual Power Feed	**NXWS40F**	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	**DBT**	Dark Bronze Matte Textured	**2DR**	Dual Driver	**NXW**	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
A_U	Universal arm mount for round pole [2]	**DBS**	Dark Bronze Gloss Smooth	**TE**	Tooless Entry	**WIR**	LightGRID+ In-Fixture Module [3,4]
AAU	Adjustable arm for pole mounting (universal drill pattern)	**GTT**	Graphite Matte Textured	**BC**	Backlight Control [8]	**WIRSC**	LightGRID+ Module and Occupancy Sensor [3,4]
AA_U	Adjustable arm mount for round pole [2]	**LGS**	Light Grey Gloss Smooth	**TB**	Terminal Block	**Stand Alone Sensors**	
ADU	Decorative upswept Arm (universal drill pattern)	**LGT**	Light Grey Gloss Textured	**CD**	Customer Dimming	**BTS-14F**	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U	Decorative upswept arm mount for round pole [2]	**PSS**	Platinum Silver Smooth			**BTS-40F**	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured			**BTSO-12F**	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	**WHS**	White Gloss Smooth			**7PR**	7-Pin Receptacle [4]
T	Trunnion	**VGT**	Verde Green Textured			**7PR-SC**	7-Pin Receptacle with shorting cap [4]
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				**7PR-TL**	7-Pin PCR with photocontrol
WM	Wall mount bracket with decorative upswept arm	**CC**	Custom Color			**3PR**	3-Pin twist lock [4]
WA	Wall mount bracket with adjustable arm					**3PR-SC**	3-Pin receptacle with shorting cap [4]
						3PR-TL	3-Pin PCR with photocontrol [4]
						Programmed Controls	
						SCP-_F	Sensor Control Programmable, 8F or 40F [9]
						ADD	AutoDim Timer Based Dimming [10]
						ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– | Optic Platform | |
|---|---|
| ST | Strike |

– | Size | |
|---|---|
| 1 | Size 1 |
| 2 | Size 2 |
| 3 | Size 3 |
| 4 | Size 4 |

– | Light Engine | |
|---|---|
| 36L-39 [8] | 5500 lumens |
| 36L-55 [8] | 7500 lumens |
| 36L-85 | 10000 lumens |
| 36L-105 | 12500 lumens |
| 36L-120 | 14000 lumens |
| 72L-115 | 15000 lumens |
| 72L-145 | 18000 lumens |
| 72L-180 | 21000 lumens |
| 72L-210 | 24000 lumens |
| 72L-240 | 27000 lumens |
| 108L-215 [8] | 27000 lumens |
| 108L-250 | 30000 lumens |
| 108L-280 | 33000 lumens |
| 108L-325 | 36000 lumens |
| 108L-365 | 40000 lumens |
| 162L-320 | 40000 lumens |
| 162L-365 [10] | 44000 lumens |
| 162L-405 | 48000 lumens |
| 162L-445 | 52000 lumens |
| 162L-485 | 55000 lumens |
| 162L-545 [8] | 60000 lumens |
| CLO | Custom Lumen Output [1] |

– | CCT/CRI | |
|---|---|
| AM | monochromatic amber, 595nm |
| 27K8 | 2700K, 80 CRI |
| 3K7 | 3000K, 70 CRI |
| 3K8 | 3000K, 80 CRI |
| 3K9 | 3000K, 90 CRI |
| 35K8 | 3500K, 80 CRI |
| 4K7 | 4000K, 70 CRI |
| 4K8 | 4000K, 80 CRI |
| 4K9 | 4000K, 90 CRI |
| 5K7 | 5000K, 70 CRI |
| 5K8 | 5000K, 80 CRI |

– | Distribution | |
|---|---|
| FR | Auto Front Row |
| 2 | Type 2 |
| 3 | Type 3 |
| 4F | Type 4 Forward |
| 4W | Type 4 Wide |
| 5QN | Type 5 Square Narrow |
| 5QW | Type 5 Square Wide |
| 5QM | Type 5 Square Medium |
| 5W | Type 5 Wide (Round) |
| 5RW | Type 5 Rectangular |
| C | Corner Optic |
| TC | Tennis Court Optic |

– | Optic Rotation | |
|---|---|
| BLANK | No Rotation |
| L | Optic rotation left |
| R | Optic rotation right |

– | Voltage | |
|---|---|
| UNV | 120-277V |
| 120 | 120V |
| 208 | 208V |
| 240 | 240V |
| 277 | 277V |
| 347 | 347V |
| 480 | 480V |

–

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– | Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGS | Light Grey Gloss Smooth |
| LGT | Light Grey Gloss Textured |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |

Color Option	
CC	Custom Color

– | Options | |
|---|---|
| F | Fusing |
| E | Battery Backup [1,2,7,8,9] |
| 2PF | Dual Power Feed |
| 2DR | Dual Driver |
| TE | Tooless Entry |
| BC | Backlight Control |
| TB | Terminal Block |
| CD | Customer Dimming |

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: | LOCATION:

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VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	House Side Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM2-1R1D-UNV** — On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** — On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** — Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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VIPER LUMINAIRE

DATE: LOCATION:

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OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

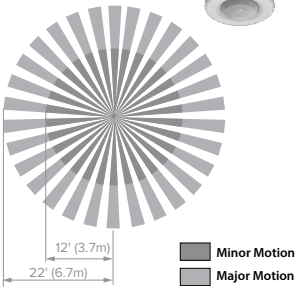
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

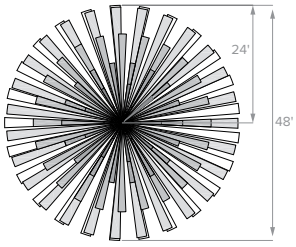
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

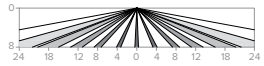
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



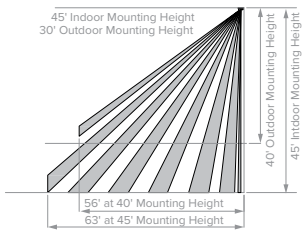
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

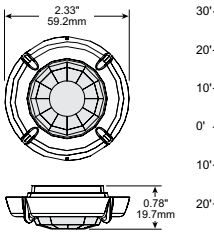
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

OUTDOOR LIGHTING CONTROLS OPTIONS

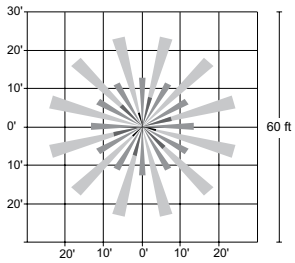
CONTROLS FUNCTIONALITY

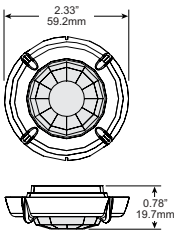
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

COVERAGE PATTERNS FOR SCP_F

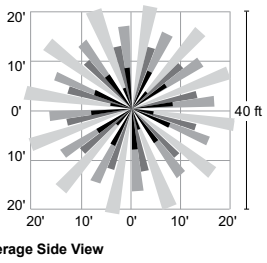


Coverage Top View @ 12ft.

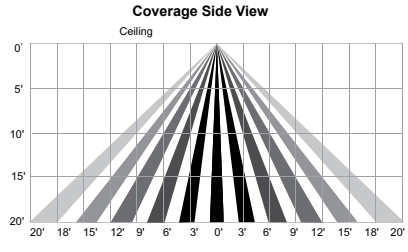




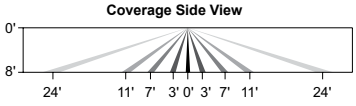
Coverage Top View @ 20 ft.

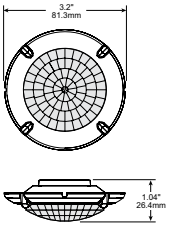


Coverage Side View

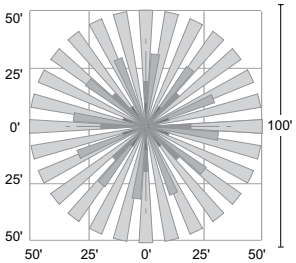


Coverage Side View

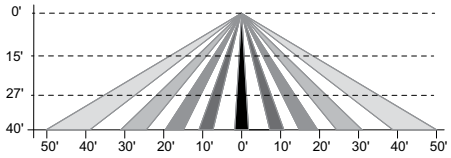




Coverage Top View @40ft



Coverage Side View



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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2200K	0.811	–	–
2700K	0.906	0.774	–
3000K	0.943	0.868	–
3500K	–	0.868	–
4000K	1	0.906	–
5000K	1	0.906	–

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

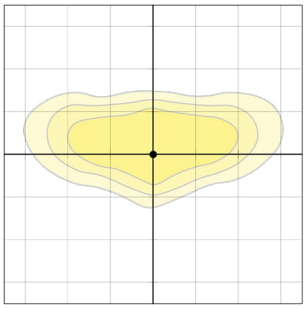
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

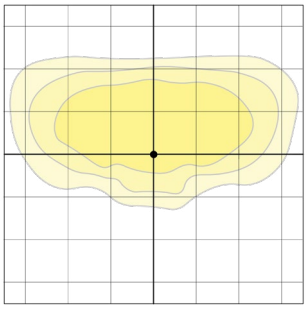
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



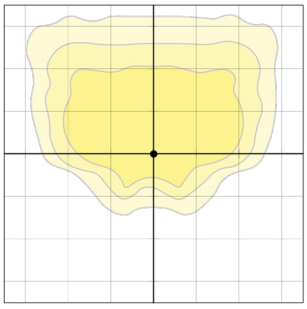
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



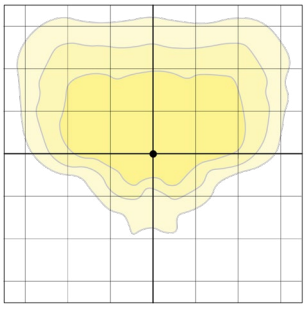
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



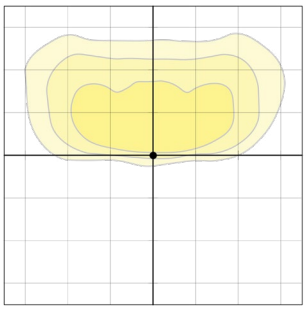
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



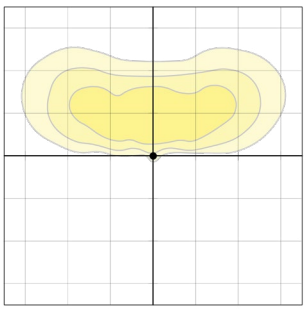
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



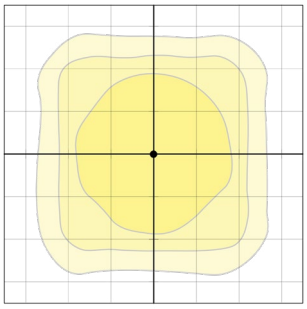
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



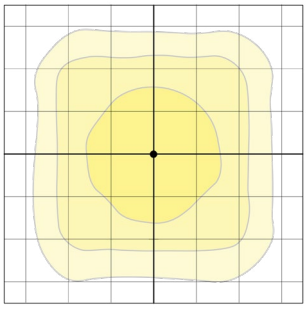
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



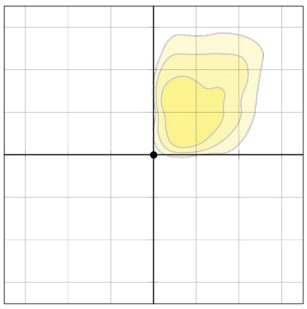
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



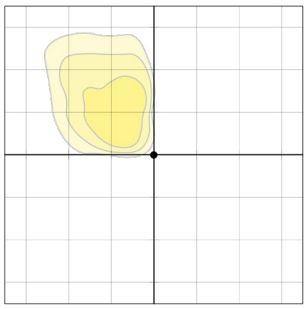
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

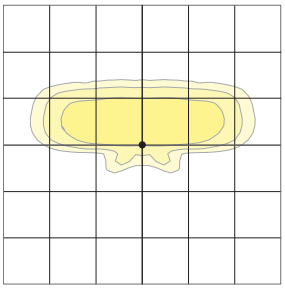
TYPE: SA PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

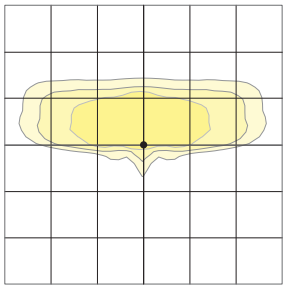
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



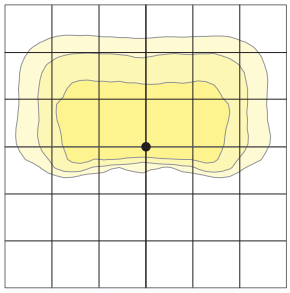
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



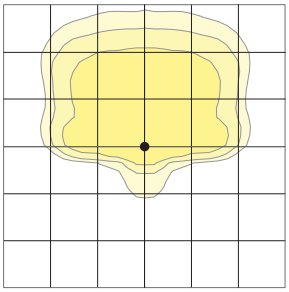
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



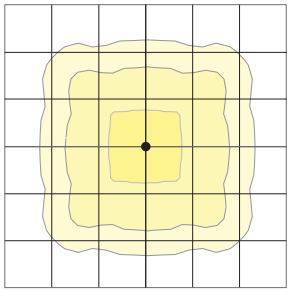
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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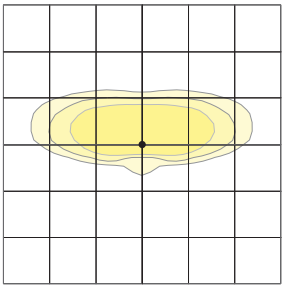
CATALOG #:

OPTIC STRIKE PHOTOMETRY

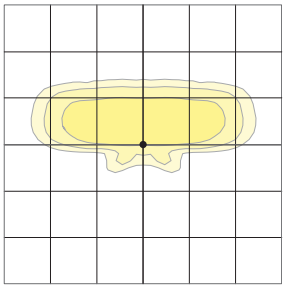
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



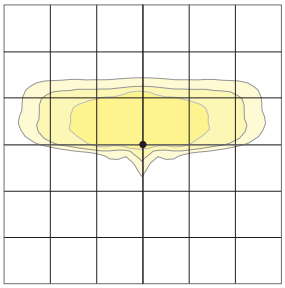
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



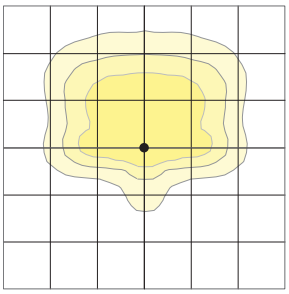
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



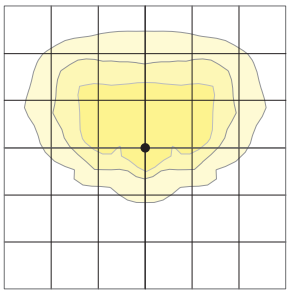
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



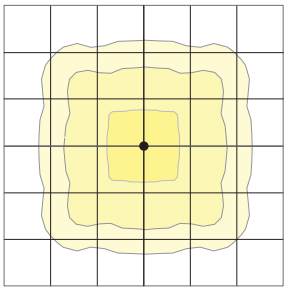
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



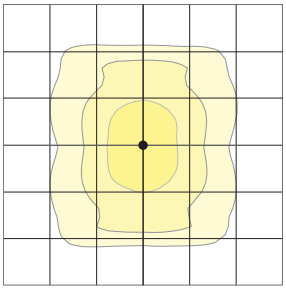
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



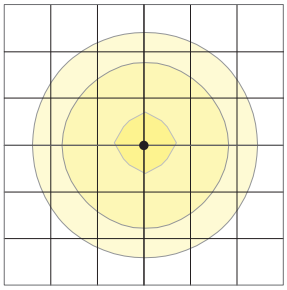
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



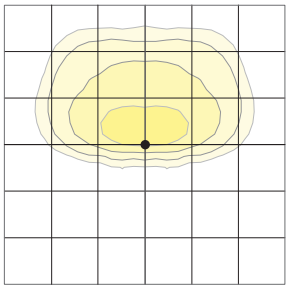
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



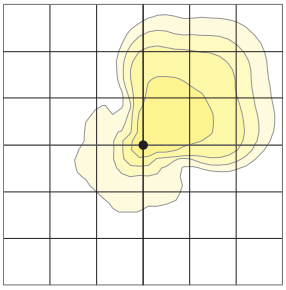
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



