

1. Agenda

Documents:

[062221 CC AGENDA.PDF](#)

2. Meeting Materials

Documents:

[062221 CC PACKET2.PDF](#)

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Mayor | Scott Mikkelsen

City Council | Jill Altringer, Eric Johansen,
Andy Borcharding, David Gisch, Ryan Burger

Grimes City Council Meeting June 22, 2021 In Person/Zoom at Grimes Community Center, 410 SE Main Street

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

1. Internet- Meeting attendance may be obtained by "Join Zoom Meeting". Simply enter the following internet address and ID:

Topic: Grimes City Council Meeting

Time: June 22, 2021 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/98234345589?pwd=YTE2dTRhY0Vxa04zNnBhTTk4N0tPZz09>

Meeting ID: 982 3434 5589

Passcode: 110115

2. One tap mobile +13017158592,,98234345589# US (Washington DC)
13126266799,,98234345589# +US (Chicago)
3. Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please contact the City Clerk by 4:30 p.m. on the date of the meeting by email at rwilliams@grimesiowa.gov with your name and address or by using the RAISE HAND feature by zoom. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. If you are participating via phone, the raise and lower hand feature can be activated by using *9. After you are recognized, use *6 to unmute your audio. The Chat and Q&A functions will be turned off during the meeting. The Mayor will recognize you for 3 minutes of comment, and your microphone will be turned on.
4. 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 Ext 1025 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

Meetings will be recorded

AGENDA ITEMS FOR JUNE 22, 2021 AT 5:30 PM

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the 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. Minutes from previous meeting
 - B. Licensing: Alcoholic Beverage Division:
 - a. Renewal: Walmart: 2150 E. 1st Street: Class E-Liquor; B-Wine; C-Beer, & Sunday Sales
 - C. Pay Requests for Professional Services:
 1. Pay Request #3 Snyder & Associates – Hope Commercial Traffic Impact Study \$5,513.40
 2. Pay Request #19 McClure Engineering Company for Reverse Osmosis Water Treatment Plant Phase 1 \$37,325.05
 3. Pay Request #18 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower Construction Phase \$3,120.00
 4. Pay Request #9 to McClure Engineering Company for Water System Study \$4,655.00
 5. Pay Request #7 to HR Green, Inc to Pavement Management Study \$2,227.00
 6. Whitfield & Eddy Law – legal services \$14,317.50
 - D. Resolution 06-1621 Approving a Five -Year Agreement with City of Grimes and Iowa DOT for Maintenance and Repair of Primary Roads in Municipalities
 - E. Nilles Professional Services Agreement Amendment #1 for Silkwood Area Drainage Improvements
 - F. Resolution 06-1821 Accepting Traffic Signal Equipment Procurement Quotations From Traffic Control Corporation In The Amount of \$39,294.00; From General Traffic Control Controls In The Amount of \$23,815.00; And From Electrical Products Company (Valmont) In The Amount Of \$37,471.00 For The Construction Of The Iowa Highway 141 Southbound and Iowa Highway 44 Intersection Improvements Project
 - G. Resolution 06-1921 Accepting A Proposal From Redbud Landscaping, LLC in the Amount of \$60,130.50 for the Construction of the Kennybrook Wetland (Landscaping) Project
 - H. Resolution 06-2321 Setting a Public Hearing on Proposed Rezoning of Property Generally Located at the Southwest Corner of Highway 44 and SW County Line Road from A-1 Agricultural to R-4 Planned Unit Development for the Meadows PUD for July 13, 2021 at 5:30 pm.
 - I. Resolution 06-2421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Parkview North Plat 5 Lot 3 and Outlot W – 708 NW 8th Street
 - J. Resolution 06-2521 Approving Consent and Agreement for Improvements Within Overland Flowage Easements, Sanitary Sewer Easement, and Storm Sewer Easement for Lot 1 and Outlot Y in Parkview North Plat 5 – 700 NW 8th Street
 - K. Resolution 06-2621 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Lot 2 and Outlot X in Parkview North Plat 5 – 704 NW 8th Street
 - L. Pay Requests:
 1. Pay Request #18 Shank Constructors, Inc for Reverse Osmosis Water Treatment Plant Phase \$382,449.77
 2. Pay Request #4 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$427.50

- 3. Pay Request #1 to Irrigation Iowa LLC for South Sports Complex Irrigation Project
\$39,438.16
- M. Resolution 06-2021 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy
- N. Resolution 06-2121 Approving Personnel Transaction
- O. Resolution 06-2221 Adjusting Employee Compensation and Approving Salary Ranges for Fiscal Year 2022
- P. City of Johnston – reimbursement of supplies for Johnston Grimes Fire Department April- May
\$31,179.95
- Q. Request for Street Closure for Block Party on SW Maplewood Drive on September 5, 2021
- R. Receiving and Filing of Correspondence and Reports
- S. Finance Report
- T. Claims Report

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 per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items

- A. Proposed Amendment #2 to Fiscal Year 2020-2021 City of Grimes Budget
 - 1. Public Hearing on the Proposed Amendment #2 to Fiscal Year 2020-2021 City of Grimes Budget
 - 2. Resolution 06-1421 Approving the City’s Proposed Amendment #2 to the Fiscal Year 2020-2021 Budget
- B. Rezoning of James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development
 - 1. Public Hearing for James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development
 - 2. First Reading of Ordinance 749 for James Place Property Generally Located South of SW 19th Street and West of South James Street from A-1 Agriculture to R-4 Planned Unit Development
- C. Consider Amending Provision of the Zoning Ordinance of the City of Grimes
 - 1. Public Hearing to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs
 - 2. First Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs
- D. City State Bank Site Plan Amendment
- E. Crossroads Plat 4, Preliminary Plat
- F. Crossroads Plat 4 Site Plan
- G. Report and Status Update on Water Distribution

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday, June 8, 2021

*Please note the regular City Council Meeting was held as an electronic and in person meeting. The meeting was called to order by Mayor Mikkelsen Tuesday June 8, 2021 at 5:32 pm at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa. The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Mayor Scott Mikkelsen, Council Members: Jill Altringer Ryan Burger, Eric Johansen, David Gisch, Andrew Borcharding,

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Johansen, Second by Gisch, to approve the agenda

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 06-0121 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Professional Services: 1. Amendment No. 1 to Owner-Engineer Agreement with Nilles Associates, Inc for Design and Construct Grimes Existing Basins Enhancements 2. Resolution 06-0221 To Enter Into a Contract for Professional Services with Bolton & Menk, Inc for an 2021 HMA Overlay Project 3. Resolution 06-0321 To Approve the Televising and Cleaning of Sanitary Sewer Lines in the City of Grimes by Hydro Klean, LLC \$66,160.00 4. Amendment to Kennybrook South Basin Improvements PSA- Nilles D. Change Order #2 Redbud Landscaping, LLC Construction Contract increasing contract \$10,390.00 E. Pay Applications, Change Orders & Final Completions: 1. Pay Application #1 MSA Professional Services, for North Sports Complex Parking lot Improvements. \$2,350.00 2. Pay Application #2 MSA Professional Services, for SE Jacob St. & SE Trail Ridge Rd. Water Main Design \$ 23,769.70 3. Pay Application #8 MSA Professional Services, for North Pointe Storm Sewer Extension. \$795.60 4. Pay Application #8 MSA Professional Services, for North Sports Complex Sanitary Sewer Extension \$938.00 5. Pay Application #3 On Track Construction for NW Territory Lift Station \$252,235.17 6. Pay Application #7 Bolton & Menk, for Highway 44 Corridor Study \$3,782.50 7. Pay Application #17 Bolton & Menk, for Hwy 44 & SW County Line Road Intersection Improvements \$30,291.00 8. Pay Application #13 Veenstra & Kim for NW Territory Lift Station \$8,051.10 9. Pay Application #30 Veenstra & Kimm for WRA Connector \$17,322.10 F. Resolution 06-1321 Setting a Public Hearing on the 2nd Amendment to the 2020-2021 Budget for June 22, 2021 at 5:30 PM G. Resolution 06-0421 Setting a Public Hearing To Review an Application for a State Revolving Loan and to make Available to the Public the Contents of an Environmental Information Document and the Grimes WRA Sanitary Sewer Project Plan July 13, 2021 at 5:30 PM H. Resolution 06-0521 Approving Agreement Regarding Trail Construction I. Resolution 06-0621 Approving Purchase Agreement – Taylor Estates Outlot Y J. Appointing Charles Strutt to Board of Adjustment Board K. Resolution 06-0721 Approving Consent and Agreement for Improvements Within Storm Sewer and Overland Flowage Easement for Lot 101 in Beaverbrook West Plat 8 – 1709 NW Prairie Creek Drive L. Resolution 06-0821 Approving Consent and Agreement for Improvements Within Storm Sewer and Overland Flowage Easement for Lot 26 in Autumn Park Plat 6-1109 NW 8th St. M. Resolution 06-1221 Awarding a Temporary Traffic Signal on Hwy 44 and County Line Road To Van Maanen Electric, Inc \$63,422.00 N. Whitfield & Eddy: \$ 10,170.00 O. Receiving

and Filing of Correspondence and Reports P. Resolution 06-1021 Approving Tobacco Permits July 1, 2021 – June 30, 2022 Q. Claims Report \$7,063,067.04
Motion by Gisch, Second by Borcharding, the Consent Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM

Brian Buethe, President of Grimes Chamber and Economic Development, addressed the Council stating that the Governors Days festival is scheduled for June 10th through the 12th. Buethe extended his thanks to all the City staff, as well as community volunteers, for all their efforts in creating a great event.

PUBLIC AND COUNCIL AGENDA ITEMS

A. Resolution 06-1121 Authorizing and Approving a Certain Loan Agreement, Providing for the Issuance of \$8,585,000 General Obligation Corporate Purpose Bonds, Series 2021A and Providing for the Levy of Taxes to Pay the Same

Marcia Woodke, Finance Director, addressed the Council stating that a pre-levy hearing had been held for the 2021A and 2021B Bonds on March 9th, 2021. Woodke stated that the Council awarded the 2021A GO Bonds to Robert W. Baird & Co. on May 25, 2021. Woodke stated these funds would go towards Capital Improvement Projects which included a splash pad development & construction, trail & park planning & improvements, sports complex parking & lighting, facility improvement, water, sewer, storm water drainage, traffic signalization and street improvement. Woodke noted that \$3,000,000 of the funds would be allocated to the new library building. Woodke stated the total cost to the City with principal and interest would come to \$10,674,740.

Motion by Gisch, Second by Burger, to approve Resolution 06-1121 authorizing and approving a certain loan agreement, providing for the issuance of \$8,585,000 General Obligation Corporate Purpose Bonds, Series 2021A and providing for the levy of taxes to pay the same.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

B. Resolution 06-0921 Authorizing and Providing for the Issuance and Securing the Payment of a \$3,755,000 General Obligation Local Option Sales, Services and Use Tax Bonds, Series 2021B

Woodke advised the Council that the award for the 2021B bonds went to FHN Financial Capital Markets on May 25. Woodke said the funds would go towards the remaining portion of the City's commitment to the new library building. She said the debt paid would be repaid with local option sales and services tax dollars with a total cost to the city with principal and interest of \$4,814,303.

Motion by Gisch, Second by Burger, to approve Resolution 06-0921 authorizing and providing for the issuance and securing the payment of a \$3,755,000 General Obligation Local Option Sales, Services and Use Tax Bonds, Series 2021B

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

ADJOURN

Motion by Gisch, Second by Burger, to adjourn the meeting at 5:40 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

Council Meeting 06.22.21

Alcohol License: Renewals & Additional Privileges

Renewal: ABD License:

Walmart: 2150 E. 1st Street: Class E- Liquor; B-Wine; C- Beer, & Sunday Sales

CITY OF
GRIMES

Date Printed: 5/19/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 13, 2021	\$ 3,878.00
2	May 25, 2021	\$ 9,569.38
3		
4		
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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39		
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41		
42		
43		
44		
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48		
49		
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51		
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TOTAL \$ 13,447.38

Record of Change Orders

No.	Date	Amount
1		
2		
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23		
24		
25		

TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
 Original Contract Date: January 12, 2021
 Original Contract Time: _____
 Added by Change Order: _____
 Contract Time to Date: -
 Time Used to Date: _____
 Contract Time Remaining: -



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

May 31, 2021

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

Invoice No: 121.0187.01 - 3

Email mahrens@grimesiowa.gov

Project 121.0187.01 Hope Commercial Traffic Impact Study

Professional Services through April 30, 2021

Basic Services

	Hours	Rate	Amount	
Principal Engineer	1.00	214.00	214.00	
Planner V	36.00	142.00	5,112.00	
Total Services	37.00		5,326.00	
Total Services				5,326.00

Employee Mileage			8.40	
Traffic Counts/Traffic Data			179.00	
Total Expenses				187.40

Billing Limits	Current	Prior	To-Date	
Total Billings	5,513.40	13,447.38	18,960.78	
Limit			32,000.00	
Remaining			13,039.22	
Phase Subtotal				\$5,513.40

Amount Due this Invoice \$5,513.40

	Total	Prior	Current
Billings to Date	18,960.78	13,447.38	5,513.40

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

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



June 7, 2021

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

RE: PROGRESS REPORT NO. 3
HOPE DEVELOPMENT TRAFFIC IMPACT STUDY
PROJECT NO.: 121.0187.01

Dear Mr. Ahrens:

This is the third progress report for the above-referenced project. This report covers work from April 1st through April 30th, 2021. During this period, we continued worked on the analysis models, including trip generation for the full build scenario for the project. We are continuing with the analysis and report for the project.

Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

SNYDER & ASSOCIATES, INC.

Todd Knox
Project Manager

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Reverse Osmosis Water Treatment Plant - Phase 1
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 324-810-6407 **Finance Project #**
Vendor Project or Invoice #: 134275 **PO #**
Original Contract Date: August 13, 2019 **Vendor #** 2830

Date of Council Meeting: June 22, 2021 **PAYMENT REQUEST #** 19
PAYMENT PERIOD: From: April 25, 2021 Through: May 29, 2021

Contract Summary

Original Contract Amount:	\$	1,183,985.00	
Net change by Change Orders:	\$	63,500.00	
Contract Amount to Date: (line 1 ± 2)	\$		1,247,485.00
Total completed and stored to date:	\$	1,111,170.68	
Retainage: 5 % of Completed Work:			
Tot April 27, 2021	\$		1,111,170.68
Less previous applications for payment:	\$		1,073,845.63
SUBTOTAL			\$ 37,325.05

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 37,325.05

Balance to finish, including retainage: \$ 136,314.32

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

Signature: *Heather Dallen* ame Date: 6/22/2021

City of Grimes Staff Approval: *Matt Ahrens* Signature Date: 6-15-21

City of Grimes Council Approval: 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	September 24, 2019	\$ 39,284.00
2	October 22, 2019	\$ 18,073.50
3	January 14, 2020	\$ 87,335.85
4	February 11, 2020	\$ 46,089.20
5	March 24, 2020	\$ 67,693.38
6	April 28, 2020	\$ 45,078.45
7	May 26, 2020	\$ 59,753.25
8	June 23, 2020	\$ 61,876.53
9	July 14, 2020	\$ 57,086.05
10	August 25, 2020	\$ 49,286.35
11	September 22, 2020	\$ 78,042.73
12	October 13, 2020	\$ 54,561.40
13	November 24, 2020	\$ 58,119.25
14	January 12, 2021	\$ 153,484.26
15	February 23, 2021	\$ 56,349.99
16	March 23, 2021	\$ 55,774.60
17	April 27, 2021	\$ 43,954.59
18	May 25, 2021	\$ 42,002.25
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Previous Applications for Payment

No.	Date	Amount
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37		
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TOTAL \$ 1,073,845.63

Record of Change Orders

No.	Date	Amount
1	September 8, 2020	\$ 28,500.00
2	November 11, 2020	\$ 35,000.00
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25 May 21		
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25		

TOTAL \$ 63,500.00

Contract Time Remaining

Contract Period: Working Days
Original Contract Date: August 13, 2019
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

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

May 31, 2021
Project No: 0000190904-000
Invoice No: 134275
Due Date: June 30, 2021

Project 0000190904-000 Grimes Reverse Osmosis Water Treatment Plant - Phase 1
Professional Services from April 25, 2021 to May 29, 2021

Phase H. Value Engineering/Design Thoroughness Review

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Value Engineering/Design Thoroughness Re	49,105.00	100.00	49,105.00	49,105.00	0.00
Total Fee	49,105.00		49,105.00	49,105.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase I. Advertising, Bidding, Contract Award

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Advertising, Bidding, Contract Award	24,490.00	100.00	24,490.00	24,490.00	0.00
Total Fee	24,490.00		24,490.00	24,490.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase J. Paper Copies of Final Project Documents

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Paper Copies of Final Project Documents	7,100.00	100.00	7,100.00	7,100.00	0.00
Total Fee	7,100.00		7,100.00	7,100.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase K. Construction Administration

Now accepting Credit Cards. Please email ccpayment@mecresults.com for a secure payment link. DO NOT EMAIL YOUR CREDIT CARD NUMBER. We impose a surcharge of 3.5% on all credit card transactions, which is not greater than our cost of acceptance.

Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	134275
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Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administration	557,700.00	88.70	494,679.90	479,622.00	15,057.90
Total Fee	557,700.00		494,679.90	479,622.00	15,057.90
Total Fee					15,057.90
Total this Phase					\$15,057.90

Phase	L.	Construction Staking			
			Hours	Rate	Amount
Crew Chief			5.00	120.00	600.00
Totals			5.00		600.00
Total Labor					600.00
Mileage (.70/0.50 p/mile)					12.60
			Current	Prior	To-Date
Total Billings			612.60	18,885.58	19,498.18
Contract Limit (not-to-exceed)					20,570.00
Contract Limit Remaining					1,071.82
Total this Phase					\$612.60

Phase	M.	Resident Project Representative			
			Hours	Rate	Amount
On Site Representative I			63.50	105.00	6,667.50
Intern			2.00	70.00	140.00
On-Site Representative II			80.00	145.00	11,600.00
Totals			145.50		18,407.50
Total Labor					18,407.50
Consultants					
Krishna Engineering Consultants, Inc.					2,000.00
Total Consultants					2,000.00
Reimbursable Expenses					
R - Per Diem					23.10
Total Reimbursables					23.10
Runzheimer Mileage					256.45
			Current	Prior	To-Date
Total Billings			20,687.05	418,015.55	438,702.60
Contract Limit (not-to-exceed)					478,500.00
Contract Limit Remaining					39,797.40
Total this Phase					\$20,687.05

Phase	Q.	Record Drawings			
Total this Phase					0.00

Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	134275
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Phase T. SRF Loan Administration

	Hours	Rate	Amount
Project Coordinator	10.75	90.00	967.50
Totals	10.75		967.50
Total Labor			967.50

	Current	Prior	To-Date
Total Billings	967.50	13,127.50	14,095.00
Contract Limit (not-to-exceed)			20,280.00
Contract Limit Remaining			6,185.00
Total this Phase			\$967.50

Phase V. Electrical Room Re-Design

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Room Re-Design	28,500.00	100.00	28,500.00	28,500.00	0.00
Total Fee	28,500.00		28,500.00	28,500.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase W. Electrical Component Re-Design

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Component Re-Design	35,000.00	100.00	35,000.00	35,000.00	0.00
Total Fee	35,000.00		35,000.00	35,000.00	0.00
Total Fee					0.00
Total this Phase					0.00

Total Due this Invoice \$37,325.05

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: New 1.5 MG Elevated Storage Tower - Construction Phase
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 323-810-6407 **Finance Project #**
Vendor Project or Invoice #: 134276 **PO #**
Original Contract Date: September 10, 2019 **Vendor #** 2830

Date of Council Meeting: June 22, 2021 **PAYMENT REQUEST #** 18
PAYMENT PERIOD: From: April 25, 2021 Through: May 29, 2021

Contract Summary

Original Contract Amount:	\$	218,080.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	218,080.00	
Total completed and stored to date:	\$	204,312.60	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	204,312.60	
Less previous applications for payment:	\$	201,192.60	
SUBTOTAL	\$		3,120.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 3,120.00

Balance to finish, including retainage: \$ 13,767.40

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

6/22/2021

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

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	October 22, 2019	\$ 9,697.00
2	January 14, 2020	\$ 50,943.10
3	February 11, 2020	\$ 11,164.00
4	March 24, 2020	\$ 3,948.50
5	April 28, 2020	\$ 10,193.00
6	May 26, 2020	\$ 14,840.00
7	June 23, 2020	\$ 23,807.00
8	July 14, 2020	\$ 19,005.00
9	August 25, 2020	\$ 11,215.00
10	September 22, 2020	\$ 15,214.00
11	October 13, 2020	\$ 6,698.00
12	November 24, 2020	\$ 7,030.50
13	January 12, 2021	\$ 8,201.00
14	February 23, 2021	\$ 6,374.00
15	March 23, 2021	\$ 337.50
16	April 27, 2021	\$ 872.50
17	May 25, 2021	\$ 1,652.50
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Previous Applications for Payment

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TOTAL \$ 201,192.60

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	September 10, 2019
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

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

May 31, 2021
Project No: 0000191105-000
Invoice No: 134276
Due Date: June 30, 2021

Project 0000191105-000 New 1.5 MG Elevated Storage Tower - Construction Phase
Professional Services from April 25, 2021 to May 29, 2021

Phase K. Construction Administration

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administrations	80,400.00	99.50	79,998.00	79,998.00	0.00
Total Fee	80,400.00		79,998.00	79,998.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase L. Construction Staking

	Hours	Rate	Amount
Crew Chief	3.00	120.00	360.00
Totals	3.00		360.00
Total Labor			360.00
	Current	Prior	To-Date
Total Billings	360.00	420.00	780.00
Contract Limit (not-to-exceed)			4,800.00
Contract Limit Remaining			4,020.00
Total this Phase			\$360.00

Phase M. Resident Project Representative

	Hours	Rate	Amount
On-Site Representative II	4.00	145.00	580.00
Totals	4.00		580.00
Total Labor			580.00
Consultants			
Krishna Engineering Consultants, Inc.			2,000.00
Total Consultants			2,000.00

Project	0000191105-000	Grimes - New 1.5 MG Elevated Storage	Invoice	134276	
		Current	Prior	To-Date	
Total Billings		2,580.00	114,047.20	116,627.20	
Contract Limit (not-to-exceed)				120,000.00	
Contract Limit Remaining				3,372.80	
			Total this Phase	\$2,580.00	
Phase	Q.	Record Drawings	Current	Prior	To-Date
Total Billings			0.00	0.00	0.00
Contract Limit (not-to-exceed)					4,480.00
Contract Limit Remaining					4,480.00
			Total this Phase		0.00
Phase	T.	SRF Loan Application & Administrative Services	Hours	Rate	Amount
Project Coordinator			2.00	90.00	180.00
Totals			2.00		180.00
Total Labor					180.00
		Current	Prior	To-Date	
Total Billings		180.00	6,727.50	6,907.50	
Contract Limit (not-to-exceed)				8,400.00	
Contract Limit Remaining				1,492.50	
			Total this Phase		\$180.00
			Total Due this Invoice		\$3,120.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



##

Fet ##

Project Title: Water System Study
 Contractor: McClure Engineering Company
 Address: 1360 NW 121st Street, Clive, IA 50325
 Finance Budget Code: 342-810-6407 Finance Project #
 Vendor Project or Invoice #: 201168-000 PO #
 Original Contract Date: August 11, 2020 Vendor # 2830

Date of Council Meeting: June 22, 2021 PAYMENT REQUEST # 9
 ## PAYMENT PERIOD: From: April 25, 2021 Through: May 29, 2021

Contract Summary

Original Contract Amount:	\$	109,500.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	109,500.00	
Total completed and stored to date:	\$	101,362.34	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	101,362.34	
Less previous applications for payment:	\$	96,707.34	
SUBTOTAL	\$		4,655.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 4,655.00

Balance to finish, including retainage: \$ 8,137.66

Contract Time Remaining (If applicable) -

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

6/22/2021

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

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	September 22, 2020	\$ 5,055.00
2	October 13, 2020	\$ 6,325.00
3	November 24, 2020	\$ 21,445.00
4	January 12, 2021	\$ 25,807.34
5	February 23, 2021	\$ 5,995.00
6	March 23, 2021	\$ 9,320.00
7	April 27, 2021	\$ 13,130.00
8	May 25, 2021	\$ 9,630.00
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Previous Applications for Payment

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TOTAL \$ 96,707.34

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TOTAL \$ -

Contract Time Remaining

Contract Period: [CLICK TO CHOOSE](#)
 Original Contract Date: August 11, 2020
 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

May 31, 2021
Project No: 0000201168-000
Invoice No: 134294
Due Date: June 30, 2021

Project 0000201168-000 City of Grimes Water System Study

Professional Services from April 25, 2021 to May 29, 2021

Phase 1 Fee Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Data Collection and Critical Review	7,600.00	100.00	7,600.00	7,600.00	0.00
Develop Population, Demographic and Land	5,300.00	100.00	5,300.00	5,300.00	0.00
Develop Water Demand Projections	2,700.00	100.00	2,700.00	2,700.00	0.00
Develop Water System Model and GIS Sys.	24,200.00	100.00	24,200.00	24,200.00	0.00
Water Quality Analysis	4,400.00	95.00	4,180.00	3,960.00	220.00
Hydrant Flushing Analysis	12,200.00	95.00	11,590.00	9,150.00	2,440.00
Evaluation of Water System for Existing	5,200.00	100.00	5,200.00	5,200.00	0.00
Develop Capital Improvements Plan	5,600.00	90.00	5,040.00	4,480.00	560.00
Report Preparation and Submittal	13,700.00	90.00	12,330.00	11,645.00	685.00
Project Management	6,500.00	90.00	5,850.00	5,850.00	0.00
Total Fee	87,400.00		83,990.00	80,085.00	3,905.00
Total Fee					3,905.00
Total this Phase					\$3,905.00

Phase J Water Service Territory Review

	Hours	Rate	Amount
Principal	3.00	250.00	750.00
Totals	3.00		750.00
Total Labor			750.00
Total this Phase			\$750.00
Total Due this Invoice			\$4,655.00

Now accepting Credit Cards. Please email ccpayment@mecresults.com for a secure payment link. DO NOT EMAIL YOUR CREDIT CARD NUMBER. We impose a surcharge of 3.5% on all credit card transactions, which is not greater than our cost of acceptance.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Pavement Management Study
Contractor: HR Green, Inc.
Address: PO Box 8213, Des Moines, IA 50301-8213
Finance Budget Code: 344-210-6407 **Finance Project #**
Vendor Project or Invoice #: PN 200807/Inv 144054 **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 2628

Date of Council Meeting: June 22, 2021 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: March 27, 2021 Through: April 23, 2021

Contract Summary

Original Contract Amount:	\$	<u>60,000.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$	<u>60,000.00</u>	
 Total completed and stored to date:	\$	<u>28,384.40</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$	<u>28,384.40</u>	
Less previous applications for payment:	\$	<u>26,157.40</u>	
SUBTOTAL	\$		<u>2,227.00</u>

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,227.00

Balance to finish, including retainage: \$ 31,615.60

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:

HR Green, Inc.

Firm Name

June 8, 2021

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

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 10, 2020	\$ 5,950.50
2	December 22, 2020	\$ 3,858.60
3	January 12, 2021	\$ 1,888.00
4	March 9, 2021	\$ 1,965.00
5	April 13, 2021	\$ 3,969.50
6	May 11, 2021	\$ 8,525.80
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Previous Applications for Payment

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TOTAL \$ 26,157.40

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
Original Contract Date: August 11, 2020
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

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

June 7, 2021
Project No: 200807
Invoice No: 144054
Invoice Total: \$2,227.00

Project 200807 Grimes, IA - Pavement Management Program

Professional Services Through April 23, 2021

Phase 1000 Project Management & Meetings

Professional Personnel

	Hours	Amount	
Senior Professional	.50	105.00	
Junior Professional	5.00	550.00	
Admin Coordinator	.50	47.00	
Totals	6.00	702.00	
Total Labor			702.00
Total this Phase			\$702.00

Phase 2000 Pavement Design & Standards Review

Professional Personnel

	Hours	Amount	
Junior Professional	11.00	1,210.00	
Totals	11.00	1,210.00	
Total Labor			1,210.00
Total this Phase			\$1,210.00

Phase 5000 Plan for Improvements

Professional Personnel

	Hours	Amount	
Senior Professional	1.50	315.00	
Totals	1.50	315.00	
Total Labor			315.00
Total this Phase			\$315.00

Billing Limits	Current	Prior	To-Date
Total Billings	2,227.00	26,157.40	28,384.40
Limit			50,000.00
Remaining			21,615.60
Total this Invoice			\$2,227.00



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

June 17, 2021

City of Grimes, Iowa
Grimes City Hall
101 N. Harvey St
Grimes, IA 50111

Invoice: 278054
Client: 176170
Matter: 0878
Billing Attorney: TIH

INVOICE SUMMARY

For Professional Services Rendered through May 31, 2021

RE: Norfolk Southern Railway Company-Condensation

Total Professional Services	\$ 382.50
Total Costs	<u>\$.00</u>
TOTAL CURRENT INVOICE	\$ 382.50

336-210-6411



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

June 17, 2021

City of Grimes, Iowa
101 N. Harvey St.
Grimes, IA 50111

Invoice: 278056
Client: 176170
Matter: 0882
Billing Attorney: TIH

INVOICE SUMMARY

For Professional Services Rendered through May 31, 2021

RE: WRA Sewer Project-Sewer Project

Total Professional Services	\$ 3,645.00
Total Costs	<u> \$.00 </u>
TOTAL CURRENT INVOICE	\$ 3,645.00

328-815-6411

RESOLUTION TO ENTER INTO AGREEMENT

Grimes Resolution No. 06-1621

WHEREAS, the City of Grimes (Grimes) and the Iowa Department of Transportation (IDOT) have roadways that overlap juridical boundaries; and,

WHEREAS, the IDOT and Grimes have certain maintenance and repair responsibilities assigned to each entity by way of a standard 5-year agreement;

WHEREAS, IDOT has proposed the attached Agreement that defines the cooperative actions between the IDOT and Grimes for the maintenance and repair of primary roads within the Grimes's city limits;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the Agreement with the IDOT on behalf of the City of Grimes.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___ to ___ on the 22nd day of June, 2021, and approved by the Mayor on the 22nd day of June, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk

June 3, 2021

John Gibson
Interim Public Works Director
101 NE Harvey Street
Grimes, IA 50111

Subject: Five Year Agreement with City of Grimes for Maintenance and Repair of Primary Roads in Municipalities

Dear John,

Enclosed is a copy of the proposed the five year Agreement for Maintenance and Repair of Primary Roads in Municipalities. This agreement is for state routes within the corporate limits of Grimes and will be effective for the period beginning July 1, 2021 and ending June 30, 2026.

This agreement is in accordance with the Iowa Code and reiterates the maintenance and repair responsibilities of the Department of Transportation and the municipality.

Please sign and return a scanned copy by *email* or an original copy by *mail*. If mailing, please return to the District office. That address is:

Iowa DOT District 1
5 Year Maintenance Agreements c/o Cheryl Parrish
1020 S. 4th Street
Ames, IA 50010

A scanned copy will be emailed for your records. A paper copy can be mailed upon request. If you have any questions, please contact me at 515-239-1039 or john.narigon@iowadot.us.

Sincerely,



John Narigon, P.E.
District 1 South Area Engineer

Enclosure

cc: Bob Ellis, IA DOT, District 1 Maintenance
Allison Smyth, P.E. IA DOT, District 1 ADE
Cheryl Parrish, IA DOT, District 1 Office
File



Iowa Department of Transportation
Agreement for Maintenance and Repair of
Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Grimes, Polk County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

I. The Department shall maintain and repair:

A. Freeways (functionally classified and constructed)

1. Maintain highway features including ramps and repairs to bridges.
2. Provide bridge inspection.
3. Highway lighting.

B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)

1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
5. Vehicular Bridges: Structural maintenance and painting as necessary.
6. Provide bridge inspection.

C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)

1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.

D. City Streets Crossing Freeway Rights of Way (See II.C)

1. Roadsides within the limits of the freeway fence.
2. Surface drainage of right of way.
3. Traffic signs and pavement markings required for freeway operation.
4. Guardrail at piers and bridge approaches.
5. Bridges including deck repair, structural repair, berm slope protection and painting.
6. Pavement expansion relief joints and leveling of bridge approach panels.

II. The Municipality shall maintain and repair:

A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)

1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.
4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.

5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
 6. Clean, sweep and wash streets when considered necessary by the Municipality.
 7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.
- B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)
1. Maintain and repair highway facilities due to utility construction and maintenance.
 2. Removal of trees as necessary and the trimming of tree branches as necessary.
 3. Maintain sidewalks.
- C. City Streets Crossing Freeway Rights of Way (See I.D)
1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
 2. Mark traffic lanes on the cross street.
 3. Remove snow on the cross street, including bridges over the freeway.
 4. Clean and sweep bridge decks on streets crossing over freeway.
 5. Maintain all roadside areas outside the freeway fence.
 6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:

- A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."
 - B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.
 - C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.
 - D. To comply with the current Utility Accommodation Policy of the Department.
 - E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.
- IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.
- V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.
- VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.
- VII. This Agreement shall be in effect for a five year period from July 1, 2021 to June 30, 2026.

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

Grimes

MUNICIPALITY

IOWA DEPARTMENT OF TRANSPORTATION

By _____

BY _____
District Engineer

Date _____

Date _____



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

Item No. X
For Meeting of June 22, 2021

AGENDA HEADING: Silkwood Area Drainage Study – Nilles Associates, Inc. Professional Services Agreement Amendment for engineering design services.

SYNOPSIS: The Silkwood Area Drainage Study looked at the drainage basin contributing flow into the North Pointe Park basin. The analysis looked into two aspects of drainage complaints that the City of Grimes has received from the residents living in this area over about the last 6 years. The complaints could be put into 2 categories relating to low-flow and high-flow conditions. The low-flow complaints centered around the drainage swale leading to the park never being able to completely dry out and the high-flow complaints were concerning the large amount of water flowing through the drainage swale during large storm events. The low-flow fix was determined to be a drainage tile sized for a 5-10-year storm event installed along the bottom of the drainage swale to handle the nuisance flows. The high-flow fix was determined to be an appropriately sized regional detention basin to handle the 100-year storm event and release it at a lower rate.

At this time the staff would recommend moving forward with the low-flow fix and working with future development to accomplish the high-flow fix. Nilles Associates completed the drainage study and the approval of this amendment to the professional services agreement will allow them to complete the design and bidding phases for the low-flow option. The tentative schedule for this project would be to bid the work later this year and aim for completion of the improvements before winter.

FISCAL IMPACT: The total fee proposed for the design and bidding engineering services for the project is \$23,800.00. Following our review, this appears to be a reasonable fee for this work. The funding for this project would be from storm water.

PREVIOUS COUNCIL ACTION(S): Approval of PSA with Nilles Associates;

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff has reviewed this Professional Services Agreement Amendment and recommends approval by the City Council.

AMENDMENT TO AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
Amendment No. 1

The Effective Date of this Amendment is: June 22, 2021.

Background Data

Effective Date of Agreement: April 27, 2021

City: City of Grimes, IA

Consultant: Nilles Associates, Inc.

Project: Silkwood Area Drainage Study

Nature of Amendment:

Additional Services to be performed by Engineer

Modifications of payment to Engineer

Description of Modifications:

Section 3. COMPENSATION

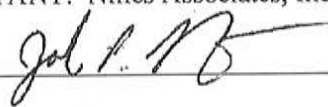
Attachment 1 – Scope of Services

City and Consultant hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

CITY: City of Grimes, IA

CONSULTANT: Nilles Associates, Inc.

By: _____
Print
name: Scott Mikkelsen

By: 
Print
name: John Nilles

Title: Mayor

Title: Pres.

Date Signed: June 22, 2021

Date Signed: June 22, 2021

Section 3. COMPENSATION of the Agreement is amended to include the following:

A.1.b.	<u>SEE ATTACHMENT 1</u>	\$23,800
	<u>Total</u>	\$28,600

ATTACHMENT 1 – SCOPE OF SERVICES of the Agreement is amended to include the following:

PART 1 – BASIC SERVICES

A1.01 *Amend Professional Services to include the following work items: boundary and topographic survey, storm sewer design, provide construction documents for storm sewer, and provide public bidding and construction contracting services.*

A. Engineer shall:

3. Conduct boundary and topographic surveys as necessary to provide all services as defined in Attachment 1.
4. Provide storm water management plan for release requirements of future pond.
5. Provide one (1) 60% and one (1) 90% check design.
6. Provide one (1) final (100%) signed set of construction drawings. Said drawings will be used for public bidding.
7. Provide public bidding and construction contracting services as discussed in more detail below.
 - a. Prepare public bidding documents in general conformance with Iowa Administrative Code.
 - b. Identifying and contacting likely construction contractors to generate interest in the construction project.
 - c. Posting the final set of construction drawings and associated bidding documents to the City of Grimes' QuestCDN website.
 - d. Attend the bid opening, gather the bids, assist in determining the successful bidder, and contacting said bidder.
 - e. Posting bid results to City of Grimes QuestCDN website.
 - f. Coordinating a contract between the successful bidder and the City of Grimes.

PART 2 – COMPENSATION

Paragraph A2.01.A. is modified to include the following:

The compensation for services shall be increased by \$23,800 based on the following estimated distribution of compensation:

Design and Bidding Phase	\$23,800
--------------------------	----------

The total compensation for services under paragraph A2.01 is revised to be \$28,600.



*101 NE Hawkey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING: Iowa Highway 141 Southbound and Iowa Highway 44 Intersection Improvements
– Purchase Authorization for Traffic Signal Equipment, Poles & Mast Arms

SYNOPSIS: The City of Grimes is currently working with Snyder & Associates on the design of improvements on Highway 44 at the intersection of the Highway 141 southbound ramps. The intersection project includes traffic signalization and a new turn lane on the southbound off ramp.

The traffic signal components like the cabinet, controller, signal heads, poles and mast arms can sometimes have long lead times for delivery. A common way to eliminate this delay and simplify the construction is to procure the traffic signal items ahead of time and provide them to the contractor doing the installation. This method allows the city to get the traffic signals up and running faster. We sent out the following traffic signal procurement packages to vendors for quotes, as summarized below:

Traffic Signal Equipment:

1. Traffic Control Corporation = \$39,294
2. General Traffic Controls = \$40,753
3. Traffic & Transportation Products = \$95,840

Video Detection:

1. General Traffic Controls = \$23,815

Traffic Signal Poles:

1. Electrical Products Company (Valmont) = \$37,471
2. JTH Lighting (Millerbernd) = \$39,472

The traffic signal equipment package was sent out to a fourth vendor (MoboTrex), but they did not submit a quote. The traffic signal pole and the video detection vendors are the only regional suppliers for those components.

FISCAL IMPACT:

The total of the low bidders for all packages is \$100,580. The funding for the procurement of these traffic signal components will be from the Iowa DOT TSIP funding the city was awarded.



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

PREVIOUS COUNCIL ACTION(S):

Approved Professional Services Agreement with Snyder & Associates
Approved Iowa DOT Agreement for USTEP Funding
Approved Iowa DOT Agreement for TSIP Funding

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the resolution for the purchase of traffic signal components for the proposed Highway 141 southbound and Highway 44 intersection traffic signals from the low bidder for each of the 3 procurement packages.

RESOLUTION 06-1821

A RESOLUTION ACCEPTING TRAFFIC SIGNAL EQUIPMENT PROCUREMENT QUOTATIONS FROM TRAFFIC CONTROL CORPORATION IN THE AMOUNT OF \$39,294.00; FROM GENERAL TRAFFIC CONTROLS IN THE AMOUNT OF \$23,815.00; AND FROM ELECTRICAL PRODUCTS COMPANY (VALMONT) IN THE AMOUNT OF \$37,471.00 FOR THE CONSTRUCTION OF THE IOWA HIGHWAY 141 SOUTHBOUND AND IOWA HIGHWAY 44 INTERSECTION IMPROVEMENTS PROJECT.

WHEREAS, the City of Grimes desires to improve the intersection of Iowa Highway 141 southbound ramps and Iowa Highway 44 by constructing traffic signal and turn lane improvements, and;

WHEREAS, the City of Grimes further desires to acquire the equipment for the traffic signal installation prior to the construction of the intersection improvements to reduce the delivery times and expedite the completion of the project, and;

WHEREAS, a request for quotations was sent out to vendors that supply traffic signal equipment and components, and;

WHEREAS, the results of the request for quotations are as follows:

Traffic Signal Equipment

Traffic Control Corporation	\$39,294.00
General Traffic Controls	\$40,753.00
Traffic & Transportation Products	\$95,840.00

Video Detection

General Traffic Controls	\$23,815.00
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Traffic Signal Poles & Mast Arms

Electrical Products Company (Valmont)	\$37,471.00
JTH Lighting (Millerbernd)	\$39,472.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grimes, Iowa, that the Quotations from Traffic Control Corporation in the amount of \$39,294.00; from General Traffic Controls in the amount of \$23,815.00; and from Electrical Products Company (Valmont) in the amount of \$37,471.00 be accepted for equipment procurement in association with the construction of the Iowa Highway 141 Southbound and Iowa Highway 44 Intersection Improvements project.

DATED this 22nd day of June, 2021.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk



June 17, 2021

Matt Ahrens, PE
City of Grimes
410 SE Main St, Suite 102
Grimes, IA 50111

RE: IA HWY 141 SB & IA HWY 44 INTERSECTION IMPROVEMENTS PROJECT
TRAFFIC SIGNAL EQUIPMENT QUOTES AND RECOMMENDATION
S&A PROJECT NO.: 120.0457.01

Dear Matt:

Quotes for traffic signal equipment, detection equipment, and traffic signal poles for the above referenced project were received to expedite construction. Requests for traffic signal equipment were sent out to four local vendors: Traffic and Transportation Products, General Traffic Controls, Traffic Control Corporation, and MoboTrex. Request for detection equipment was sent to the sole supplier of GridSmart in Iowa, General Traffic Controls. Requests for traffic signal poles were sent to the only two manufacturers of signal poles in Iowa: Millerbernd Manufacturing Company (represented by JTH Lighting) and Valmont Structures (represented by Electrical Products Company). Quotes were received from every vendor, except MoboTrex, by the June 16th deadline. Everyone also provided the requested estimated delivery timeline.

Traffic Control Corporation submitted the lowest quote for traffic signal equipment with a quote of \$39,294 and an estimated delivery time of 16-18 weeks. General Traffic Controls submitted the lone quote for detection equipment of \$23,815. Electrical Products Company (Valmont) submitted the lowest quote for traffic signal poles of \$37,471 with a total delivery time of approximately 21 weeks (which was a shorter timeframe than Millerbernd poles).

Selection of the signal equipment also considered the delivery time of equipment into consideration for selection. Both Traffic Control Corporation (16-18 weeks) and General Traffic Controls (13-17 week) submitted estimated delivery timelines of less than the timeline for signal poles. Therefore all signal equipment should arrive within approximately 21 weeks of approval. A full summary of the price and timeline quotes are attached.

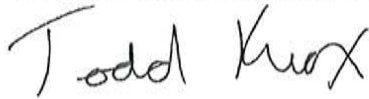
Based on this information, Snyder & Associates recommends purchasing traffic signal equipment from Traffic Control Corporation in the amount of \$39,294, purchasing detection equipment from General Traffic Controls in the amount of \$23,815, and purchasing traffic signal poles from Electrical Products Company (Valmont) in the amount of \$37,471 for the IA 141 Hwy SB & IA Hwy 44 intersection improvements project. The combined total for all signal equipment is \$100,580.00.

Matt Ahrens
City of Grimes
June 17, 2021
Page 2 of 2

Please feel free to call or email me if you have any questions or need any additional information.

Sincerely,

SNYDER & ASSOCIATES, INC.

A handwritten signature in black ink that reads "Todd Knox". The signature is written in a cursive, slightly stylized font.

Todd Knox
Project Manager

Enclosure

Traffic Signal Equipment Quote Summary
IA 141 SB & IA 44 Traffic Signal Project
Grimes, IA

June 17, 2021

Traffic Signal Equipment

Vendor	Quote	Lead Time - after cut approvals	Notes
Traffic & Transportation Products	\$95,840.00	150-180 Days (21-26 Weeks)	Missing - Luminaire Heads
Traffic Control Corp	\$39,294.00	16-18 Weeks	Missing - Luminaire Heads
General Traffic	\$40,753.00	90-120 Days (13-17 Weeks)	Missing - Luminaire Heads General Traffic indicated to use the unit prices, not the summary total from the quote. Total shown from unit prices
MoboTrex			Did not submit

Detection

Vendor	Quote	Lead Time - after cut approvals	Notes
General Traffic	\$23,815.00		Price was included with signal equipment, however will be honored separately as well

Traffic Signal Poles

Vendor	Quote	Lead Time - after cut approvals	Notes
Electrical Products Co (Valmont)	\$37,471.00	14-16 Weeks	Shop drawings take 15-20 business days, plus review - total time approx. 21 weeks
JTH Lighting (Millerbernd)	\$39,472.00	25-27 Weeks	Lead Time includes shop drawing prep and 1 week review



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

Item No. X
For Meeting of June 22, 2021

AGENDA HEADING: Kennybrook Wetland (Landscaping) – Redbud Landscaping, LLC - Informal Project Award Resolution

SYNOPSIS: The City of Grimes has been working with Nilles Associates on the design and bidding of the Kennybrook Wetland (Landscaping) project. This project followed the informal bidding process with bid packets sent out to 4 potential contractors, resulting in 2 bids being received on June 16th. The low bidder was Redbud Landscaping out of Des Moines for \$60,130.50, which was under the engineer's estimate of \$83,945. Redbud Landscaping is a reputable contractor that is currently on two City of Grimes contracts and staff has not experienced any issues with their work.

The next step in the process is for the City Council to consider approval of a Resolution that would award the construction work to Redbud Landscaping, authorize the Mayor to sign the construction contract and accept the performance, payment and maintenance bonds.

Following City Council approval, the staff will work with Nilles Associates to coordinate the construction of this project. Nilles Associates will be providing construction administration, observation and staking for the project.

FISCAL IMPACT: The bids received for this project were competitive with both bids being under the engineer's estimate.

The funding source for this project will be from the line item in the current CIP for Kennybrook South Basin Improvements.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff has reviewed the bids and is familiar with the contractor's qualifications and recommends approval of the award resolution by the City Council.

RESOLUTION 06-1921

A RESOLUTION ACCEPTING A PROPOSAL FROM REDBUD LANDSCAPING, LLC IN THE AMOUNT OF \$60,130.50 FOR THE CONSTRUCTION OF THE KENNYBROOK WETLAND (LANDSCAPING) PROJECT.

WHEREAS, the City of Grimes desires to construct wetland and landscaping improvements in conjunction with the Kennybrook South Basin Improvements project in the City of Grimes, and;

WHEREAS, a request for proposal was sent out to four contractors specializing in this type of work, and;

WHEREAS, the results of the request for proposal are as follows:

Redbud Landscaping, LLC	\$60,130.50
Emmons & Olivier Resources (EOR)	\$83,691.50
Engineer's Estimated Cost	\$83,945.00

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Grimes, Iowa, that the Proposal from Redbud Landscaping, LLC in the amount of \$60,130.50 be accepted for the construction of the Kennybrook Wetland (Landscaping) project, the Mayor be authorized to sign the construction Contract, and the construction Performance, Payment, and Maintenance Bond be accepted.

DATED this 22nd day of June, 2021.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

KENNYBROOK WETLAND (LANDSCAPING) (06/16/2021)				Engineer's Opinion of Probable Cost		Redbud Landscaping 1208 E 20th Court Des Moines, IA 50317 ***Apparent Low Bidder***		EOR 1002 Quartz Ave Boone, IA 50036	
BID TABS									
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION
EARTHWORK									
2.01	VEGETATION REMOVAL FOR NATIVE SEEDING	AC	0.5	\$2,400.00	\$1,200.00	\$3,500.00	\$1,750.00	\$2,950.00	\$1,475.00
2.02	TURF REMOVAL, PLANTING BED AREAS	SY	384	\$0.50	\$192.00	\$5.00	\$1,920.00	\$4.75	\$1,824.00
2.03	AMEND TOPSOIL WITH COMPOST, PLANTING BED AREAS	CY	3	\$100.00	\$300.00	\$100.00	\$300.00	\$250.00	\$750.00
TRAFFIC CONTROL									
8.01	TEMPORARY TRAFFIC CONTROL	LS	1	\$1,000.00	\$1,000.00	\$900.00	\$900.00	\$400.00	\$400.00
SITE WORK AND LANDSCAPING									
9.01	CONVENTIONAL SEEDING AND FERTILIZING, TYPE 1	AC	0.5	\$1,500.00	\$750.00	\$2,150.00	\$1,075.00	\$1,000.00	\$500.00
9.02	HYDRAULIC MULCHING, BONDED FIBER MATRIX (BFM)	AC	4.0	\$3,500.00	\$14,000.00	\$3,400.00	\$13,600.00	\$945.00	\$3,780.00
9.03	CONVENTIONAL SEEDING, CUSTOM NATIVE DRY-MESIC SEED MIXTURE	AC	2.5	\$3,500.00	\$8,750.00	\$2,400.00	\$6,000.00	\$3,000.00	\$7,500.00
9.04	CONVENTIONAL SEEDING, CUSTOM NATIVE WET-MESIC SEED MIXTURE	AC	1.0	\$3,500.00	\$3,500.00	\$2,600.00	\$2,600.00	\$3,900.00	\$3,900.00
9.05	NATIVE VEGETATION ESTABLISHMENT, 3.5 ACRES	TRIP	6.0	\$1,600.00	\$9,600.00	\$1,050.00	\$6,300.00	\$3,500.00	\$21,000.00
9.06	SHRUBS AND PERENNIALS WITH WARRANTY	EA	152	\$25.00	\$3,800.00	\$37.00	\$5,624.00	\$30.00	\$4,560.00
9.07	SHREDDED CYPRESS MULCH	SY	384	\$4.50	\$1,728.00	\$11.00	\$4,224.00	\$10.00	\$3,840.00
9.08	IOWA FIELD STONE BOULDERS	TON	5	\$200.00	\$1,000.00	\$315.00	\$1,575.00	\$300.00	\$1,500.00
9.09	LIMESTONE EDGING	LF	200	\$15.00	\$3,000.00	\$14.00	\$2,800.00	\$20.00	\$4,000.00
9.10	TEMPORARY ROLLED EROSION CONTROL PRODUCT, TYPE 2C	SY	3,600	\$5.00	\$18,000.00	\$1.50	\$5,400.00	\$3.50	\$12,600.00
9.11	SURFACE ROUGHENING	SY	14,250	\$0.50	\$7,125.00	\$0.25	\$3,562.50	\$0.25	\$3,562.50
SITE WORK AND LANDSCAPING									
11.01	MOBILIZATION	LS	1.0	\$10,000.00	\$10,000.00	\$2,500.00	\$2,500.00	\$12,500.00	\$12,500.00
Total of All Items Above:				\$83,945.00		\$60,130.50		\$83,691.50	
Submitted Bid Amount:									

* Bid packages were sent to Redbud Landscaping, Emmons & Olivier Resources (EOR), No Lawn Left Behind, and Applied Ecological Services (AES) and bids were received from Redbud Landscaping and EOR.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

Resolution Setting Public Hearing – Rezoning of Property Generally Located at the Southwest Corner of Highway 44 and SW County Line Road for the Meadows PUD

SYNOPSIS:

The applicant, Mozart Properties, LLC, has submitted the necessary petition documents to initiate the Rezoning Process, for property generally located at the southwest corner of Highway 44 and SW County Line Road. The 161 Acre property is currently Zoned A-1, and is identified as Neighborhood Commercial, Mixed Use 1, Low Density Residential, Civic and Future Park upon the Future Land Use Plan. The property owner was unable to obtain the necessary consent per the Ordinance. As such, staff is suggesting that the City Council initiate the process.

The projected activity for this property matches the Future Land Use Plan designations with the exception of the Civic land use designation, which was established to plan for the new middle school location. The middle school has since been constructed to the south of the subject property to be rezoned. Therefore, the Civic land use designation on this property is no longer needed/anticipated.

As such, the applicant has provided a conceptual master plan for the 161-acre site. Development along Highway 44 is proposed to be traditional suburban neighborhood commercial development. Areas just south of the commercial development are proposed to be developed with townhomes and multi-family units. The townhome area is proposed to be 21 acres in size with a density of 8 dwelling units per acre. The multi-family area is proposed to be 19 acres in size with a density of 18 dwelling units per acre. A mix of 60' and 70' single-family lots and public park are proposed on the southern approximate 91 acres of the property, north of the new middle school.

The layout provided is only a conceptual rendering of the site. The concept will continue to be refined through the rezoning process as required public improvements are determined. As this is only the initial step in the process, more detailed plans will become available as the project moves further along.

FISCAL IMPACT:

N/A



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff is recommending approval of the Resolution Setting the Public Hearing.

RESOLUTION NO. _____

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED
REZONING OF PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER
OF HIGHWAY 44 AND SW COUNTY LINE ROAD FROM A-1 AGRICULTURAL TO R-4
PLANNED UNIT DEVELOPMENT FOR THE MEADOWS PUD

WHEREAS, certain land in the City of Grimes, Iowa, generally located at the southwest corner of Highway 44 and SW County Line Road and legally described on Exhibit A, attached hereto, is currently zoned A-1 (Agriculture) (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 Chapter 165, Section 165.05 by rezoning the Property from A-1 (Agriculture) to R-4 (Planned Unit Development), 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, BE IT 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 City Hall, 101 NE Harvey Street, in the City of Grimes, Polk County, Iowa at 5:30 p.m. on the 13th day of July 2021, 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 this ____ day of _____, 2021.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Exhibit A

THE NORTHEAST FRACTIONAL QUARTER (NE FR1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, EXCEPT THE CEMETERY LOT BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING 20 RODS EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 14 RODS; THENCE EAST 12 RODS; THENCE NORTH 14 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING, AND EXCEPT PARCEL A OF THE NE FR1/4 OF NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2003 AT PAGE 21865, AND EXCEPT PARCEL "CC" OF THE NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2012 AT PAGE 20906, AND EXCEPT PARCEL '18-158' OF THE SE1/4 NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2019, PAGE 2521 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF GRIMES, DALLAS COUNTY, IOWA.

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING OF PROPERTY GENERALLY LOCATED AT
THE SOUTHWEST CORNER OF HIGHWAY 44 AND SW COUNTY LINE ROAD FROM A-1
AGRICULTURAL TO R-4 PLANNED UNIT DEVELOPMENT FOR THE MEADOWS PUD

NOTICE IS HEREBY GIVEN that the City Council of the City of Grimes, Iowa, will meet at the Grimes City Hall, 101 NE Harvey Street, in the City of Grimes, Iowa, at 5:30 p.m. on the 13th day of July 2021 via Zoom, at which time and place the City Council will hold a public hearing on a proposed Ordinance Amending the Grimes Code of Ordinances and zoning district boundaries of Chapter 165, Section 165.05 by rezoning certain Property described on Exhibit A from A-1 (Agriculture) to R-4 (Planned Unit Development), as follows:

AMENDING THE GRIMES CODE OF ORDINANCES AND ZONING DISTRICT BOUNDARIES OF CHAPTER 165, SECTION 165.05 BY REZONING PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGHWAY 44 AND SW COUNTY LINE ROAD FROM A-1 AGRICULTURAL TO R-4 PLANNED UNIT DEVELOPMENT FOR THE MEADOWS PUD

For all the particulars of the proposed amendment, see the proposed Ordinance entitled as set forth above now on file at the Grimes City Hall with the City Clerk of the City of Grimes.

All interested persons may appear at the public hearing via Zoom and at such time and place the Grimes City Council will consider any objections to the proposed Ordinance and give all interested persons an opportunity to be heard. Persons wishing to be heard may contact the City Clerk at: RWilliams@grimesiowa.gov 24 hours in advance of the meeting. This notice is given by order of the City Council of the City of Grimes, Iowa.

Exhibit A

THE NORTHEAST FRACTIONAL QUARTER (NE FR1/4) OF SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, EXCEPT THE CEMETERY LOT BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING 20 RODS EAST OF THE NORTHWEST CORNER THEREOF, THENCE SOUTH 14 RODS; THENCE EAST 12 RODS; THENCE NORTH 14 RODS; THENCE WEST 12 RODS TO THE PLACE OF BEGINNING, AND EXCEPT PARCEL A OF THE NE FR1/4 OF NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2003 AT PAGE 21865, AND EXCEPT PARCEL "CC" OF THE NE 1/4 IN SECTION ONE (1), TOWNSHIP SEVENTY-NINE (79) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., GRIMES, DALLAS COUNTY, IOWA, AS SHOWN ON SURVEY RECORDED IN BOOK 2012 AT PAGE 20906, AND EXCEPT PARCEL '18-158' OF THE SE1/4 NE1/4 OF SECTION 01, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., CITY OF GRIMES, DALLAS COUNTY, IOWA, AN OFFICIAL PARCEL RECORDED IN BOOK 2019, PAGE 2521 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF GRIMES, DALLAS COUNTY, IOWA.

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LEGAL DESCRIPTION:

AREA
941,446 SF REZONING AREA

LEGEND

- NEIGHBORING AREAS WITHIN 250' OF REZONING
- AREA BEING REZONED TO R-2 60' SINGLE FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-2 60' SINGLE FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-3 MED MULTI-FAMILY RESIDENTIAL
- AREA BEING REZONED TO R-3 HIGH MULTI-FAMILY RESIDENTIAL
- AREA BEING REZONED TO C-1 COMMERCIAL

REZONING NEIGHBOR LIST

Name of Property Owner	Property Address	Mailing Address
A Connie S Tuttle Living Trust	2150 W 1st St.	P.O. Box 379, Grimes, IA 50111
B Scott T & Elaine L Stokely	2250 W 1st St.	
C Adams Township Board of Trustees		35015 L Ave, Adel, IA 50003
D J. Dennis Bohrofen		801 Jazzwood Dr., Grimes, IA 50111
E J. Dennis Bohrofen		801 Jazzwood Dr., Grimes, IA 50111
F Petersen, LLC		5305 Glen Oaks Way, West Des Moines, IA 50266
G Petersen, LLC		5305 Glen Oaks Way, West Des Moines, IA 50266
H Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
J Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
K Lorraine E. Ellis	23831 Y Ave	
L Dallas Center, Grimes Community School District	2555 W 1st St., Grimes, IA 50111	
M Phyllis R Wise Rev. Trust		30049 240th St., Dallas Center, IA 50063
N Michael F. & Chereen L. Broderick	14172 NW 70th Ave.	
P Vincent R., Michael F. and Chereen L. Broderick	14172 NW 70th Ave.	
Q Vincent R. & Michael F. Broderick	14172 NW 70th Ave.	

SCALE: 1"=400' (11"x17")
SCALE: 1"=200' (22"x34")

NORTH

Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 mail@cecinc.com

CEC

DATE: 05-01-2021

DATE OF SURVEY: ###

DESIGNED BY: ###

DRAWN BY: ###

THE MEADOWS
GRIMES, IOWA

CONCEPT PLAN

SHEET 1 OF 1

A-2116



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Parkview North Plat 5 Lot 3 and Outlot W.

SYNOPSIS: The owner of 708 NW 8th Street has requested approval to install a fence within the overland flowage easement on the subject property. The 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 overland flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve overland flowage easement for Parkview North Plat 5.

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Parkview North Plat 5 Lot 3 and Outlot W.

RESOLUTION NO. _____

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT FOR
LOT 3 AND OUTLOT W IN PARKVIEW NORTH PLAT 5
708 NW 8TH STREET

WHEREAS, the owners of Lot 3 and Outlot W in Parkview North Plat 5 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within overland flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within overland flowage easement.

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

That the Consent and Agreement for Improvements within overland flowage easement ("Consent and Agreement") regarding Lot 3 and Outlot W, Parkview North Plat 5, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this ____ day of _____, 20__.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer Information: Alex Pfaltzgraff, 101 NE Harvey St, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rochelle Williams, 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 Andrew McDonald and Christina McDonald, 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 3 and Outlot W of Parkview North Plat 5 (708 NW 8th Street), 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, dated November 8, 2011 recorded on December 7, 2011, in Book 14077, Page 778, 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.

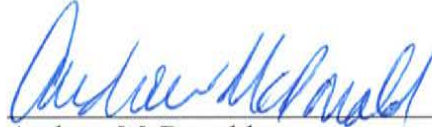
5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement 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.

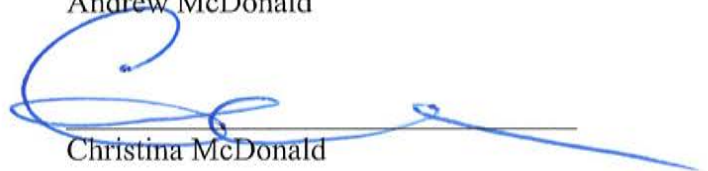
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 15 day of June, 2021.

PROPERTY OWNERS



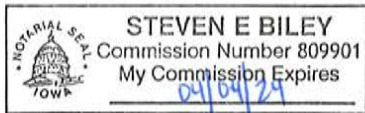
Andrew McDonald

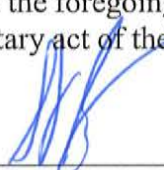


Christina McDonald

STATE OF IOWA)
COUNTY OF Polk) SS

On this 15 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Andrew McDonald, 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.

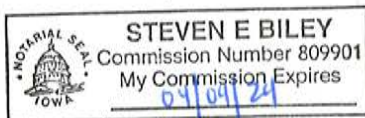


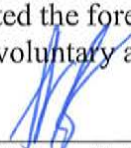

Notary Public in and for the
State of Iowa

My Commission expires 04/04/24

STATE OF IOWA)
COUNTY OF Polk) SS

On this 15 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Christina McDonald, 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.