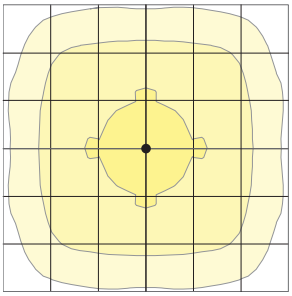
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



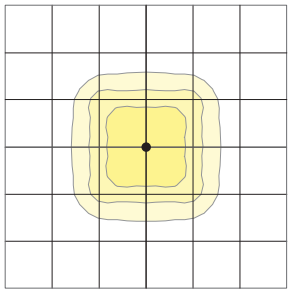
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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DATE: LOCATION:

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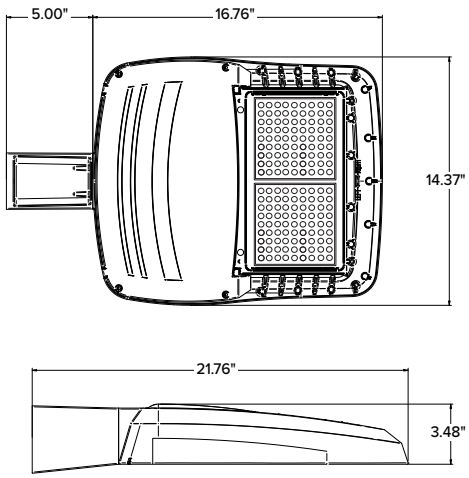
VIPER Area/Site

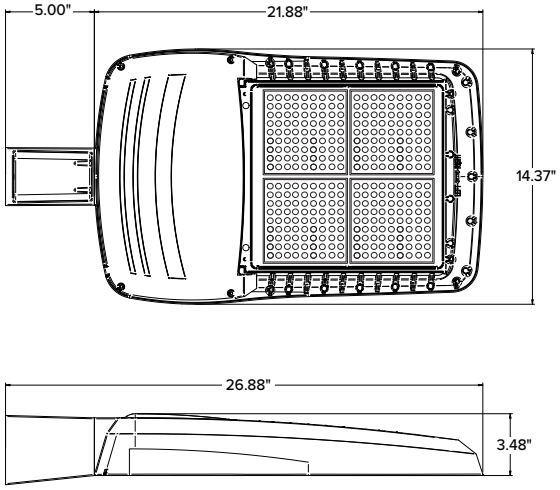
VIPER LUMINAIRE

DIMENSIONS

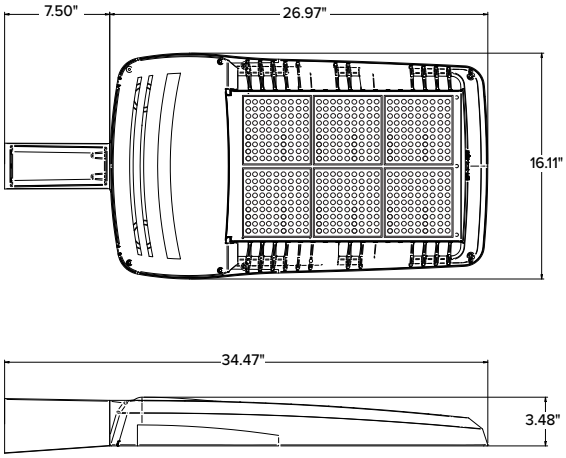
SIZE 1



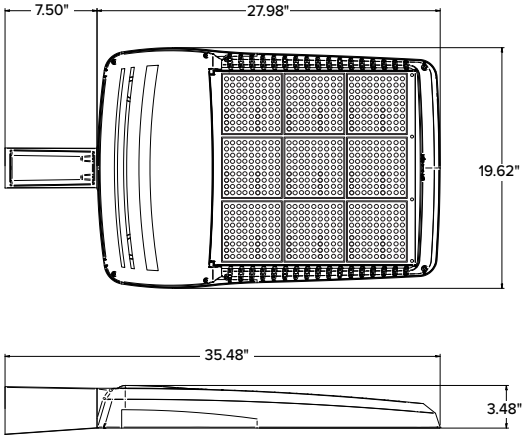
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

DATE: | LOCATION:

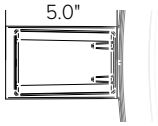
TYPE: SA | PROJECT:

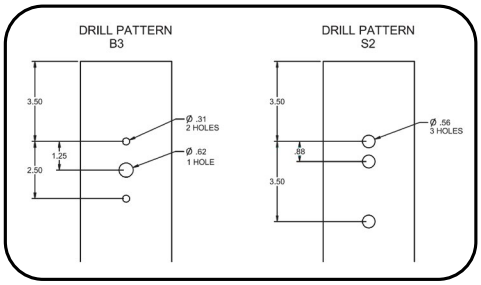
CATALOG #:

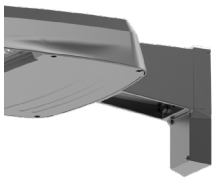
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

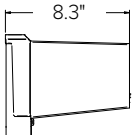


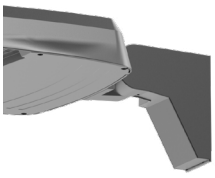




ASQU–UNIVERSAL ARM MOUNT

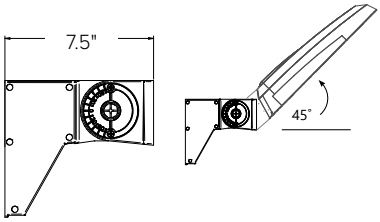
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

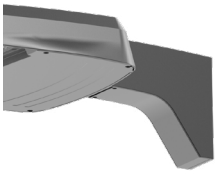




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

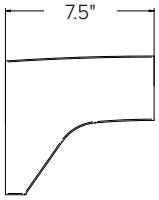
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

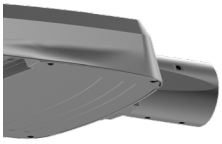




ADU–DECORATIVE UPSWEPT ARM

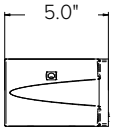
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

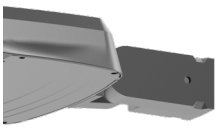




MAF–MAST ARM FITTER

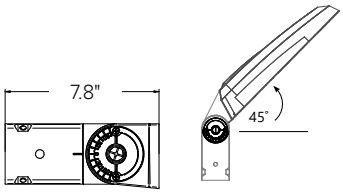
Fits 2-3/8" OD horizontal tenons.

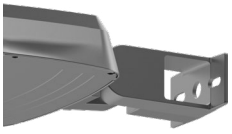




K–KNUCKLE

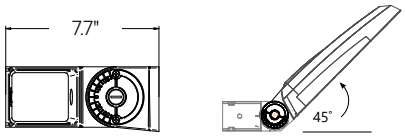
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





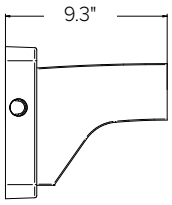
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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VIPER Area/Site

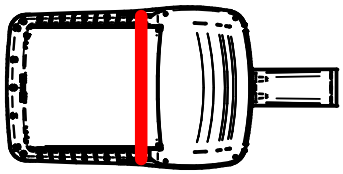
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

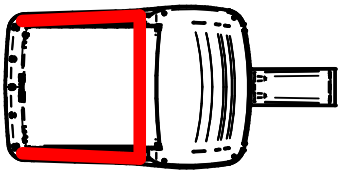
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

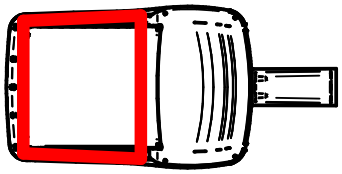
VPR2x HSS-90-B-xx



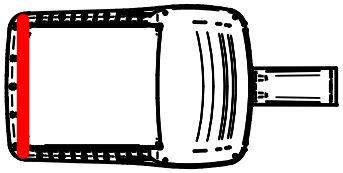
VPR2x HSS-270-BSS-xx



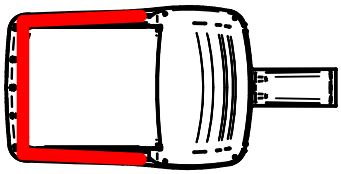
VPR2x HSS-360-xx



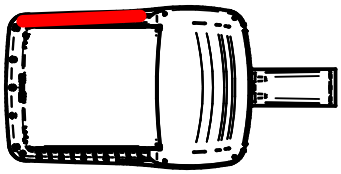
VPR2x HSS-90-F-xx



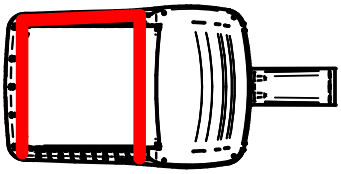
VPR2x HSS-270-FSS-xx



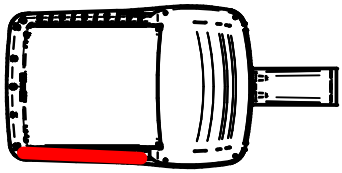
VPR2x HSS-90-S-xx



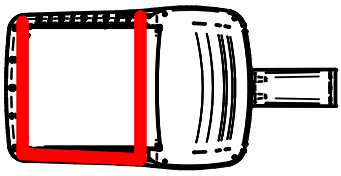
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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Type SB

BEACON
design . performance . technology

DATE: | LOCATION:

TYPE: SC | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

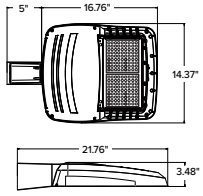
MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us | IP65 IP66 IK10 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

SIZE 1



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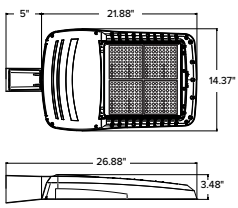
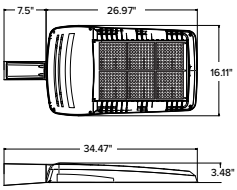


SIZE 3



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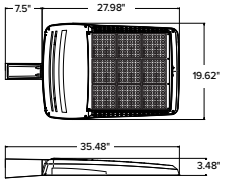

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 4
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 5
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 2
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty

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BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP – _____ – _____ – _____ – _____ – _____ – _____ – _____ – _____

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	No Rotation
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**ST** Strike	**1** Size 1	**36L-39** [8] 5500 lumens	**AM** monochromatic amber, 595nm	**FR** Auto Front Row	**BLANK** No Rotation	**UNV** 120-277V
			36L-55 [8] 7500 lumens	**27K8** 2700K, 80 CRI	**2** Type 2	**L** Optic rotation left	**120** 120V
			36L-85 10000 lumens	**3K7** 3000K, 70 CRI	**3** Type 3	**R** Optic rotation right	**208** 208V
			36L-105 12500 lumens	**3K8** 3000K, 80 CRI	**4F** Type 4 Forward		**240** 240V
			36L-120 14000 lumens	**3K9** 3000K, 90 CRI	**4W** Type 4 Wide		**277** 277V
		2 Size 2	**72L-115** 15000 lumens	**35K8** 3500K, 80 CRI	**5QN** Type 5 Square Narrow		**347** 347V
			72L-145 18000 lumens	**4K7** 4000K, 70 CRI	**5QW** Type 5 Square Wide		**480** 480V
			72L-180 21000 lumens	**4K8** 4000K, 80 CRI	**5QM** Type 5 Square Medium		
			72L-210 24000 lumens	**4K9** 4000K, 90 CRI	**5W** Type 5 Wide (Round)		
			72L-240 27000 lumens	**5K7** 5000K, 70 CRI	**5RW** Type 5 Rectangular		
		3 Size 3	**108L-215** [8] 27000 lumens	**5K8** 5000K, 80 CRI	**C** Corner Optic		
			108L-250 30000 lumens		**TC** Tennis Court Optic		
			108L-280 33000 lumens				
			108L-325 36000 lumens				
			108L-365 40000 lumens				
		4 Size 4	**162L-320** 40000 lumens				
			162L-365 [10] 44000 lumens				
			162L-405 48000 lumens				
			162L-445 52000 lumens				
			162L-485 55000 lumens				
			162L-545 [8] 60000 lumens				
			CLO Custom Lumen Output [1]				

–

Mounting	Color	Options
A Arm mount for square pole/flat surface	**BLT** Black Matte Textured	**F** Fusing
A_ Arm mount for round pole [3]	**BLS** Black Gloss Smooth	**E** Battery Backup [1,2,7,8,9]
ASQU Universal arm mount for square pole	**DBT** Dark Bronze Matte Textured	**2PF** Dual Power Feed
A_U Universal arm mount for round pole [3]	**DBS** Dark Bronze Gloss Smooth	**2DR** Dual Driver
AAU Adjustable arm for pole mounting (universal drill pattern)	**GTT** Graphite Matte Textured	**TE** Tooless Entry
AA_U Adjustable arm mount for round pole [3]	**LGS** Light Grey Gloss Smooth	**BC** Backlight Control
ADU Decorative upswept Arm (universal drill pattern)	**LGT** Light Grey Gloss Textured	**TB** Terminal Block
AD_U Decorative upswept arm mount for round pole [3]	**PSS** Platinum Silver Smooth	**CD** Customer Dimming
MAF Mast arm fitter for 2-3/8" OD horizontal arm	**WHT** White Matte Textured	
K Knuckle	**WHS** White Gloss Smooth	
T Trunnion	**VGT** Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	**Color Option**	
WM Wall mount bracket with decorative upswept arm	**CC** Custom Color	
WA Wall mount bracket with adjustable arm		

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
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BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
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7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
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11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: LOCATION:

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VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	House Side Shield	1	Size 1	HSS-90-B	House Side Shield 90° Back	BLS	Black Gloss Smooth
		2	Size 2	HSS-90-F	House Side Shield 90° Front	BLT	Black Matte Textured
		3	Size 3	HSS-90-S	House Side Shield 90° Side	DBS	Dark Bronze Gloss Smooth
		4	Size 4	HSS-270-BSS	House Side Shield 270° Back/Side/Side	DBT	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	GTT	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	LGS	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	PSS	Platinum Silver Smooth
				BC	Back Light Control	WHS	White Gloss Smooth
MTG	Mounting			A	Arm Mount for square pole/flat surface	WHT	White Matte Textured
				ASQU	Universal Arm Mount for square pole	VGT	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	LEG	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	CC	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	BIRD SPK	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐	NXOFM2-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐	WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC
☐	SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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VIPER Area/Site

VIPER LUMINAIRE

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OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

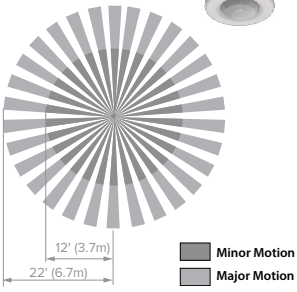
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

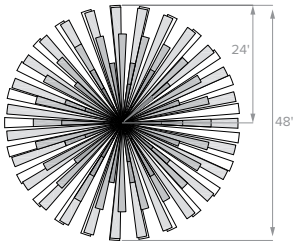
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI

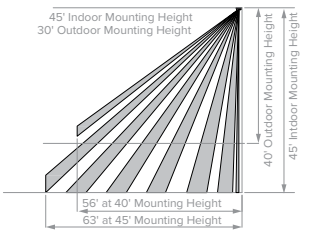


NXSMP2-LMO



Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

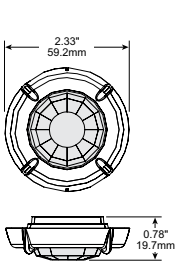
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

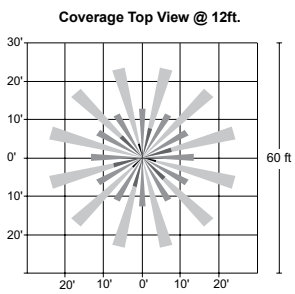
OUTDOOR LIGHTING CONTROLS OPTIONS

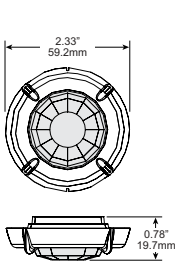
CONTROLS FUNCTIONALITY

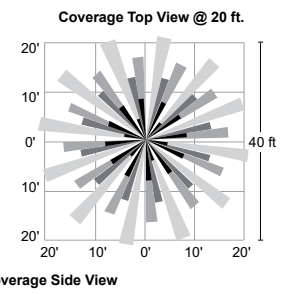
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–		3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		3PR-TL

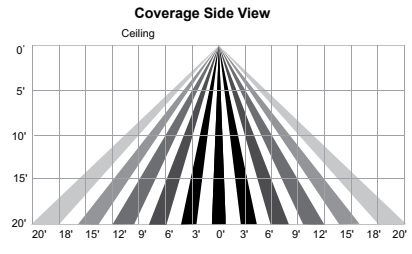
COVERAGE PATTERNS FOR SCP_F

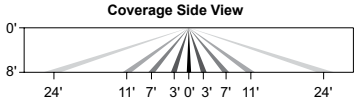


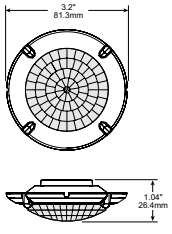


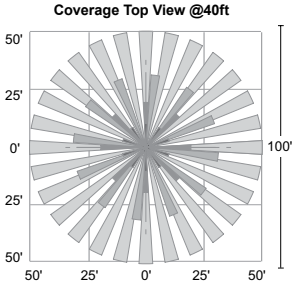


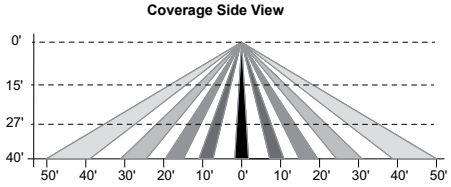












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DATE: LOCATION:

TYPE: SC PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2200K	0.811	–	–
2700K	0.906	0.774	–
3000K	0.943	0.868	–
3500K	–	0.868	–
4000K	1	0.906	–
5000K	1	0.906	–

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DATE: | LOCATION:

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CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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DATE: | LOCATION:

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CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

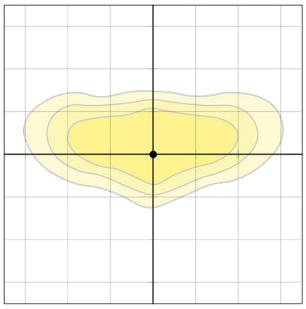
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

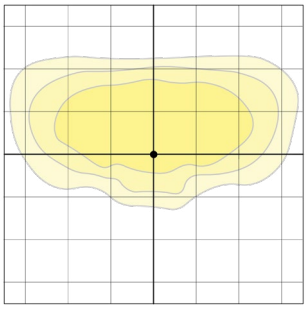
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



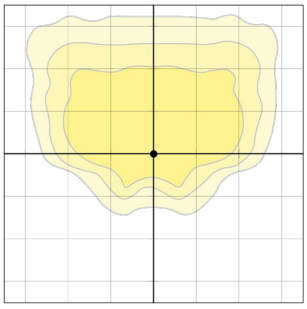
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



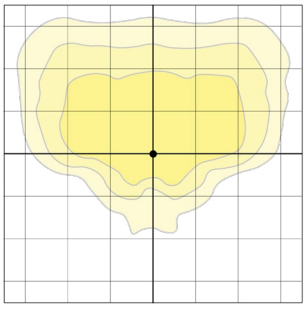
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



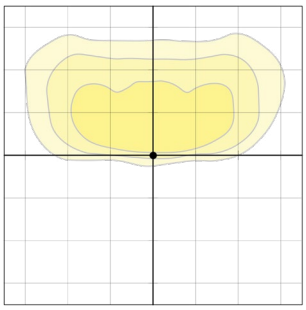
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



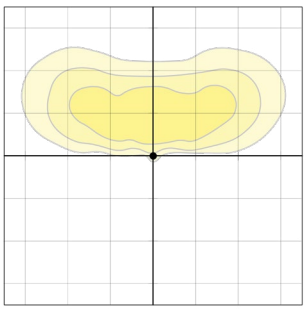
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



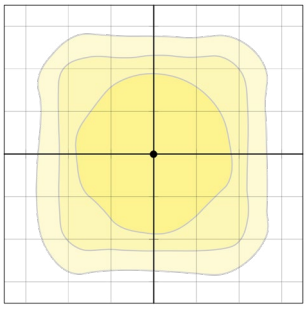
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



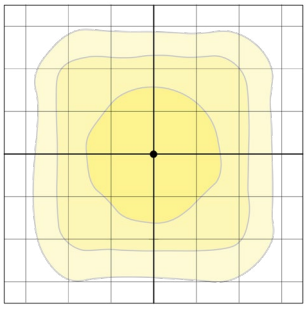
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



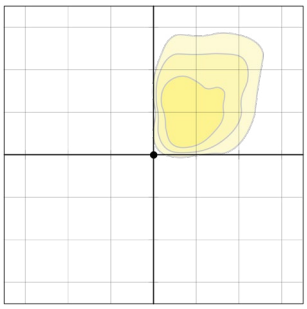
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



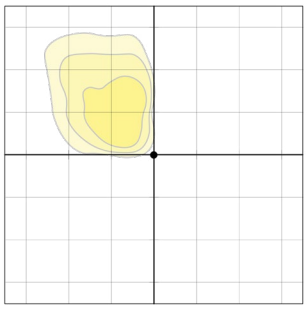
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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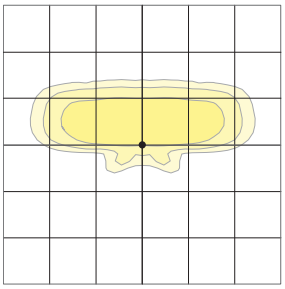
CATALOG #:

MICRO STRIKE PHOTOMETRY

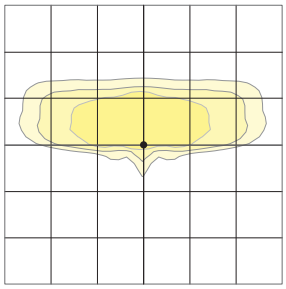
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



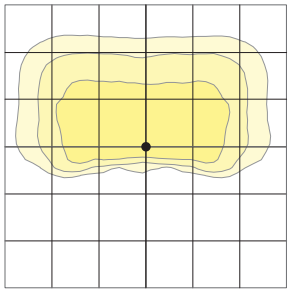
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



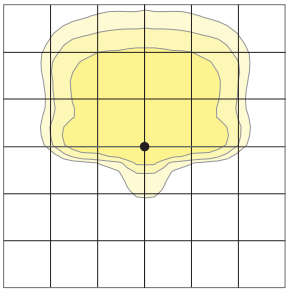
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



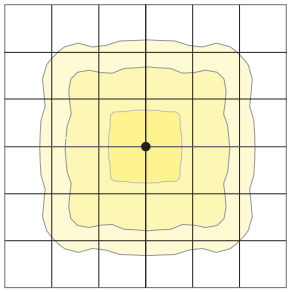
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

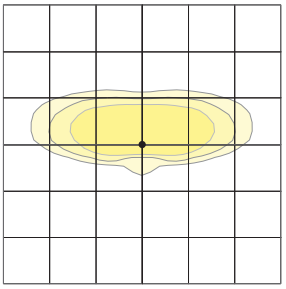
TYPE: SC PROJECT:

CATALOG #:

OPTIC STRIKE PHOTOMETRY

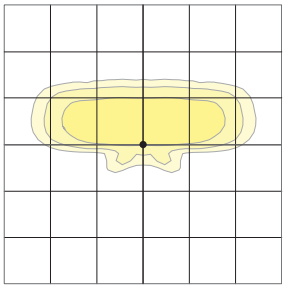
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



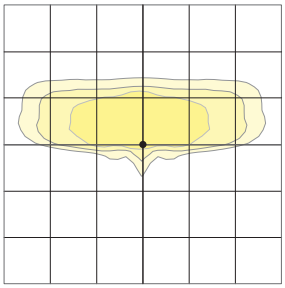
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



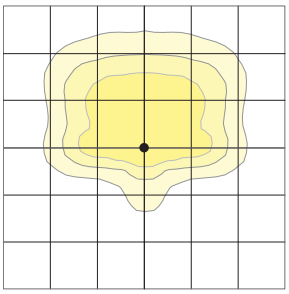
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



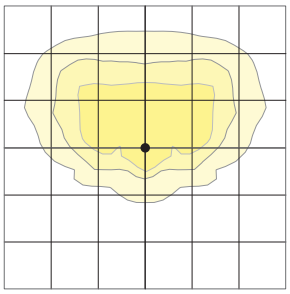
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



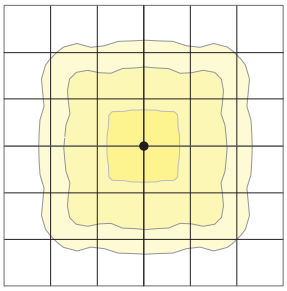
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



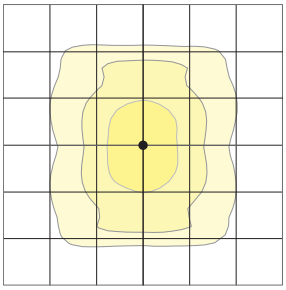
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



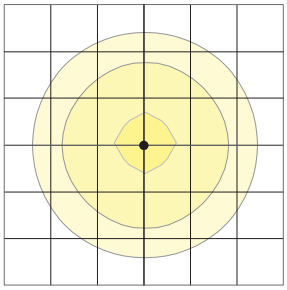
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



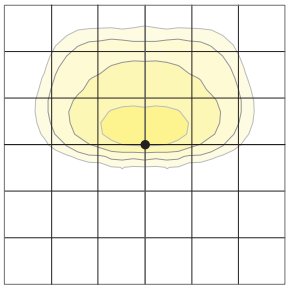
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



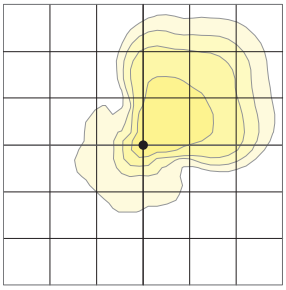
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



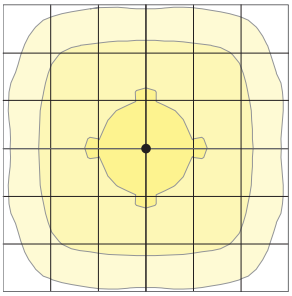
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



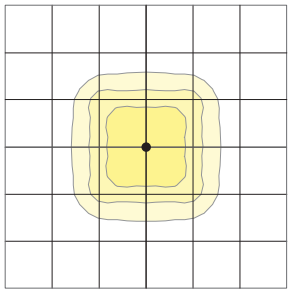
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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DATE: | LOCATION:

TYPE: SC | PROJECT:

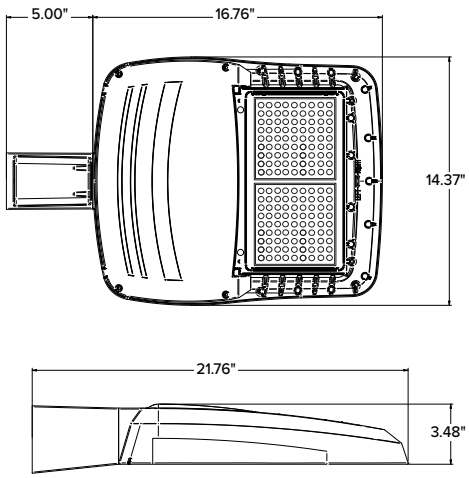
CATALOG #:

VIPER Area/Site

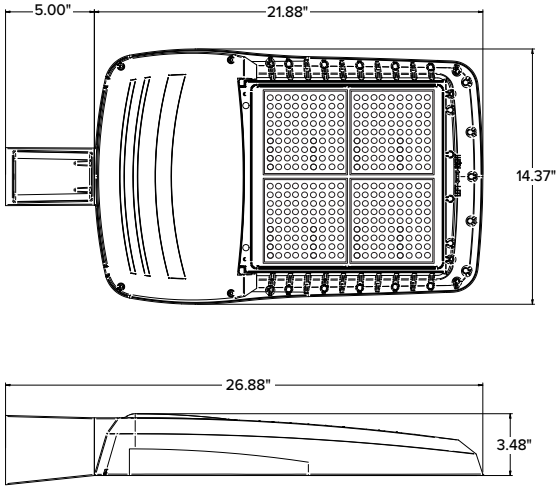
VIPER LUMINAIRE

DIMENSIONS

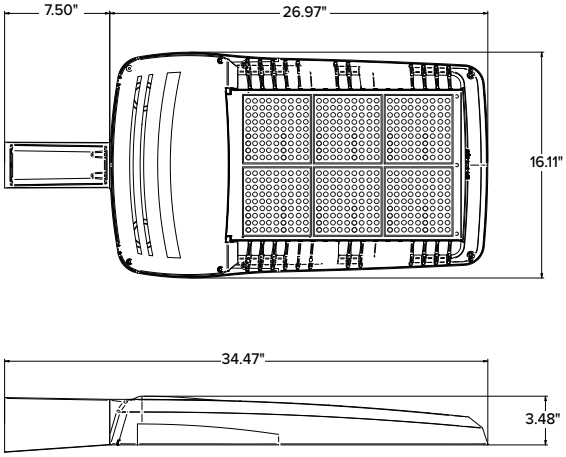
SIZE 1



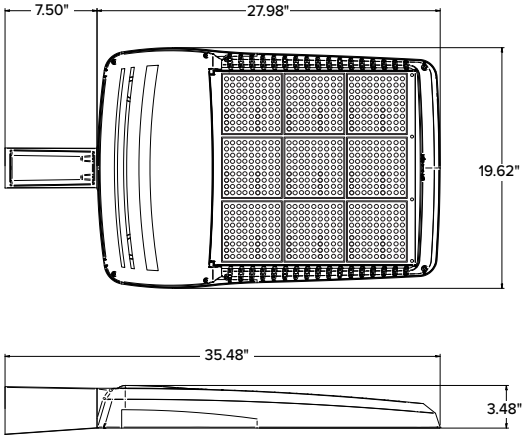
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

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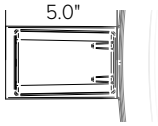
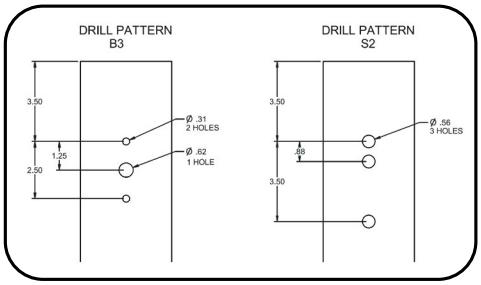
CATALOG #:

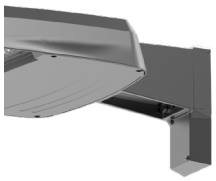
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

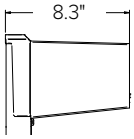


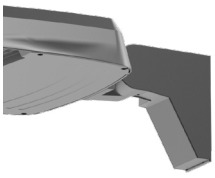




ASQU–UNIVERSAL ARM MOUNT

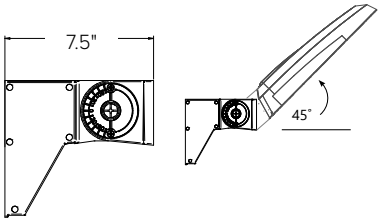
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

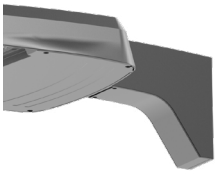




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

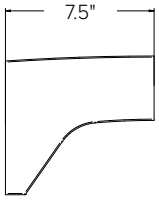
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

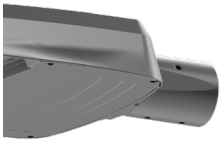




ADU–DECORATIVE UPSWEPT ARM

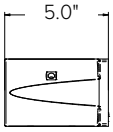
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

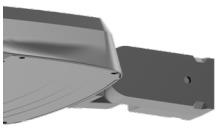




MAF–MAST ARM FITTER

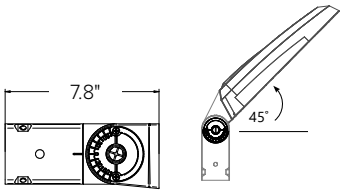
Fits 2-3/8" OD horizontal tenons.