Notary Public in and for the
State of Iowa

My Commission expires 04/04/24

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
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 Scott Mikkelsen and Rochelle Williams, 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 Scott Mikkelsen and Rochelle Williams 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 5' chain link fence has been proposed to be constructed in an overland flowage easement on Lot 3 and Outlot W of Parkview North Plat 5 (708 NW 8th Street) in accordance to permit number FN-21-07030.



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within overland flowage easement, sanitary sewer easement, and storm sewer easement for Parkview North Plat 5 Lot 1 and Outlot Y.

SYNOPSIS: The owner of 700 NW 8th St has requested approval to install a fence within the overland flowage easement, sanitary sewer easement, and storm sewer easement on the subject property. The 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 overland flowage easement, sanitary sewer easement, and storm sewer easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve overland flowage easement, sanitary sewer easement, and storm sewer easement for Parkview North Plat 5.

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within overland flowage easement, sanitary sewer easement, and storm sewer easement for Parkview North Plat 5 Lot 1 and Outlot Y.

RESOLUTION NO. _____

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT, SANITARY SEWER EASEMENT, AND STORM SEWER EASEMENT FOR
LOT 1 AND OUTLOT Y IN PARKVIEW NORTH PLAT 5.
700 NW 8TH STREET

WHEREAS, the owners of Lot 1 and Outlot Y in Parkview North Plat 5 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within overland flowage easement, sanitary sewer easement, and storm sewer easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within overland flowage easement, sanitary sewer easement, and storm sewer easement.

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

That the Consent and Agreement for Improvements within overland flowage easement, sanitary sewer easement, and storm sewer easement ("Consent and Agreement") regarding Lot 1 and Outlot Y, Parkview North Plat 5, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this ____ day of _____, 20__.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer Information: Evann Martin, 101 NE Harvey St, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rochelle Williams, 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 Alex Pfaltzgraff and Mara Pfaltzgraff, 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 1 and Outlot Y of Parkview North Plat 5 (700 NW 8th Street), 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, dated November 8, 2011 recorded on December 7, 2011, in Book 14077, Page 778, 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. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain Sanitary Sewer Easement, dated November 8, 2011 recorded on December 7, 2011, in Book 14077, Page 769, 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.
4. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain Storm Sewer Easement, dated November 8, 2011 recorded on December 7, 2011, in Book 14077, Page 773, 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.

5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

11. 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 16 day of June, 2021.

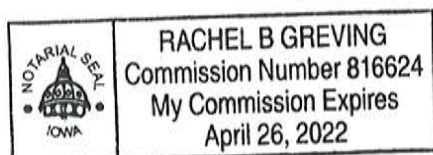
PROPERTY OWNERS

Alex Pfaltzgraff
Alex Pfaltzgraff

Mara Pfaltzgraff
Mara Pfaltzgraff

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 16 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Alex Pfaltzgraff, 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.

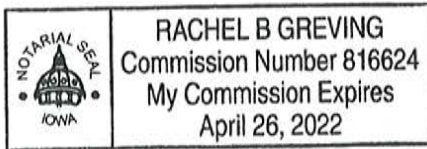


Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 16 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Mara Pfaltzgraff, 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.



Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
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 Scott Mikkelsen and Rochelle Williams, 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 Scott Mikkelsen and Rochelle Williams 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 an overland flowage easement, sanitary sewer easement, and storm sewer easement on Lot 1 and Outlot Y of Parkview North Plat 5 (700 NW 8th St) in accordance to permit number FN-21-07028.



*101 NE Hawkey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Parkview North Plat 5 Lot 2 and Outlot X.

SYNOPSIS: The owner of 704 NW 8th Street has requested approval to install a fence within the overland flowage easement on the subject property. The 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 overland flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve overland flowage easement for Parkview North Plat 5.

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Parkview North Plat 5 Lot 2 and Outlot X.

RESOLUTION NO. _____

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT FOR
LOT 2 AND OUTLOT X IN PARKVIEW NORTH PLAT 5
704 NW 8TH STREET

WHEREAS, the owners of Lot 2 and Outlot X in Parkview North Plat 5 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within overland flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within overland flowage easement.

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

That the Consent and Agreement for Improvements within overland flowage easement ("Consent and Agreement") regarding Lot 2 and Outlot X, Parkview North Plat 5, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this ____ day of _____, 20__.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer Information: Alex Pfaltzgraff, 101 NE Harvey St, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rochelle Williams, 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 Anthony J Pruitt, a single person, (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 2 and Outlot X of Parkview North Plat 5 (704 NW 8th Street), 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, dated November 8, 2011 recorded on December 7, 2011, in Book 14077, Page 778, 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 16 day of June, 2021.

PROPERTY OWNERS



Anthony J Pruitt

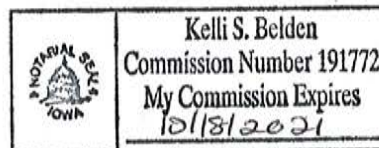
STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 16 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Anthony J Pruitt, 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 10/18/2021



CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
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 Scott Mikkelsen and Rochelle Williams, 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 Scott Mikkelsen and Rochelle Williams 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 5' chain link fence has been proposed to be constructed in an overland flowage easement on Lot 2 and Outlot X of Parkview North Plat 5 (704 NW 8th Street) in accordance to permit number FN-21-07029.

324-810-6490

ENGINEERS JOINT CONTRACT
DOCUMENTS COMMITTEE

Contractor's Application for Payment No.

18 (Eighteen)

Application Period:

5/1/2021

to

5/31/2021

Application Date:

5/31/2021

To (Owner):	City of Grimes, IA 101 NE Harvey Street, Grimes, Iowa 50111	From (Contractor):	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN 55443	Via (Engineer):	McClure Engineering Co. 1360 NW 121st St, Clive, IA 50325
Owner's DWSRF Number:	FS-77-18-DWSRF-016	Contractor's Contract Number:	1300	Engineer's Project Number:	190904
Project:	City of Grimes, IA - Reverse Osmosis Water Treatment Plant - Phase 1		Contract:	Grimes RO WTP - Phase 1	

Application For Payment - Change Order Summary

Approved Change Orders

Number	Additions	Deductions
001	\$ 37,166.00	\$ -
002	\$ 71,894.00	\$ -
003	\$ 312,226.00	\$ -
Totals:	\$ 421,286.00	\$ -
Net Change by Change Order:	\$	421,286.00

1. Original Contract Price.....	\$	17,951,200.00
2. Net change by Change Orders.....	\$	421,286.00
3. Current Contract Price (Line 1 ± 2).....	\$	18,372,486.00
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	16,439,769.00
5. Retainage		
a. 5.0% X \$ 16,352,769.00 Work Completed.....	\$	817,638.45
b. 5.0% X \$ 87,000.00 Stored Material.....	\$	4,350.00
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	821,988.45
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	15,617,780.55
7. Less Previous Payments (Line 6 from prior Application).....	\$	15,235,330.78
8. Amount Due This Application.....	\$	382,449.77
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	2,754,705.45

Payment of: \$382,449.77

(Line 8 or other - attach explanation of the other amount)

is recommended by:

(Engineer)

6/15/2021

(Date)

Payment of:

(Line 8 or other - attach explanation of the other amount)

is approved by:

(Owner)

(Date)

Approved by:

Funding Agency (if applicable)

(Date)

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

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

By:

Date: 6/15/2021

EJCDC® C-620 Contractor's Application for Payment

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Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): Grimes RO WTP - Phase 1				Application Number:	18 (Eighteen)			
Application Period:	5/1/2021	to	5/31/2021	Application Date:	5/31/2021			
A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
Division 01 - General Requirements								
01.01	Bonds & Insurance	\$ 269,268.00	\$ 269,268.00	\$ -		\$ 269,268.00	100.00%	\$ -
01.02	General / Mobilization	\$ 88,000.00	\$ 88,000.00	\$ -		\$ 88,000.00	100.00%	\$ -
01.03	Furnishings / Appliance / AV Equipment Allowance	\$ 80,000.00	\$ -	\$ -		\$ -	0.00%	\$ 80,000.00
01.04	Submittal Software Allowance	\$ 18,000.00	\$ 9,000.00	\$ -		\$ 9,000.00	50.00%	\$ 9,000.00
Division 02 - Existing Conditions								
02.01	Demolition - Process	\$ 75,624.00	\$ 7,500.00	\$ 20,000.00		\$ 27,500.00	36.36%	\$ 48,124.00
02.02	Demolition - Existing Site Fence	\$ 7,800.00	\$ 7,800.00	\$ -		\$ 7,800.00	100.00%	\$ -
Division 03 - Concrete								
03.01	Cast In Place Concrete / Reinforcement							
03.01.1	Spread Footings Office Area	\$ 3,800.00	\$ 3,800.00	\$ -		\$ 3,800.00	100.00%	\$ -
03.01.2	Ribbon Footings Process Area	\$ 96,250.00	\$ 96,250.00	\$ -		\$ 96,250.00	100.00%	\$ -
03.01.3	Ribbon Footings Office Area	\$ 68,300.00	\$ 68,300.00	\$ -		\$ 68,300.00	100.00%	\$ -
03.01.4	Foundation Walls Process Area	\$ 13,850.00	\$ 13,850.00	\$ -		\$ 13,850.00	100.00%	\$ -
03.01.5	Pipe Trench Mat Slabs	\$ 179,240.00	\$ 179,240.00	\$ -		\$ 179,240.00	100.00%	\$ -
03.01.6	Pipe Trench Walls & Piers	\$ 266,844.00	\$ 266,844.00	\$ -		\$ 266,844.00	100.00%	\$ -
03.01.7	Basement Mat Slab	\$ 203,500.00	\$ 203,500.00	\$ -		\$ 203,500.00	100.00%	\$ -
03.01.8	Basement Walls & Columns	\$ 234,450.00	\$ 234,450.00	\$ -		\$ 234,450.00	100.00%	\$ -
03.01.9	Phosphate/Ammonia Area Slabs	\$ 29,462.00	\$ 29,462.00	\$ -		\$ 29,462.00	100.00%	\$ -
03.01.10	Phosphate/Ammonia Area Walls	\$ 44,100.00	\$ 44,100.00	\$ -		\$ 44,100.00	100.00%	\$ -
03.01.11	Chlorine Room Slabs	\$ 35,350.00	\$ 35,350.00	\$ -		\$ 35,350.00	100.00%	\$ -
03.01.12	Chlorine Room Walls	\$ 40,050.00	\$ 40,050.00	\$ -		\$ 40,050.00	100.00%	\$ -
03.01.13	Flushing Box	\$ 9,800.00	\$ 9,800.00	\$ -		\$ 9,800.00	100.00%	\$ -
03.01.14	Stoops	\$ 14,440.00	\$ 14,440.00	\$ -		\$ 14,440.00	100.00%	\$ -
03.01.15	Pump Room Elevated Slab	\$ 222,350.00	\$ 222,350.00	\$ -		\$ 222,350.00	100.00%	\$ -
03.01.16	SOG East Process Area	\$ 95,350.00	\$ 95,350.00	\$ -		\$ 95,350.00	100.00%	\$ -
03.01.17	SOG West Process Area	\$ 29,200.00	\$ 29,200.00	\$ -		\$ 29,200.00	100.00%	\$ -
03.01.18	SOG Office Area	\$ 30,690.00	\$ 30,690.00	\$ -		\$ 30,690.00	100.00%	\$ -
03.01.19	Generator Pad	\$ 49,070.00	\$ 49,070.00	\$ -		\$ 49,070.00	100.00%	\$ -

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			C	D				
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03.01.20	Sign	\$ 10,700.00	\$ 10,700.00	\$ -		\$ 10,700.00	100.00%	\$ -
03.01.21	Misc Equipment Pads	\$ 26,480.00	\$ 26,480.00	\$ -		\$ 26,480.00	100.00%	\$ -
03.01.22	Concrete Stair	\$ 4,500.00	\$ 4,500.00	\$ -		\$ 4,500.00	100.00%	\$ -
03.01.23	Precast Topping	\$ 4,800.00	\$ 4,800.00	\$ -		\$ 4,800.00	100.00%	\$ -
03.02	Precast Concrete	\$ 645,000.00	\$ 645,000.00	\$ -		\$ 645,000.00	100.00%	\$ -
Division 04 - Masonry								
04.01	Masonry	\$ 85,908.00	\$ 85,908.00	\$ -		\$ 85,908.00	100.00%	\$ -
Division 05 - Metals								
05.01	Structural Steel & Misc Metal / Steel Joist - Decking / Stairs - Railings - Grating	\$ 422,040.00	\$ 406,000.00	\$ 4,400.00		\$ 410,400.00	97.24%	\$ 11,640.00
05.02	Metals & Precast Erection	\$ 270,711.00	\$ 262,000.00	\$ 3,500.00		\$ 265,500.00	98.08%	\$ 5,211.00
Division 06 - Wood, Plastics, and Composites								
06.01	Rough Carpentry	\$ 2,500.00	\$ 2,500.00	\$ -		\$ 2,500.00	100.00%	\$ -
Division 07 - Thermal and Moisture Protection								
07.01	Damp Proofing - Insulation	\$ 17,245.00	\$ 17,245.00	\$ -		\$ 17,245.00	100.00%	\$ -
07.02	Roofing / Roofing Accessories	\$ 281,900.00	\$ 278,000.00	\$ 3,900.00		\$ 281,900.00	100.00%	\$ -
07.03	Sealants	\$ 19,195.00	\$ 18,000.00	\$ -		\$ 18,000.00	93.77%	\$ 1,195.00
Division 08 - Openings								
08.01	Doors / Frames / Hardware / Hatches							
08.01.1	Doors & Hardware	\$ 64,500.00	\$ 44,500.00	\$ -		\$ 44,500.00	68.99%	\$ 20,000.00
08.01.2	Access Hatches	\$ 2,500.00	\$ 2,500.00	\$ -		\$ 2,500.00	100.00%	\$ -
08.02	Overhead Coiling Doors	\$ 52,000.00	\$ 52,000.00	\$ -		\$ 52,000.00	100.00%	\$ -
08.03	Aluminum Entrance & Storefronts	\$ 46,798.00	\$ 22,140.00	\$ 24,658.00	\$ -	\$ 46,798.00	100.00%	\$ -
08.04	Architectural Louvers	\$ 46,521.00	\$ 4,500.00	\$ -		\$ 4,500.00	9.67%	\$ 42,021.00
Division 09 - Finishes								
09.01	Gypsum Board / Framing / Ceilings	\$ 79,904.00	\$ 41,500.00	\$ 23,450.00		\$ 64,950.00	81.29%	\$ 14,954.00
09.02	Floor Coverings	\$ 30,600.00	\$ -	\$ -	\$ 11,700.00	\$ 11,700.00	38.24%	\$ 18,900.00
09.03	Resinous Flooring	\$ 102,050.00	\$ 48,000.00	\$ -		\$ 48,000.00	47.04%	\$ 54,050.00
09.04	Painting	\$ 284,354.00	\$ 215,000.00	\$ 61,250.00		\$ 276,250.00	97.15%	\$ 8,104.00
Division 10 - Specialties								
10.01	Signage	\$ 10,776.00	\$ -	\$ -		\$ -	0.00%	\$ 10,776.00
10.02	Toilet Compartments & Accessories	\$ 2,710.00	\$ -	\$ -		\$ -	0.00%	\$ 2,710.00
10.03	Shower Accessories	\$ 2,580.00	\$ -	\$ -		\$ -	0.00%	\$ 2,580.00
10.04	Fire Extinguishers	\$ 1,540.00	\$ -	\$ -		\$ -	0.00%	\$ 1,540.00
10.05	Lockers	\$ 3,275.00	\$ -	\$ -		\$ -	0.00%	\$ 3,275.00

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			C	D				
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Division 12 - Furnishings								
12.01	Sunshades	\$ 16,572.00	\$ -	\$ -		\$ -	0.00%	\$ 16,572.00
12.02	Window Shades	\$ 2,555.00	\$ -	\$ -		\$ -	0.00%	\$ 2,555.00
12.03	Institutional Casework	\$ 11,848.00	\$ 1,000.00	\$ -		\$ 1,000.00	8.44%	\$ 10,848.00
12.04	Lab Casework	\$ 21,840.00	\$ 2,000.00	\$ -		\$ 2,000.00	9.16%	\$ 19,840.00
Division 21 - Fire Suppression								
21.01	Fire Protection	\$ 143,575.00	\$ 143,575.00	\$ -		\$ 143,575.00	100.00%	\$ -
Division 22 - Plumbing								
22.01	Plumbing / Fixtures / Equipment							
22.01.1	Process Air Piping & Compressor	\$ 15,850.00	\$ -	\$ 5,000.00		\$ 5,000.00	31.55%	\$ 10,850.00
22.01.2	Basement Plumbing Underground	\$ 58,788.00	\$ 53,788.00	\$ -		\$ 53,788.00	91.49%	\$ 5,000.00
22.01.3	Process Area Plumbing Underground	\$ 86,105.00	\$ 86,105.00	\$ -		\$ 86,105.00	100.00%	\$ -
22.01.4	Office Area Plumbing Underground	\$ 38,200.00	\$ 38,200.00	\$ -		\$ 38,200.00	100.00%	\$ -
22.01.5	Heating Water Piping	\$ 101,500.00	\$ 95,000.00	\$ 3,500.00		\$ 98,500.00	97.04%	\$ 3,000.00
22.01.6	Condensate Piping	\$ 7,500.00	\$ 7,500.00	\$ -		\$ 7,500.00	100.00%	\$ -
22.01.7	Building VT & Drain Process Area	\$ 38,500.00	\$ 38,500.00	\$ -		\$ 38,500.00	100.00%	\$ -
22.01.8	Building VT & Drain Office Area	\$ 38,500.00	\$ 38,500.00	\$ -		\$ 38,500.00	100.00%	\$ -
22.01.9	Domestic Water Piping Office Area	\$ 55,450.00	\$ 55,450.00	\$ -		\$ 55,450.00	100.00%	\$ -
22.01.10	Domestic Water Piping Process Area	\$ 33,280.00	\$ 15,000.00	\$ -		\$ 15,000.00	45.07%	\$ 18,280.00
22.01.11	Plumbing Fixtures	\$ 18,500.00	\$ 12,500.00	\$ -		\$ 12,500.00	67.57%	\$ 6,000.00
22.01.12	Trench Drains	\$ 30,050.00	\$ 30,050.00	\$ -		\$ 30,050.00	100.00%	\$ -
22.01.13	Heating Equipment	\$ 22,100.00	\$ 22,100.00	\$ -		\$ 22,100.00	100.00%	\$ -
Division 23 - Heating, Ventilating, and Air Conditioning (HVAC)								
23.01	HVAC							
23.01.1	Preconstruction/Mobilization	\$ 53,990.00	\$ 53,990.00	\$ -		\$ 53,990.00	100.00%	\$ -
23.01.2	Shop Frabrication	\$ 76,523.00	\$ 76,523.00	\$ -		\$ 76,523.00	100.00%	\$ -
23.01.3	HVAC Install	\$ 107,123.00	\$ 107,123.00	\$ -		\$ 107,123.00	100.00%	\$ -
23.01.4	HVAC Equipment	\$ 405,041.00	\$ 386,000.00	\$ -		\$ 386,000.00	95.30%	\$ 19,041.00
23.01.5	HVAC Insulation	\$ 3,796.00	\$ 3,796.00	\$ -		\$ 3,796.00	100.00%	\$ -
23.01.6	Temperature Controls	\$ 105,622.00	\$ 96,000.00	\$ 5,500.00		\$ 101,500.00	96.10%	\$ 4,122.00
23.01.7	Test & Balance	\$ 5,565.00	\$ -	\$ -		\$ -	0.00%	\$ 5,565.00
23.01.8	Commissioning	\$ 19,740.00	\$ 4,000.00	\$ 4,200.00		\$ 8,200.00	41.54%	\$ 11,540.00
23.01.9	Refrigeration Piping Modeling/Management	\$ 15,522.00	\$ 14,500.00	\$ -		\$ 14,500.00	93.42%	\$ 1,022.00
23.01.10	Refrigeration Materials	\$ 15,995.00	\$ 15,000.00	\$ 500.00		\$ 15,500.00	96.91%	\$ 495.00
23.01.11	Refrigeration Labor	\$ 20,755.00	\$ 20,200.00	\$ -		\$ 20,200.00	97.33%	\$ 555.00
23.02	Geothermal System	\$ 196,069.00	\$ 185,500.00	\$ -		\$ 185,500.00	94.61%	\$ 10,569.00

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			C	D				
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Division 25 - Integrated Automation								
25.01	Approved Design Submittals	\$ 25,000.00	\$ 25,000.00	\$ -		\$ 25,000.00	100.00%	\$ -
25.02	Control Panels	\$ 225,000.00	\$ -	\$ -		\$ -	0.00%	\$ 225,000.00
25.03	Computer Equipment and Software	\$ 160,000.00	\$ -	\$ -		\$ -	0.00%	\$ 160,000.00
25.04	System Programming	\$ 35,000.00	\$ -	\$ -		\$ -	0.00%	\$ 35,000.00
25.05	Instrumentation	\$ 14,500.00	\$ 14,500.00	\$ -		\$ 14,500.00	100.00%	\$ -
25.06	On Site Start Up/Training	\$ 21,000.00	\$ -	\$ -		\$ -	0.00%	\$ 21,000.00
Division 26 - Electrical								
26.01	Electrical	\$ 1,188,553.00	\$ 819,000.00	\$ 125,000.00		\$ 944,000.00	79.42%	\$ 244,553.00
26.02	Electrical Gear - MCC's, Etc.	\$ 528,000.00	\$ 528,000.00	\$ -		\$ 528,000.00	100.00%	\$ -
26.03	Generator	\$ 1,277,947.00	\$ 1,277,947.00	\$ -		\$ 1,277,947.00	100.00%	\$ -
Division 27 - Communications								
27.01	Communication	\$ 37,100.00	\$ -	\$ -		\$ -	0.00%	\$ 37,100.00
Division 28 - Electronic Safety and Security								
28.01	Electronic Safety and Security	\$ 66,700.00	\$ -	\$ -		\$ -	0.00%	\$ 66,700.00
Division 31- Earthwork								
31.01	Mobilization	\$ 40,000.00	\$ 40,000.00	\$ -		\$ 40,000.00	100.00%	\$ -
31.02	Construction Entrance	\$ 2,250.00	\$ 2,250.00	\$ -		\$ 2,250.00	100.00%	\$ -
31.03	Strip, Stockpile & Respread Topsoil	\$ 65,000.00	\$ 41,000.00	\$ -		\$ 41,000.00	63.08%	\$ 24,000.00
31.04	Site Excavating & Gracing, Cut to Fill	\$ 85,000.00	\$ 74,000.00	\$ -		\$ 74,000.00	87.06%	\$ 11,000.00
31.05	Over Excavation, Replace & Re-Compact of Building Pad Area 1	\$ 329,000.00	\$ 280,000.00	\$ -		\$ 280,000.00	85.11%	\$ 49,000.00
31.06	Over Excavation & Replacement with Suitable Fill for Building Pad Area 2	\$ 595,000.00	\$ 595,000.00	\$ -		\$ 595,000.00	100.00%	\$ -
31.07	Excavation of Pipe Gallery, Trench to Treatment Room & Trench in Treatment Room	\$ 55,000.00	\$ 55,000.00	\$ -		\$ 55,000.00	100.00%	\$ -
31.08	Granular Backfill of Pipe Gallery, Trench to Treatment Room & Trench in Treatment Room	\$ 200,000.00	\$ 200,000.00	\$ -		\$ 200,000.00	100.00%	\$ -
31.09	Provide & Place Granular Subbase for Building Pad	\$ 54,179.00	\$ 54,179.00	\$ -		\$ 54,179.00	100.00%	\$ -
31.10	Silt Fence	\$ 3,055.00	\$ 3,055.00	\$ -		\$ 3,055.00	100.00%	\$ -
31.11	Inlet Protection	\$ 540.00	\$ 540.00	\$ -		\$ 540.00	100.00%	\$ -
Division 32- Exterior Improvements								
32.01	Seeding	\$ 19,351.00	\$ 14,000.00	\$ -		\$ 14,000.00	72.35%	\$ 5,351.00

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			C	D				
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32.02	Plantings	\$ 11,200.00	\$ -	\$ -		\$ -	0.00%	\$ 11,200.00
32.03	Sidewalks - Grading & Subgrade Prep	\$ 3,310.00	\$ 1,000.00	\$ 1,500.00		\$ 2,500.00	75.53%	\$ 810.00
32.04	Subgrade Prep for PCC Paving	\$ 30,690.00	\$ 30,690.00	\$ -		\$ 30,690.00	100.00%	\$ -
32.05	PCC Subbase - 6"including fabric	\$ 102,300.00	\$ 102,300.00	\$ -		\$ 102,300.00	100.00%	\$ -
32.06	Site PCC Paving	\$ 347,540.00	\$ 288,000.00	\$ -		\$ 288,000.00	82.87%	\$ 59,540.00
32.07	Gravel Shoulders	\$ 2,660.00	\$ -	\$ -		\$ -	0.00%	\$ 2,660.00
32.08	Gravel Drives including Fabric	\$ 33,660.00	\$ -	\$ -		\$ -	0.00%	\$ 33,660.00
32.09	Install Vinyl Coated Fence	\$ 45,800.00	\$ 45,800.00	\$ -		\$ 45,800.00	100.00%	\$ -
32.10	Install Slide Gate & Operator	\$ 21,300.00	\$ 21,300.00	\$ -		\$ 21,300.00	100.00%	\$ -
Division 33 - Utilities								
33.01	Site Utilities / Water - Sewer - Storm							
33.01.1	Site Utility Mobilization	\$ 53,235.00	\$ 53,235.00	\$ -		\$ 53,235.00	100.00%	\$ -
33.01.2	Buildng Overflow Drain Pipe	\$ 190,780.00	\$ 190,780.00	\$ -		\$ 190,780.00	100.00%	\$ -
33.01.3	Sanitary Sewer Pipe & Structures	\$ 234,450.00	\$ 234,450.00	\$ -		\$ 234,450.00	100.00%	\$ -
33.01.4	Concentrate Pipe	\$ 397,450.00	\$ 397,450.00	\$ -		\$ 397,450.00	100.00%	\$ -
33.01.5	Perm Drain and Structure	\$ 218,730.00	\$ 218,730.00	\$ -		\$ 218,730.00	100.00%	\$ -
33.01.6	RAW Piping	\$ 54,900.00	\$ 54,900.00	\$ -		\$ 54,900.00	100.00%	\$ -
33.01.7	FW Piping	\$ 470,720.00	\$ 468,720.00	\$ -		\$ 468,720.00	99.58%	\$ 2,000.00
33.01.8	CE Piping	\$ 206,380.00	\$ 204,380.00	\$ -		\$ 204,380.00	99.03%	\$ 2,000.00
33.01.9	RCP Storm Drains	\$ 73,500.00	\$ 73,500.00	\$ -		\$ 73,500.00	100.00%	\$ -
33.01.10	SD Piping	\$ 28,330.00	\$ 28,330.00	\$ -		\$ 28,330.00	100.00%	\$ -
Division 40 - Process Interconnections								
40.01	Process Piping	\$ 788,732.00	\$ 777,000.00	\$ -		\$ 777,000.00	98.51%	\$ 11,732.00
40.02	Process Valves	\$ 300,000.00	\$ 300,000.00	\$ -		\$ 300,000.00	100.00%	\$ -
40.03	Process Controls	\$ 38,500.00	\$ 38,500.00	\$ -		\$ 38,500.00	100.00%	\$ -
40.04	WTP Disinfection	\$ 10,000.00	\$ -	\$ -		\$ -	0.00%	\$ 10,000.00
Division 41 - Material Processing and Handling Equipment								
41.01	Monorail Hoist	\$ 44,284.00	\$ -	\$ 44,284.00		\$ 44,284.00	100.00%	\$ -
Division 43 - Process Gas and Liquid Handling, Purification and Storage Equipment								
43.01	End Suction Pumps	\$ 22,000.00	\$ 2,200.00	\$ -	\$ 19,800.00	\$ 22,000.00	100.00%	\$ -
43.02	Vertical Turbine Pumps	\$ 285,000.00	\$ 229,500.00	\$ -	\$ 55,500.00	\$ 285,000.00	100.00%	\$ -
Division 46 - Water and Wastewater Equipment								
46.01	Chemical Feed / Valves / Mixers	\$ 407,871.00	\$ 385,000.00	\$ 11,300.00		\$ 396,300.00	97.16%	\$ 11,571.00
46.02	Lime Feed Equipment	\$ 442,500.00	\$ 442,500.00	\$ -		\$ 442,500.00	100.00%	\$ -
46.03	Aerators	\$ 77,629.00	\$ 77,629.00	\$ -	\$ -	\$ 77,629.00	100.00%	\$ -

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F/B)	Balance to Finish (B - F)
46.04	Harn RO System Assigned Contract Allowance	\$ 1,327,752.00	\$ 1,205,065.00	\$ 40,000.00		\$ 1,245,065.00	93.77%	\$ 82,687.00
46.05	Equipment Install	\$ 160,493.00	\$ 90,000.00	\$ 11,200.00		\$ 101,200.00	63.06%	\$ 59,293.00
Approved Project Change Orders								
CO-001	Change Order #1	\$ 37,166.00	\$ 37,166.00	\$ -		\$ 37,166.00	100.00%	\$ -
CO-002	Change Order #2	\$ 71,894.00	\$ 71,894.00	\$ -		\$ 71,894.00	100.00%	\$ -
CO-003	Change Order #3	\$ 312,226.00	\$ -	\$ 25,300.00		\$ 25,300.00	8.10%	\$ 286,926.00
	Total	\$ 18,372,486.00	\$ 15,934,327.00	\$ 418,442.00	\$ 87,000.00	\$ 16,439,769.00	89.48%	\$ 1,932,717.00

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Page 8 of 9

Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	City of Grimes, IA - Reverse Osmosis Water Treatment Plant - Phase 1 Grimes RO WTP - Phase 1				Application Number:	18 (Eighteen)
					Application Date:	5/31/2021
Application Period:	From:	5/1/2021	To:	5/31/2021	Contractor:	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN 55443

Original Contract Amount: \$ 17,951,200.00

Approved Change Orders:

Number	Date	Amount
001	8/25/2020	\$ 37,166.00
002	1/12/2021	\$ 71,894.00
003	3/9/2021	\$ 312,226.00

Revised Contract Amount: \$ 18,372,486.00

Pay Estimates Paid-to-Date

Pay Estimate Number	Date	Amount
001	2/3/2020	\$ 1,211,556.85
002	2/28/2020	\$ 278,825.00
003	3/30/2020	\$ 487,861.10
004	4/21/2020	\$ 983,421.00
005	5/15/2020	\$ 757,739.00
006	6/29/2020	\$ 577,734.90
007	7/17/2020	\$ 507,053.00
008	8/31/2020	\$ 1,416,281.85
009	9/30/2020	\$ 730,806.50
010	10/19/2020	\$ 663,815.63
011	11/20/2020	\$ 1,080,758.00
012	12/17/2020	\$ 1,666,888.05
013	1/19/2021	\$ 1,168,367.00
014	2/16/2021	\$ 815,849.55
015	3/15/2021	\$ 683,164.95
016	4/16/2021	\$ 1,131,322.70
017	PENDING	\$ 1,073,885.70

Total Estimates Paid to Date: \$ 15,235,330.78

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Total Construction Cost: \$ 15,235,330.78

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Native Vegetation Enhancements in Storm Water Treatment Facilities
Contractor: Redbud Landscaping, LLC
Address: 1208 E 20th Court, Des Moines, IA 50317
Finance Budget Code: 740-865-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 3569

Date of Council Meeting: June 22, 2021 **PAYMENT REQUEST #** 4
PAYMENT PERIOD: From: November 21, 2020 Through: June 15, 2021

Contract Summary

Original Contract Amount:	\$	19,201.50	
Net change by Change Orders:	\$	13,828.00	
Contract Amount to Date: (line 1 ± 2)	\$		33,029.50
Total completed and stored to date:	\$	11,529.50	
Retainage: 5 % of Completed Work:	\$	576.48	
Total Earned less Retainage:	\$		10,953.03
Less previous applications for payment:	\$		10,525.53
SUBTOTAL	\$		427.50

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 427.50

Balance to finish, including retainage: \$ 22,076.48

Contract Time Remaining (If applicable) - #

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: Redbud Landscaping, LLC

Ann Mio
Signature

Firm Name

6/15/2021

Date

Engineer / Consultant Approval:

Firm Name

Nilles Associates, Inc.