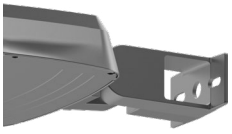




K–KNUCKLE

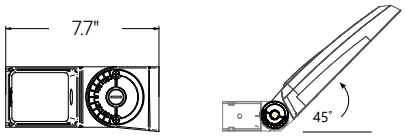
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





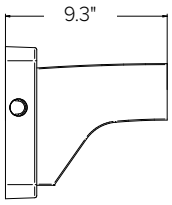
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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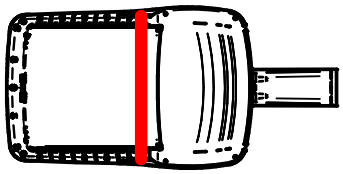
ADDITIONAL INFORMATION (CONTINUED)

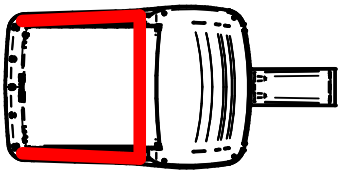
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

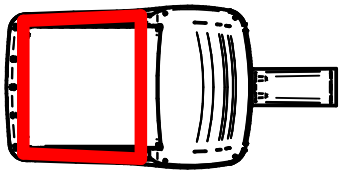
VPR2x HSS-90-B-xx



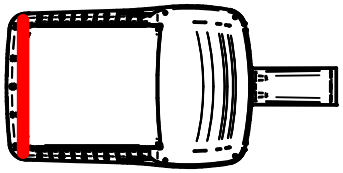
VPR2x HSS-270-BSS-xx



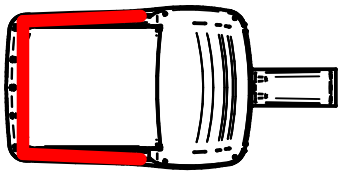
VPR2x HSS-360-xx



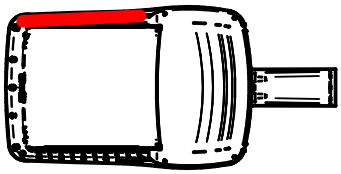
VPR2x HSS-90-F-xx



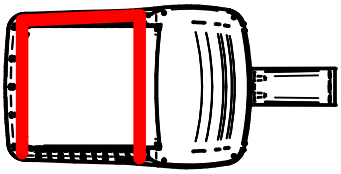
VPR2x HSS-270-FSS-xx



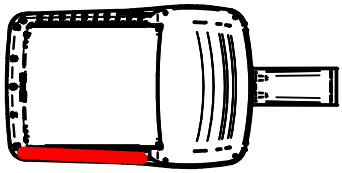
VPR2x HSS-90-S-xx



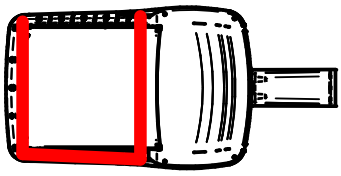
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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Type SC

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DATE: | LOCATION:

TYPE: SB | PROJECT:

CATALOG #:

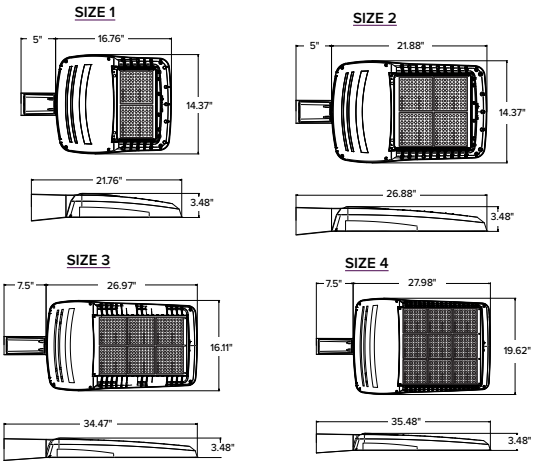
VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



c UL us IP65 IP66 IK10 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 4
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 5
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 2
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP – | – | – | – | – | – | – | – | –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured
Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

– | Optic Platform | |
|---|---|
| Micro Strike | |

– | Size | |
|---|---|
| **1** | Size 1 |
| **2** | Size 2 |
| **3** | Size 3 |
| **4** | Size 4 |

– | Light Engine | |
|---|---|
| **160L-35** [6] | 5500 lumens |
| **160L-50** [6] | 7500 lumens |
| **160L-75** | 10000 lumens |
| **160L-100** | 12500 lumens |
| **160L-115** | 15000 lumens |
| **160L-135** | 18000 lumens |
| **160L-160** | 21000 lumens |
| **320L-145** | 21000 lumens |
| **320L-170** | 24000 lumens |
| **320L-185** | 27000 lumens |
| **320L-210** | 30000 lumens |
| **320L-235** | 33000 lumens |
| **320L-255** | 36000 lumens |
| **320L-315** [6] | 40000 lumens |
| **480L-285** | 40000 lumens |
| **480L-320** | 44000 lumens |
| **480L-340** | 48000 lumens |
| **480L-390** | 52000 lumens |
| **480L-425** | 55000 lumens |
| **480L-470** | 60000 lumens |
| **720L-435** | 60000 lumens |
| **720L-475** | 65000 lumens |
| **720L-515** | 70000 lumens |
| **720L-565** [6] | 75000 lumens |
| **720L-600** [6] | 80000 lumens |
| **CLO** | Custom Lumen Output [1] |

– | CCT/CRI | |
|---|---|
| **AP** | AP-Amber Phosphor Converted |
| **27K8** | 2700K, 80 CRI |
| **3K7** | 3000K, 70 CRI |
| **3K8** | 3000K, 80 CRI |
| **35K8** | 3500K, 80 CRI |
| **3K9** | 3000K, 90 CRI |
| **4K7** | 4000K, 70 CRI |
| **4K8** | 4000K, 80 CRI |
| **4K9** | 4000K, 90 CRI |
| **5K7** | 5000K, 70 CRI |
| **5K8** | 5000K, 80 CRI |

– | Distribution | |
|---|---|
| **2** | Type 2 |
| **3** | Type 3 |
| **4F** | Type 4 Forward |
| **4W** | Type 4 Wide |
| **5QW** | Type 5 Square Wide |

– | Optic Rotation | |
|---|---|
| **BLANK** | **No Rotation** |
| **L** | Optic rotation left |
| **R** | Optic rotation right |

– | Voltage | |
|---|---|
| **UNV** | 120-277V |
| **120** | 120V |
| **208** | 208V |
| **240** | 240V |
| **277** | 277V |
| **347** | 347V |
| **480** | 480V |

– | Mounting | |
|---|---|
| **A** | Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter) |
| **A_** | Arm mount for round pole [2] |
| **ASQU** | Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern |
| **A_U** | Universal arm mount for round pole [2] |
| **AAU** | Adjustable arm for pole mounting (universal drill pattern) |
| **AA_U** | Adjustable arm mount for round pole [2] |
| **ADU** | Decorative upswept Arm (universal drill pattern) |
| **AD_U** | Decorative upswept arm mount for round pole [2] |
| **MAF** | Mast arm fitter for 2-3/8" OD horizontal arm |
| **K** | Knuckle |
| **T** | Trunnion |
| **WB** | Wall Bracket, horizontal tenon with MAF |
| **WM** | Wall mount bracket with decorative upswept arm |
| **WA** | Wall mount bracket with adjustable arm |

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	
VP	Viper

– | Optic Platform | |
|---|---|
| ST | Strike |

– | Size | |
|---|---|
| 1 | Size 1 |
| 2 | Size 2 |
| 3 | Size 3 |
| 4 | Size 4 |

– | Light Engine | |
|---|---|
| 36L-39 [8] | 5500 lumens |
| 36L-55 [8] | 7500 lumens |
| 36L-85 | 10000 lumens |
| 36L-105 | 12500 lumens |
| 36L-120 | 14000 lumens |
| 72L-115 | 15000 lumens |
| 72L-145 | 18000 lumens |
| 72L-180 | 21000 lumens |
| 72L-210 | 24000 lumens |
| 72L-240 | 27000 lumens |
| 108L-215 [8] | 27000 lumens |
| 108L-250 | 30000 lumens |
| 108L-280 | 33000 lumens |
| 108L-325 | 36000 lumens |
| 108L-365 | 40000 lumens |
| 162L-320 | 40000 lumens |
| 162L-365 [10] | 44000 lumens |
| 162L-405 | 48000 lumens |
| 162L-445 | 52000 lumens |
| 162L-485 | 55000 lumens |
| 162L-545 [8] | 60000 lumens |
| CLO | Custom Lumen Output [1] |

– | CCT/CRI | |
|---|---|
| AM | monochromatic amber, 595nm |
| 27K8 | 2700K, 80 CRI |
| 3K7 | 3000K, 70 CRI |
| 3K8 | 3000K, 80 CRI |
| 3K9 | 3000K, 90 CRI |
| 35K8 | 3500K, 80 CRI |
| 4K7 | 4000K, 70 CRI |
| 4K8 | 4000K, 80 CRI |
| 4K9 | 4000K, 90 CRI |
| 5K7 | 5000K, 70 CRI |
| 5K8 | 5000K, 80 CRI |

– | Distribution | |
|---|---|
| FR | Auto Front Row |
| 2 | Type 2 |
| 3 | Type 3 |
| 4F | Type 4 Forward |
| 4W | Type 4 Wide |
| 5QN | Type 5 Square Narrow |
| 5QW | Type 5 Square Wide |
| 5QM | Type 5 Square Medium |
| 5W | Type 5 Wide (Round) |
| 5RW | Type 5 Rectangular |
| C | Corner Optic |
| TC | Tennis Court Optic |

– | Optic Rotation | |
|---|---|
| BLANK | No Rotation |
| L | Optic rotation left |
| R | Optic rotation right |

– | Voltage | |
|---|---|
| UNV | 120-277V |
| 120 | 120V |
| 208 | 208V |
| 240 | 240V |
| 277 | 277V |
| 347 | 347V |
| 480 | 480V |

–

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

– | Color | |
|---|---|
| BLT | Black Matte Textured |
| BLS | Black Gloss Smooth |
| DBT | Dark Bronze Matte Textured |
| DBS | Dark Bronze Gloss Smooth |
| GTT | Graphite Matte Textured |
| LGS | Light Grey Gloss Smooth |
| LGT | Light Grey Gloss Textured |
| PSS | Platinum Silver Smooth |
| WHT | White Matte Textured |
| WHS | White Gloss Smooth |
| VGT | Verde Green Textured |

Color Option	
CC	Custom Color

– | Options | |
|---|---|
| F | Fusing |
| E | Battery Backup [1,2,7,8,9] |
| 2PF | Dual Power Feed |
| 2DR | Dual Driver |
| TE | Tooless Entry |
| BC | Backlight Control |
| TB | Terminal Block |
| CD | Customer Dimming |

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
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4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: LOCATION:

TYPE: SB PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	House Side Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM2-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: SB PROJECT:

CATALOG #:

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

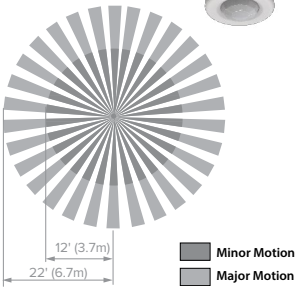
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

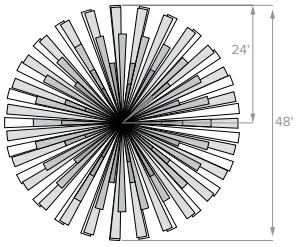
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

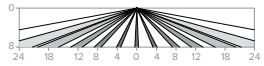
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



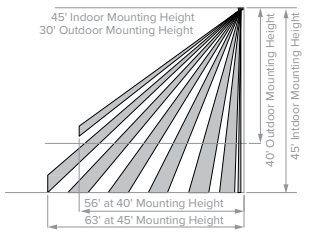
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

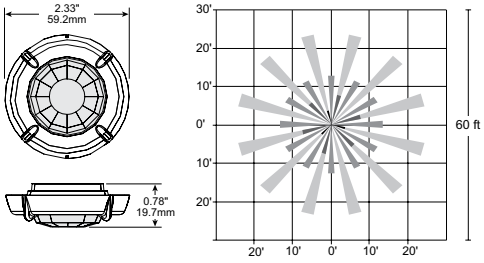
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

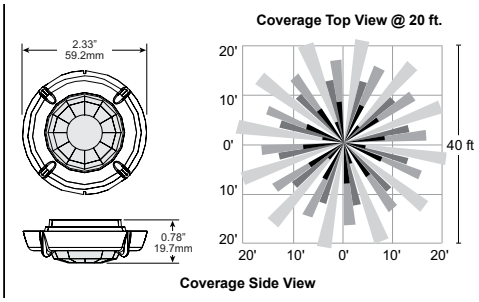
OUTDOOR LIGHTING CONTROLS OPTIONS

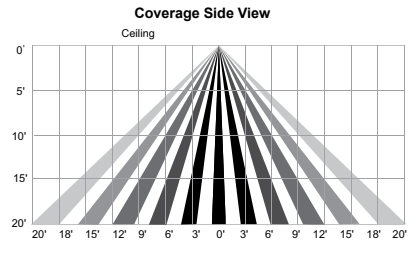
CONTROLS FUNCTIONALITY

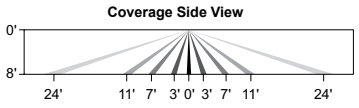
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

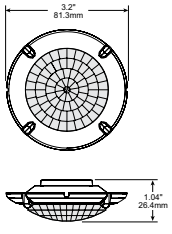
COVERAGE PATTERNS FOR SCP_F

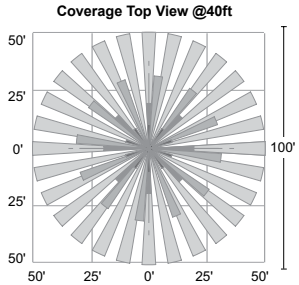


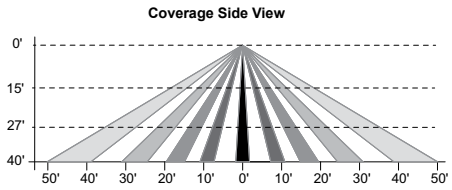












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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2200K	0.811	–	–
2700K	0.906	0.774	–
3000K	0.943	0.868	–
3500K	–	0.868	–
4000K	1	0.906	–
5000K	1	0.906	–

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

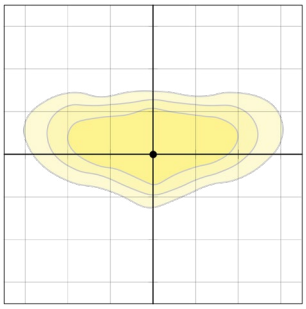
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

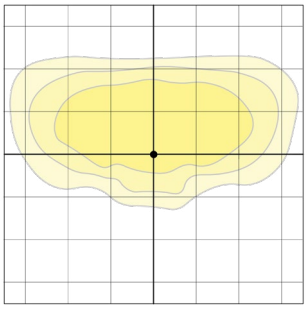
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



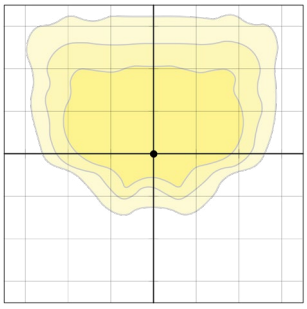
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



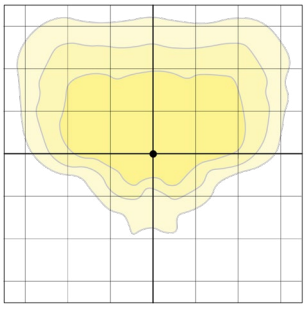
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



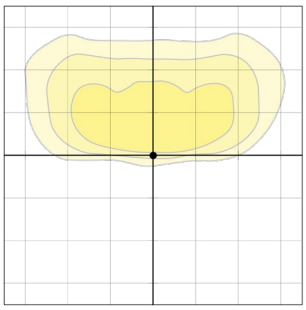
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



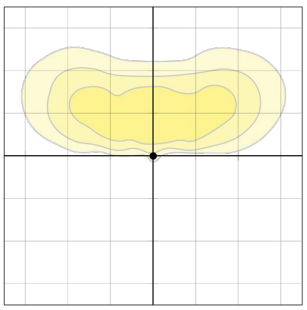
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



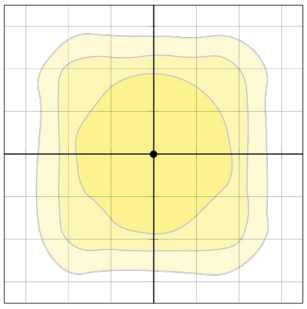
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



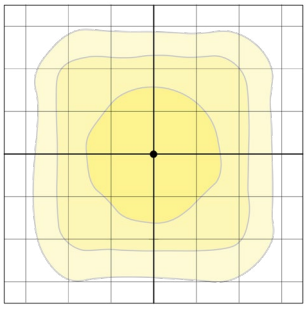
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



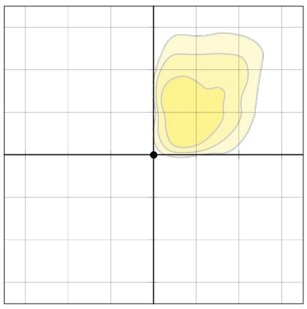
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



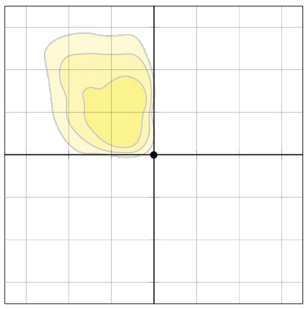
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

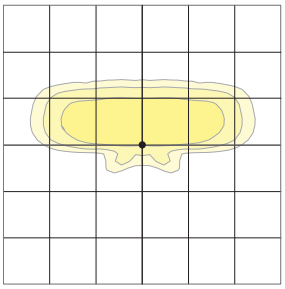
TYPE: SB PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

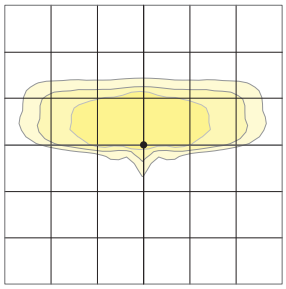
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



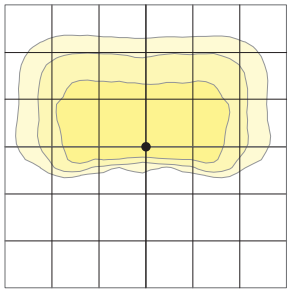
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



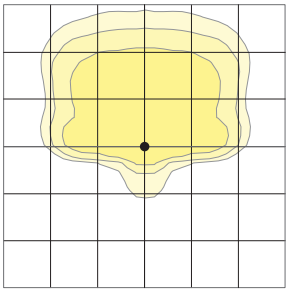
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



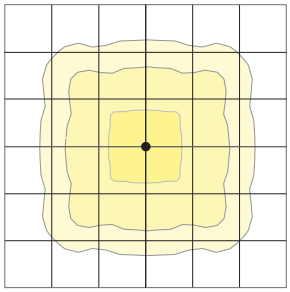
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

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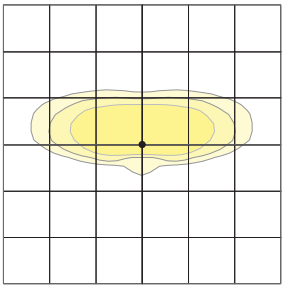
CATALOG #:

OPTIC STRIKE PHOTOMETRY

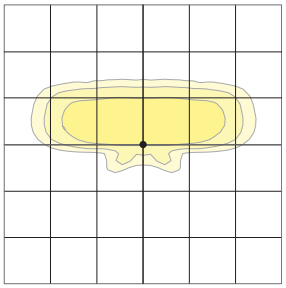
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



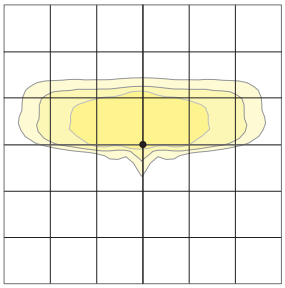
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



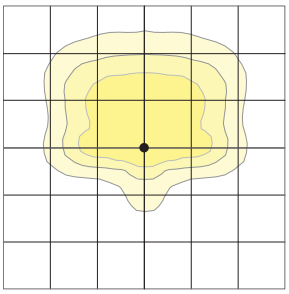
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



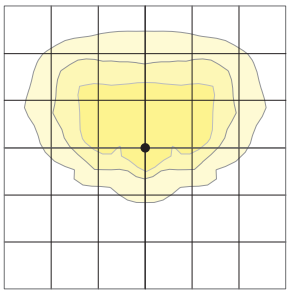
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



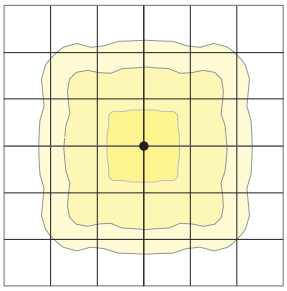
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



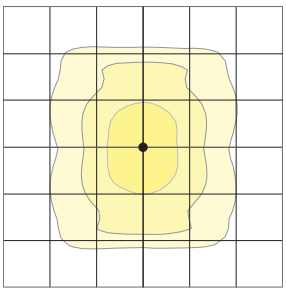
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



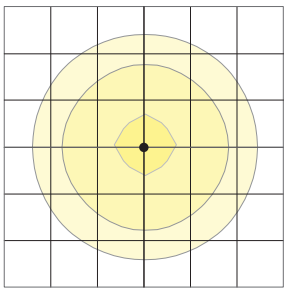
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



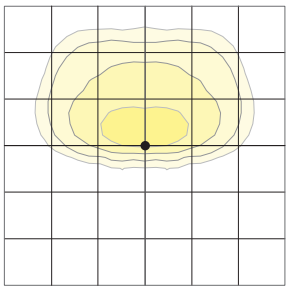
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



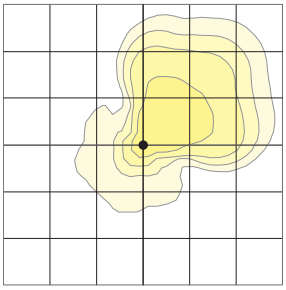
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



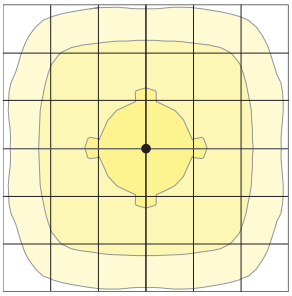
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



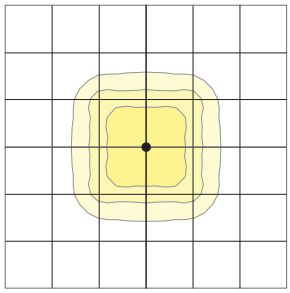
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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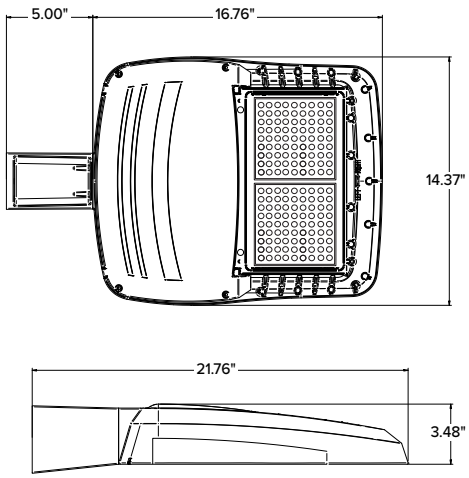
VIPER Area/Site

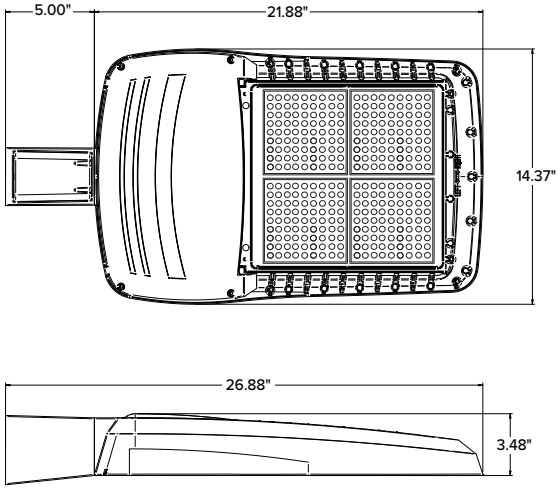
VIPER LUMINAIRE

DIMENSIONS

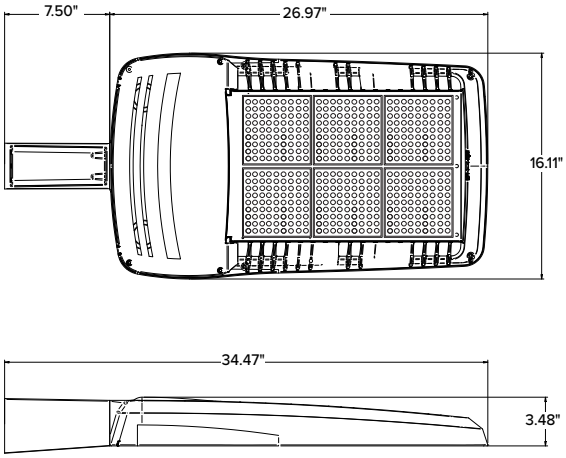
SIZE 1



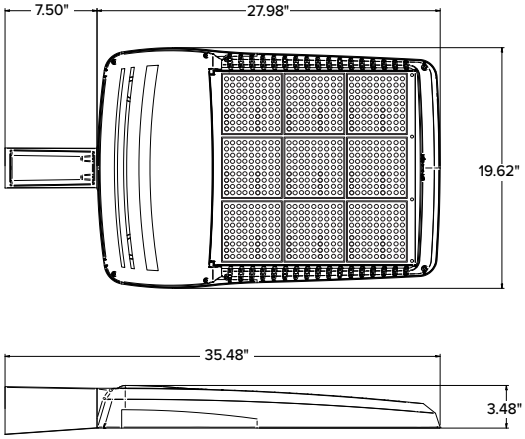
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER LUMINAIRE

DATE: | LOCATION:

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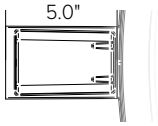
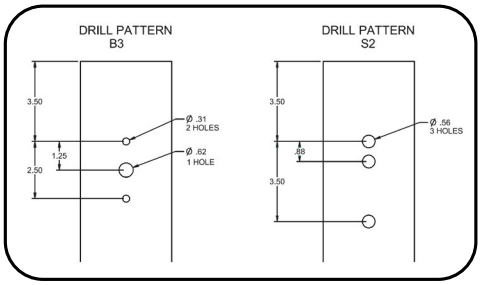
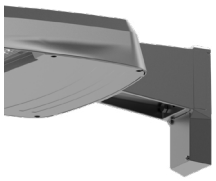
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

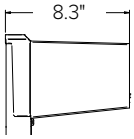


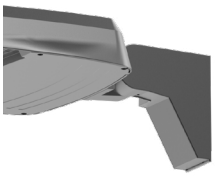




ASQU–UNIVERSAL ARM MOUNT

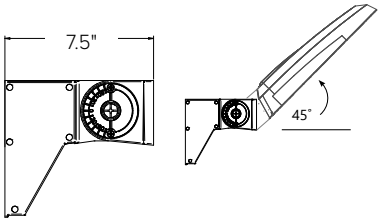
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

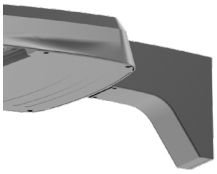




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

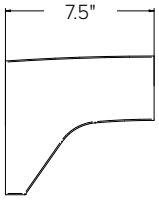
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

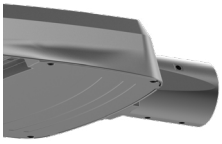




ADU–DECORATIVE UPSWEPT ARM

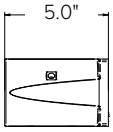
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

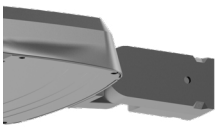




MAF–MAST ARM FITTER

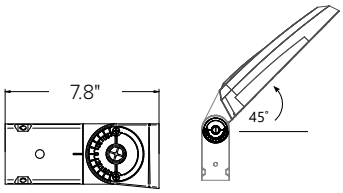
Fits 2-3/8" OD horizontal tenons.

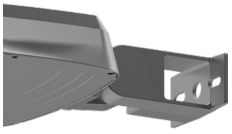




K–KNUCKLE

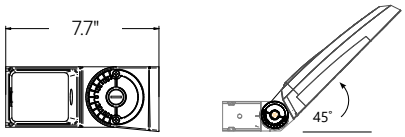
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





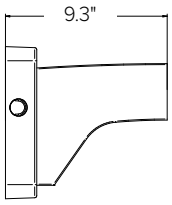
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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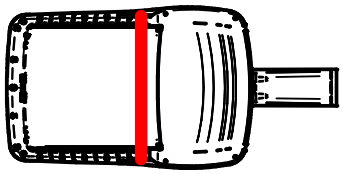
ADDITIONAL INFORMATION (CONTINUED)

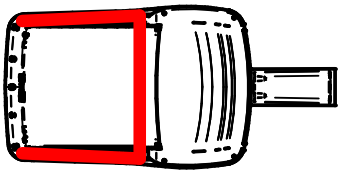
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

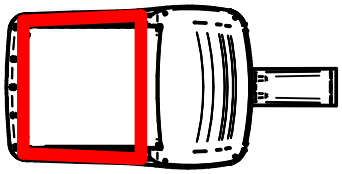
VPR2x HSS-90-B-xx



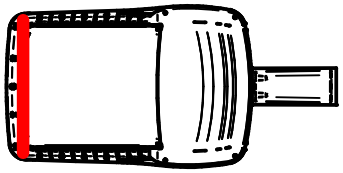
VPR2x HSS-270-BSS-xx



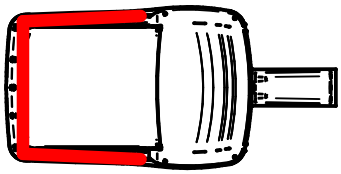
VPR2x HSS-360-xx



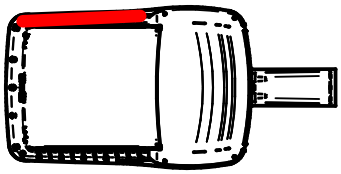
VPR2x HSS-90-F-xx



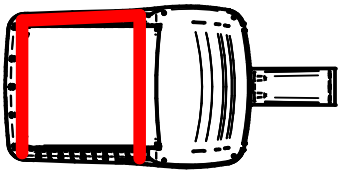
VPR2x HSS-270-FSS-xx



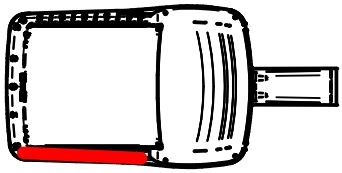
VPR2x HSS-90-S-xx



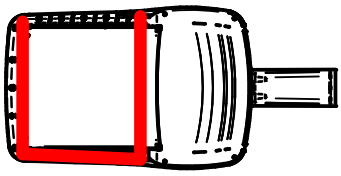
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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Type SD

BEACON
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DATE: LOCATION:

TYPE: SD PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

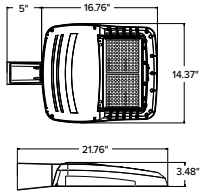
MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

FEATURES

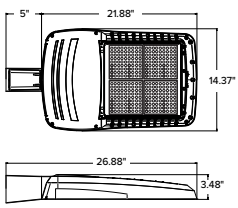
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 IP66 IK10 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

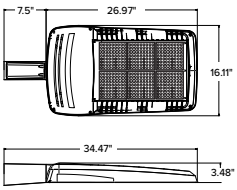
SIZE 1



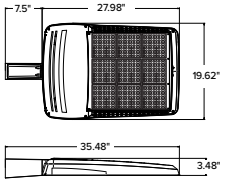
SIZE 2



SIZE 3



SIZE 4



CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID+

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 4
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 5
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 2
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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DATE: | LOCATION:

TYPE: SD | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires

QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –		–		–		–		–		–		–
Series	**Optic Platform**	**Size**	**Light Engine**		**CCT/CRI**		**Distribution**		**Optic Rotation**		**Voltage**	
VP Viper	Micro Strike	**1** Size 1	**160L-35** [6]	5500 lumens	**AP**	AP-Amber Phosphor Converted	**2**	Type 2	**BLANK** No Rotation		**UNV**	120-277V
			160L-50 [6]	7500 lumens	**27K8**	2700K, 80 CRI	**3**	Type 3	**L**	Optic rotation left	**120**	120V
			160L-75	10000 lumens	**3K7**	3000K, 70 CRI	**4F**	Type 4 Forward	**R**	Optic rotation right	**208**	208V
			160L-100	12500 lumens	**3K8**	3000K, 80 CRI	**4W**	Type 4 Wide			**240**	240V
			160L-115	15000 lumens	**35K8**	3500K, 80 CRI	**5QW**	Type 5 Square Wide			**277**	277V
			160L-135	18000 lumens	**3K9**	3000K, 90 CRI					**347**	347V
			160L-160	21000 lumens	**4K7**	4000K, 70 CRI					**480**	480V
		2 Size 2	**320L-145**	21000 lumens	**4K8**	4000K, 80 CRI						
			320L-170	24000 lumens	**4K9**	4000K, 90 CRI						
			320L-185	27000 lumens	**5K7**	5000K, 70 CRI						
			320L-210	30000 lumens	**5K8**	5000K, 80 CRI						
			320L-235	33000 lumens								
			320L-255	36000 lumens								
			320L-315 [6]	40000 lumens								
		3 Size 3	**480L-285**	40000 lumens								
			480L-320	44000 lumens								
			480L-340	48000 lumens								
			480L-390	52000 lumens								
			480L-425	55000 lumens								
			480L-470	60000 lumens								
		4 Size 4	**720L-435**	60000 lumens								
			720L-475	65000 lumens								
			720L-515	70000 lumens								
			720L-565 [6]	75000 lumens								
			720L-600 [6]	80000 lumens								
			CLO	Custom Lumen Output [1]								