Lara Boudle
Signature

6/15/2021

Date

City of Grimes Staff Approval:

Matt Ahrens
Signature

6-16-21

Date

City of Grimes Council Approval:

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

Date Printed: 6/15/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

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	REMAINING QUANTITY	PERCENT COMPLETE
1	August 2020 - Mowing	AC	1.70		1.70	\$ 370.00	\$ 629.00	1.70	\$ 629.00	-	100.00%
2	September 2020 - Herbicide	AC	3.80	0.20	4.00	\$ 350.00	\$ 1,400.00	4.00	\$ 1,400.00	-	100.00%
3	October 2020 - Herbicide	AC	1.70	0.20	1.90	\$ 125.00	\$ 237.50	1.90	\$ 237.50	-	100.00%
4	November 2020 - Native Seeding	AC	1.70	0.10	1.80	\$ 2,900.00	\$ 5,220.00	1.80	\$ 5,220.00	-	100.00%
4	November 2020 - BFM Hydromulch	AC	1.60	0.10	1.70	\$ 3,800.00	\$ 6,460.00		\$ -	1.70	0.00%
4	November 2020 - Rolled Erosion Control Product	SY	400.00		400.00	\$ 2.95	\$ 1,180.00	400.00	\$ 1,180.00	-	100.00%
5	May 2021 - Mowing	AC	1.70	0.10	1.80	\$ 250.00	\$ 450.00	1.80	\$ 450.00	-	100.00%
6	June 2021 - Herbicide	AC	3.80	0.20	4.00	\$ 350.00	\$ 1,400.00		\$ -	4.00	0.00%
7	September 2021 - Herbicide	AC	3.80	0.20	4.00	\$ 350.00	\$ 1,400.00		\$ -	4.00	0.00%
8	November 2021 - Mowing	AC	1.70	0.10	1.80	\$ 250.00	\$ 450.00		\$ -	1.80	0.00%
9	CO#2 - June 2022 - Herbicide	AC	3.80	2.20	6.00	\$ 350.00	\$ 2,100.00		\$ -	6.00	0.00%
10	CO#1 - September 2020 - Mowing	AC		1.80	1.80	\$ 370.00	\$ 666.00	1.80	\$ 666.00	-	100.00%
11	CO#1-Conventional Seeding - Type 1 Lawn	AC		0.20	0.20	\$ 7,285.00	\$ 1,457.00	0.20	\$ 1,457.00	-	100.00%
12	CO#1-Repair Seeding - Mesic Mix	AC		0.10	0.10	\$ 2,900.00	\$ 290.00	0.10	\$ 290.00	-	100.00%
13	CO#2 - Preparation and Mesic Mix Seeding	AC		2.00	2.00	\$ 4,595.00	\$ 9,190.00		\$ -	2.00	0.00%
14	CO#2 - May 2022 Mowing	AC		2.00	2.00	\$ 250.00	\$ 500.00		\$ -	2.00	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 33,029.50

\$ 11,529.50

34.91%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 8, 2020	\$ 597.55
2	October 27, 2020	\$ 2,188.33
3	February 9, 2021	\$ 7,739.65
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 10,525.53

Record of Change Orders

No.	Date	Amount
1	September 8, 2020	\$ 3,438.00
2	June 8, 2021	\$ 10,390.00
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TOTAL \$ 13,828.00

Contract Time Remaining

Contract Period: 11
Original Contract Date: August 12, 2020
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: _____
Time Used to Date: _____
Contract Time Remaining: _____

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SOUTH SPORTS COMPLEX-IRRIGATIONPROJECT
Contractor: IRRIGATION IOWA LLC
Address: 103 N 5TH AVE, CAMBRIDGE, IA 50124
Finance Budget Code: 357-430-6499 **Finance Project #**
Vendor Project or Invoice #: 2011 **PO #**
Original Contract Date: April 27, 2021 **Vendor #** 4028

Date of Council Meeting: June 22, 2021 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: June 1, 2021 Through: June 30, 2021

Contract Summary

Original Contract Amount:	\$	174,451.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	174,451.00	
Total completed and stored to date:	\$	41,513.86	
Retainage: 5 % of Completed Work:	\$	2,075.69	
Total Earned less Retainage:	\$	39,438.16	
Less previous applications for payment:	\$	-	
SUBTOTAL			\$ 39,438.16

OTHER CHARGES (Attach an itemized list)

\$ -
 \$ 39,438.16

CURRENT PAYMENT DUE

Balance to finish, including retainage: \$ 135,012.84

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:

IRRIGATION IOWA LLC

Signature:
 Firm Name: _____ Date: 6/11/21

Engineer / Consultant Approval:

Signature:
 Firm Name: Heritage Landscape Supply Group Date: 6/14/21

City of Grimes Staff Approval:

Signature:
 Date: 6-15-21

City of Grimes Council Approval:

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

CONTRACT PRICE DETAIL

APPLICATION #1

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	REMAINING QUANTITY	PERCENT COMPLETE
1	RAINBIRD ESPXLIVMP CONTROLLER	1	1.00	-	1.00	\$ 1,641.81	\$ 1,641.81	1.00	\$ 1,641.81	-	100.00%
2	RAINBIRD IQ4GUSA CELL CARD	1	1.00	-	1.00	\$ 1,634.14	\$ 1,634.14	1.00	\$ 1,634.14	-	100.00%
3	RAINBIRD RAIN SENSOR	1	1.00	-	1.00	\$ 57.92	\$ 57.92	1.00	\$ 57.92	-	100.00%
4	RAINBIRD SENSOR DECODER	1	1.00	-	1.00	\$ 101.41	\$ 101.41	1.00	\$ 101.41	-	100.00%
5	RAINBIRD SURGE PROTECTORS	7	7.00	-	7.00	\$ 48.85	\$ 341.95	7.00	\$ 341.95	-	100.00%
6	GROUND ROD AND CLAMP	7	7.00	-	7.00	\$ 31.41	\$ 219.84	7.00	\$ 219.84	-	100.00%
7	PAIGE SWITCH	2	2.00	-	2.00	\$ 124.14	\$ 248.28	-	\$ -	2.00	0.00%
8	RAINBIRD 1 1/2" VALVES	44	44.00	-	44.00	\$ 179.83	\$ 7,903.83	44.00	\$ 7,903.83	-	100.00%
9	RAINBIRD 2" VALVE	3	3.00	-	3.00	\$ 223.98	\$ 671.93	3.00	\$ 671.93	-	100.00%
10	1 1/2" BALL VALVE	44	44.00	-	44.00	\$ 12.10	\$ 532.56	44.00	\$ 532.56	-	100.00%
11	2" BALL VALVE	3	3.00	-	3.00	\$ 25.36	\$ 76.08	3.00	\$ 76.08	-	100.00%
12	RAINBIRD QUICK COUPLER	7	7.00	-	7.00	\$ 87.00	\$ 609.03	7.00	\$ 609.03	-	100.00%
13	4" ISOLATION VALVE	4	4.00	-	4.00	\$ 324.03	\$ 1,296.14	4.00	\$ 1,296.14	-	100.00%
14	2 1/2" ISOLATION VALVE	6	6.00	-	6.00	\$ 159.26	\$ 955.55	6.00	\$ 955.55	-	100.00%
15	10" VALVE BOX	17	17.00	-	17.00	\$ 16.78	\$ 285.34	17.00	\$ 285.34	-	100.00%
16	JUMBO VALVE BOX	47	47.00	-	47.00	\$ 60.55	\$ 2,846.03	-	\$ -	47.00	0.00%
17	RAINBIRD 5004 PC	34	34.00	-	34.00	\$ 18.18	\$ 618.19	34.00	\$ 618.19	-	100.00%
18	3/4" SWING JOINT	34	34.00	-	34.00	\$ 14.80	\$ 503.10	34.00	\$ 503.10	-	100.00%
19	RAINBIRD 6504 PC	165	165.00	-	165.00	\$ 30.60	\$ 5,049.48	165.00	\$ 5,049.48	-	100.00%
20	RAINBIRD 6504 PC SS	31	31.00	-	31.00	\$ 41.57	\$ 1,288.70	31.00	\$ 1,288.70	-	100.00%
21	1" SWING JOINT	196	196.00	-	196.00	\$ 15.00	\$ 2,940.00	196.00	\$ 2,940.00	-	100.00%
22	1 1/4" PVC	6400	6,400.00	-	6,400.00	\$ 0.41	\$ 2,606.72	6,400.00	\$ 2,606.72	-	100.00%
23	1 1/2" PVC	1980	1,980.00	-	1,980.00	\$ 0.50	\$ 980.30	1,980.00	\$ 980.30	-	100.00%
24	2" PVC	3760	3,760.00	-	3,760.00	\$ 0.70	\$ 2,650.42	3,420.00	\$ 2,410.76	340.00	90.98%
25	2 1/2" PVC	1700	1,700.00	-	1,700.00	\$ 1.09	\$ 1,851.30	1,700.00	\$ 1,851.30	-	100.00%
26	4" PVC	660	660.00	-	660.00	\$ 2.67	\$ 1,763.52	660.00	\$ 1,763.52	-	100.00%
27	DECODER WIRE	4000	4,000.00	-	4,000.00	\$ 0.35	\$ 1,410.40	4,000.00	\$ 1,410.40	-	100.00%
28	4" PVC FITTINGS	1	1.00	-	1.00	\$ 263.86	\$ 263.86	1.00	\$ 263.86	-	100.00%
29	MISC. VALVE BOX PARTS	1	1.00	-	1.00	\$ 1,264.85	\$ 1,264.85	-	\$ -	1.00	0.00%
30	MISC. FITTINGS	1	1.00	-	1.00	\$ 5,100.00	\$ 5,100.00	-	\$ -	1.00	0.00%
31	DURA 1" SWING JOINT X BRASS	7	7.00	-	7.00	\$ 41.91	\$ 293.40	-	\$ -	7.00	0.00%
32	IRRIGATION LABOR	1	1.00	-	1.00	\$ 49,834.92	\$ 49,834.92	-	\$ -	1.00	0.00%
33	BOND	1	1.00	-	1.00	\$ 3,500.00	\$ 3,500.00	1.00	\$ 3,500.00	-	100.00%
34	MACHINE RENTAL	1	1.00	-	1.00	\$ 5,500.00	\$ 5,500.00	-	\$ -	1.00	0.00%
35	SLEEVE MATERIAL	1	1.00	-	1.00	\$ 1,420.00	\$ 1,420.00	-	\$ -	1.00	0.00%
36	SLEEVE LABOR	1	1.00	-	1.00	\$ 954.00	\$ 954.00	-	\$ -	1.00	0.00%
37	PUMP STATION	1	1.00	-	1.00	\$ 31,136.00	\$ 31,136.00	-	\$ -	1.00	0.00%
38	CONCRETE PAD	1	1.00	-	1.00	\$ 1,000.00	\$ 1,000.00	-	\$ -	1.00	0.00%
39	PUMP LABOR	1	1.00	-	1.00	\$ 10,875.00	\$ 10,875.00	-	\$ -	1.00	0.00%
40	HUB	1	1.00	-	1.00	\$ 13,355.00	\$ 13,355.00	-	\$ -	1.00	0.00%
41	HUB LABOR	1	1.00	-	1.00	\$ 5,030.00	\$ 5,030.00	-	\$ -	1.00	0.00%
42	TRAINING	1	1.00	-	1.00	\$ 640.00	\$ 640.00	-	\$ -	1.00	0.00%
43	TRNCH BACKFILL AND COMPACTION	1	1.00	-	1.00	\$ 3,200.00	\$ 3,200.00	-	\$ -	1.00	0.00%
44					-	\$ -	\$ -	-	\$ -	-	0.00%
45					-	\$ -	\$ -	-	\$ -	-	0.00%
46					-	\$ -	\$ -	-	\$ -	-	0.00%
47					-	\$ -	\$ -	-	\$ -	-	0.00%
48					-	\$ -	\$ -	-	\$ -	-	0.00%
49					-	\$ -	\$ -	-	\$ -	-	0.00%
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51					-	\$ -	\$ -	-	\$ -	-	0.00%
52					-	\$ -	\$ -	-	\$ -	-	0.00%
53					-	\$ -	\$ -	-	\$ -	-	0.00%
54					-	\$ -	\$ -	-	\$ -	-	0.00%
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56					-	\$ -	\$ -	-	\$ -	-	0.00%
57					-	\$ -	\$ -	-	\$ -	-	0.00%
58					-	\$ -	\$ -	-	\$ -	-	0.00%
59					-	\$ -	\$ -	-	\$ -	-	0.00%
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61					-	\$ -	\$ -	-	\$ -	-	0.00%
62					-	\$ -	\$ -	-	\$ -	-	0.00%
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64					-	\$ -	\$ -	-	\$ -	-	0.00%
65					-	\$ -	\$ -	-	\$ -	-	0.00%
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

\$ 174,451.00

\$ 41,513.86

-76.20%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

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TOTAL \$ -

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	April 27, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

GRIMES RESOLUTION 06-2021

**RESOLUTION APPROVING QUOTES AND BILLS OVER \$10,000
ACCORDING TO THE GRIMES PURCHASING AND PROCUREMENT
POLICY**

WHEREAS, the City of Grimes has adopted a Purchasing and Procurement Policy

WHEREAS, the Purchasing and Procurement Policy provides that purchases or payments over \$10,000 have City Council approval.

WHEREAS, any items and/or service with a value of between \$1,000 and \$10,000 require up to three (3) quotations unless the item or service obtained or provided cannot be obtained. Products offered under government purchasing consortium do not require (3) quotes.

WHEREAS, the Finance Director will ensure that, for accounting purposes, necessary records are kept and made available for reference.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA, that the following items attached as *Exhibit A* be approved for purchase or payment.

PASSED AND APPROVED THIS 22nd day of June 2021.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



Safe travels:

Traffic and Parking Control Co., Inc.
5100 West Brown Deer Road
Brown Deer, Wisconsin 53223
Phone (800) 236-0112 • TAPCOnet.com • Fax (800) 444-0331

Invoice

Invoice # I671791A

Date: 6/11/2021

Page: 1

Bill To:

City of Grimes
Jeremy Thayer
101 NE Harvey St
GRIMES, IA 50111
USA

Ship To:

City of Grimes
Jeremiah Thayer
101 NE Harvey St
GRIMES, IA 50111
USA

Ship Terms	PREPAID FREIGHT (Free Freight)	Customer ID	C46502
ShipVia	BEST RATE	P.O. Number	
Service Type		P.O. Date	4/28/2021
Terms	Net 30 DAYS	Est. Ship Date	5/28/2021
		SalesPerson	Alex Horaitis

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total Price</u>
147069	Tapco Message Boards Option1 Full Matrix, 320, GPS, Jam Logic, 63" x 101" Solar 10 Yr cell plan 63 x 101 in. Hydraulic lift	Each	1	22,675.00	22,675.00

4 to 5 weeks to ship out

FREE SHIPPING TAPCO'S OMNIA Contract # 2020-200

TAPCO OMNIA Partners Contract # 2020-200

Thank you - Alex Horaitis
Email - Alex.Horaitis@tapconet.com
Office Number: (262) 814-7321
Mobile Number: (262) 893-1555

All prices are listed in **US Dollars (USD)**
For terms and conditions, please visit:
<https://www.tapconet.com/terms-conditions>

Subtotal:	22,675.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Freight:	0.00
Total:	22,675.00

P.O. No. _____

29695

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Tapeco
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
<u>I671791A</u>			<u>22675.00</u>

PURCHASE JUSTIFICATION: message boards

DEPARTMENT: RUT - Equip.

LINE ITEM: 110-210-6723

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: [Signature] DATE: 6/15/21

PURCHASE ORDER APPROVAL AND ASSIGNMENT

[Signature] [Signature]
City Administrator Date

Council Approval date: (if over \$5,000) _____

☐ Purchaser's Copy ☐ Vendor's Copy ☐ File Copy



901 West 94th Street
Minneapolis MN 55420-4236



Minnesota 800-352-2812
Iowa 800-342-7002
Missouri 800-342-7002
Wisconsin 800-342-7002

Invoice copy

Invoice IN000139726
Date 6/14/2021
Account # 3381900
Page 1 / 1

Sold to: CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111-2051

Ship to: CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111-2051

Salesperson	PO #	Store	Order #	Ship Date	Terms
Derek Assman		200	SO00269910	6/14/2021	AR - Net 20 Days

ORD	SHP	Description	Total
1.00	1.00 pcs	Raveling Attachments SN#R2083 BK930ITTC	24,500.00

UN# EQ0010696

Item Configuration:RAVELING

BK930ITTC TOP CLAMP IT CPLR BKT

Notes:

Subtotal 24,500.00
Sales Tax 0.00
Total \$24,500.00

A service charge of 1 1/2% per month will be assessed on all past due accounts.

To ensure proper credit, please detach this portion, at the perforation, and return with remittance.

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111-2051

Invoice IN000139726
Date 6/14/2021
Account # 3381900

Please Remit to:

Ziegler Inc.
SDS 12-0436
PO BOX 86
MINNEAPOLIS, MN 55486-0436

Amount Due:

\$24,500.00

Amount Enclosed:

P.O. No. _____

29696

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier _____

Name

Address

Phone Number/Fax Number

ITEMS

QTY

UNIT PRICE

TOTAL

1N000139726

24500.00

PURCHASE JUSTIFICATION:

grapple bucket

DEPARTMENT:

Streets - Equip.

LINE ITEM:

001-210-6504

BEGINNING BUDGET BALANCE:

ENDING BUDGET BALANCE:

PURCHASE REQUESTED BY:

DATE:

6/15/21

PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator

Date

Council Approval date: (if over \$5,000)

☐

Purchaser's Copy

☐

Vendor's Copy

☐

File Copy



Traffic and Transportation Products, Ltd.
23107 Route 2 and 92
Port Byron, IL 61275
1-309-523-3425
www.tatpl-traffic.com

Invoice

Date: June 4, 2021

Invoice #: 215054

Bill To: CITY OF GRIMES
ATTN: ACCOUNTS PAYABLE
1700 SE DESTINATION DRIVE
GRIMES IA 50111

Ship to: CITY OF GRIMES
ATTN: MATT AHRENS
101 NE HARVEY STREET
GRIMES IA 50111

Customer P.O.	TATPL P.O.	Payment Terms	Salesperson
28289	STOCK	Net 30	JRC

Qty	Description	Unit price	Line Total
1	ATC 48V CONTROLLER CABINET AND ACCESSORIES.	\$24,450.00	\$24,450.00
	Brookside Intersection		
	NOTES:		
	1. TATPL RETAINS TITLE TO ALL MATERIAL SUPPLIED ON THIS INVOICE UNTIL PAID IN FULL. A 1% FINANCE CHARGE WILL BE APPLIED ON ALL INVOICES PAST 30 DAYS.		
	2. THE ABOVE DELIVERED 06/04/2021 BY TATPL.		
	3. THIS IS ORDER COMPLETE.		
	4. THE ABOVE FOR: "HWY 44 IMPROVEMENTS, GRIMES IOWA".		

Subtotal	\$24,450.00
Shipping	\$0.00
Total	\$24,450.00

Thank you for your business!

Sharon Connor

P.O. No. _____

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

28285

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Traffic and Transportation Products, Ltd.
Name
23107 Route 2 and 92, Port Byron, IL 61275
Address
(309) 523-3425
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
<u>Traffic Signal Equipment - Brookside</u>			<u>\$24,450.00</u>

PURCHASE JUSTIFICATION: _____

DEPARTMENT: Development Services
LINE ITEM: 334-210-6490

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Matt Ahrens RBY DATE: June 16, 2021
PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator _____

Date _____

Council Approval date: (if over \$5,000) _____

☐ Purchaser's Copy

☐ Vendor's Copy

☐ File Copy

P.O. No. _____

29782

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier

American Fence Co.

Name

Address

Phone Number/Fax Number

ITEMS

QTY

UNIT PRICE

TOTAL

631241

13365.00

PURCHASE JUSTIFICATION:

fence repair @ south complex

DEPARTMENT:

Parks - Grounds Maint/Repair

LINE ITEM:

001-430-6320

BEGINNING BUDGET BALANCE:

ENDING BUDGET BALANCE:

PURCHASE REQUESTED BY:



DATE:

6/6/21

PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator

Date

Council Approval date: (if over \$5,000)

☐

Purchaser's Copy

☐

Vendor's Copy

☐

File Copy

AMERICAN FENCE COMPANY

American Fence Company of Iowa, Inc.
6300 NW Beaver Rd
Johnston, IA 50131
(515)-265-6100

DATE	INVOICE NO	PAGE
06/17/21	681241	1

TERMS: NET 10

REMIT TO: 12330 CARY CIRCLE, LA VISTA NE 68128-5579

Sold to:
GRIMES, CITY OF
1010NE HARVEY STREET
GRIMES, IA 50111

Ship to:
CITY OF GRIMES TENNIS
COURT
750 S JAMES ST
GRIMES, IA 50111

631241	06/17/21	COG	JH	DESC21-0144	ASAP	DEL OUR TRUCK
1	EACH	*10001	REPLACE 30 LINE POSTS AND EACH	13365.00		
1		0	1 TERMINAL POST PER PROPOSAL	0.00	13365.00	

THANK YOU!
JTHAYER@GRIMESIOWA.GOV

SUBTOTAL	13365.00
TAXES	0.00
FEES	0.00
SALES TAX	0.00
TOTAL	13365.00
PAYMENT	0.00
BALANCE DUE	13365.00

CUSTOMER
americanfencecompany.com

AMERICAN FENCE COMPANY

Omaha Lincoln Des Moines Grand Island Sloux Falls Rochester Sloux City Cedar Rapids

AmeriFence Corporation — Kansas City

6300 NW Beaver Drive Johnston Iowa 50131 Phone: 515-265-6100 Fax 515-265-6108

Date: 4/19/2021	Phone: 515-986-9636	Fax:	Specification for Fencing	
Customer Name: City of Grimes Iowa			Overall Length	Overall Height
Billing Address:				10'
Location of Job:			Wire Gauge	Dia. Corner/End Post
City:	State:	Zip:	9 ga	4"
Cell Phone:	Contact E-Mail: jthayer@grimesiowa.gov		Dia. Line Post	Dia. Top Rail
Invoice E-Mail: jthayer@grimesiowa.gov			3"	1 5/8"
Specifications:			Walk Gates	Drive gates
Furnish and Install Materials AFC to remove and replace 30 line posts and 1 terminal posts. All fabric and rail to be reused. AFC to provide new Concrete footings to be 12" x 48" depth. All concrete to be trowel finished to match existing slab elevation. All removed posts to be disposed of by AFC. Minor rutting and sod damage is possible and is the responsibility of the city to repair. Posts in need of replacement to be determined by AFC representative and city representative prior to dispatching crew.			na	na
			Notes and Exclusions:	
			1.) Unless otherwise noted, one mobilization is included for the installation of the fence. 2.) Unless otherwise noted, block-out(s) in concrete/masonry for fence by others. No core drilling included. 3.) No permit, survey and/or staking included. Fence line to be staked by others. 4.) Unless otherwise noted, no removals, grading, grubbing and/or demolition included. 5.) Private utilities to be located by others. Fence line to be staked clear of utilities. 6.) Unless otherwise noted, no electrical wire, wiring, grounding, conduit and/or connections included. 7.) No bonds, dues or completed operations included. 8.) All items not specifically mentioned in this proposal are excluded. 9.) Unless otherwise noted, no addenda were received. 10.) This proposal may be withdrawn by AFC if not accepted within 30 days. 11.) AFC will not be subject to liquidated damages. 12.) Entire fence line must be concrete truck accessible. 13.) Waivers of subrogation are not included.	

Project Specific Notes

No permit, survey, staking or field verification included.
 No core drilling, rock drilling, sleeve(s) or blockage required or included.
 No temporary fence included.
 All staking and private utility locates must be complete prior to AFC commencing Work.
 No shop drawings, engineered drawings, delegated design or engineering included.
Note: Your project was estimated based on what we see. Objects below ground that interfere with your post installation will not be the responsibility of AFC such as your foundation, buried paving or pavers, roots, old fence footings, etc. Any adjustments additional materials, trips and labor will be at an additional expense.

NOTE: NOT RESPONSIBLE FOR SPRINKLERS SYSTEMS. ESTIMATE GOOD FOR 15 DAYS.

Customer assumes full responsibility for the location of property pins, staking of the fence, and any inaccurately placed pins and/or stakes. Customer understands that AFC has staked the fence based on the proposal and/or in consideration of existing utilities that may not reflect the actual location of customers property. Customer agrees to defend, hold harmless and indemnify American Fence Co. from and against all claims, liabilities and expenses for trespass and other damage or loss arising out of the location of said fence. Customer hereby assumes full responsibility for the damage to any marked and unmarked underground utility, telephone, T.V., cable or sprinkler system pipes. If the customer requests, agrees or allows American Fence Company to locate the fence within 18 inches of any buried utilities; the customer agrees to defend, hold harmless and indemnify American Fence Company from and against all claims, liabilities and expenses as a result of damage to these utilities and related property. If the contract price is not paid when due, the customer agrees to allow American Fence Co. to trespass on to their property and remove the fence at the company's discretion. Furthermore, the customer agrees to indemnify and hold harmless the Company for any damage done to the property as a result of removal of the fence. All modifications shall be in writing and shall be affixed to the original bid. This agreement and any subsequent modification/s shall be contingent upon strikes, accidents, shortages or delays beyond the control of American Fence Co. Any time stated for installation is purely estimated. The customer agrees and accepts that AFC will not extend discounts or credits for any delays or be held responsible for interest charges on any payments made by customer. Any changes to the fence due to varying ground conditions are not the responsibility of American Fence Co. Customer to carry fire, tornado and other necessary insurance. This proposal cannot be withdrawn by customer after acceptance of proposal. American Fence Co. has the right to reject any bid. All legal and related fees accrued in an effort to collect on this account for whatever reason will be the responsibility of the customer. By signing this proposal, the customer has completely reviewed and agreed with the prices, specifications and conditions as stated herein. Furthermore, the customer is authorizing American Fence Co. to complete the work. The customer is financially responsible for cancellation fees and costs of special order materials in the event the customer elects to cancel the contract. TERMS: 60% Down. Balance due on date of completion. A service and handling charge of 5% per month-60% per annum will apply to delinquent accounts past 10 days.

Due to unprecedented steel price increases, contractor to pay for stored materials or provide for subsequent future price increases after award of contract. AFC will provide storage.

Accounts not paid within thirty days will be charged eighteen percent (18%) per annum.

We agree to provide the work in accordance with the information stated here in the amount of;

Authorized Signature:

Customer/Contractor Signature:

\$13,365.00 tax included.

Date: 4/19/2021

Date:

DATE _____

Jeremiah A. Thayer

From: Jeremiah A. Thayer
Sent: Thursday, April 15, 2021 10:30 AM
To: 'jake@midwestfenceandgate.com'
Subject: city of Grimes fence work

The city of Grimes is needing some fence work done around the tennis courts would you guys be interested in checking it out ?

Jeremy Thayer
Field Operations Manager
City of Grimes
jthayer@grimesiow.gov
515-986-9636

Jeremiah A. Thayer

From: Jeremiah A. Thayer
Sent: Wednesday, April 21, 2021 3:54 PM
To: 'Jacob Glesne'
Subject: RE: city of Grimes

Sounds good

From: Jacob Glesne <jake@midwestfenceandgate.com>
Sent: Wednesday, April 21, 2021 3:53 PM
To: Jeremiah A. Thayer <jthayer@grimesiowa.gov>
Cc: Scott Martin <scott@midwestfenceandgate.com>
Subject: RE: city of Grimes

Jeremiah,

We're extremely busy and we apologize for the wait.
Scott will be in touch within the next day or two to set up a time to meet with you.

Jake Glesne

From: Jeremiah A. Thayer <jthayer@grimesiowa.gov>
Sent: Wednesday, April 21, 2021 3:28 PM
To: Jacob Glesne <jake@midwestfenceandgate.com>
Subject: city of Grimes

Just checking in to see if you had received my email on some fence work that the city of Grimes would like completed at the south sports complex tennis courts. Feel free to contact me for more information

Jeremy Thayer
Field Operations Manager
City of Grimes
jthayer@grimesiow.gov
515-986-9636

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeremiah A. Thayer

Subject: meet scott from midwest fence
Location: tennis courts

Start: Wed 4/28/2021 1:00 PM
End: Wed 4/28/2021 1:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Jeremiah A. Thayer
Required Attendees: Jeremiah A. Thayer

Jeremiah A. Thayer

From: Scott Martin <scott@midwestfenceandgate.com>
Sent: Monday, May 03, 2021 1:46 PM
To: Jeremiah A. Thayer
Subject: RE: city of Grimes

Working on them today.