–		–		–		
Mounting		**Color**		**Options**		**Network Control Options**	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)	**BLT**	Black Matte Textured	**F**	Fusing	**NXWS16F**	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
A_	Arm mount for round pole [2]	**BLS**	Black Gloss Smooth	**2PF**	Dual Power Feed	**NXWS40F**	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	**DBT**	Dark Bronze Matte Textured	**2DR**	Dual Driver	**NXW**	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
A_U	Universal arm mount for round pole [2]	**DBS**	Dark Bronze Gloss Smooth	**TE**	Tooless Entry	**WIR**	LightGRID+ In-Fixture Module [3,4]
AAU	Adjustable arm for pole mounting (universal drill pattern)	**GTT**	Graphite Matte Textured	**BC**	Backlight Control [8]	**WIRSC**	LightGRID+ Module and Occupancy Sensor [3,4]
AA_U	Adjustable arm mount for round pole [2]	**LGS**	Light Grey Gloss Smooth	**TB**	Terminal Block	**Stand Alone Sensors**	
ADU	Decorative upswept Arm (universal drill pattern)	**LGT**	Light Grey Gloss Textured	**CD**	Customer Dimming	**BTS-14F**	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
AD_U	Decorative upswept arm mount for round pole [2]	**PSS**	Platinum Silver Smooth			**BTS-40F**	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT**	White Matte Textured			**BTSO-12F**	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	**WHS**	White Gloss Smooth			**7PR**	7-Pin Receptacle [4]
T	Trunnion	**VGT**	Verde Green Textured			**7PR-SC**	7-Pin Receptacle with shorting cap [4]
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**				**7PR-TL**	7-Pin PCR with photocontrol
WM	Wall mount bracket with decorative upswept arm	**CC**	Custom Color			**3PR**	3-Pin twist lock [4]
WA	Wall mount bracket with adjustable arm					**3PR-SC**	3-Pin receptacle with shorting cap [4]
						3PR-TL	3-Pin PCR with photocontrol [4]
						Programmed Controls	
						SCP-_F	Sensor Control Programmable, 8F or 40F [9]
						ADD	AutoDim Timer Based Dimming [10]
						ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**ST** Strike	**1** Size 1	**36L-39** [8] 5500 lumens	**AM** monochromatic amber, 595nm	**FR** Auto Front Row	**BLANK** No Rotation	**UNV** 120-277V
			36L-55 [8] 7500 lumens	**27K8** 2700K, 80 CRI	**2** Type 2	**L** Optic rotation left	**120** 120V
			36L-85 10000 lumens	**3K7** 3000K, 70 CRI	**3** Type 3	**R** Optic rotation right	**208** 208V
			36L-105 12500 lumens	**3K8** 3000K, 80 CRI	**4F** Type 4 Forward		**240** 240V
			36L-120 14000 lumens	**3K9** 3000K, 90 CRI	**4W** Type 4 Wide		**277** 277V
		2 Size 2	**72L-115** 15000 lumens	**35K8** 3500K, 80 CRI	**5QN** Type 5 Square Narrow		**347** 347V
			72L-145 18000 lumens	**4K7** 4000K, 70 CRI	**5QW** Type 5 Square Wide		**480** 480V
			72L-180 21000 lumens	**4K8** 4000K, 80 CRI	**5QM** Type 5 Square Medium		
			72L-210 24000 lumens	**4K9** 4000K, 90 CRI	**5W** Type 5 Wide (Round)		
			72L-240 27000 lumens	**5K7** 5000K, 70 CRI	**5RW** Type 5 Rectangular		
		3 Size 3	**108L-215** [8] 27000 lumens	**5K8** 5000K, 80 CRI	**C** Corner Optic		
			108L-250 30000 lumens		**TC** Tennis Court Optic		
			108L-280 33000 lumens				
			108L-325 36000 lumens				
			108L-365 40000 lumens				
		4 Size 4	**162L-320** 40000 lumens				
			162L-365 [10] 44000 lumens				
			162L-405 48000 lumens				
			162L-445 52000 lumens				
			162L-485 55000 lumens				
			162L-545 [8] 60000 lumens				
			CLO Custom Lumen Output [1]				

–

Mounting	Color	Options
A Arm mount for square pole/flat surface	**BLT** Black Matte Textured	**F** Fusing
A_ Arm mount for round pole [3]	**BLS** Black Gloss Smooth	**E** Battery Backup [1,2,7,8,9]
ASQU Universal arm mount for square pole	**DBT** Dark Bronze Matte Textured	**2PF** Dual Power Feed
A_U Universal arm mount for round pole [3]	**DBS** Dark Bronze Gloss Smooth	**2DR** Dual Driver
AAU Adjustable arm for pole mounting (universal drill pattern)	**GTT** Graphite Matte Textured	**TE** Tooless Entry
AA_U Adjustable arm mount for round pole [3]	**LGS** Light Grey Gloss Smooth	**BC** Backlight Control
ADU Decorative upswept Arm (universal drill pattern)	**LGT** Light Grey Gloss Textured	**TB** Terminal Block
AD_U Decorative upswept arm mount for round pole [3]	**PSS** Platinum Silver Smooth	**CD** Customer Dimming
MAF Mast arm fitter for 2-3/8" OD horizontal arm	**WHT** White Matte Textured	
K Knuckle	**WHS** White Gloss Smooth	
T Trunnion	**VGT** Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	**Color Option**	
WM Wall mount bracket with decorative upswept arm	**CC** Custom Color	
WA Wall mount bracket with adjustable arm		

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: LOCATION:

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VIPER Area/Site

VIPER LUMINAIRE

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	House Side Shield	1	Size 1	HSS-90-B	House Side Shield 90° Back	BLS	Black Gloss Smooth
		2	Size 2	HSS-90-F	House Side Shield 90° Front	BLT	Black Matte Textured
		3	Size 3	HSS-90-S	House Side Shield 90° Side	DBS	Dark Bronze Gloss Smooth
		4	Size 4	HSS-270-BSS	House Side Shield 270° Back/Side/Side	DBT	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	GTT	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	LGS	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	PSS	Platinum Silver Smooth
				BC	Back Light Control	WHS	White Gloss Smooth
MTG	Mounting			A	Arm Mount for square pole/flat surface	WHT	White Matte Textured
				ASQU	Universal Arm Mount for square pole	VGT	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	LEG	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	CC	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	BIRD SPK	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM2-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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DATE: LOCATION:

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OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

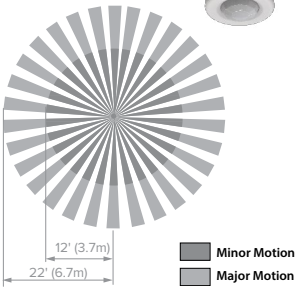
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

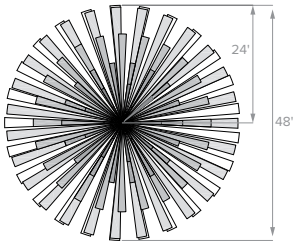
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

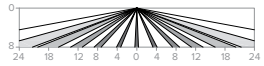
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



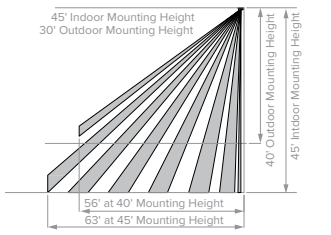
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP

The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

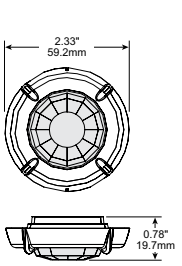
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

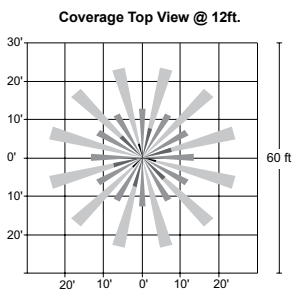
OUTDOOR LIGHTING CONTROLS OPTIONS

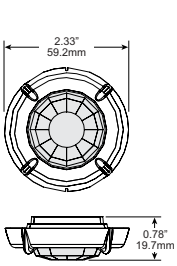
CONTROLS FUNCTIONALITY

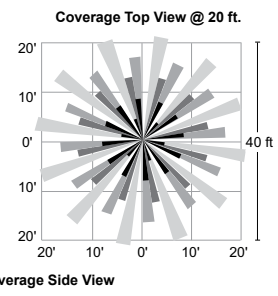
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft		SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–		ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–		ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–		7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–		3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–		3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–		3PR-TL

COVERAGE PATTERNS FOR SCP_F

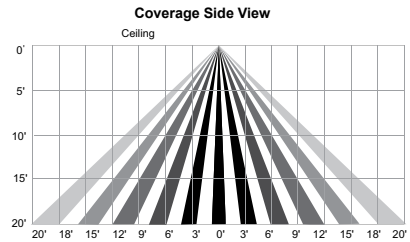


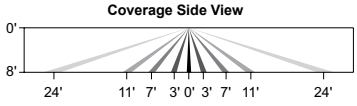


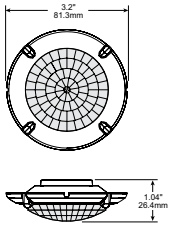


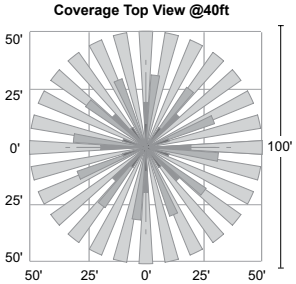


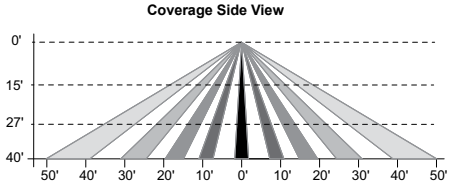
Coverage Side View











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DATE: LOCATION:

TYPE: SD PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

Silicone Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2200K	0.811	–	–
2700K	0.906	0.774	–
3000K	0.943	0.868	–
3500K	–	0.868	–
4000K	1	0.906	–
5000K	1	0.906	–

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DATE: | LOCATION:

TYPE: SD | PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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DATE: LOCATION:

TYPE: SD PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

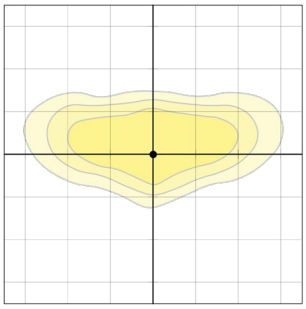
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

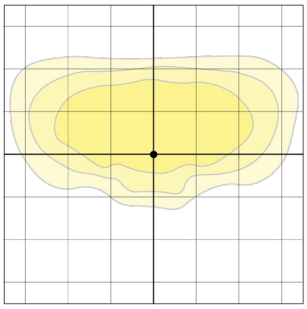
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



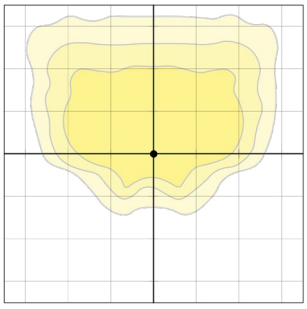
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



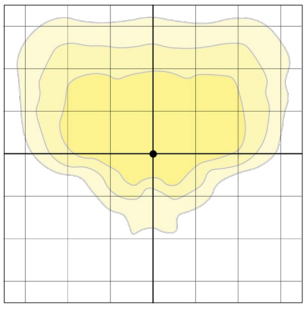
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



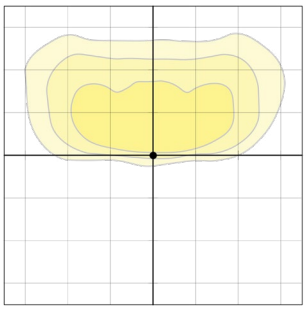
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



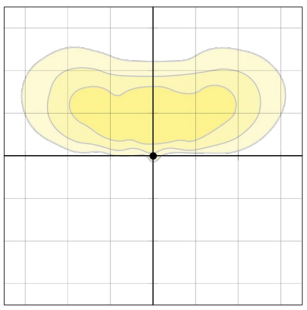
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



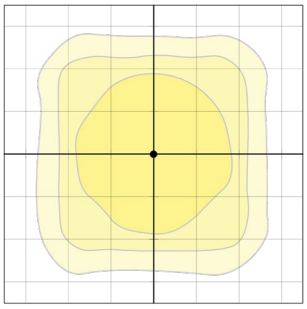
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



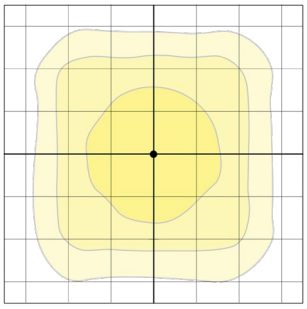
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



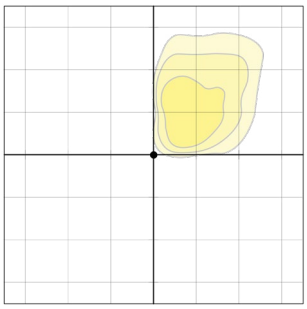
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



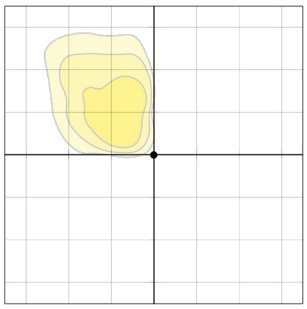
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

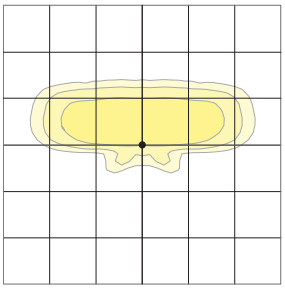
TYPE: SD PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

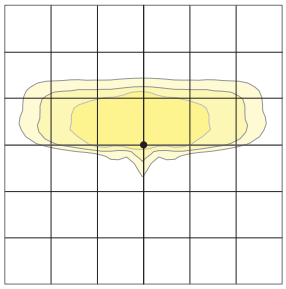
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



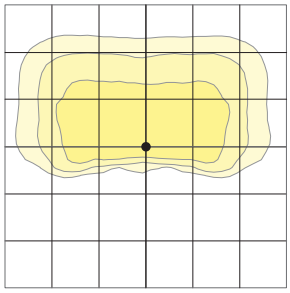
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



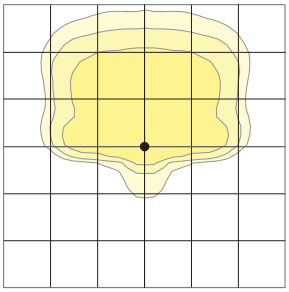
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



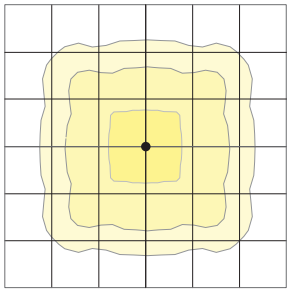
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

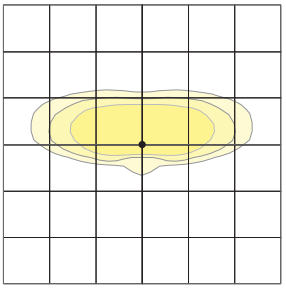
TYPE: SD PROJECT:

CATALOG #:

OPTIC STRIKE PHOTOMETRY

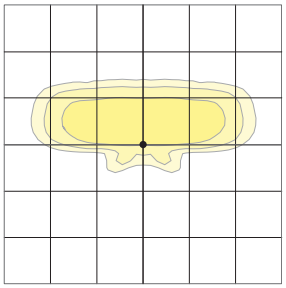
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



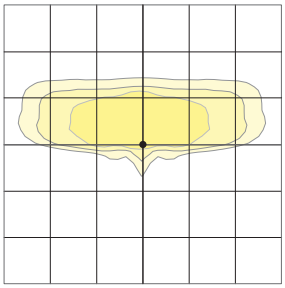
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



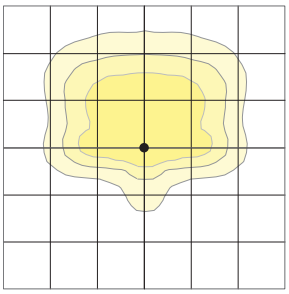
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



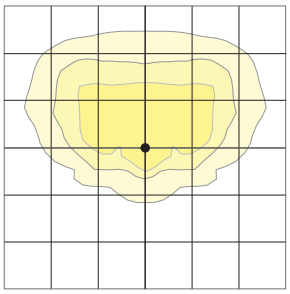
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



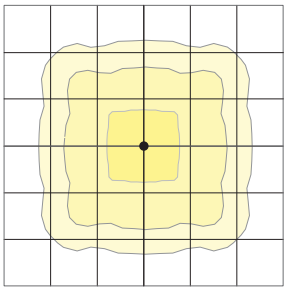
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



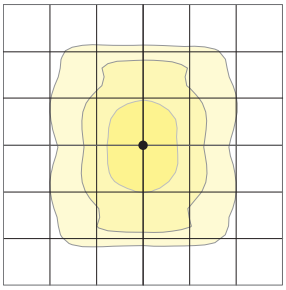
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



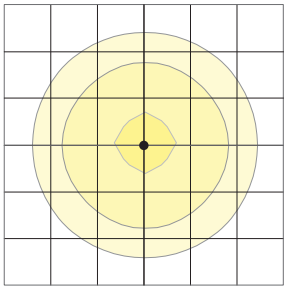
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



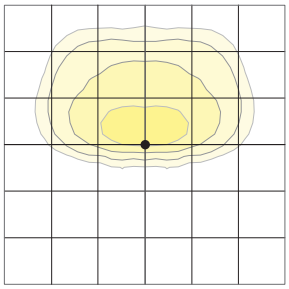
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



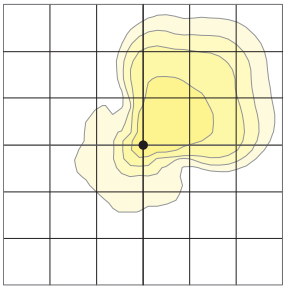
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



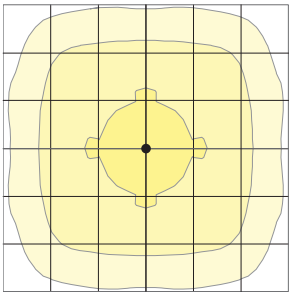
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



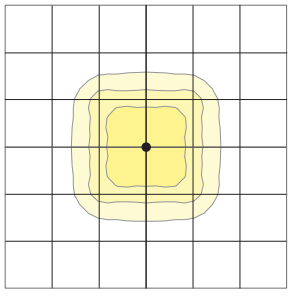
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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BEACON
design . performance . technology

VIPER Area/Site

VIPER LUMINAIRE

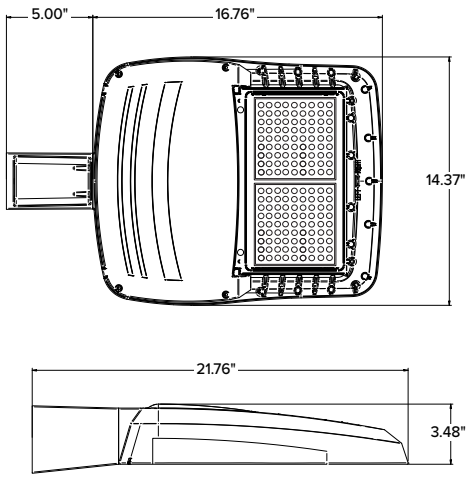
DATE: | LOCATION:

TYPE: SD | PROJECT:

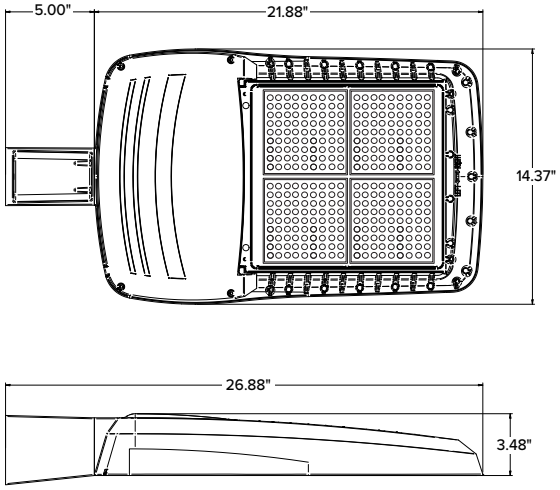
CATALOG #:

DIMENSIONS

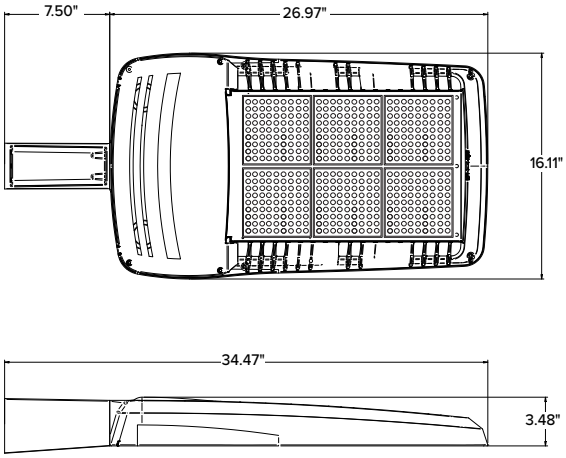
SIZE 1



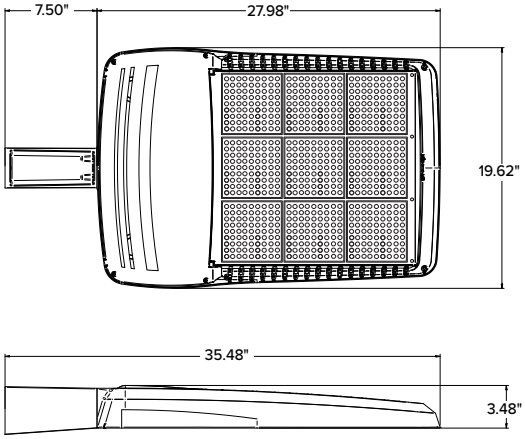
SIZE 2



SIZE 3



SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

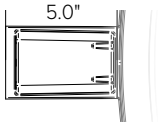
TYPE: SD PROJECT:

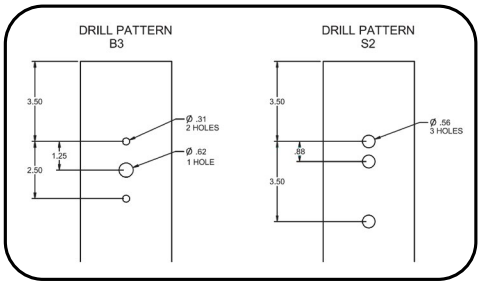
CATALOG #:

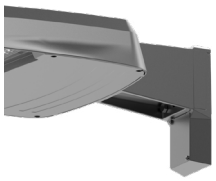
MOUNTING

A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

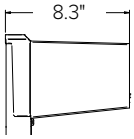


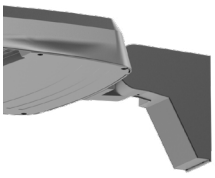




ASQU–UNIVERSAL ARM MOUNT

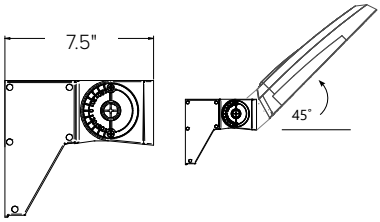
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

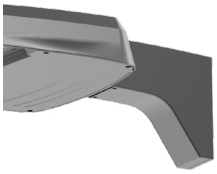




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

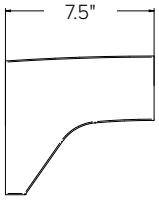
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

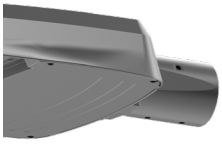




ADU–DECORATIVE UPSWEPT ARM

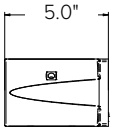
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

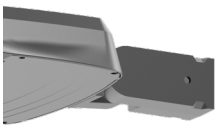




MAF–MAST ARM FITTER

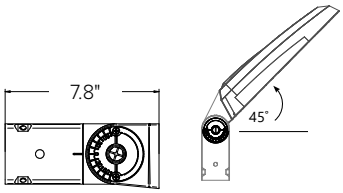
Fits 2-3/8" OD horizontal tenons.

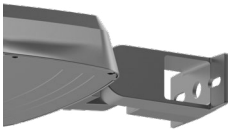




K–KNUCKLE

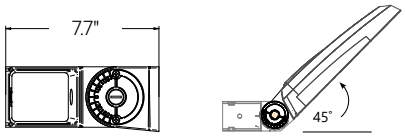
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





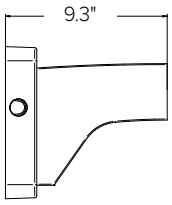
T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.



WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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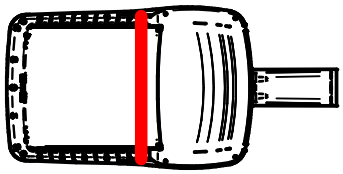
ADDITIONAL INFORMATION (CONTINUED)

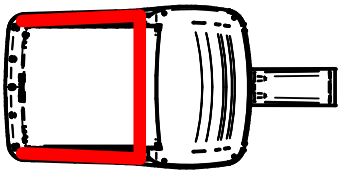
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

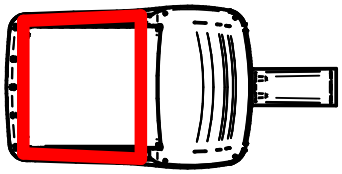
VPR2x HSS-90-B-xx



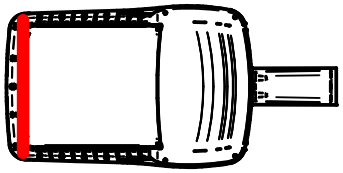
VPR2x HSS-270-BSS-xx



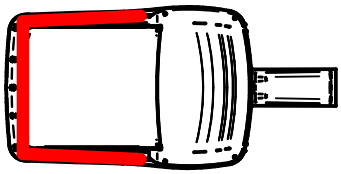
VPR2x HSS-360-xx



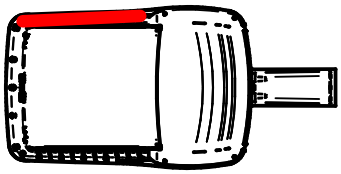
VPR2x HSS-90-F-xx



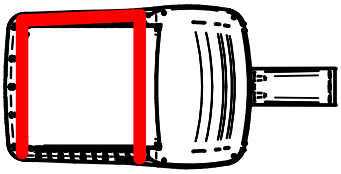
VPR2x HSS-270-FSS-xx



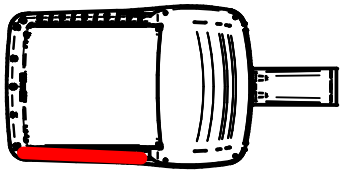
VPR2x HSS-90-S-xx



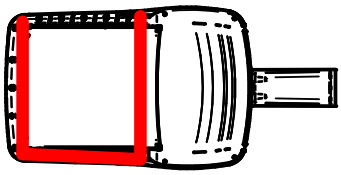
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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TYPE WA

WPX LED
Wall Packs

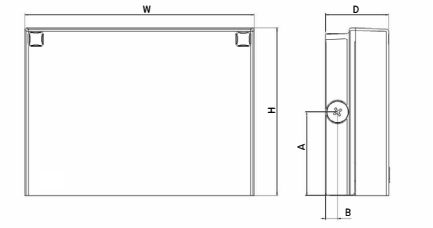
Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



Front View Side View

Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location		Weight
				A	B	
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	0.6" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	0.7" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.5" (13.7 cm)	4.7" (12.0 cm)	0.7" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

WPX1 LED P2	40K	MVOLT		DBLXD
Series	**Color Temperature**	**Voltage**	**Options**	**Finish**
WPX1 LED P1 1,550 Lumens, 11W [1]	30K 3000K	MVOLT 120V - 277V	(blank) None	DDBXD Dark bronze
WPX1 LED P2 2,900 Lumens, 24W	40K 4000K	347 347V [3]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) [2]	DWHXD White
WPX2 LED 6,000 Lumens, 47W	50K 5000K		E14WC Emergency battery backup, CEC compliant (14W, -20°C min) [2]	DBLXD Black
WPX3 LED 9,200 Lumens, 69W			PE Photocell [3]	Note : For other options, consult factory.

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

NOTES

1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 2.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
   Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V or PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L90/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 2.5kV. It can be ordered with an optional 6kV surge protection).
All photocell (PE) operate on MVOLT (120V - 277V) input.

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards. The WPX is intended for installation on flat wall surfaces. Other applications may void warranty

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	208V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a 25°C ambient, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.94	>0.92	>0.90

HID Replacement Guide

Luminaire	Equivalent HID Lamp	WPX Input Power
WPX1 LED P1	100W	11W
WPX1 LED P2	150W	24W
WPX2	250W	47W
WPX3	400W	69W

Lumen Output

Luminaire	Color Temperature	Lumen Output
WPX1 LED P1	3000K	1,537
	4000K	1,568
	5000K	1,602
WPX1 LED P2	3000K	2,748
	4000K	2,912
	5000K	2,954
WPX2	3000K	5,719
	4000K	5,896
	5000K	6,201
WPX3	3000K	8,984
	4000K	9,269
	5000K	9,393

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Emergency Egress Battery Packs

The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 550 lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watts)	Controls Option	Ordering Example
Standard	0°C	4W	E4WH	WPX2 LED 40K MVOLT **E4WH** DDBXD
Cold Weather	-20°C	14W	E14WC	WPX2 LED 40K MVOLT **E14WC** DDBXD

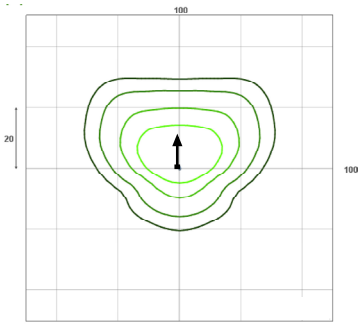
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards

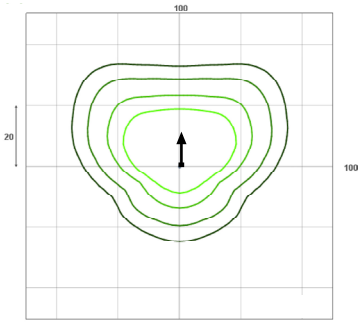
LEGEND

- 0.1 fc
- 0.2 fc
- 0.5 fc
- 1.0 fc

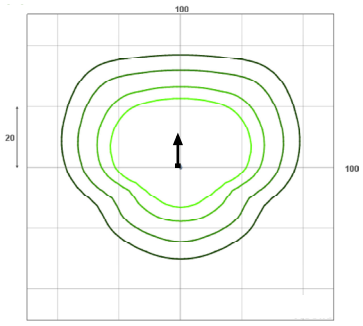
WPX1 LED P1



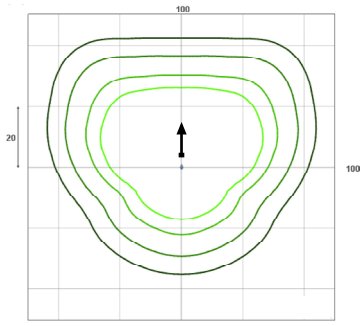
WPX1 LED P2



WPX2 LED



WPX3 LED



Mounting Height = 12 Feet.

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Type ZA

d-series

D-Series DSXF1
LED Floodlight

Catalog Number

Notes

Type ZA

Hit the Tab key or mouse over the page to see all interactive elements.

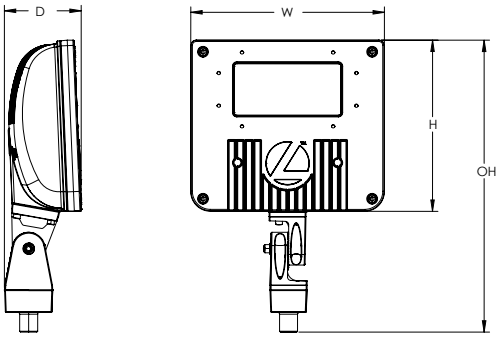
Introduction

The D-Series floodlights feature a site-wide offering to meet specifier's every floodlighting need in application. The D-Series flood offers three sizes delivering 3,000 to 27,000 lumens. Available with seven precision optics, three mountings and three color temperatures, D-Series floodlights offer vast design capabilities while delivering significant energy savings and long life.