Thanks,



Scott Martin

Sales

scott@midwestfenceandgate.com

CELL 515.570.9779 | WORK 515.576.5078

www.midwestfenceandgate.com



From: Jeremiah A. Thayer <jthayer@grimesiowa.gov>
Sent: Monday, May 3, 2021 1:38 PM
To: Scott Martin <scott@midwestfenceandgate.com>
Subject: city of Grimes

Would you have happened to sent us the quote for the tennis courts ? I have not seen one yet

Jeremy Thayer
Field Operations Manager
City of Grimes
jthayer@grimesiow.gov
515-986-9636

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



INVOICE

Hydro-Klean, LLC
333 NW 49th Place
Des Moines, IA, 50313
Phone: 515-283-0500

Reference No.: 074543
Date: 17-Jun-2021
Due Date: 17-Jul-2021
Customer ID: 100396
Terms: Net 30 Days
Customer PO: VERBAL

BILL TO:	SHIP TO:
City of Grimes, IA 101 N Harvey Street Grimes IA 50111 United States of America	City of Grimes, IA Grimes IA 50111 United States of America

ITEM	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
6/8/21 - 6/16/21 Clean and televise lines.				
Clean and Televising 8"-12" Sanitary Sewer	11,410.40	FOOT	1.4700	16,773.29
Cleaning 8"-12" Sanitary Sewer	23,780.00	FOOT	0.8200	19,499.60
Mobilization of Cleaning Crew & Equipment	34.00	MILE	10.0000	340.00
Mobilization of Televising Crew & Equipment	34.00	MILE	10.0000	340.00

Sales Total: 36,952.89
Tax Total: 0.00
Total (USD): 36,952.89

*FINANCE CHARGE: 1 ½ % PER MONTH (ANNUAL RATE OF 18%) ON PAST DUE BALANCES.

P.O. No. _____

29820

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Hydro Klean
Name

333 N.W. 49th Place, Des Moines, IA 50313
Address

515-283-0500
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
Clean & Telexise	1	36,952.89	36,952.89
Sanitary Sewer			

PURCHASE JUSTIFICATION: _____

610-815-6397

DEPARTMENT: Waste Water

LINE ITEM: _____

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: N. Deardorff DATE: 6-17-2021

PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator

Date

Council Approval date: (if over \$5,000)

☐ Purchaser's Copy

☐ Vendor's Copy

☐ File Copy



Wulfekuhle
Injection
& Pumping Inc.

Invoice

Date	Invoice #
6/18/2021	03-12026

[illegible]

Resolution #06-2121“A Resolution Approving Personnel Transactions”

WHEREAS, the City Administrator recommends the following additions, removals and/or amendments to the payroll.

NOW THEREFORE, be it resolved by the City Council of the City of Grimes, Iowa that:

Section 1. Pursuant to job descriptions and pay rates previously authorized by the City Council, the following part time employees have been hired by the Departments, and at the rates identified below:

Public Works

Tanner Wheeler	PW Seasonal	\$15
Jacob Adams	PW Seasonal	\$15

Section 2. That the Mayor is authorized to execute that “Contract Addendum and Extension,” thus extending the City Administrator’s contract through the end of August 2021.

Section 3. Pursuant to duly authorized job description, and after a thorough screening and selection process, Kevin Hensley was hired as the Public Works Director at a salary of \$127,500.

Section 4. That the Interim Public Works Director has budgeted for four new positions in Fiscal Year 2022, including: **Utility Locator**, with a pay range of \$26.00 - \$33.19 per hour, **Utility Locator/Street Tech**, \$22.66 - \$30.99 per hour, **Water Laborer**, \$23.25 - \$31.49 per hour, **Storm Water Laborer**, \$23.25 - \$31.49 per hour. The job descriptions for these positions are attached and approved herewith.

Section 5. That the Interim Public Works Director has determined a reclassification/promotion is necessary for the position of Public Works Field Manager to be changed to Public Works Field Operations Superintendent, such job description attached and approved herewith.

Section 6. That the Interim Public Works Director has determined a necessity for certain licenses and certifications to perform spraying and related duties. As a result, an hourly wage bonus of \$0.50/hour will be awarded to Public Works employees who attain certifications that the Public Works Director deems essential to Public Works Operations.

Section 7. All new hires are subject to a standard probationary period that shall be no less than six months but may be extended for a longer period as determined by the City Administrator.

PASSED AND APPROVED this 22nd day of June, 2021.

Mayor Scott Mikkelsen

ATTEST:

Rochelle Williams, City Clerk

CONTRACT ADDENDUM AND EXTENSION

The City of Grimes and Jacob Anderson agree to extend the current City Administrator Employment Contract (Contract) that was initially scheduled to end on December 31, 2020, and extended for such successive periods, to be scheduled to continue through August 31, 2021. This Contract deadline is being extended for mutual consideration to both parties to allow for some additional time to negotiate a new City Administrator Employment Contract.

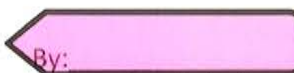
All of the terms of the present Contract will be extended for the additional period set forth herein, and the Contract will be treated as a twenty (20) month contract for any questions with regard to contract benefits.

This contract extension has been reviewed by the undersigned parties, and it contains all the terms of the extension.

This extension was entered on the _____ day of June, 2021.

CITY OF GRIMES, IOWA

By: _____
Scott Mikkelsen, Mayor

By: 

Jacob Anderson, City Administrator

ATTEST:

Rochelle Williams, City Clerk



City of Grimes Job Description

A. Position Title	Location
Public Works Field Operations Superintendent	Public Works

B. Job Specifications		
☒ Regular, Full-Time	☐ Part-Time	☐ Seasonal, From: Click here to enter text.
Department:	Department 71, Public Works	To: Click here to enter text.
Reports to:	Public Works Director	Bargaining Unit:
Post Offer Testing:	Click here to enter text.	FLSA: Exempt
Civil Service:	N/A	Hourly/Monthly Pay: Click here to enter text.

C. Job Description Summary
Under the general supervision of the Public Works Director, provides oversight, direction and supervision of the Public Works Operations division, including, but is not limited to: street maintenance, park maintenance, facilities, snow removal, storm sewer and drainage cleaning and maintenance, fleet maintenance and traffic safety.

D. Routine Job Duties/Responsibilities
<i>Description of Duty: Do not include if less than 5% of time unless essential. Be Specific without giving explicit instructions on how to perform. Use accurate adjectives and only those duties current to the position.</i>
Assigns work, supervises and provides oversight and direction to the City's streets; parks, storm sewer and drainage; fleet maintenance or traffic safety crews as assigned.
Manages relations with vendors and subcontractors that impact any and all work of the operations division.
Assists Public Works Director in managing tasks and work orders generated by Public Works workflow management system.
Investigates and resolves complaints, issues or questions raised by contractors, vendors, general 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 Public Works Director with budgeting and forecasting needs for staffing, equipment, materials, and supplies for operational needs.
Responsible for daily administration of Public Works fleet maintenance, inventory, and equipment programs.
Provide for oversight and coordination of City signage in compliance with MUTCD, City ordinances, and federal highway regulations.
Performs other related duties as required and assigned.

E. Periodic Job Duties/Responsibilities
Will serve as on-call and emergency contact for emergency or weather events that occur after regular business hours.

F. Qualifications

Education/Experience:	Two or four year degree in construction, grounds, or related field or equivalent combination of education and experience. Three to five years' experience in street maintenance, snow and ice removal, public infrastructure maintenance, or any combination thereof. Experience supervising or directing the work of others.
Skills:	Ability to organize, direct and coordinate multiple projects. Possess strong leadership, management and interpersonal skills. Proficiency with PCs and associated software. General knowledge of office equipment.
Knowledge	Requires working knowledge of public works 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 public works.
Licenses/Certifications:	Valid Iowa drivers' license, Class A CDL preferred.
Other:	Click here to enter text.

G. Working Conditions

Lifting Requirements: (Refer to Glossary of Terms)	Medium work, occasional exertion of 50 pounds of force, frequent exertion of 20 pounds of force.
Physical Requirements: (Refer to Glossary of Terms)	Stand or sit, walk, use hands/fingers, climb, stoop or kneel, talk/hear, see, push/pull, reach and repetitive motion.
Safety Hazards: (Refer to Glossary of Terms)	Occasional exposure to fumes, dust, extreme temperature, wet/humid conditions, noise, vibration, or mechanical hazards.

H. Disclaimer

This job description reflects the administration's assignment of essential functions; and nothing herein restricts the administration's right to assign or reassign duties and responsibilities to this job at any time (with Union contract guidelines if applicable). This Job Description is not to be construed as a contract for employment.

I. Pre-Employment Screening

Action Required	Result	Date
☒ Reference Check	Click here to enter text.	Click here to enter text.
☒ Credit History	Click here to enter text.	Click here to enter text.
☐ Education/License Credentials	Click here to enter text.	Click here to enter text.
☐ Criminal Records	Click here to enter text.	Click here to enter text.
☐ Employment Verification	Click here to enter text.	Click here to enter text.

J. Review

Compensation Review/Approval	Date:
City Administrator/Department Director Signature	Date:

Reviewed with Employee by:	Date:
Employee Signature	Date:



City of Grimes Job Description

A. Position Title	Location
Water Laborer	Public Works Facility

B. Job Specifications		
☒ Regular, Full-Time	☐ Part-Time	☐ Seasonal, From: Click here to enter text.
Department:	Department 71, Streets	To: Click here to enter text.
Reports to:	Field Operations Superintendent	Bargaining Unit: AFSCME
Post Offer Testing:	Click here to enter text.	FLSA: Non-Exempt
Civil Service:	N/A	Hourly/Monthly Pay: Click here to enter text.

C. Job Description Summary
Under the general supervision of the Field Operations Superintendent, the Water Laborer is responsible for investigating customer service complains, reading and servicing water meters and activating/terminating customer water service.

D. Routine Job Duties/Responsibilities
<i>Description of duty: Do not include if less than 5% of time unless essential. Be specific without giving explicit instructions on how to perform. Use accurate adjectives and only those duties current to the position.</i>
Travel assigned routes to record routine and turn-on/turn-off water meter readings.
Perform work at shop to test, repair, and clean malfunctioning water meters.
Clean and maintain shop and related equipment, tools, and meter inventory.
Assist in tracking, monitoring, and helping to source water meter, parts, tools and related inventory.
Assist in maintaining tools and equipment in proper working order.
Investigate customer complaints and track down any potential or actual problems, inspect service lines for breaks/leaks, and establish and maintain effective working relationships with coworkers and internal/external customers.
Maintains water distribution system, including replacing and reading water and irrigation meters, operating and maintaining hydrants and valves, and related maintenance items.
Inspect and investigate illegal/improper use of water, inaccessible meters, and suspicious circumstances regarding water use.
Expected to work outside of normal classification in the event of an emergency, winter snow event, or extreme weather or related event.
Performs other duties and responsibilities as assigned.

E. Periodic Job Duties/Responsibilities
Attends safety meetings and seminars as required and promotes workplace safety. Follows all City and department safety policies and procedures. Is expected to work independently with minimal supervision.

F. Qualifications

Education/Experience:	High School Diploma or GED. Associate's Degree or technical training preferred. Two years' experience in reading/adjusting and testing water meters and related work.
Skills:	Ability to quickly and accurately make routine mathematical calculations, develop and maintain accurate records and reports, and maintain light and medium construction equipment or additional skills, training or education.
Knowledge	Ability to read various maps, plats, and construction plans, and ability to use and operate electronic mapping systems and record keeping and related electronic devices.
Licenses/Certifications:	Valid Iowa CDL-B for straight trucks over 26,000GVW with endorsements for air brakes and tanker within six months of employment. Must possess a Water Distribution Grade I Certification within one year of hire.
Other:	Ability to communicate effectively in either oral (either in person or over the phone) and in writing (using electronic devices and handwritten) in English with other employees, business, and community members.

G. Working Conditions

Lifting Requirements: (Refer to Glossary of Terms)	Heavy work, exerting up to 50lbs of force occasionally, and up to 25lbs of force frequently to move objects.
Physical Requirements: (Refer to Glossary of Terms)	Stand or sit, walk and stand for long periods on different surfaces (including walkways, trails, stairs, and undeveloped areas) ability use hands/fingers, climb or balance, stoop, kneel, crouch or crawl, talk/hear, see, push/pull, reach and repetitive motion.
Safety Hazards: (Refer to Glossary of Terms)	Exposure to extreme temperatures, wet/humid conditions, dust, fumes, noise, vibration, mechanical hazards.

H. Disclaimer

This job description reflects the administration's assignment of essential functions; and nothing herein restricts the administration's right to assign or reassign duties and responsibilities to this job at any time (with Union contract guidelines if applicable). This job description is not to be construed as a contract for employment.

I. Pre-Employment Screening

Action Required	Result	Date
☒ Reference Check	Click here to enter text.	Click here to enter text.
☐ Credit History	Click here to enter text.	Click here to enter text.
☒ Education/License Credentials	Click here to enter text.	Click here to enter text.
☒ Criminal Records	Click here to enter text.	Click here to enter text.
☐ Employment Verification	Click here to enter text.	Click here to enter text.

J. Review

Compensation Review/Approval	Date:
City Administrator/Department Director Signature	Date:

Reviewed with Employee by:	Date:
Employee Signature	Date:



City of Grimes Job Description

A. Position Title	Location
Utility Locator	Public Works Facility

B. Job Specifications

☒ Regular, Full-Time	☐ Part-Time	☐ Seasonal, From: Click here to enter text.
Department:	Department 71, Streets	To: Click here to enter text.
Reports to:	Field Operations Superintendent	Bargaining Unit: AFSCME
Post Offer Testing:	Click here to enter text.	FLSA: Non-Exempt
Civil Service:	N/A	Hourly/Monthly Pay: Click here to enter text.

C. Job Description Summary

Under the general supervision of the Field Operations Superintendent, the Utility Locator is responsible for locating utilities to ensure contractors and citizens have knowledge of these underground items prior to digging and to protect the integrity of public and utility infrastructure. During the winter season, operates various types of snow and ice removal equipment for City streets and sidewalks including but not limited to: truck plows, snow blowers, and shovels.

D. Routine Job Duties/Responsibilities

Description of duty: Do not include if less than 5% of time unless essential. Be specific without giving explicit instructions on how to perform. Use accurate adjectives and only those duties current to the position.

Locates water, and sewer mains, service lines, stop boxes, electric lines, traffic signals, fiber optic lines, and street lights for protection of underground facilities and to protect the integrity of public and utility infrastructure.

Develops and maintains locate request system, records, and process for ensuring accurate and timely locates.

Resolves any and all customer issues relating to locating problems.

Resolves after hours emergency locates and responds to other emergency and on-call situations for the Public Works Department consistent with City policy.

Operates various vehicles and equipment such as: utility locator, street sweeper, backhoe, asphalt paver, loaders, mowers, tractors, power tools and hand tools.

During winter snow events, operates various snow and ice removal equipment for City streets and sidewalks including but not limited to: truck plows, snow blowers, and shovels.

Performs other duties and responsibilities as assigned.

E. Periodic Job Duties/Responsibilities

Attends safety meetings and seminars as required and promotes workplace safety. Follows all City and department safety policies and procedures. May work independently with minimal supervision or act as lead person on small crews.

F. Qualifications

Education/Experience:	High School Diploma or GED. Associate's Degree or technical training preferred. Two years' experience in utility locating, operation and maintenance of light and medium construction equipment or additional skills, training or education.
Skills:	Confident in the use of computers and tablets with GIS experience or the ability to be trained in software required to complete the functions of the position.
Knowledge	Ability to read various maps, plats, and construction plans, and ability to use and operate electronic mapping systems and record keeping and related electronic devices.
Licenses/Certifications:	Valid Iowa CDL-B for straight trucks over 26,000GVW with endorsements for air brakes and tanker within six months of employment.
Other:	Ability to communicate effectively in either oral (either in person or over the phone) and in writing (using electronic devices and handwritten) in English with other employees, business, and community members.

G. Working Conditions

Lifting Requirements: (Refer to Glossary of Terms)	Heavy work, exerting up to 100lbs of force occasionally, up to 50lbs of force frequently, up to 20lbs of force constantly to move objects.
Physical Requirements: (Refer to Glossary of Terms)	Stand or sit, walk and stand for long periods on different surfaces (including walkways, trails, stairs, and undeveloped areas) ability use hands/fingers, climb or balance, stoop, kneel, crouch or crawl, talk/hear, see, push/pull, reach and repetitive motion.
Safety Hazards: (Refer to Glossary of Terms)	Exposure to extreme temperatures, wet/humid conditions, dust, fumes, noise, vibration, mechanical hazards.

H. Disclaimer

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☒ Criminal Records	Click here to enter text.	Click here to enter text.
☐ Employment Verification	Click here to enter text.	Click here to enter text.

J. Review

Compensation Review/Approval	Date:
City Administrator/Department Director Signature	Date:
Reviewed with Employee by:	Date:

Employee Signature	Date:
---------------------------	--------------

A. Position Title

Location

Storm Water Laborer

Public Works Facility

B. Job Specifications

☒ Regular, Full-Time	☐ Part-Time	☐ Seasonal, From: Click here to enter text.
Department:	Department 71, Streets	To: Click here to enter text.
Reports to:	Field Operations Superintendent	Bargaining Unit: AFSCME
Post Offer Testing:	Click here to enter text.	FLSA: Non-Exempt
Civil Service:	N/A	Hourly/Monthly Pay: Click here to enter text.

C. Job Description Summary

Under the general supervision of the Field Operations Superintendent, the Storm Water Laborer is responsible for maintaining, inspection, compliance and making repairs to the drainage and storm water infrastructure throughout the City to ensure a high functioning storm water collection system.

D. Routine Job Duties/Responsibilities

Description of duty: Do not include if less than 5% of time unless essential. Be specific without giving explicit instructions on how to perform. Use accurate adjectives and only those duties current to the position.

Perform maintenance and repairs to drainage and storm water systems and infrastructure.

Assists with review and approval of all site plan and Storm Water Pollution Prevention Plans (SWPPP) and compliance inspections of construction sites to determine compliance SWPP, and advises on sediment and erosion control measures, notes deficiencies and maintains project logs and prepares correspondence.

Maintains and ensures City compliance for all areas of responsibility related to City's MS4 permit.

Develops and maintains files and records of work performed, and prepares records, reports, and logs as may be requested or required by law.

Assists in interpreting and explaining ordinances, codes and regulations to contractors, homeowners and interested parties.

Maintains project files and coordinates with Development Services Department to develop and maintain maps and databases relating to City's storm water utility, engineering, and Public Works operations.

Assists in the investigation of suspected illicit discharges to the storm sewer system.

Expected to work outside of normal classification in the event of an emergency, winter snow event, or extreme weather or related event.

Performs other duties and responsibilities as assigned.

E. Periodic Job Duties/Responsibilities

Attends safety meetings and seminars as required and promotes workplace safety. Follows all City and department safety policies and procedures. Is expected to work independently with minimal supervision.

F. Qualifications

Education/Experience:	High School Diploma or GED. Associate's Degree or technical training preferred. Two years' experience in storm water management, construction, inspection, or related field.
Skills:	Strong technical skills foundation with the ability to take action in solving problems while exhibiting judgment and a systematic approach to decision making; to identify the important dimensions of a problem, determine potential causes, obtain relevant information and specify alternate effective solutions.
Knowledge	Ability to read and interpret technical information from meters, gauges and charts and take corrective action when necessary. Ability to read, analyze, and interpret technical periodicals, journals, technical procedures and governmental regulations.
Licenses/Certifications:	Valid Iowa CDL-B for straight trucks over 26,000GVW with endorsements for air brakes and tanker within six months of employment. Must possess CSPPE (Construction Site Pollution Prevention Inspector Program Certificate) or be able to obtain within one year of employment.
Other:	Ability to communicate effectively in either oral (either in person or over the phone) and in writing (using electronic devices and handwritten) in English with other employees, business, and community members.

G. Working Conditions

Lifting Requirements: (Refer to Glossary of Terms)	Heavy work, exerting up to 75lbs of force occasionally, and up to 25lbs of force frequently to move objects.
Physical Requirements: (Refer to Glossary of Terms)	Stand or sit, walk and stand for long periods on different surfaces (including walkways, trails, stairs, and undeveloped areas) ability use hands/fingers, climb or balance, stoop, kneel, crouch or crawl, talk/hear, see, push/pull, reach and repetitive motion.
Safety Hazards: (Refer to Glossary of Terms)	Exposure to extreme temperatures, wet/humid conditions, dust, fumes, noise, vibration, mechanical hazards.

H. Disclaimer

This job description reflects the administration's assignment of essential functions; and nothing herein restricts the administration's right to assign or reassign duties and responsibilities to this job at any time (with Union contract guidelines if applicable). This job description is not to be construed as a contract for employment.

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☐ Employment Verification	Click here to enter text.	Click here to enter text.

J. Review

Compensation Review/Approval	Date:
-------------------------------------	--------------

City Administrator/Department Director Signature	Date:
Reviewed with Employee by:	Date:
Employee Signature	Date:

**RESOLUTION 06-2221 ADJUSTING EMPLOYEE COMPENSATION AND
APPROVING SALARY RANGES FOR FISCAL YEAR 2022**

WHEREAS, pursuant to Pursuant to Resolution 06-0819 Approving and Adopting the Grimes Employee Classification and Compensation Plan, Phase I (passed June 11, 2019), the City has adopted a classification and compensation system that recognizes employee pay is determined by an identified range for each position, updated annually by reference to such positions in the peer cities of Altoona, Clive, Johnston, Norwalk, Pleasant Hill, and Wauke.

WHEREAS, pursuant to the Performance Management System adopted by the City Council in Resolution 09-0419 Adopting Performance Management System (passed September 10, 2019), the City obligated employees to submit to annual performance evaluations and the Human Resources Director has confirmed and completed that process;

WHEREAS, pursuant to the foregoing resolutions, employee pay was to be determined by measuring (a) the changing consumer cost of goods as represented by the Consumer Price Index (CPI), as reported by the United States Bureau of Labor Statistics IN January 2021 (1.2%); (b) each employee's position in the pay range (whether at or near the entry point or at or near the max); (c) and measurement of the employee's performance to arrive at a proposed pay adjustment; and

WHEREAS, the Human Resources Director has presented the "City of Grimes FY22 Wage and Salary Levels," attached hereto as Exhibit "B," which identifies the proposed FY22 salary ranges for the upcoming budget;

WHEREAS, the Human Resources Director has calculated the impact of the foregoing instruments, namely, the (1) Employee Classification and Compensation Plan and (2)

Performance Management System and presented the results of the application of same by way of the “Employee Wage/Salary Levels FY22” attached hereto as Exhibit “B;”

WHEREAS, the Human Resources Director has applied adjustments to part-time employee compensation in the Library by way of the method previously adopted by Resolution No. 08-1020 “A Resolution Approving Job Descriptions, Setting Pay Classifications and Making Pay Adjustments for Part-time Library Staff,” in the “Part-time Employee Pay FY22,” attached hereto as Exhibit “C;”

Whereas, the Council previously adopted in Resolution No. 02-0421 “Approving Personnel Transactions” adjustments to part-time staff in the Parks & Recreation Department so adjustments to those positions would be premature;

NOW, THEREFORE, be it resolved by the Grimes City Council that:

Section 1. The findings of the Human Resources Director as set forth in the “City of Grimes FY22 Wage and Salary Levels,” attached hereto as Exhibit “A,” are accepted and adopted, incorporating salary ranges based on the comparator cities of Altoona, Clive, Johnston, Norwalk, Pleasant Hill, Johnston, and Waukee and determining salary ranges for all City of Grimes positions;

Section 2. That the pay adjustments determined by the methodology identified herein are hereby adopted, which sets forth the following pay adjustments:

1. For those individuals covered by the **AFSCME agreement**, as follows:
 - a. A two percent increase, plus movement through the “step” system set forth in the wage matrix as follows, for total percent adjustments as represented below:

Start wage	\$19.32	
Start wage to 6 months		3.8% + 2.0% = 5.80%
6 month	\$20.04	
6 mos. to one year		8.4% + 2.0% = 10.40%
One year	\$21.72	
One year to two year		21.0% + 2.0% = 23.5%
Two year	\$26.31	
Two year to three year		3.1% + 2.0% = 5.16%
Three year	\$27.13	
Three year to four year		3.0% + 2.0% = 5.00%
Four year	\$27.94	
Four year to five year		3.8% + 2.0% = 5.80%
Five year	\$28.98*	
Five year to successive years		+ 2.0% = 2.00%

**Five year figure includes \$0.20/hour "longevity" bonus not represented in wage matrix scale*

b. Plus a "longevity" wage addition of:

5-9 Years	\$.20 per hour	<i>(reflected in adjustments, above)</i>
15-19 Years	\$.30 per hour	
15-19 Years	\$.40 per hour	
20 Years	\$.50 per hour	

2. For those covered by the Human Resources Director's proposed figures in that City of Grimes FY22 Wage and Salary Levels, in such manner according to the policies set forth herein, by virtue of reclassifications/promotions, and for performance and range advancement, and as more fully set forth in Exhibit B.
3. And finally, for those individuals covered by the IAFF Agreement:
 - a. A three percent increase, plus movement through the "step" system set forth in the wage matrix so that individuals at the following pay levels will be adjusted as follows:

20-21 FIREFIGHTER II-EMT

\$50,630	5.64% step	+	3% COLA	=	8.64%
\$53,403.00	2.6% step	+	3% COLA	=	5.6%
\$54,754.00	6.18% step	+	3% COLA	=	9.18%
\$58,041.00	2.57% step	+	3% COLA	=	5.57%
\$59,491.00	2.06% step	+	3% COLA	=	5.06%
\$60,682.00	2.06% step	+	3% COLA	=	5.06%
\$61,895.00	4.12% step	+	3% COLA	=	7.12%
\$64,371.00	4.12% step	+	3% COLA	=	7.12%
\$66,946.00			3% COLA	=	3.00%

FIREFIGHTER II-PARAMEDIC

\$53,445	4.12% step	+	3% COLA	=	7.12%
\$57,250.00	4.12% step	+	3% COLA	=	7.12%
\$59,541.00	4.12% step	+	3% COLA	=	7.12%
\$61,922.00	4.12% step	+	3% COLA	=	7.12%
\$64,399.00	4.12% step	+	3% COLA	=	7.12%
\$66,975.00	4.12% step	+	3% COLA	=	7.12%
\$69,654.00	5.77% step	+	3% COLA	=	8.77%
\$73,559.00	4.12% step	+	3% COLA	=	7.12%
\$76,501.00			3% COLA	=	3.00%

Section 3. Repealer. All resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

Section 4. Severability. If any section, provision, or part of this resolution, or the policies herein adopted are invalidated, such invalidation shall not affect the validity of the resolution and/or policies as a whole.

Section 5. The City Council recognizes that this resolution does not automatically extend the proposed pay ranges or adjustments to the Library Director or Library Employees, which, pursuant to Chapter 23 of the Grimes Code of Ordinances, are reserved to the exclusive authority of the Library Board of Trustees, and for which the Library Board must by separate Motion and approval adopt on its own behalf.

ATTEST:

Mayor Scott Mikkelsen

Rochelle Williams, City Clerk

6221 MERLE HAY ROAD
PO BOX 410
JOHNSTON, IA 50131-1226
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202106151674
INVOICE DATE: 6/15/2021
DUE DATE: 7/15/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
APR-MAY SUPPLIES REIMB	0.00	1	0.00	97.15
APR-MAY SUPPLIES REIMB	0.00	1	0.00	156.67
APR-MAY SUPPLIES REIMB	0.00	1	0.00	27.13
APR-MAY SUPPLIES REIMB	0.00	1	0.00	365.21
APR-MAY SUPPLIES REIMB	0.00	1	0.00	109.17
APR-MAY SUPPLIES REIMB	0.00	1	0.00	122.50
APR-MAY SUPPLIES REIMB	0.00	1	0.00	273.04
APR-MAY SUPPLIES REIMB	0.00	1	0.00	10.50
APR-MAY SUPPLIES REIMB	0.00	1	0.00	818.42
APR-MAY SUPPLIES REIMB	0.00	1	0.00	51.60

CONTINUED ON NEXT PAGE

6221 MERLE HAY ROAD
PO BOX 410
JOHNSTON, IA 50131-1226
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202106151674
INVOICE DATE: 6/15/2021
DUE DATE: 7/15/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
P/T FF SAL REIMB APR-MAY 2021	0.00		0.00	3,093.69
P/T FF SAL REIMB APR-MAY 2021	0.00		0.00	10,357.13
APR-MAY SUPPLIES REIMB	0.00	1	0.00	44.63
APR-MAY SUPPLIES REIMB	0.00	1	0.00	740.82
APR-MAY SUPPLIES REIMB	0.00	1	0.00	818.41
APR-MAY SUPPLIES REIMB	0.00	1	0.00	1,585.03
APR-MAY SUPPLIES REIMB	0.00	1	0.00	2,458.38
APR-MAY SUPPLIES REIMB	0.00	1	0.00	568.40
APR-MAY SUPPLIES REIMB	0.00	1	0.00	291.06
APR-MAY SUPPLIES REIMB	0.00	1	0.00	29.05

CONTINUED ON NEXT PAGE

6221 MERLE HAY ROAD
PO BOX 410
JOHNSTON, IA 50131-1226
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202106151674
INVOICE DATE: 6/15/2021
DUE DATE : 7/15/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
APR-MAY SUPPLIES REIMB	0.00	1	0.00	2,458.41
APR-MAY SUPPLIES REIMB	0.00	1	0.00	94.29
APR-MAY SUPPLIES REIMB	0.00	1	0.00	568.40
APR-MAY SUPPLIES REIMB	0.00	1	0.00	291.07
APR-MAY SUPPLIES REIMB	0.00	1	0.00	29.06
APR-MAY SUPPLIES REIMB	0.00	1	0.00	97.14
APR-MAY SUPPLIES REIMB	0.00	1	0.00	156.66
APR-MAY SUPPLIES REIMB	0.00	1	0.00	27.12
APR-MAY SUPPLIES REIMB	0.00	1	0.00	5,165.59
APR-MAY SUPPLIES REIMB	0.00	1	0.00	274.22

CITY OF GRIMES

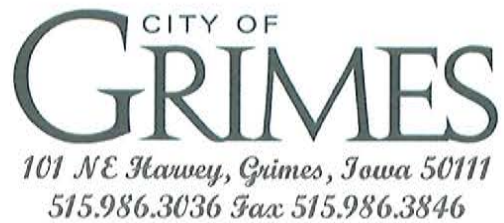
10-102

INVOICE#: 202106151674

TOTAL DUE : \$ 31,179.95

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

THANK YOU



AGENDA MEMO

Item No. X
For Meeting of June 22, 2021

AGENDA HEADING: Block Party

SYNOPSIS:

The Street and Fire Department have reviewed this request for closure of SW Maplewood Drive on September 5, 2021 for a block party and have no issues. We have asked the resident to make sure the street is easily opened in the event of an emergency. Resident has also been asked to notify neighbors who may be impacted by the event.

FISCAL IMPACT:

N/APREVIOUS COUNCIL ACTION(S):

STAFF/COMMITTEE RECOMMENDATION:

Rochelle Williams

From: Bryon Baker <bakerb9@icloud.com>
Sent: Monday, June 14, 2021 3:10 PM
To: Rochelle Williams
Subject: Street Dance - Sept 5th

Hi Rochelle!

My name is Bryon Baker. A few of my neighbors and I were interested in hosting a street dance for our neighborhood. We were wanting to get a permission to block off a section of our street to accommodate. My address is 300 SW Maplewood Dr and the Erps next door at 304 SW Maplewood Dr said they were good with blocking off in front of their house as well. I've attached a picture with lines drawn of the area that would be blocked off on SW Maplewood Drive that wouldn't interfere with traffic being able to divert over to SW Clark Ln. Our plan would be to have a band play from 7PM-10PM.

Is there any additional info to provide you that would be beneficial to our request?