The DSXF1 delivers 3,000 to 5,500 lumens, meeting a large breadth of illumination requirements for design and renovation when replacing 70W to 150W HID floodlights. All configurations are assembled in the USA allowing for quick delivery.

Specifications

EPA:	0.6 ft² *(0.05 m²)*
Depth:	3.52" *(8.9 cm)*
Width:	8.86" *(22.5 cm)*
Height:	7.84" *(19.9 cm)*
Overall Height	13.37" *(34.0 cm)*
Weight:	7.2 lbs *(3.3 kg)*



design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: DSXF1 LED P1 40K MSP MVOLT THK DDBXD

DSXF1 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
DSXF1 LED	P1	30K 3000K	WFL Wide flood (6X6)	MVOLT ‡	**Shipped included**
	P2	40K 4000K	FL Flood (5X5)	347	THK Knuckle with 1/2" NPT threaded pipe
		50K 5000K	MFL Medium flood (4X4)		IS Integral slipfitter (fits 2-3/8" O.D. tenon)
			WFR Wide flood rectangular (6X5)		YKC62 Yoke with 2ft 16-3 SO cord
			HMF Horizontal medium flood (6X4)		
			MSP Medium spot (4X4)		
			NSP Narrow spot (3X3)		

Options

Shipped installed

PE	Photocontrol, button style ‡
DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ‡
SPD10KV	Separate surge protection
CCE	Coastal Construction ‡

Shipped separately

UBV	Upper/bottom visor (universal)
FV	Full visor
VG	Vandal guard

Finish (required)

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White

Accessories

Ordered and shipped separately.

DSXF1/2TS DDBXD U	Slipfitter for 1-1/4" to 2-3/8" OD tenons; 1/2" THK required (specify finish)
FTS CG6 DDBXD U	Slipfitter for 2-3/8" to 2-7/8" OD tenons; YKC62 required (specify finish)
FRWB DDBXD U	Radius wall bracket, 2-3/8" OD tenon (specify finish)
FSPB DDBXD U	Steel square pole bracket, 2-3/8" OD tenon (specify finish)
DSXF1UBV DDBXD U	Upper/bottom visor accessory (specify finish)
DSXF1FV DDBXD U	Full visor accessory (specify finish)
DSXF1VG U	Vandal guard accessory

For more mounting options, visit our Floodlighting Accessories pages.

‡ Option Value Ordering Restrictions

Option Value	Restriction
CCE	Not compatible with YKC62 yoke mount. Not compatible with DSXF1/2TS or FTS CG6 accessories.
DMG	Ships with 16-5 SO cord when ordered with YKC62 yoke.
MVOLT	Operates on line voltage from 120-277V.
PE	Requires MVOLT or 347V (not available in 480V).

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Mounting, Options and Accessories

Mountings

IS – Adjustable Slipfitter
(Fits 2-3/8" O.D. tenon)

YKC62 - Yoke with 16-3
SO cord, 2ft

THK - Threaded Knuckle with
1/2" NPT threaded pipe

External Shields

UBV Visor
Top Mounted

UBV Visor
Bottom Mounted

FV - Full Visor

Accessories

VG - Vandal Guard

DSXF1/2TS - THK
Slipfitter Accessory

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown within applicable tolerances. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	Field Angle		Beam Angle		30K (3000K, 70 CRI)			40K (4000K, 70 CRI)			50K (5000K, 70 CRI)		
			°H	°V	°H	°V	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd
P1	21W	NSP	37	38	18	19	2,601	124	16,316	2,876	137	18,039	2,876	137	18,039
		MSP	51	51	27	28	2,578	123	9,908	2,850	136	10,954	2,850	136	10,954
		MFL	60	60	46	45	2,435	116	4,027	2,692	128	4,452	2,692	128	4,452
		FL	84	91	59	72	2,682	128	2,255	2,965	141	2,494	2,965	141	2,494
		WFL	109	101	86	85	2,766	132	1,494	3,058	146	1,652	3,058	146	1,652
		WFR	103	92	80	71	2,794	133	1,809	3,089	147	2,000	3,089	147	2,000
		HMF	124	63	100	48	2,329	111	2,001	2,575	123	2,212	2,575	123	2,212
P2	42W	NSP	37	38	18	19	4,741	113	29,740	5,242	125	32,881	5,242	125	32,881
		MSP	51	51	27	28	4,699	112	18,060	5,195	124	19,967	5,195	124	19,967
		MFL	60	50	46	45	4,439	106	7,340	4,908	117	8,115	4,908	117	8,115
		FL	84	91	59	72	4,889	116	4,111	5,406	129	4,545	5,405	129	4,545
		WFL	109	101	86	85	4,753	113	2,568	5,573	133	3,011	5,573	133	3,011
		WFR	103	92	80	71	5,094	121	3,297	5,631	134	3,645	5,632	134	3,645
		HMF	124	63	100	48	4,245	101	3,647	4,693	112	4,032	4,693	112	4,032

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	
0°C	32°F
10°C	50°F
20°C	68°F
25°C	**77°F**
30°C	86°F
40°C	104°F

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXF1 LED P2** platform noted in a 25C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

TM-21 Percent Lumen Maintenance	60,000 hrs
Lumen Maintenance Factor	>88%

Electrical Load

		Current (A)					
Light Engines	System Watts	120	208	240	277	347	480
P1	21W	0.18	0.1	0.09	0.08	0.07	-
P2	42W	0.35	0.20	0.18	0.15	0.12	-

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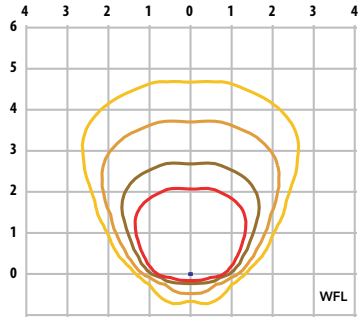
Photometric Diagrams

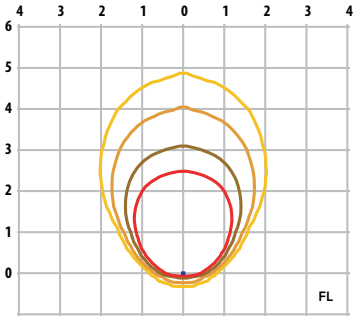
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Flood Size 1 homepage.

Isofootcandle plots for DSXF1. Distances are in units of mounting height (15ft).

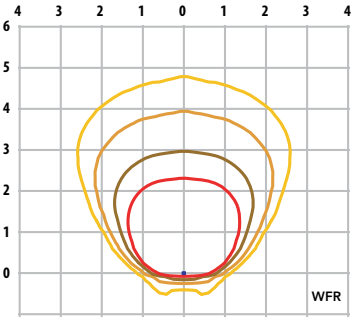
LEGEND
- 0.1 fc
- 0.25 fc
- 0.5 fc
- 1.0 fc



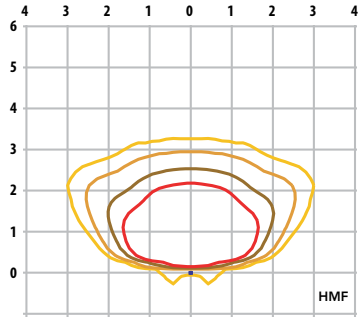
DSXF1 LED P2 40K - Tilted at 45°



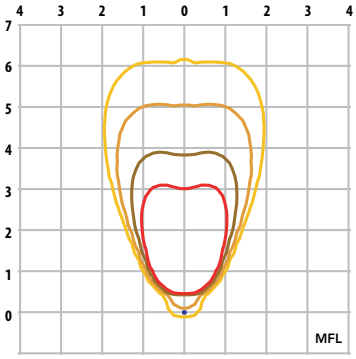
DSXF1 LED P2 40K - Tilted at 45°



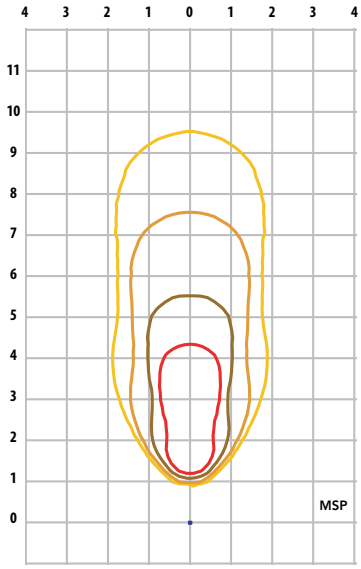
DSXF1 LED P2 40K - Tilted at 45°



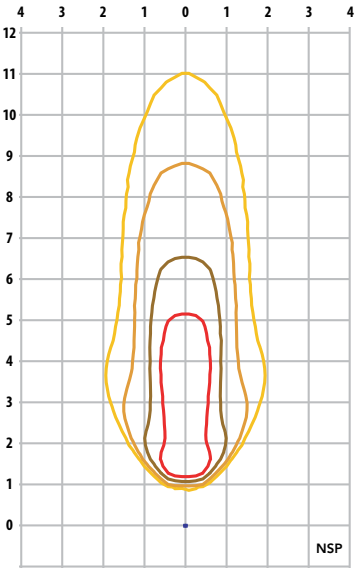
DSXF1 LED P2 40K - Tilted at 45°



DSXF1 LED P2 40K - Tilted at 60°



DSXF1 LED P2 40K - Tilted at 80°



DSXF1 LED P2 40K - Tilted at 80°

MH = 15ft
Grid = 15ft x 15ft

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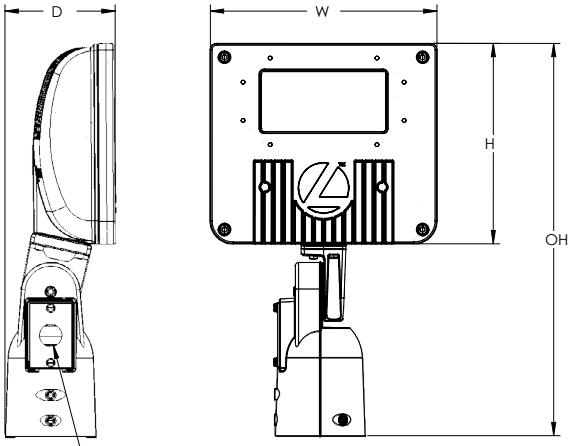
Dimensions

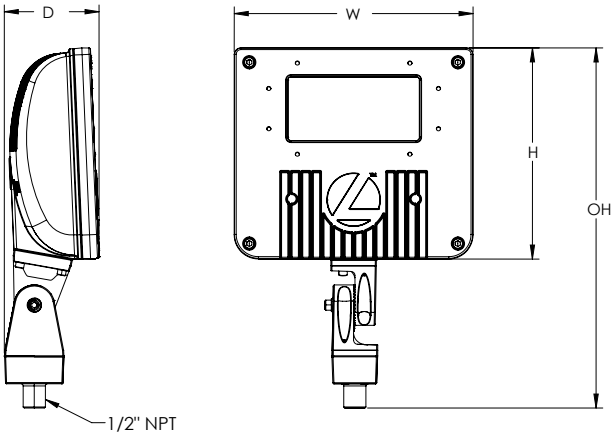
Adjustable Slipfitter (IS)



Width: 8.86" (22.5 cm)
Depth: 4.32" (11.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:15.35" (39.0 cm) with arm
Weight: 7.7 lbs

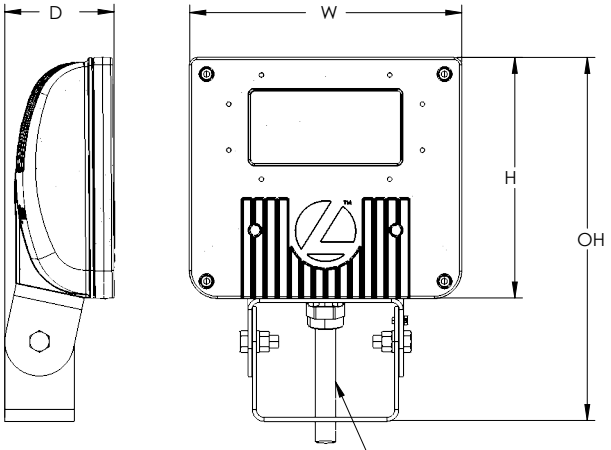
Qty (2) - splice covers included (includes one with 7/8" thru-hole allowing conduit from exterior)

Threaded Knuckle (THK)



Width: 8.86" (22.5 cm)
Depth: 3.52" (8.9 cm)
Height: 7.84" (19.9 cm) main body
Overall:13.37" (34.0 cm) with arm
Weight: 7.2 lbs

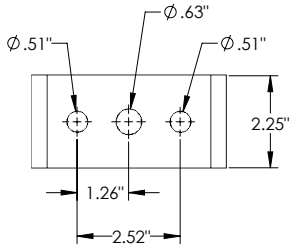
Yoke (YKC62)



Width: 8.86" (22.5 cm)
Depth: 3.56" (9.0 cm)
Height: 7.84" (19.9 cm) main body
Overall:11.84" (30.0 cm) with arm
Weight: 7.5 lbs

Note: Standard cord is 16-3 wire, 2 ft cord. Other lengths can be specified.
Ex: YKC62
YK = Yoke Mount
C6 = 16 gage, 3 wire cord
2 = 2 feet (5 = 5ft, 6 = 6ft, etc.)

Yoke (YK) Mounting Detail



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Pole Mounting Information

Accessories including bullhorns, cross arms and other adapters are available. For the complete line of accessories available, visit the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit Accessories.

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek and compact design of the D-Series floodlights reflects the embedded high performance LED technology while offering a clean aesthetic suitable for specification and general purpose floodlighting applications. Three sizes are available with seven precision optics allowing for maximum design versatility. DSXF1 delivers 3,000 to 5,500 lumens and is ideal for commercial lighting applications including new construction and replacing 70W to 150W HID floodlights. DSXF1 is ideal for security, facade, flagpole, column grazing and signage lighting applications.

CONSTRUCTION
The DSXF1 LED floodlight features rugged die-cast aluminum construction with integral heat sink fins that optimize thermal management through conductive and convective cooling. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. The housing and lens frame are completely sealed against moisture and environmental contaminants providing an IP66 rating. Low EPA (0.8 ft2) for optimized wind loading. DSXF1 is 1.5G vibration rated per ANSI C136.31.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, and white. Available in textured and non-textured finishes.

COASTAL CONSTRUCTION (CCE)
Optional corrosion resistant construction is engineered with added corrosion protection in materials and/or pre-treatment of base material under super durable paint. Provides additional corrosion protection for applications near coastal areas. Finish is salt spray tested to over 5,000 hours per ASTM B117 with scribe rating of 10. Additional lead-times may apply.

OPTICS
Seven unique precision-molded vacuum-metalized specular reflectors are engineered for superior field-to-beam ratios, uniformity and spacing. Light engines are available in 3000K, 4000K or 5000K (minimum 70 CRI) configurations. Optional visors offer additional versatility when shielding is required.

ELECTRICAL
Light engines consist of chip-on-board (COB) LEDs directly coupled to the housing to maximize heat dissipation and promote long life. LED lumen maintenance is L88/60,000 hours. Class 1 electronic 0-10V continuous dimming drivers ensure system power factor. 90% and THD <20%. Optional 10kV surge protection device meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

CONTROLS
DSXF2 features MVOLT (120-277V) and 347V button photocontrol.

INSTALLATION
The die-cast integral "IS" mount features an adjustable slipfitter that mounts on a 2 3/8" OD tenon. Includes integral splice compartment offering easy installation and wiring. An extra cover plate with 7/8" through hole is provided to accommodate 1/2" water-tight fitting for power run from outside of the tenon. The "THK" adjustable knuckle mount includes a 1/2-14 NPT pipe thread. A steel yoke "YK" mount is available and includes a water tight cord grip and cord. DSXF1 features a glass lens enclosure that is protected to IP66 and is rated for lighting aimed up above 90°. Suitable for mounting within 4 feet of ground.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

GOVERNMENT PROCUREMENT
BAA – Buy American Act: This product is available in a version that qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS.
BABA – Build America Buy America: This product is available in a version that qualifies as produced in the United States under the definitions of the Build America, Buy America Act, as implemented by 2 C.F.R. Part 184 and other agency implementing regulations, including Department of Transportation regulations.
Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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