Thanks in advance!
Bryon Baker
515-988-2309

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



DES MOINES SYMPHONY

JOSEPH GIUNTA MUSIC DIRECTOR & CONDUCTOR
THE LINDA AND TOM KOEHN ENDOWED CHAIR

ORCHESTRA & ACADEMY

May 5, 2021

(sent to all Council Members
& Mayor)

Des Moines Symphony
The Temple for Performing Arts
1011 Locust Street, Suite 200
Des Moines, IA 50309

T. 515.280.4004

F. 515.280.4005

dmsymphony.org

Mr. Eric Johansen
101 NE Harvey St
Grimes, IA 50111

Dear Eric,

The Des Moines Symphony thanks the city of Grimes for being a Bravo of Greater Des Moines government partner. The Symphony depends on individuals, corporations, foundations and organizations like Bravo to perform great symphonic music for over 150,000 Central Iowans each year.

Bravo provides crucial support which helps bring symphonic music to our audiences through our Masterworks concert series as well as our Pops concerts. This year, the Symphony's 27th Yankee Doodle Pops Concert, which is typically held at the Iowa State Capitol, will take place as a statewide broadcast thanks to a partnership with Iowa PBS and Iowa Public Radio. The television broadcast will air on July 2 and again on July 4. Additionally, the Symphony plans to perform its second season of Water Works Pops on Labor Day weekend, offering free music in the Lauridsen Amphitheater at Water Works Park. Additional details will be announced later this summer.

The support Bravo gives to the Des Moines Symphony ensures we are able to continue to spread the joy of music through extraordinary musical experiences and outstanding educational opportunities for our community.

With sincere gratitude,

Andrea C. Solomon
Director of Development

Board of Trustees

Angela R. Sanders
President

Rebecca D. Shaw, M.D.
Immediate Past President

Douglas B. Dornier, M.D.
Vice President

Barbara Beatty, M.D.
Secretary

Rebecca L. Young
Treasurer

Russell J. Bitterman

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Ron Maahs

Barbara G. Miles

Luke Mohlenhoff

Bryan Myers

Libby Nelson

Stacy Polydoran

Daniel C. Royer

David Sagula

Jochen Scheel, Ph.D.

Richard L. Early
Executive Director

TREASURER'S REPORT

CALENDAR 5/2021, FISCAL 11/2021

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	11,767,509.08	495,619.68	604,875.20	5,088.50-	11,654,425.06
002	LIBRARY FUND	105,605.19-	1,026.24	42,924.58	.00	147,503.53-
005	FIRE/RESCUE AUXILIARY	9,462.97	.00	43.00	.00	9,419.97
110	ROAD USE TAX	2,649,936.37	116,396.02	54,682.69	502.10-	2,711,147.60
112	EMPLOYEE BENEFITS	958,666.00	42,186.23	434,349.32	.00	566,502.91
119	EMERGENCY FUND	2,447.84	.00	.00	.00	2,447.84
121	LOCAL OPTION SALES TAX	1,597,106.06	114,682.82	.00	.00	1,711,788.88
125	TAX INCREMENT FINANCING	3,510,492.60	177,658.97	1,057,595.10	.00	2,630,556.47
160	HOTEL/MOTEL/ECON DEV	212,816.46	10,820.53	.00	.00	223,636.99
161	ECO DEVELOPMENT REVOLVING	153,369.26	1,069.70	.00	.00	154,438.96
167	RESTRICTED GIFTS	114,315.55	3,000.00	75.00	.00	117,240.55
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	3,200,269.02	100,391.12	4,364,924.66	.00	1,064,264.52-
301	CAPITAL PROJECT FUND	6,587.32	.00	.00	.00	6,587.32
302	CP - ROAD DEVELOPMENT	3,020.07	.00	.00	.00	3,020.07
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	150,318.53	.00	.00	.00	150,318.53
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	105,957.80	.00	.00	.00	105,957.80
307	CP - STORM WATER	150,000.00	.00	.00	.00	150,000.00
308	CP-SW COUNTY LINE ROAD	1,422,122.33	.00	12,631.62	.00	1,409,490.71
309	CP - PARKS	2,450,273.43	95,350.00	.00	.00	2,545,623.43
310	CP - FIRE	500,000.00	.00	.00	.00	500,000.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	308,057.56	.00	.00	.00	308,057.56
313	CP - GRIMES COMMUNITY COM	88,428.58	.00	.00	.00	88,428.58
314	CP-NE GATEWAY/HOPE COMM	32,013.55-	28,252.97	.00	.00	3,760.58-
315	CP N COMPLEX SANI CONNECT	876,146.10	.00	3,791.19	.00	872,354.91
316	CP - WATER CAP IMPROVEMNT	135,394.61-	.00	.00	.00	135,394.61-
317	CP - COMP PLAN	11,721.80	.00	.00	.00	11,721.80
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	425,206.35	.00	17,602.50	.00	407,603.85
320	CP-New Jordan Well 2019	677.05	.00	.00	.00	677.05
321	CP- ASR 2019	21,117.70	.00	.00	.00	21,117.70
322	CP-16" Water Main	35,926.14	.00	.00	.00	35,926.14
323	CP-Water Tower 2019	16,391.15-	9,882.50	2,298.50	.00	8,807.15-
324	CP-Water Plant Exp 2019	47,146.69-	1,159,842.54	1,115,887.95	.00	3,192.10-
325	SE 37TH HWY 141 PROJECT	455,654.79	.00	.00	.00	455,654.79
326	2019 OVERLAY PROJECT	37,477.90	.00	.00	.00	37,477.90
327	SE 19TH & SW CO OVERLAY	185,778.03	.00	.00	.00	185,778.03
328	WRA SANI SEWER CONNECTION	71,106.78-	.00	9,751.90	.00	80,858.68-
329	NW TERRITORY LIFT STATION	1,080,592.39	.00	190,342.35	.00	890,250.04
330	GIS MAPPING	12,818.25-	.00	.00	.00	12,818.25-
331	19TH ST SEWER EXTENSION	.00	.00	.00	.00	.00
332	ROAD USE EQUIPMENT	250,000.00	.00	.00	.00	250,000.00
333	WRA PARALLEL SEWER	.00	.00	.00	.00	.00
334	HWY44 & COUNTY LN RD 2020	774,179.60	.00	38,676.00	.00	735,503.60
335	ANN SANI SEWER I&I REHAB	.00	.00	.00	.00	.00
336	SE 11th ST RR/James 2019	175,809.58	.00	.00	.00	175,809.58
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	664,591.39	.00	.00	.00	664,591.39
339	HWY 141 & HWY 44 SIGNAL	168,376.89	.00	.00	.00	168,376.89
340	ANNUAL SIGNAL IMPROVEMENT	244,000.00	.00	.00	.00	244,000.00

TREASURER'S REPORT

CALENDAR 5/2021, FISCAL 11/2021

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	34,445.40	.00	7,244.50	.00	27,200.90
342	WATER SYSTEM STUDY	12,922.66	.00	9,630.00	.00	3,292.66
343	JAMES ST CORRIDOR STUDY	7,966.88	.00	.00	.00	7,966.88
344	PAVEMENT COND ANALYSIS	108,243.40	.00	8,525.80	.00	99,717.60
345	ANNUAL WATER MAIN REPLACE	.00	.00	.00	.00	.00
346	HW TRAIL EXTENSION	.00	.00	.00	.00	.00
347	N SPORTS COMPLEX PARKING	.00	.00	.00	.00	.00
348	SPLASH PAD	.00	.00	.00	.00	.00
349	SE 6TH & S JAMES INTERSEC	61,422.90	.00	.00	.00	61,422.90
350	GRIMES LIBRARY BLDG FUND	850,094.00	41,000.00	90,134.70	.00	800,959.30
351	37TH ST IMPROVEMENTS	.00	.00	.00	.00	.00
352	TRL RDG/BEAV/JACOB WTR MN	.00	.00	26,691.94	.00	26,691.94-
353	SANI SEWER STUDY	.00	.00	.00	.00	.00
354	ANNUAL PCC PATCHING	.00	.00	.00	.00	.00
355	TRAFFIC SIGNAL EQUIPMENT	.00	.00	.00	.00	.00
356	ANNUAL PAVEMENT PRESERVE	.00	.00	.00	.00	.00
357	S CMLX IRRIGATION PROJ	.00	.00	105.00	.00	105.00-
358	ANN TRAIL IMPRV & PLAN	.00	.00	.00	.00	.00
600	WATER	7,325,992.63	356,945.35	124,498.46	233.16-	7,558,206.36
601	WATER DEPOSITS	167,758.64	6,441.50	.00	.00	174,200.14
602	WATER SINKING	192,401.74	.00	1,187,827.74	1,187,827.74	192,401.74
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	5,870,788.97	233,438.12	81,201.71	233.06-	6,022,792.32
611	SEWER SINKING	132,714.74	.00	574,128.25	574,128.25	132,714.74
670	LANDFILL/GARBAGE	216,688.78	60,334.77	43,563.90	.00	233,459.65
740	STORM WATER	2,430,689.14	60,482.08	16,564.49	276.93-	2,473,069.80
Report Total		51,977,936.14	3,114,821.14	10,120,568.05	1,755,622.24	46,727,811.47

BALANCE SHEET

CALENDAR 5/2021, FISCAL 11/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	113,084.64-	6,993,919.36
002-000-1110	CASH - LIBRARY	41,898.34-	147,503.53-
110-000-1110	CASH - ROAD USE	61,211.23	2,711,147.60
112-000-1110	CASH - EMPLOYEE BENEFITS	392,163.09-	566,502.91
119-000-1110	CASH - EMERGENCY		2,447.84
121-000-1110	CASH - LOCAL OPTION SALES TAX	114,682.82	1,711,788.88
125-000-1110	CASH - TIF	879,936.13-	2,630,556.47
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV	10,820.53	223,636.99
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	154,438.96
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	2,925.00	115,407.72
167-000-1111	CASH - PARKS RESTRICTED GIFTS		1,832.83
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	4,264,533.54-	1,067,663.84-
301-000-1110	CASH - CAPITAL PROJECTS		6,587.32
302-000-1110	CASH - CP - ROAD DEVELOPMENT		3,020.07
304-000-1110	CASH-STM WATER MASTER PLAN		150,318.53
306-000-1110	CASH - CP - PRAIRIE/LITTLE BEA		105,957.80
307-000-1110	CASH - CP - STORM WATER		150,000.00
308-000-1110	CASH-CP SW COUNTY LINE ROAD	12,631.62-	1,409,490.71
309-000-1110	CASH - CP - PARKS	95,350.00	2,545,623.43
310-000-1110	CASH - CP-FIRE		500,000.00
312-000-1110	CASH - CP - S JAMES/SE 37TH ST		308,057.56
313-000-1110	CASH - CP - GRIMES COMM COMPLE		88,428.58
314-000-1110	CASH-NE GATEWAY/HOPE COMM	28,252.97	3,760.58-
315-000-1110	CASH -N COMPLEX SANI CONNECT	3,791.19-	872,354.91
316-000-1110	CASH - WATER CAP IMPROVEMENT		135,394.61-
317-000-1110	CASH - COMP PLAN		11,721.80
319-000-1110	CASH-KENNYBROOK PK WQI IMP	17,602.50-	407,603.85
320-000-1110	CASH-NEW JORDAN WELL 2019		677.05
321-000-1110	CASH-ASR 2019		21,117.70
322-000-1110	CASH-16" WATER MAIN		35,926.14
323-000-1110	CASH-WATER TOWER 2019	7,584.00	8,807.15-
324-000-1110	CASH- WATER PLANT EXP 2019	43,954.59	3,192.10-
325-000-1110	CASH-SE 37TH /HWY 141 PROJ		455,654.79
326-000-1110	CASH-2019 OVERLAY PROJECT		37,477.90
327-000-1110	CASH-SW 19TH & SW CO OVERLAY		185,778.03
328-000-1110	CASH-WRA SANI SEWER CONNECT	9,751.90-	80,858.68-
329-000-1110	NW TERRITORY LIFT STATION CASH	190,342.35-	890,250.04
330-000-1110	GIS MAPPING- CASH		12,818.25-
332-000-1110	CASH-ROAD USE EQUIPMENT		250,000.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	38,676.00-	735,503.60
336-000-1110	CASH-SE 11TH RR/JAMES 2019		175,809.58
338-000-1110	FY20 Drain Prj 2nd/Beaver CASH		664,591.39
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH		168,376.89
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH		244,000.00
341-000-1110	HWY 44 STUDY CASH	7,244.50-	27,200.90
342-000-1110	WATER SYSTEM STUDY CASH	9,630.00-	3,292.66
343-000-1110	JAMES ST CORRIDOR STUDY CASH		7,966.88
344-000-1110	CASH PAVEMENT COND ANALYSIS	8,525.80-	99,717.60
349-000-1110	SE 6TH & JAMES INTERSEC CASH		61,422.90
350-000-1110	GRIMES LIB BLDG CASH	49,134.70-	800,959.30

BALANCE SHEET
CALENDAR 5/2021, FISCAL 11/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
352-000-1110	CASH TRL RD/BEAV/JAC WTR MN	26,691.94-	26,691.94-
357-000-1110	S COMPLEX IRRIGATION CASH	105.00-	105.00-
600-000-1110	CASH - WATER	230,741.38	4,891,774.69
601-000-1110	CASH - WATER DEPOSITS	6,441.50	171,777.92
602-000-1110	CASH - WATER SINKING		192,401.74
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	151,726.16	2,829,844.62
611-000-1110	CASH - SEWER SINKING		132,714.74
670-000-1110	CASH - SOLID WASTE	16,770.87	233,459.65
740-000-1110	CASH - STORM WATER	42,374.30	2,426,840.97
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	CASH TOTAL	5,251,838.19-	36,146,456.06
005-000-1112	CASH - FD AUXILLARY	43.00-	9,419.97
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	CASH - FD AUXILLARY TOTAL	43.00-	9,419.97
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
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	RESERVES TOTAL	.00	932,060.98
001-000-1131	RESERVES - FIRE CAP IMPROVE		78,304.09
600-000-1131	RESERVES - WATER		35,000.00
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	RESERVES TOTAL	.00	113,304.09
001-000-1132	RESERVES - RESCUE CAP IMPROVE		16,218.47
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	RESERVES TOTAL	.00	16,218.47
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
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	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	.62	58,435.10
200-000-1150	CASH - IPAIT		3,399.32
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	CASH - IPAIT TOTAL	.62	61,834.42
600-000-1160	SAVINGS - WATER TAPPING	152.44	988,978.63
740-000-1160	SAVINGS - STORM WATER	6.36	46,228.83
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BALANCE SHEET
CALENDAR 5/2021, FISCAL 11/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
	SAVINGS TOTAL	158.80	1,035,207.46
610-000-1161	SAVINGS - SEWER TAPPING	277.19	1,032,665.27
	SAVINGS - RACCOON TOTAL	277.19	1,032,665.27
600-000-1162	SAVINGS - VISION	1,319.91	1,036,740.37
	SAVINGS - VISION TOTAL	1,319.91	1,036,740.37
601-000-1170	WATER DEPOSIT CD 25712		2,422.22
	CD'S - CITY STATE TOTAL	.00	2,422.22
001-000-1171	CEMETERY CD 1 304927		31,309.91
001-000-1172	CEMETERY CD 3 222910		20,020.73
001-000-1173	CEMETERY CD 12014736		20,574.37
	CD'S BANKERS TRUST TOTAL	.00	71,905.01
001-000-1174	CD# 12510837 - GENERAL		2,097,232.64
	CD# 12510837 - GENERAL TOTAL	.00	2,097,232.64
001-000-1175	CD# 12396252 - GENERAL		2,097,232.64
	CD# 12396252 - GENERAL TOTAL	.00	2,097,232.64
610-000-1178	CHARTER SEW TAP CD		2,068,746.70
	CHARTER SEW TAP CD TOTAL	.00	2,068,746.70
	TOTAL CASH	5,250,124.67-	46,727,811.47

BUDGET REPORT
CALENDAR 5/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,441,050.00	114,323.00	1,258,807.28	87.35	182,242.72
	FIRE TOTAL	817,653.00	52,158.80	568,759.43	69.56	248,893.57
	AMBULANCE TOTAL	1,531,657.00	114,284.94	1,344,890.95	87.81	186,766.05
	BUILDING INSPECTIONS TOTAL	1,797,931.00	138,996.06	1,273,962.33	70.86	523,968.67
	ANIMAL CONTROL TOTAL	21,000.00	.00	2,167.19	10.32	18,832.81
	PUBLIC SAFETY TOTAL	5,609,291.00	419,762.80	4,448,587.18	79.31	1,160,703.82
	ROADS, BRIDGES, SIDEWALKS TOTA	2,478,504.00	116,979.97	1,510,981.69	60.96	967,522.31
	STREET LIGHTING TOTAL	198,587.00	12,326.61	179,222.61	90.25	19,364.39
	TRAFFIC CONTROL & SAFETY TOTA	15,000.00	1,178.79	19,471.99	129.81	4,471.99-
	SNOW REMOVAL TOTAL	240,860.00	.00	107,189.52	44.50	133,670.48
	PUBLIC WORKS TOTAL	2,932,951.00	130,485.37	1,816,865.81	61.95	1,116,085.19
	WATER,AIR,MOSQUITO CONTRO TOTA	25,000.00	.00	18,200.00	72.80	6,800.00
	HEALTH & SOCIAL SERVICES TOTA	25,000.00	.00	18,200.00	72.80	6,800.00
	LIBRARY TOTAL	821,351.00	56,934.21	618,808.27	75.34	202,542.73
	PARKS TOTAL	1,136,290.00	78,841.74	632,046.02	55.62	504,243.98
	NORTH COMPLEX TOTAL	20,000.00	1,138.78	9,873.94	49.37	10,126.06
	SOUTH COMPLEX TOTAL	20,000.00	1,212.23	23,159.76	115.80	3,159.76-
	RECREATION TOTAL	300,900.00	24,208.37	208,059.36	69.15	92,840.64
	REC - YOUTH PROGRAMS TOTAL	23,700.00	140.00	877.80	3.70	22,822.20
	REC - YOUTH SPORTS TOTAL	22,750.00	2,196.50	9,887.89	43.46	12,862.11
	REC - ADULT PROGRAMS TOTAL	2,000.00	.00	1,967.98	98.40	32.02
	REC - ADULT SPORTS TOTAL	2,000.00	.00	357.50	17.88	1,642.50
	CEMETERY TOTAL	39,500.00	.00	251.06	.64	39,248.94
	GCC-GRIMES COMM COMPLEX TOTAL	154,270.00	13,082.49	105,328.05	68.28	48,941.95
	CULTURE & RECREATION TOTAL	2,542,761.00	177,754.32	1,610,617.63	63.34	932,143.37
	ECONOMIC DEVELOPMENT TOTAL	2,363,760.00	1,083,973.83	2,229,988.52	94.34	133,771.48
	COMMUNITY & ECONOMIC DEV TOTA	2,363,760.00	1,083,973.83	2,229,988.52	94.34	133,771.48
	MAYOR/COUNCIL/CITY MGR TOTAL	337,825.00	18,289.63	223,414.69	66.13	114,410.31
	CLERK/TREASURER/ADM TOTAL	598,112.00	41,525.56	480,485.06	80.33	117,626.94
	ELECTIONS TOTAL	30,000.00	.00	20,850.00	69.50	9,150.00
	LEGAL SERVICES/ATTORNEY TOTAL	178,000.00	1,621.80	161,056.10	90.48	16,943.90
	CITY HALL/GENERAL BLDGS TOTAL	508,300.00	321,077.98	530,367.24	104.34	22,067.24-
	TORT LIABILITY TOTAL	20,000.00	.00	18,848.39	94.24	1,151.61
	OTHER GENERAL GOVERNMENT TOTA	167,731.00	53.60	28,252.96	16.84	139,478.04
	GENERAL GOVERNMENT TOTAL	1,839,968.00	382,568.57	1,463,274.44	79.53	376,693.56

BUDGET REPORT
CALENDAR 5/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	ROADS, BRIDGES, SIDEWALKS TOTA	491,520.00	435,460.00	491,520.00	100.00	.00
	2007 BOND TOTAL	727,382.00	683,390.62	727,031.25	99.95	350.75
	2012 BOND TOTAL	4,488,735.00	381,214.67	4,504,281.98	100.35	15,546.98-
	2015 BOND TOTAL	858,413.00	816,406.25	858,062.50	99.96	350.50
	2017A BOND TOTAL	543,632.00	396,515.62	543,331.25	99.94	300.75
	2017 REFINANCING BOND TOTAL	576,775.00	473,087.50	576,425.00	99.94	350.00
	2020 GO BOND TOTAL	1,262,347.00	1,178,850.00	1,251,519.99	99.14	10,827.01
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	DEBT SERVICE TOTAL	8,948,804.00	4,364,924.66	8,952,171.97	100.04	3,367.97-
	FIRE TOTAL	200,000.00	.00	.00	.00	200,000.00
	AMBULANCE TOTAL	300,000.00	.00	.00	.00	300,000.00
	ROADS, BRIDGES, SIDEWALKS TOTA	5,264,500.00	67,077.92	5,523,484.54	104.92	258,984.54-
	STREET LIGHTING TOTAL	250,000.00	.00	6,000.00	2.40	244,000.00
	LIBRARY TOTAL	500,000.00	90,134.70	90,134.70	18.03	409,865.30
	PARKS TOTAL	1,000,000.00	105.00	112,745.99	11.27	887,254.01
	GCC-GRIMES COMM COMPLEX TOTAL	76,500.00	.00	.00	.00	76,500.00
	CITY HALL/GENERAL BLDGS TOTAL	.00	.00	18,114.01	.00	18,114.01-
	WATER TOTAL	15,500,000.00	1,154,508.39	13,735,532.44	88.62	1,764,467.56
	SEWER/SEWAGE DISPOSAL TOTAL	18,350,000.00	203,885.44	919,483.15	5.01	17,430,516.85
	STORM WATER TOTAL	550,000.00	17,602.50	124,820.73	22.69	425,179.27
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	CAPITAL PROJECTS TOTAL	41,991,000.00	1,533,313.95	20,530,315.56	48.89	21,460,684.44
	WATER TOTAL	3,906,497.00	1,312,326.20	3,159,836.98	80.89	746,660.02
	SEWER/SEWAGE DISPOSAL TOTAL	2,906,133.00	655,329.96	2,224,464.94	76.54	681,668.06
	LANDFILL/GARBAGE TOTAL	691,415.00	43,563.90	523,823.39	75.76	167,591.61
	STORM WATER TOTAL	497,965.00	16,564.49	233,872.70	46.97	264,092.30
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	ENTERPRISE FUNDS TOTAL	8,002,010.00	2,027,784.55	6,141,998.01	76.76	1,860,011.99
	TRANSFERS IN/OUT TOTAL	10,685,290.55	.00	293,566.00	2.75	10,391,724.55
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	TRANSFER OUT TOTAL	10,685,290.55	.00	293,566.00	2.75	10,391,724.55
		=====	=====	=====	=====	=====
	TOTAL EXPENSES	84,940,835.55	10,120,568.05	47,505,585.12	55.93	37,435,250.43
		=====	=====	=====	=====	=====

REVENUE REPORT

CALENDAR 5/2021, FISCAL 11/2021

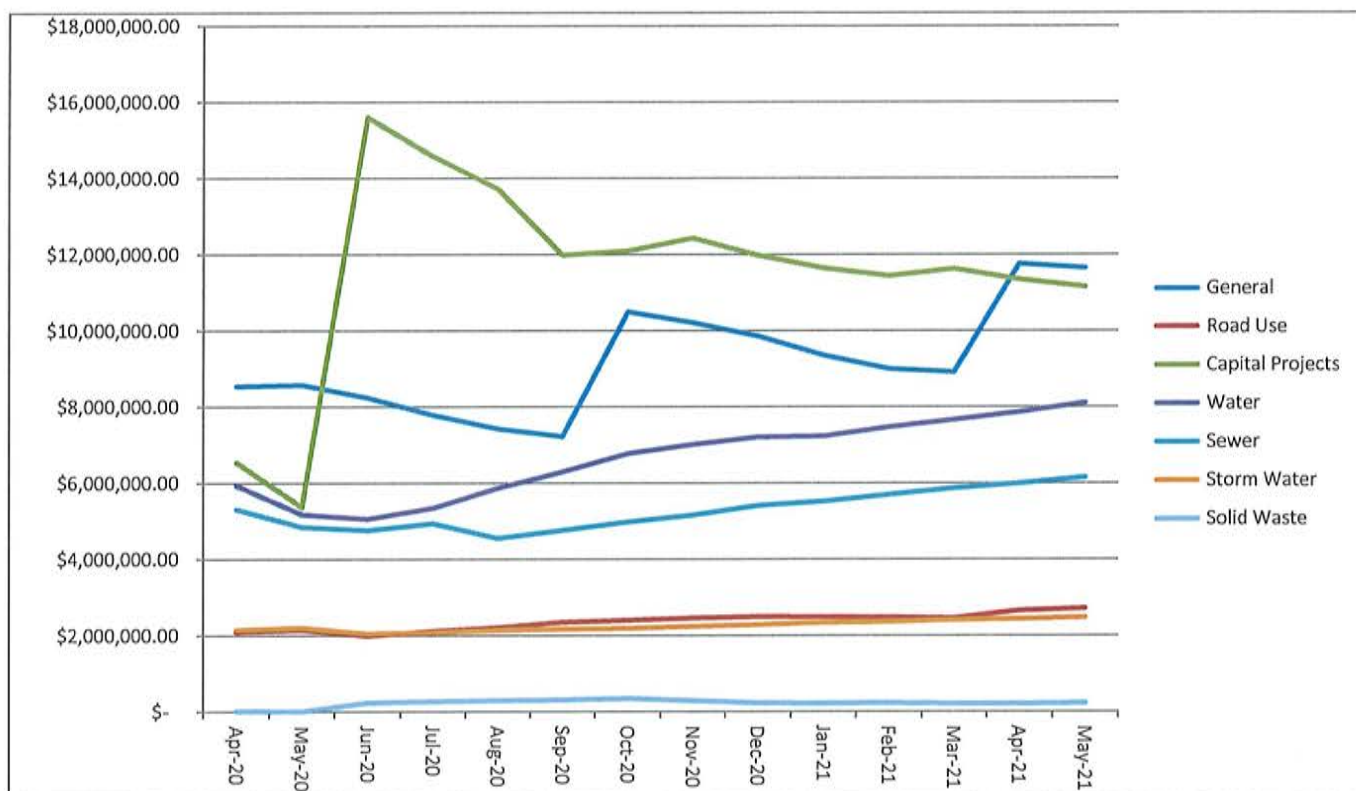
PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	10,923,301.84	495,619.68	10,210,703.64	93.48	712,598.20
	LIBRARY FUND TOTAL	628,832.00	1,026.24	346,566.64	55.11	282,265.36
	FIRE/RESCUE AUXILIARY TOTAL	22,000.00	.00	370.75	1.69	21,629.25
	ROAD USE TAX TOTAL	1,450,720.00	116,396.02	1,561,092.08	107.61	110,372.08-
	EMPLOYEE BENEFITS TOTAL	1,104,963.23	42,186.23	1,065,454.99	96.42	39,508.24
	EMERGENCY FUND TOTAL	.00	.00	2,447.84	.00	2,447.84-
	LOCAL OPTION SALES TAX TOTAL	1,808,000.00	114,682.82	1,286,003.59	71.13	521,996.41
	TAX INCREMENT FINANCING TOTAL	3,904,556.00	177,658.97	3,746,382.86	95.95	158,173.14
	HOTEL/MOTEL/ECON DEV TOTAL	100,000.00	10,820.53	56,923.16	56.92	43,076.84
	ECO DEVELOPMENT REVOLVING TOTA	12,836.00	1,069.70	11,766.70	91.67	1,069.30
	RESTRICTED GIFTS TOTAL	12,000.00	3,000.00	7,728.06	64.40	4,271.94
	DEBT SERVICE TOTAL	8,445,577.00	100,391.12	6,643,102.74	78.66	1,802,474.26
	CP - ROAD DEVELOPMENT TOTAL	.00	.00	4,000.00	.00	4,000.00-
	STM WATER MASTER PLAN TOTAL	150,000.00	.00	.00	.00	150,000.00
	CP - STORM WATER TOTAL	400,000.00	.00	.00	.00	400,000.00
	CP-SW COUNTY LINE ROAD TOTAL	2,000,000.00	.00	.00	.00	2,000,000.00
	CP - PARKS TOTAL	1,000,000.00	95,350.00	112,645.80	11.26	887,354.20
	CP - FIRE TOTAL	500,000.00	.00	.00	.00	500,000.00
	CP - S JAMES/SE 37TH ST TOTAL	.00	.00	25,000.00	.00	25,000.00-
	CP-NE GATEWAY/HOPE COMM TOTAL	1,900,000.00	28,252.97	1,885,957.65	99.26	14,042.35
	CP N COMPLEX SANI CONNECT TOTA	.00	.00	17,500.00	.00	17,500.00-
	CP - WATER CAP IMPROVEMNT TOTA	135,394.61	.00	.00	.00	135,394.61
	KENNYBROOK PK WQI IMPRV TOTAL	105,957.80	.00	.00	.00	105,957.80
	CP-New Jordan Well 2019 TOTAL	.00	.00	350,683.89	.00	350,683.89-
	CP-16" Water Main TOTAL	.00	.00	132,485.02	.00	132,485.02-
	CP-Water Tower 2019 TOTAL	1,000,000.00	9,882.50	1,519,059.05	151.91	519,059.05-

REVENUE REPORT
CALENDAR 5/2021, FISCAL 11/2021

PCT OF FISCAL YTD 91.6%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	CP-Water Plant Exp 2019 TOTAL	14,400,000.00	1,159,842.54	11,693,774.10	81.21	2,706,225.90
	WRA SANI SEWER CONNECTION TOTA	17,000,000.00	.00	298,054.72	1.75	16,701,945.28
	NW TERRITORY LIFT STATION TOTA	2,216,608.40	.00	.00	.00	2,216,608.40
	GIS MAPPING TOTAL	280,000.00	.00	.00	.00	280,000.00
	ROAD USE EQUIPMENT TOTAL	463,000.00	.00	.00	.00	463,000.00
	HWY44 & COUNTY LN RD 2020 TOTA	1,400,000.00	.00	.00	.00	1,400,000.00
	HWY 141 & HWY 44 SIGNAL TOTAL	421,500.00	.00	.00	.00	421,500.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	250,000.00	.00	.00	.00	250,000.00
	HWY 44 STUDY TOTAL	200,000.00	.00	.00	.00	200,000.00
	WATER SYSTEM STUDY TOTAL	100,000.00	.00	.00	.00	100,000.00
	GRIMES LIBRARY BLDG FUND TOTA	500,000.00	41,000.00	41,100.00	8.22	458,900.00
	37TH ST IMPROVEMENTS TOTAL	763,712.35	.00	.00	.00	763,712.35
	TRL RDG/BEAV/JACOB WTR MN TOTA	887,847.32	.00	.00	.00	887,847.32
	S CMLX IRRIGATION PROJ TOTAL	230,000.00	.00	.00	.00	230,000.00
	WATER TOTAL	4,296,874.00	356,945.35	4,956,478.17	115.35	659,604.17-
	WATER DEPOSITS TOTAL	10,040.00	6,441.50	58,949.75	587.15	48,909.75-
	WATER SINKING TOTAL	1,569,169.00	.00	.00	.00	1,569,169.00
	SEWER TOTAL	2,992,500.00	233,438.12	3,039,504.71	101.57	47,004.71-
	SEWER SINKING TOTAL	1,089,098.00	.00	.00	.00	1,089,098.00
	LANDFILL/GARBAGE TOTAL	736,353.00	60,334.77	513,158.48	69.69	223,194.52
	STORM WATER TOTAL	674,500.00	60,482.08	674,516.43	100.00	16.43-
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		86,085,340.55	3,114,821.14	50,261,410.82	58.39	35,823,929.73
		=====	=====	=====	=====	=====



Amazon Charges	<u>Amount</u>	<u>Description</u>
Admin	\$34.66	supplies to refill first aid box
	\$11.66	supplies to refill first aid box
	\$79.73	IT supplies for hybrid council meetings
Public Works	\$147.96	Trimmer head for Parks
		floor mat, car phone mount,thumb
Dev Services	\$120.88	drives, tray, pen holder
	\$57.23	fatigue floor mat & pens
Parks & Rec		
Library	\$95.98	Patio umbrella and stand
	\$439.23	Library materials
	\$171.33	soap, envelopes, luggage tags
	\$338.08	programming supplies
	\$74.95	hotspot cases for ALA grant
	\$1,571.69	

Bankers Trust Credit Cards				
City of Grimes				
7015	\$24.00	Cognito-Team HTTPWWW.COGN SC		
	\$30.74	Campaign Monitor		
	\$0.31	International Trans Fee		
	\$15.89	Adobe Acrobat STD- Tammy Johnson		
	\$72.00	Lunch for CH employees/water emergency		
	\$142.94			
Administration				
1611	\$215.00	NPELRA membership - Erik Fisk		
	\$46.22	Mtg with Councilwoman Altringer/ Urban Grill		
	\$31.82	Mtg with Councilman Borcharding/Pour Choices		
	\$205.00	laCMA 2021 conference		
	\$215.00	IA League of Cities Annual Conference		
	\$713.04			
Public Works				
8021	\$21.19	Adobe PS Creative CLD Jeremy Thayer		
	\$30.00	Pesticide Comm Applicator Certification		
	\$51.19			
Develop Service				
8047	\$105.00	International Code Council Memberships - 2		
	\$105.00			
Parks (GCC)				
	\$500.00	Ice cream truck for city lunch@GCC June 29		
	\$99.90	Stress balls for kiddie parade		
	\$132.00	City of Adel-Summer Adventures program		
	\$110.00	Adel Family Fun Center-bowling/Summer Adv		
	\$179.52	City of Clive Leisure Services/Summer Adv		
	\$79.00	Blank Park Zoo/Summer Adv		
	\$147.00	Blank Park Zoo/Summer Adv		
8062	\$1,247.42			
Library				
8070	\$19.98	Earl May - Programming Supplies		
	\$7.44	Walmart - Programming Supplies		
	\$27.42			
Water/Sewer				
	\$0.00			
TOTAL	\$2,287.01			

City of Grimes Claims 6 22 2021

PREMIER OFFICE EQUIPMENT	COPIER CONTRACT - LIBRARY	160.55
ARBUCKLE ELIAS	INSTRUCTOR FOR MAGIC CAMP	480
D&K PRODUCTS	CHEMICALS	274.5
ARDICK EQUIPMENT	BOLTS & WASHERS	110
A KINGS THRONE LLC	GOVERNORS DAYS/PARK KYBOS	4,421.80
APWA	APWA MEMBERSHIP 9/1/21-8/31/21	540
ACCU JET	VAC PIT	618.26
AMERICAN FENCE COMPANY	S COMPLEX FENCE REPAIR	13,365.00
JOHNSON CONTROLS SECURITY	CH SECURITY 7/1-9/30/21	216.35
SHERWIN WILLIAMS CO.	SUPPLIES	37.01
PAINT PUMP PROS	HOSE FOR PAINT TRUCK	40
BAKER & TAYLOR	MATERIALS - LIBRARY	943.17
BANKERS TRUST COMPANY	SUPPLIES	2,292.05
BLACK HILLS ENERGY	POWER	396.28
BDI SIGNS	BANNERS - LIBRARY	120
BIG GREEN UMBRELLA MEDIA	CHAMBER GUIDE AD - LIBRARY	770
BOMGAARS	FAN FOR R/O ROOM/SUPPLIES	739.15
BSN SPORTS	BEACH VOLLEYBALLS	49.17
CENTRAL IOWA PEST	PEST CONTROL GCC	325
COMPUTER RESOURCE SPECIAL	REPLACED SSL CERT ON MAIL SERV	270
CITY OF JOHNSTON	Q4 FY 2021 JOINT PURCHASES	31,179.95
CIVIL DESIGN ADVANTAGE	WRA SANITARY SEWER CONNECTION	803
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,088.74
CORE & MAIN	REPAIR SHAFT	41.64
DALLAS COUNTY TREASURER	RD MAINTENANCE 7/1/20-6/30/21	5,000.00
CLYCE SCOTT	CELL PHONE REIMBURSEMENT	150
CALLAHAN HOLLY N	PROGRAM REFUND	20
FAREWAY STORES, INC.	GOVERNORS DAYS	91.84
KERR KARALEE	CELL PHONE REIMBURSEMENT	150
HUTCHINS FIONNUALA	CELL PHONE REIMBURSEMENT	150
FIRE RECOVERY EMS	MAY PAYMENTS	27.59
CATCH DES MOINES	JAN-MAR 21 HOTEL/MOTEL TAX	3,091.58
GREATER DM PARTNERSHIP	DMDC 2021 - JAKE ANDERSON	2,500.00
HACH COMPANY	LAB CHEMICALS	646.32
DORSEY & WHITNEY LLP	SPORTS-PLEX	1,104.00
HAWKINS INC.	CHEMICALS	2,232.75
COENEN HEATH	CELL PHONE REIMBUREMENT	150
WILLIAMS ROCHELLE	CELL PHONE REIMBURSEMENT	150
RODAN OFFICE CLEANING	FEB OFFICE CLEANING - LIBRARY	630
HILLYARD	CAN LINERS	1,002.92
INTERSTATE BATTERY	GENERATOR BATTERIES	502.2
IOWA DEPT OF REVENUE	STATE TAX	14,330.00
IPERS	IPERS- REGULAR	53,775.31
JETCO, INC.	INTERNET REPAIRS/BAD SWITCH	2,173.60
THAYER JEREMY	CELL PHONE REIMBUREMENT	150
HEID CHERYL	MILEAGE - CHERYL - LIBRARY	349.7
KANEALY KENT	CELL PHONE REIMBUREMENT	150
TENNAL KENTON	COACHING BASKETBALL JUNE	1,368.00
KLINE ELECTRIC INC	SOUTH COMPLEX NEW SHED	4,125.06
LEAF	COPIER LEASE GCC	77.97
WOODKE MARCIA	CELL PHONE REIMBURSEMENT	150
LIBERTY READY MIX	STREET REPAIRS	1,048.00
LOGOED APPAREL & PROMOTIO	SEASONAL SAFETY SHIRTS	982.63
MACKE JEFF	CELL PHONE REIMBURSEMENT	150
KURTZ MAHLON	CELL PHONE REIMBUREMENT	150
MAIL SERVICES	MONTHLY UTILITY STATEMENTS	4,730.62
MEDIACOM	INTERNET CH	575.77
METRO WASTE AUTHORITY	JUNE CITY GARBAGE 2021	43,645.69
PRICE MATT	CELL PHONE REIMBURSEMENT	150
MIDAMERICAN ENERGY	POWER/STREET LIGHT	175.91
MOBILE BEACON	MATERIALS - LIBRARY	1,375.00
MTI DISTRIBUTING INC.	SUPPLIES	564.65
MUNICIPAL SUPPLY, INC.	1 INCH METERS	2,424.00
NORTHWAY CORPORATION	ABANDON 3 MONITORING WELLS	4,240.00
O'REILLY AUTO PARTS	FILTERS	40.1

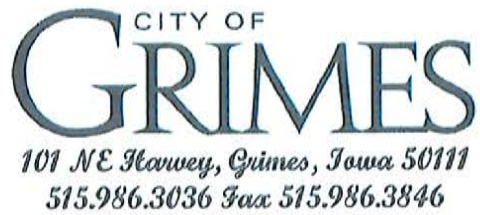
OFFICE DEPOT LIBRARY	DRY ERASE/SUPPLIES - LIBRARY	391.63
OFFICE DEPOT CITY HALL	OFFICE SUPPLIES	289.21
SAWYER ALEXANDER J	CELL PHONE REIMBUREMENT	150
TRUE VALUE	FENCE AROUND BARN & FARM	37.82
GRIMES TIRE & AUTO	BATWING MOWER TIRE REPAIR	22.43
JOHNSON CONTROLS FIRE PRO	ASR WELL-FIRE ALARM SYSTEM	400
POLK CO RECORDER	CONSENT & AGREEMENTS	393
RANKIN COMMUNICATION	ANNUAL SERVICE AGRMNT-LIBRARY	343.4
SCHIPPER RONALD L.	CELL PHONE REIMBURSEMENT	150
SELLNER ROBERT	CELL PHONE REIMBUREMENT	150
RORY ECHER	CELL PHONE REIMBUREMENT	150
SPOONER SHAWN	PROGRAM REFUND	70
SMITH'S SEWER SERVICE	SEWER JETTING-NE LITTLE BEAVER	350
SNYDER & ASSOCIATES	HOPE COMM TRAFFIC IMPACT STUDY	5,513.40
OLGUIN SAUL	CELL PHONE REIMBUREMENT	150
SPRAYER SPECIALTIES	CONTAINMENT TANK FOR CAUSTIC	571.85
STRYKER SALES CORPORATION	LIFEPAK 15 FOR NEW AMBULANCE	30,903.35
TAPCO	MESSAGE BOARD	22,675.00
P.R.I.M.E. BENEFIT SYSTEM	FLEX SPENDING	1,573.08
SYNCB/AMAZON	MATERIALS - LIBRARY	1,571.69
TREASURER STATE OF IOWA	UNCLAIMED CHECKS	974.66
UNIQUE MANAGEMENT SERVICE	COLLECTIONS - LIBRARY	17.9
US WATER	Monthly bill	72,062.05
CINTAS CORPORATION - #762	FLOOR MATS	78.01
USA BLUE BOOK	FIRE HOSE	1,378.10
VERIZON WIRELESS, BELLEVU	CELL PHONES & HOT SPOTS	349.93
QUICK SUPPLY CO.	FLEXAMAT-NE EDGEWOOD EROSION	10,457.10
VAN WALL EQUIPMENT	POLE SAW/REPAIR PARTS	1,902.67
GUTHRIE DAVE	CELL PHONE REIMBUREMENT	150
WHITFIELD & EDDY	MONTHLY FEES	14,317.50
WHITFIELD & EDDY	ROW PURCHASE/HWY 44 & CO LINE ROAD	34,811.31
WHITFIELD & EDDY	PARKLAND PURCHASE	155,195.00
WILSON BROS. PEST CONTROL	MOSQUITO	1,400.00
ZIEGLER	GRAPPLE BUCKET	24,500.00
BRAVO GREATER DES MOINES	3RD QTR FY21 1/1 - 3/31/21	3,091.58
KNOX COMPANY	REPLACE/UPGRADE KNOX BOXES/FIRE EQUIP	6,880.00
MOODY'S INVESTOR SERVICE,	2021 A & B BONDS	25,000.00
COLIBRI SYSTEMS NORTH AME	BOOK COVERS - LIBRARY	1,057.71
ELM USA	DISC BUFFER - LIBRARY	25
JOHNSON TAMMY	CELL PHONE REIMBURSEMENT	150
CENTURY LINK	PHONE	2,277.64
GALLS, LLC - DBA CARPENTE	UNIFORM ALEX HEADLEY	145.44
GATEHOUSE MEDIA IOWA HOLD	PUBLICATIONS	1,551.60
HYDRO KLEAN	CLEAN/TELEWISE SANITARY SEWER	36,952.89
WILLIS JACOB A	SPRING 20 SPRING/FALL 21 HBI	1,500.00
ENVISIONWARE	SLF CHK MCHNE/INSTALL-LIBRARY	24,588.00
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT LIBRARY	186.58
EFTPS	FED/FICA TAX	44,978.64
JONES CHRISTIAN	SPRING 2021 HBI	500
CSG FORTE PAYMENTS, INC	CC FEES	4,034.06
FISK ERIK	CELL PHONE REIMBURSEMENT	150
GREIMAN JAMES	CELL PHONE REIMBUREMENT	150
HR GREEN	PAVEMENT MNGMT STUDY	2,227.00
DES MOINES ASPHALT & PAVE	HOT MIX - POT HOLES	429
MENARDS GRIMES	SUPPLIES	452.27
DTN, LLC	WEATHER - ANNUAL SERVICE	2,182.80
MI-FIBER, LLC	JUNE INTERNET DEV SERVICES	14
POMP'S TIRE SERVICE, IND	TIRE REPAIR E371	382.5
MCCLURE ENGINEERING	RO WATER TREATMENT PLANT	45,100.05
GOODVIN, ALEX	CELL PHONE REIMBUREMENT	150
SHAFFER, ERIC	INSTR FOR EXPLSIVE PERFORMANCE	560
BOOT BARN	SAFETY PROHASKA	124.73
COPY SYSTEMS INC	MONTHLY FIRE COPIER CONTRACT	39.58
GETTYS NATHAN	CELL PHONE REIMBUREMENT	150
COVER CHAD	CELL PHONE REIMBUREMENT	150
TEIG AUSTIN	CELL PHONE REIMBUREMENT	150

SHANK CONSTRUCTORS INC	RO WATER TREATMENT PLANT	382,449.77
DUCKETT, NICHOLAS	CELL PHONE REIMBURSEMENT	150
KAMM, DOUG	CELL PHONE REIMBURSEMENT	150
INVISION	ARCHITECT - LIBRARY	66,025.30
VOYA	DEFER COMP PRE	1,606.00
TENNAL, MIKLANNET	MAY VOLLEYBALL COACHING	384
JETSURGE OF IOWA	JET OUT LINES AT WWTP	650
AIG	DEFER COMP PRE	432.5
HORACE MANN	DEFER COMP ROTH	175
MASSMUTUAL	DEFER COMP ROTH	500
NOBLE, MEGAN	PROGRAM REFUNDS	30
NILLES ASSOCIATES	STWTR BSN IMP/NWBRKD/AUPK/GBPD	3,500.00
MITEL	PHONES	1,769.85
VANDERMOLEN, DEB	PROGRAM REFUND	300
ENDERLIN, ANNE	PROGRAM REFUNDS	25
REDBUD LLC	NATIVE VEG ENHANCEMENT/STM WTR	427.5
ZOOM VIDEO COMMUNICATION	ZOOM LICENSE 5/29/21-5/29/22	2,399.00
FRIESEN JANNETTE	REIMBURSE FOR CPR TRAINING	14.95
TRAFFIC & TRANSPORTATION	TRAFFIC SIGNAL EQUIP/BROOKSIDE	24,450.00
RELIABLE MAINTENANCE CO	MAY CLEANING - GCC	2,325.00
SCHULZ MARK	CELL PHONE REIMBURSEMENT	150
FLETCHER, CAIL	CELL PHONE REIMBURSEMENT	150
SCENTAIR TECHNOLOGIES	SCENT AIR GCC	596
MILLER & SONS GOLF CARS	GOLF CARTS	13,916.00
REG MKTG & LOGISTIC GROUP	FUEL	2,898.68
PER MAR SECURITY SERVICES	MONITORING SERV 6/28-9/27 GCC	208.65
IOWA IRRIGATION	S SPT CMLPX IRRIGATION PROJECT	39,438.16
EBS	MAY/JUNE/JULY EMPLOYEE INSURANCE	85,590.96
MURPHY JESSIE	PROGRAM REFUNDS	30
RANFELD CANDACE	PROGRAM REFUND	30
MCKEE KARA	PROGRAM REFUND	25
MINER NATHAN	FACILITY DEPOSIT REFUND	100
MORTENSEN ELIAS	FACILITY DEPOSIT REFUND	75
ALBRIGHT KRISTI	FACILITY DEPOSIT REFUND	50
DAVIS LISA	FACILITY DEPOSIT REFUND	100
RASMUSSEN MICHAEL	EMS REFUND	32.52
HOULIHAN PATRICK	CELL PHONE REIMBURSEMENT	125
DELL MARKETING 2	GIS SERVER & COMPUTER	73,568.64
MOORE THERESA	PROGRAM REFUND	60
MAJORANA PAIGE	PROGRAM REFUNDS	30
ROSENGREEN KAREN	PROGRAM REFUNDS	35
KERN LEXY	PROGRAM REFUNDS	60
PRO WEST & ASSOCIATES	ENTERPRISE GIS IMPLEMENTATION	9,300.78
IOWA SIGN COMPANY	KENYBRK S BASIN/INFO SIGNAGE	5,846.53
MAKI JENIFER	PROGRAM REFUND	140
WEBER LINDSEY	PROGRAM REFUND	20
NOE WHITNEY	PROGRAM REFUND	20
GUSTAFSON KAR	INSTRUCTOR FOR CURTAIN CALL	3,120.00
BULL DOG SOCCER ACADEMY	COACHING DRAKE SOCCER CAMP	1,728.00
LIFETIME TENNIS	TENNIS CAMPS/EQUIPMENT	2,008.00
ALA	ALA ANNUAL CONFERENCE - CHERYL	205
DEPOSIT REFUNDS-UTILITY	REFUND DATE 06/09/2021	1,201.55
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	<u>119,512.00</u>
	CLAIMS TOTAL	1,650,699.33
	GENERAL FUND	376,157.47
	LIBRARY FUND FUND	45,541.35
	ROAD USE TAX FUND	51,062.76
	EMPLOYEE BENEFITS FUND	74,083.23
	HOTEL/MOTEL/ECON DEV FUND	6,183.16
	RESTRICTED GIFTS FUND	8,957.50
	CP - PARKS FUND	16,500.00
	CP - FIRE FUND	25,383.00
	KENNYBROOK PK WQI IMPRV FUND	3,389.19
	CP-Water Tower 2019 FUND	3,120.00
	CP-Water Plant Exp 2019 FUND	419,774.82
	WRA SANI SEWER CONNECTION FUND	3,645.00

HWY44 & COUNTY LN RD 2020 FUND	59,261.31
SE 11th ST RR/James 2019 FUND	382.5
ANNUAL SIGNAL IMPROVEMENT FUND	18,000.00
WATER SYSTEM STUDY FUND	4,655.00
PAVEMENT COND ANALYSIS FUND	2,227.00
GRIMES LIBRARY BLDG FUND FUND	74,525.30
S CMLX IRRIGATION PROJ FUND	39,438.16
WATER FUND	80,613.87
WATER DEPOSITS FUND	1,586.85
SEWER FUND	105,499.48
LANDFILL/GARBAGE FUND	43,509.37
STORM WATER FUND	<u>187,203.01</u>
	1,650,699.33

MONTHLY REVENUE MAY 2021

GENERAL FUND	495,619.68
LIBRARY FUND	1,026.24
ROAD USE TAX FUND	116,396.02
EMPLOYEE BENEFITS FUND	42,186.23
LOCAL OPTION SALES TAX FUND	114,682.82
TAX INCREMENT FINANCING FUND	177,658.97
HOTEL/MOTEL/ECON DEV FUND	11,890.23
RESTRICTED GIFTS FUND	3,000.00
DEBT SERVICE FUND	100,391.12
CAPITAL PROJECTS FUNDS	1,334,328.01
WATER FUND	363,386.85
SEWER FUND	233,438.12
LANDFILL/GARBAGE FUND	60,334.77
STORM WATER FUND	<u>60,482.08</u>
	3,114,821.14



AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

Public Hearing and Action on Resolution 06-1421 Approving City of Grimes' Budget Amendment #2 for FY2020-2021

SYNOPSIS:

The city has additional expenditures for the 2020B bonds.

FISCAL IMPACT:

The proposed amendment #2 will provide for additional expenditures of \$5738 in debt service.

PREVIOUS COUNCIL ACTION(S):

Council set a date for a public hearing on the proposed amendment #2 at their regular meeting on June 8, 2021. Council approved the FY2020-2021 budget on March 24, 2020.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval

RESOLUTION NO. 06-1421

**RESOLUTION APPROVING THE CITY'S PROPOSED
AMENDMENT #2 TO THE FISCAL YEAR 2020-2021 BUDGET**

WHEREAS, the City Finance Director has prepared amendment #2 to the Annual Budget for Fiscal Year 2020-2021; and

WHEREAS, the City did hold a public hearing regarding this proposed budget amendment on June 22nd, 2021 at 5:30 PM at 410 SE Main St, Grimes, Iowa.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grimes, Iowa, approval of budget amendment #2 for Fiscal Year 2020-2021.

BE IT FURTHER RESOLVED, by the Grimes City Council of the City of Grimes, Iowa, that the Mayor and City Clerk are hereby authorized and directed to execute said resolution.

Passed and approved this 22nd day of June, 2021.

AYES:

NAYS:

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

RECORD OF HEARING AND ADOPTION OF BUDGET AMENDMENT GRIMES				
Fiscal Year July 1, 2020 - June 30, 2021				
GRIMES conducted a public hearing for the propose of amending the current budget for the fiscal year ending June 30, 2021				
Meeting Date:	Meeting Time:	Meeting Location:		
6/22/2021	05:30 PM	In person: Grimes Comm Center 410 SE Main St, Grimes, IA via Electronic Mtg Zoom ID Code 982 3434 5589 Passcode 110115		
The governing body of the GRIMES met with a quorum present and found that the notice of time and place of the hearing had been published as required by law and that the affidavit of publication is on file with the county auditor. After hearing public comment the governing body took up the amendment to the budget for final consideration and determined that said budgeted expenditures be amended as follows:				
REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	10,856,039	0	10,856,039
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	10,856,039	0	10,856,039
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	3,904,556	0	3,904,556
Other Cilty Taxes	6	2,113,665	0	2,113,665
Licenses & Permits	7	572,250	0	572,250
Use of Money & Property	8	275,550	0	275,550
Intergovernmental	9	2,436,172	0	2,436,172
Charges for Service	10	8,905,874	0	8,905,874
Special Assessments	11	35,000	0	35,000
Miscellaneous	12	2,193,343	0	2,193,343
Other Financing Sources	13	44,107,601	0	44,107,601
Transfers In	14	10,685,291	0	10,685,291
Total Revenues & Other Sources	15	86,085,341	0	86,085,341
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	5,609,291	0	5,609,291
Public Works	17	2,932,951	0	2,932,951
Health and Social Services	18	25,000	0	25,000
Culture and Recreation	19	2,542,761	0	2,542,761
Community and Economic Development	20	2,363,760	0	2,363,760
General Government	21	1,839,968	0	1,839,968
Debt Service	22	8,948,804	5,738	8,954,542
Capital Projects	23	41,991,000	0	41,991,000
Total Government Activities Expenditures	24	66,253,535	5,738	66,259,273
Business Type/Enterprise	25	8,002,010	0	8,002,010
Total Gov Activities & Business Expenditures	26	74,255,545	5,738	74,261,283
Tranfers Out	27	10,685,291	0	10,685,291
Total Expenditures/Transfers Out	28	84,940,836	5,738	84,946,574
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	1,144,505	-5,738	1,138,767
Beginning Fund Balance July 1, 2020	30	42,210,029	0	42,210,029
Ending Fund Balance June 30, 2021	31	43,354,534	-5,738	43,348,796
Explanation of Changes: The City realized additional expenditures for the bond refunding.				

06/22/2021

City Clerk/Administrator Signature of Certification

Adopted On

Mayor Signature of Certification



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

James Place - Rezone

SYNOPSIS:

The applicant is requesting approval of a rezoning from A-1 to Planned Unit Development (PUD) which will allow for the construction of a commercial and residential development. The development is located at the southwest corner of SW 19th Street and South James Street and is approximately 35 acres in total. The Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area. Unless otherwise mentioned in the Development Agreement, the James Place PUD will follow the Transportation Mixed Use Development Corridor District Overlay standards.

The PUD will provide some flexibility in the density and size of the desired land use types. The concept plan provides the general acreage and layout for each land use type. The commercial/mixed use area will generally be located at the corner of SW 19th Street and S. James and will transition to high-density and medium density moving west.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Set Public Hearing – 05/25/2021

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 06/01/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Rezone for James Place, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: May 27, 2021
RE: James Place – Rezoning

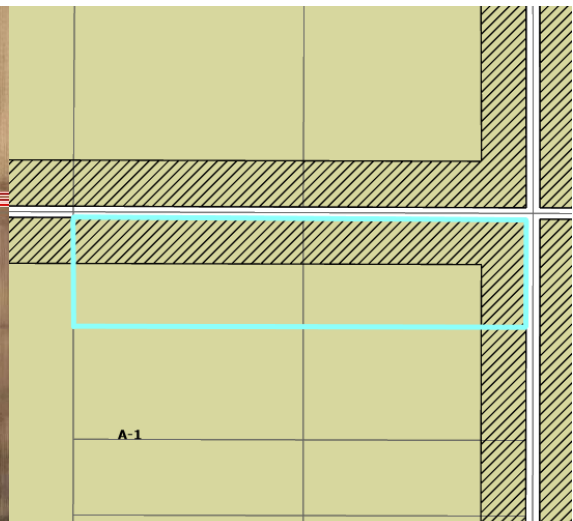
GENERAL INFORMATION:

Applicant:	Horizon Advisors LC.
Requested Action	Rezoning
Location	SW 19 th St and S James St

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Commercial/Business Park	A-1
North	Vacant	Commercial/Park	A-1
South	Vacant	Commercial/Business Park	A-1
East	Vacant	Commercial	A-1
West	Vacant	Commercial/ Business Park	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to Planned Unit Development (PUD) which will allow for the construction of a commercial and residential development. The development is located at the southwest corner of SW 19th Street and South James Street and is approximately 35 acres in total. The Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area. Unless otherwise mentioned in the Development Agreement, the James Place PUD will follow the Transportation Mixed Use Development Corridor District Overlay standards.

The PUD will provide some flexibility in the density and size of the desired land use types. The concept plan provides the general acreage and layout for each land use type. The commercial/mixed use area will generally be located at the corner of SW 19th Street and S. James and will transition to high-density and medium density moving west.

ANALYSIS:

Medium-Density Residential: Areas designated as Medium-Density Residential are intended for attached or detached dwelling units and senior living facilities.

Development Standards:**Setbacks:**

Front – 30'

Rear – 20'

Side – 10'

Building Separation – 20'

Maximum Building Height: 35 Feet – 3 Stories

Minimum Dwelling Size: 900 square feet finished area

Minimum Garage Size: 2 Car Attached

Building Materials: Minimum 10% brick/stone/masonry. Minimum 50%

brick/stone/masonry for units oriented towards S. James St

Open Space: Minimum 20%

High-Density Residential: Areas designated as High-Density Residential are intended for multi-family dwelling units and senior living facilities.

Development Standards:

Setbacks:

Front – 30'

Rear – 20'

Side – 20'

Building Separation – 20'

Maximum Building Height: 60 Feet – 4 Stories

Minimum Dwelling Size: 500 square feet

Building Materials: Minimum 60% brick/stone/masonry

Open Space: Minimum 20%

Commercial/Mixed-Use: The area designated as Commercial/Mixed-Use is intended to provide commercial and residential uses. The commercial/mixed-use area will allow uses permitted in the C-2 zoning district with the exception of a few uses. Vertical mixed-use development will also be permitted to allow multi-family units above commercial development.

Development Standards:

Open Space: Minimum 20%

Setbacks:

Front – 30'

Rear – 25'

Side (External) – 10'

Side (Internal) – 0'

Building Separation – 5'

Density: A maximum of 16 dwelling units per acre shall be permitted across the medium- and high-density areas (maximum 404 dwelling units). 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.

Land Use: Some flexibility in acreage among the three land use areas will be permitted. However, a minimum of 12 acres of medium-density residential development is proposed and a minimum of 10 acres of commercial/mixed use development is proposed.

Landscaping: A minimum of 30 feet of buffering will be provided between the different land use types as a transition from medium-density to high-density to mixed-use/commercial. Landscaping and “street trees” will be provided along the edges of the development along South James and SW 19th Street.

ROW Dedication: Right-of-way dedication will be required as part of the PUD.

South James Street – 20'

SW 19th Street – 39'

Public Improvements: The required public improvements for this rezone are yet to be determined as we receive and evaluate information regarding the James Street Corridor Study. All required public improvements will be outlined in the Development Agreement and reflected on the rezoning concept.

Parkland Dedication: Approximately 3.26 acres of parkland dedication will be required. A fee in lieu of providing parkland onsite will be an acceptable option for the City of build parks in the area.

STAFF RECOMMENDATION:

Staff would recommend approval of the James Place rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~March 2, 2021~~

March 16, 2021

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street, Unit 12

Des Moines, IA 50322

RE: S James & SE 19th Street (SW Corner)

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Rezoning for the SW corner of S James and SE 19th Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Submit signed application, petition, and consent from surrounding property owners.
Provide consent from surrounding property owners.~~
- ~~2. Submit \$1000 fee.~~
- ~~3. Provide a concept plan for the entire rezone area.~~
- ~~4. Is the PUD zoning only for the commercial portion of the site or the multi-family portion as well? Is the multi-family proposed to be straight zoning? Per our meeting 3/15/21, PUD zoning for the whole parcel will work. However, commercial will need to occur on the corner. A maximum density can be determined for the remainder of the site to provide flexibility for the residential units (i.e. high density multifamily on one portion and medium density townhomes on another portion).~~
- ~~5. Please explain why a PUD is requested.~~
- ~~6. Staff wants to see both medium and high density housing on the west 25 acres (townhomes and multi-family).~~
- ~~7. Provide an example of the residential elevations. Units along 19th St should be oriented toward the street.~~

- ~~8. This property is located within the Transportation Corridor Overlay. Buildings will need to meet the architectural standards within the overlay.~~
- ~~9. Provide narrative for multi-family and townhome details, ie: square footage, garages, 2 story or 1 story, etc.~~
10. List bulk regulations on the concept. **Bulk regulations should be updated to reflect any changes in the Development Agreement.**
- ~~11. Parkland dedication is required. See 159.07 of the Code of Ordinances for calculation requirements. The City can accept a fee in lieu of providing parkland onsite to build parks in the area.~~
- ~~12. Show landscaping along S James and 19th St.~~
- ~~13. Show 5' sidewalks along 19th St and S James.~~
- ~~14. The full access point off of S James should be at the south property line and shared between the property to the south.~~
15. The second full access point from S James St is planned to be a public street. Please add the road to the plan. **A public street is planned approximately 1200' from the James and 19th intersection. Please add the road to the concept plan.**
- ~~16. What type of storage is proposed in the commercial area? Staff is supportive of internally accessed personal storage within a building that looks like an office building similar to Rock Creek Storage Ankeny or Grey hawk in West Des Moines.~~
- ~~17. Provide a connection between the commercial and residential sites.~~

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:	March 8, 2021 (1 PDF of Rezoning Map and Concept Plan)
PLANNING & ZONING:	April 6, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	April 27, 2021 at 5:30 at the Grimes City Hall

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

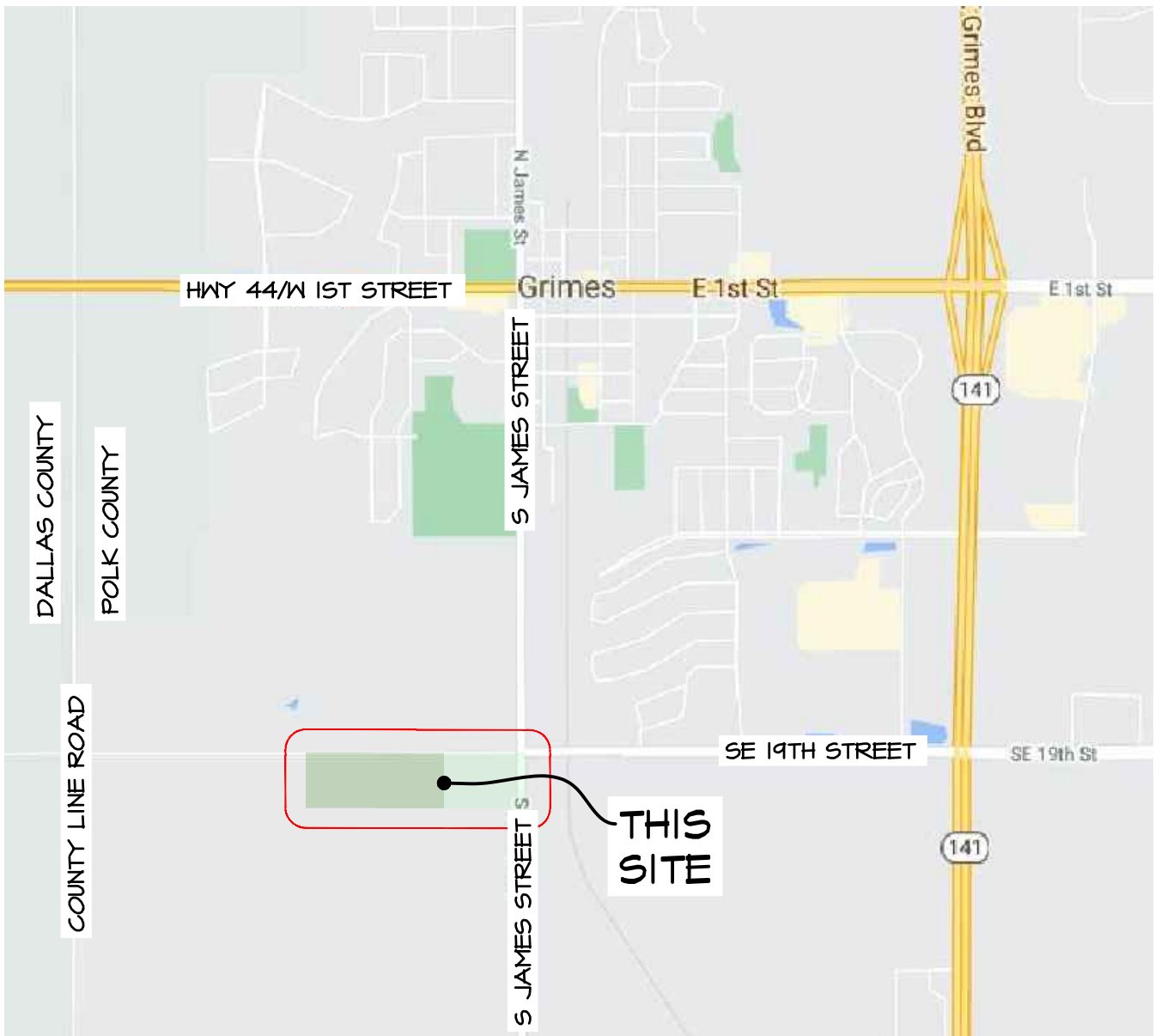
REZONING SKETCH

S. JAMES STREET & SW 19TH STREET

GRIMES, IOWA

GENERAL LEGEND	
PROPOSED	
	FLAT 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-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
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	M.O.E. MINIMUM OPENING ELEVATION
	C.C.# 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
III SNAKE DANCE DR
HARKER HEIGHTS, TX 76548-2019

PREPARED FOR:
HORIZON ADVISORS, LLC
CO: THE SIEDENBURG GROUP
ATTN: DOUG SIEDENBURG
1950 NW 138TH ST, #450
CLIVE, IA 50325
PHONE: 515-223-6222

PREPARED BY:
PREPARED BY:
EDWARD H. ARP, P.L.A. & A.S.L.A.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: 515-276-4884 X213

PROFESSIONAL LAND SURVEYOR:
CIVIL ENGINEERING CONSULTANTS
ATTN: JEFFREY A. GADDIS, P.L.S. #18381
2400 86TH STREET, SUITE #12
URBANDALE, IA 50322
PHONE: 515-276-4884 EXT 221
EMAIL: GADDIS@CECLAC.COM

PROJECT MANAGER:
PREPARED BY:
EDWARD H. ARP, P.L.A. & A.S.L.A.
CIVIL ENGINEERING CONSULTANTS
2400 86TH STREET, UNIT 12
URBANDALE, IA 50322
PHONE: 515-276-4884 X213

LEGAL DESCRIPTION:
WARRANTY DEED: BOOK 15270, PAGE 944
THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE NORTHEAST QUARTER (N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$) OF SECTION SEVEN (7), TOWNSHIP SEVENTY-NINE (79) NORTH, TWENTY-FIVE (25) WEST OF THE 5TH P.M., POLK COUNTY, IOWA.

LAND AREAS

NE $\frac{1}{4}$, NE $\frac{1}{4}$
20.23 ACRES GROSS
154 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
18.64 ACRES NET

NW $\frac{1}{4}$, NE $\frac{1}{4}$
20.26 ACRES GROSS
101 ACRES PUBLIC RIGHT-OF-WAY EASEMENT
19.25 ACRES NET

ZONING:

EXISTING:	A6 AGRICULTURAL DISTRICT
PROPOSED:	R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
	R-3 HIGH DENSITY MULTIPLE FAMILY DWELLING DISTRICT
	PUD - PLANNED UNIT DEVELOPMENT

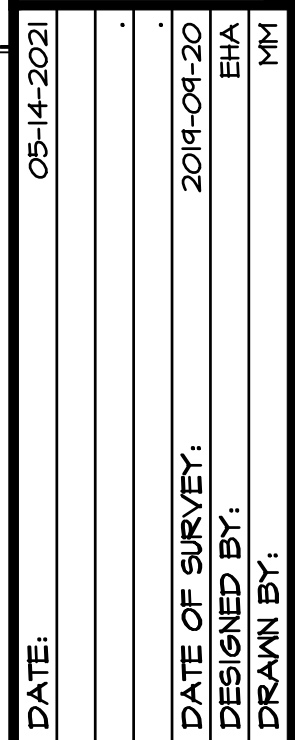
LAND USE

EXISTING: AGRICULTURAL
FUTURE: MULTI-FAMILY
PUD

BULK ZONING REGULATIONS:

R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK 1 1/2 STORIES = 7'
2-3 STORIES = 15'
R-3 MEDIUM DENSITY MULTIPLE FAMILY DWELLING DISTRICT
FRONT SETBACK = 30'
REAR SETBACK = 30'
SIDE SETBACK 1 1/2 STORIES = 7'
2-3 STORIES = 15'

	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 349 DALLAS CENTER, IA 50063-0349	844,420	323,608	17.73%		
2	DENNIS BRITSON	S 1/2 NW 1/4 NE 1/4 SEC 7-79-25	DENNIS BRITSON POB 349 DALLAS CENTER, IA 50063-0349	871,200	333,842	18.24%		
3	LEMAR KOETHE	E 1/2 NW FRL 1/4 LESS 1A RD SEC 7-79-25	LEMAR KOETHE 6000 DOUGLAS AVE STE 210 DES MOINES, IA 50322-3313	3,441,240	206,249	11.30%		
4	EBH INC	S 1/2 SW FRL 1/4 LESS 3.387A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,514,987	44,151	2.64%		
5	EBH INC	W 1/2 SE 1/4 LESS 1A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,441,240	333,716	18.28%		
6	EBH INC	E1/2 SE1/4 LESS 3.39A RD SEC 6-79-25	CAPITAL AGRI PROP SERV 801 WARRENVILLE RD STE 150 LISLE, IL 60532-4328	3,337,131	323,656	17.73%		
7	MARK A PEITZMAN (TRUSTEE) & PHYLLIS R WISE REVOCABLE TRUST	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	30049 240TH ST DALLAS CENTER, IA 50063-8160	960,062	44,184	2.64%		
8	EBH INC	NW 1/4 LY6 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	205,838	11.28%		
		TOTALS		18,255,934	1,825,409	100.0%	0	0



SHEET
2
OF 3
A-2099

NORTH



PETITION TO REZONE PROPERTY WITHIN THE CITY OF GRIMES, IOWA

I (We), the undersigned, Diane M. Britson, own property legally described as follows:

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, Range Twenty-Five (25) West of the 5th P.M., Polk County, Iowa.

The undersigned states, in writing that as property owner(s), are petitioning the City of Grimes, Iowa to rezone the property from A-1 Agricultural District to PUD Planned Unit Development.

The undersigned states that this petition can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

Dated this 26th day of February, 2021.

x 

Diane M. Britson

Printed Name



ORDINANCE #749

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 165.47 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST FOR JAMES PLACE:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 40.4 acres legally described on Exhibit A (the "Property") from A-1 (Agriculture) to R-4 (Planned Unit Development).

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-4 Zoning Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and Horizon Advisors, LC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2021 Code of Iowa, as amended.

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: EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council and approved by the City Council shall be approved.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

Exhibit A

Legal Description of Property

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.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

First Consideration - An Ordinance Amending Provisions of The Zoning Ordinance of The City of Grimes Specifically Striking Grimes Code of Ordinances Section 165.18 And Creating a New Section 165.18 Which Defines the Requirements for Signs

SYNOPSIS:

Staff has developed a draft amendment to the Sign regulations within the Zoning Ordinance. Over the past two years, a number of issues have come up related to our current sign ordinance. These issues include inconsistencies between districts, missing components, and unknown intents and purposes. Based upon our initial research, it also appears that our current ordinance is not consistent with our neighboring communities, nor has it addressed the issue of content neutrality.

Our goal with this re-write is to create flexible sign regulations that are comparable to other communities in the Des Moines Metro Area, while ensuring that the vision for our growing community is upheld.

Below is an outline of the proposed amendment. Note that this is a complete re-write, therefore a redline copy has not been provided. For your reference, the existing ordinances are provided.

Building Signs

- Reduce building sign area to ensure better aesthetics and reduce potential visual clutter.
- Base sign area on linear foot of building frontage rather than the square footage of the wall area. This allows for an easier calculation and quicker turnaround time.
- Differentiate square footage by building type and size.
- Create one building sign calculation for all non-residential uses rather than having different standards by zoning district.
- Require all signs to be channel letters, and prohibit panel signs.
- Governors District allows projecting signs and sandwich board signs.

Ground Mounted Signs



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

- Develop requirements that are based upon setback, height and square footage.
- Clarify requirements for sign surrounds.
- Create one ground sign calculation for all non-residential uses rather than having different standards by zoning district.
- Ground mounted sign regulations do not differ for properties located in the overlay districts.

Temporary Signs

- Limit square footage and frequency of temporary signs based on use (residential vs non-residential) rather than the type of speech (real estate signs, development signs, etc.).
- Each lot is permitted square footage for commercial speech and non-commercial speech.
- Additional square footage is permitted during certain circumstances.
- Temporary signs for residential uses do not require a permit.

Temporary Signs on City Property

- Limited to City property (Waterworks Park and South Sports Complex)
- Regulate who can put up signs, not the content of the signs
- Schools and school organizations can put up signs

Electronic Message Boards

- Permitted for a limited number of uses (schools, government uses, community centers, fuel stations)
- Limit the size, color, and frequency of message changes
- Only permitted as part of a ground mounted sign
- Electronic message boards for fuel stations are limited to a smaller area than other uses

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Set Public Hearing on 05/25/2021

BOARD/COMMISSION ACTION(S):



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

Recommendation of Approval - Planning and Zoning Commission, 06/01/2021 with the condition that additional regulations be added regarding electronic message board signs relating to letter and background color.

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the first consideration of the Zoning Ordinance Amendment related to Signs.

Planning & Zoning Memo



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Sign Ordinance Amendment

INTRODUCTION:

Staff has developed a draft amendment to the Sign regulations within the Zoning Ordinance. Over the past two years, a number of issues have come up related to our current sign ordinance. These issues include inconsistencies between districts, missing components, and unknown intents and purposes. Based upon our initial research, it also appears that our current ordinance is not consistent with our neighboring communities, nor has it addressed the issue of content neutrality.

Our goal with this re-write is to create flexible sign regulations that are comparable to other communities in the Des Moines Metro Area, while ensuring that the vision for our growing community is upheld.

Below is an outline of the proposed amendment. Note that this is a complete re-write, therefore a redline copy has not been provided. For your reference, the existing ordinances are provided.

PROPOSED AMENDMENTS:

Building Signs

- Reduce building sign area to ensure better aesthetics and reduce potential visual clutter.
- Base sign area on linear foot of building frontage rather than the square footage of the wall area. This allows for an easier calculation and quicker turnaround time.
- Differentiate square footage by building type and size.
- Create one building sign calculation for all non-residential uses rather than having different standards by zoning district.
- Require all signs to be channel letters, and prohibit panel signs.
- Governors District allows projecting signs and sandwich board signs.

Ground Mounted Signs

- Develop requirements that are based upon setback, height and square footage.
- Clarify requirements for sign surrounds.

- Create one ground sign calculation for all non-residential uses rather than having different standards by zoning district.
- Ground mounted sign regulations do not differ for properties located in the overlay districts.

Temporary Signs

- Limit square footage and frequency of temporary signs based on use (residential vs non-residential) rather than the type of speech (real estate signs, development signs, etc.).
- Each lot is permitted square footage for commercial speech and non-commercial speech.
- Additional square footage is permitted during certain circumstances
- Temporary signs for residential uses do not require a permit.

Temporary Signs in the Right-of-Way

- Limited to a few areas in the City
- Regulate who can put up signs, not the content of the signs
- Schools, community organizations and non-profits

Electronic Message Boards

- Permitted for a limited number of uses (schools, government uses, fuel stations)
- Limit the size and frequency of message changes
- Only permitted as part of a ground mounted sign
- Electronic message boards for fuel stations are limited to a smaller area than other uses

CITY OF GRIMES

Evann Martin
Assistant Planner

ORDINANCE _____

AN ORDINANCE AMENDING THE GRIMES CODE OF ORDINANCES SECTION 165 TO SPECIFY NEW SIGN REQUIREMENTS

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 Sections 165.03, 165.18, 165A.26 and 165B.18 which define the requirements for signs.

SECTION 2. Amendment. The Grimes Code of Ordinance is amended by removing, editing and adding certain definitions to Grimes Code of Ordinance Section 165.03.

See attached Exhibit A

SECTION 3. Amendment. The Grimes Code of Ordinance is amended by striking the existing Section 165.18 of the Grimes Code of Ordinance and replacing with the exhibit below.

See attached Exhibit B

SECTION 4. Amendment. The Grimes Code of Ordinance is amended by replacing the Grimes Code of Ordinance Section 165A.26 with the following section below.

165A.26 SIGNS. The general sign regulations in Section 165.18 of the Grimes Zoning Ordinance shall apply.

SECTION 5. Amendment. The Grimes Code of Ordinance is amended by updating the Grimes Code of Ordinance Section 165B.18 to the following section below.

165B.18 SIGNS. The general sign regulations in Section 165.18 of the Grimes Zoning Ordinance shall apply.

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 _____, 2021.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

EXHIBIT A

165.03 Definitions

Definitions Deleted

~~"Billboard" means all structures, regardless of the material used in the construction of the same, that are erected, maintained or used for public display of posters, painted signs, wall signs, whether the structure is placed on the wall or painted on the wall itself, pictures or other pictorial reading matter which advertise a business or attraction which is not carried on or manufactured in or upon the premises upon which said signs or billboards are located.~~

~~"Sign" means any device designed to inform or attract the attention - of persons not on the premises on which the sign is located; provided, however, the following are not included in the application of the regulations herein:~~

~~A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;~~

~~B. Flags and insignia of any government except when displayed in connection with commercial promotion;~~

~~C. Legal notices; identification, informational or directional signs erected or required by governmental bodies;~~

~~D. Integral, decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights.~~

~~E. Signs directing and guiding traffic and parking on private property, and bearing no advertising matter; not exceeding two (2) square feet in area.~~

~~"Sign area" means the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter are not included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a~~

~~picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign~~

~~"Sign, exterior" means a sign which directs attention to a business, profession, service, product or activity sold or offered upon the premises where such sign is located. An exterior sign may be a sign attached flat against a building or structure, or projecting out from a building or structure or erected upon the roof of a building or structure. An exterior sign may include any of the following:~~

~~A. Fascia sign: a single faced building or wall sign which is directly attached to and parallel to its supporting wall.~~

~~B. Projecting sign: a double-faced building or wall sign projecting at right angles to its supporting wall.~~

~~C. Marquee sign: a sign attached to and contained within the perimeter of the face or valance of a marquee.~~

~~D. Roof sign: a sign attached upon or above a roof of parapet of a building.~~

~~"Sign, free standing or post" means any sign erected or affixed in a rigid manner to one or more poles, posts or the ground, and which carries any advertisement strictly incidental and subordinate to a lawful use of the premises on which it is located, including signs, or sign devices indicating the business transacted services rendered or goods sold or produced on the premises by an occupant thereof. A free standing or post sign may also include the following:~~

~~A. Directory sign: a sign containing the name of a building, complex or center and two or more identification signs or panels of the same size, color and general design, limited to one identification sign per occupant.~~

~~B. Monument sign: a structure, built on grade, that forms an integral part of the sign or its background.~~

~~"Sign, institutional bulletin board" means an on-premises sign containing a surface area upon which is displayed the name of a religious institution, school, library, community center or similar institution and the announcement of its services or activities.~~

~~"Sign, temporary" means any sign not permanently attached to the ground, wall or building, and intended to be displayed for a short and limited period of time.~~

Definitions Added

HOME OCCUPATION: An occupation or business operated within a dwelling unit, is incidental and subordinate to the use as a dwelling unit, and that is operated in compliance with the regulations set forth in the Grimes Zoning Ordinance.

OBSCENITY: Speech is defined as obscene if the average person, applying contemporary community standards, would find that the work, taken as a whole, appeals to the prurient interest, if the work depicts or describes, in a patently offensive way, sexual conduct specifically defined by the applicable state law, if the work, taken as whole, lacks serious literary, artistic, political, or scientific value.

SIGN: Any words, lettering, figures, numerals, emblems, symbols, logos, graphics, devices, trademarks, trade names, or any other figure of similar character, or any combination thereof, by which anything is made known and which is designed to attract attention or convey a message.

SIGN, A-FRAME: A temporary sign, constructed of wood, cardboard, plastic, or other lightweight and rigid material having the capability to stand on its own supports and being portable. This definition shall include T-Frame signs and sandwich board signs.

SIGN AREA: The area of a sign as determined by the Zoning Administrator in accordance with section 165.18.7 of this title.

SIGN, AWNING: A nonilluminated sign that is either attached to, affixed to, or painted on an awning or canopy.

SIGN, BAG: A temporary cover made of a cloth or canvas material, used to alter the message of an obsolete sign until such time as it is replaced with a new sign.

SIGN, BANNER: A temporary sign composed of lightweight material either enclosed in a rigid frame or not enclosed, secured or mounted to a structure or post on two (2) or more edges. A national, State or Municipal flag, or the official flag of any institution or business is not considered a banner.

SIGN, BILLBOARD: An off-premises sign, displayed out of doors or visible from a public way.

SIGN, BUILDING MOUNTED: Any sign attached to or erected against the wall of a building, with the exposed face of the sign in a plane parallel with a plane of said wall.

SIGN, CAPSULE: A sign fabricated from metal, aluminum or some other material with a face constructed out of a panel product.

SIGN, CITY FACILITY: A sign erected and maintained by or on behalf of the City for the purpose of advancing the City's goals and vision established within the Grimes Strategic Plan, Grimes Comprehensive Plan, and Grimes Parks and Trails Plan.

SIGN, COMMERCIAL: A temporary or permanent sign which contains any message, statement or expression related to commercial interests.

SIGN, OBSOLETE: Any sign face remaining in place for a period of thirty (30) days or more which no longer advertises an activity, business, product, or service available.

SIGN, DETACHED RIGID: A temporary sign, typically constructed out of a stiff or non-flexible material and mounted to poles/posts or a similar style support structure.

SIGN, DIRECTIONAL: A sign, other than warning and regulatory signs, which is located on private property for the purposes of directing traffic through the site or development. Examples of these signs include and are similar to enter and exit signs and drive-thru signs.

SIGN, ELECTRONIC CHANGEABLE COPY: The graphical content, in letter or numerical form, of an electronic message board sign, which can be changed or altered automatically through electrical or electronic means.

SIGN, ELECTRONIC MESSAGE BOARD: A sign with an electronic changeable copy.

SIGN FACE OR SURFACE: The copy area, background area, and the peripheral encasement, structural elements, or trim, which forms the outer perimeter of the sign.

SIGN, GROUND MOUNTED: A ground sign that does not have any exposed pole or pylon, and is attached to a single columnar base. Ground mounted signs shall be constructed with materials chosen for their consistency with the principal building, as well as their durability and strength, in addition to the aesthetic values. Ground mounted signs are only permitted for non-residential uses.

SIGN, GROUND MOUNTED SIGN STRUCTURE: A ground mounted sign together with its base and surround.

SIGN HEIGHT: The vertical distance from the average finished road grade at the sign location to the highest point of the sign.

SIGN, MANUAL CHANGEABLE COPY: The graphical content, in letter or numerical form, of a sign, which can be changed or altered by manual placement of letters or symbols.

SIGN, NON-COMMERCIAL: A temporary or permanent sign which contains no message, statement or expression related to commercial interests.

SIGN, NONCONFORMING: A sign that does not conform to the regulations provided herein.

SIGN, NUMBER OF: For the purpose of determining the number of signs, a sign is considered to be a single display surface or displaying device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, each element is considered a single sign.

SIGN, OFF-PREMISE: Any sign advertising any products, accommodations, services or activities not provided on the premises in which the sign is placed.

SIGN, BUILDING PANEL: A sign consisting of a frame which may be covered by a translucent material, which may be internally illuminated. The placement of individual letters at least one inch (1") in depth on a metal, stone, or Dryvit surface is not considered a panel sign.

SIGN, PERSON: Any form of signage that may be accomplished through gestures, signals, costumes, or carrying of "signs, temporary" (as defined in this section) by persons affiliated with a business to advertise, promote or draw attention to such business.

SIGN, POLE: A sign which is erected upon one or more posts or pylons directly in or upon the ground and not attached to, or braced by, any other structure.

SIGN, POLITICAL: A temporary sign erected for the purpose of soliciting votes or support for or in opposition to any candidate or any political party under whose designation any candidate is seeking nomination or election or any public question on the ballot in an election held under the laws of the State of Iowa.

SIGN, PORTABLE: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, the following: signs designed to be transported by the means of wheels, trailers or chassis, whether or not the wheels are presently attached; signs constructed as or converted to A- or T-frames; menu and sandwich board signs; balloons or other hot air or gas filled figures; and signs attached to or painted on vehicles parked and visible from the public right-of-way and not being used in the normal day to day operations of the business excluding storage.

SIGN, PROJECTING: A sign attached to and projecting generally at right angles from a building wall or other structure.

SIGN, ROOF: A sign erected on or above the roof of a building.

SIGN, SERVICE: A sign identifying parking and handicapped parking, restrooms, public telephone facilities, first aid stations, fallout shelters and other similar public service facilities.

SIGN, SUBDIVISION: A sign identifying the name of a residential or commercial complex, subdivision, or neighborhood development included on a landscape feature including planter beds, fountains, decorative walls or fences.

SIGN, TEMPORARY: Any residential or non-residential sign, not permanently attached to a building, post, or ground, including, but not limited to, banners, sandwich boards, sign persons, balloons, streamers, and air-filled figures, not to be continued after the expiration of the allowed time period.

SIGN, TEMPORARY RESIDENTIAL USE: Any sign placed on a property that is residential in nature. For the purposes of these signs, multi-family uses shall not be considered residential uses.

SIGN, TEMPORARY NON-RESIDENTIAL USE: Any temporary sign placed on a property that is not residential in nature. For the purposes of these signs, multi-family uses are considered non-residential uses.

SIGN, TRAFFIC CONTROL: A public or private sign, permanently installed to warn, regulate, and control vehicles, pedestrians and bicyclists. Examples of these signs include and are similar to stop signs, no parking signs, and speed limit signs.

SIGN, VEHICLE: Any sign, logo, or advertisement placed, painted, attached, or displayed on a vehicle advertising a company, store or service and displayed in a manner to attract attention from off premises. Logoed vehicles parked in approved parking spaces shall not be considered vehicle signs.

SIGN, VIDEO MESSAGE BOARD: An electronic sign or screen displaying videos, animations, or similar moving graphics.

SIGN, YARD: A small temporary sign, typically constructed out of corrugated plastic, or similar light weight material.

EXHIBIT B

165.18 SIGNS

1. TITLE

This chapter, providing for the administration and enforcement of sign regulations, shall be known and may be cited and referred to as the *SIGN ORDINANCE OF THE CITY OF GRIMES, IOWA*.

2. PURPOSE AND SCOPE

The purpose of this chapter is to protect the health, safety, and general welfare of the citizens, to maintain and enhance the visual environment of the city, improvement of pedestrian and traffic safety, and the minimization of possible adverse effects on public and private property. The provisions of this chapter are intended to permit signs that will not, by reason of their size, location, construction or manner of display, endanger life and limb, confuse or mislead traffic, obstruct vision necessary for traffic safety, or otherwise endanger the public, health, safety, and welfare; and further, to regulate such permitted signs in a way to promote development that is not detrimental to the property values and aesthetics of the City. No sign shall be erected or maintained in the City's jurisdiction, except those specifically allowed by this chapter. All signs as permitted by the applicable zoning district regulations in all zoning districts in the city shall comply with the regulations of this chapter.

3. JURISDICTION

The lawful use of signs existing at the time of the enactment of this chapter may be continued although such use may not conform to the regulations herein. For those signs permitted before the adoption of these regulations, such signs shall be classified as "permitted nonconforming" structures. No permit shall be issued for any lot, tenant, or development after the effective date hereof and not in substantial conformity with the provisions of these regulations. Nor shall any sign, except as herein specified, be erected, substantially improved, converted, enlarged, or otherwise altered without conforming to the provisions of this chapter. Violation of the sign regulations set forth in this chapter shall be deemed a violation of this Code of Ordinances and punishable under Section 165.46 of the Grimes Code of Ordinances.

4. APPLICABILITY

In all districts, in connection with every industrial, commercial, business, recreational, or dwelling use, and all other uses, signage shall be provided in accordance with all of the following regulations except as elsewhere provided herein.

5. PROHIBITED SIGNS AND CONDITIONS

A. The following signs shall not be permitted, erected, or maintained on any property within the City:

1. Banners, pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags or other similar moving devices, except as permitted elsewhere in this chapter.
2. Billboards.
3. Neon lights or signs, not intended to add to the overall architectural theme of the site, except as permitted elsewhere in this chapter.
4. Building panel signs.
5. Hazardous signs, any sign or sign structure which is structurally unsafe, is not kept in good repair, or is capable of causing electrical shock to persons likely to come in contact.
6. Signs which incorporate in any manner any flashing or moving lights, except as permitted elsewhere in this chapter.
7. Signs which include visible moving parts, changeable copy or description by electrical or nonelectrical means, or by action of wind currents; except as permitted in this chapter.
8. Pole signs.
9. Portable or temporary signs, except as permitted elsewhere in this chapter.
10. Any sign unlawfully installed, erected, or maintained in violation of this chapter.
11. Any sign displaying any obscene, indecent or immoral matter, as defined by this chapter.
12. Roof signs.
13. Any vehicle sign parked in such a way to draw attention of people from a public place or street. This shall not include vehicles parked within an approved parking space per the approved site plan.
14. Ground mounted signs in any residential land use, except as permitted elsewhere in this chapter.

15. Building mounted signs in any residential land use, except as permitted elsewhere in this chapter.
16. Manual changeable copy signs.
17. Video message boards.
18. Painted wall signs.
19. Obsolete signs.
20. Projecting Signs, except as permitted elsewhere in this chapter.
21. Off-premise signs on property without a principal use, except during periods of time when a property is for sale and except as permitted elsewhere in this chapter.
22. Any signs, except permitted nonconforming signs, not specifically permitted within this chapter. Any other form of sign not specifically mentioned within this chapter.

6. DESIGN STANDARDS

A. SIGN FACE EXTENSION. No sign face shall extend horizontally beyond the supporting structure a distance greater than twelve (12) inches.

B. ELECTRIC SIGNS.

1. All electric signs shall be manufactured to meet UL specifications and shall require an electrical permit.
2. Electric signs shall be watertight, with service holes to provide access to each compartment with fitted waterproof covers.
3. Any electrical equipment or apparatus of a sign which causes interference with radio or television reception shall not be allowed.

C. WIND PRESSURE AND DEAD LOAD REQUIREMENTS. All signs and sign structures shall be designed and constructed to withstand a wind pressure as regulated by the building code of the City, and shall be constructed to receive dead loads as required in the building code and/or other ordinances of the City. Temporary signs shall be excluded from wind and dead load requirements as required above.

D. CLEARANCE FROM ELECTRICAL LINES. A clearance of not less than eight (8) feet horizontally and twelve (12) feet vertically shall be maintained between any sign and any overhead electrical transmission line.

E. NUMBER OF FACES. No sign shall have more than two (2) faces. Sign faces shall be parallel, unless determined to be consistent with the architectural character of the building, and approved by the Zoning Administrator.

F. LIGHTING OF SIGNS. Signs, if illuminated, must be lit by internal fixtures unless determined to be consistent with the architectural character of the building, and is approved by the Zoning Administrator. A constant level of light must be maintained, provided that this shall not be construed to prohibit use of an automatic dimmer to reduce garish effects at night. Lighting shall not flash or move. Sign lighting shall be consistent with the standards set forth elsewhere in the zoning regulations.

G. EMISSIONS PROHIBITED. No sign shall emit audible sound, noticeable odor, smoke, or other visible matter.

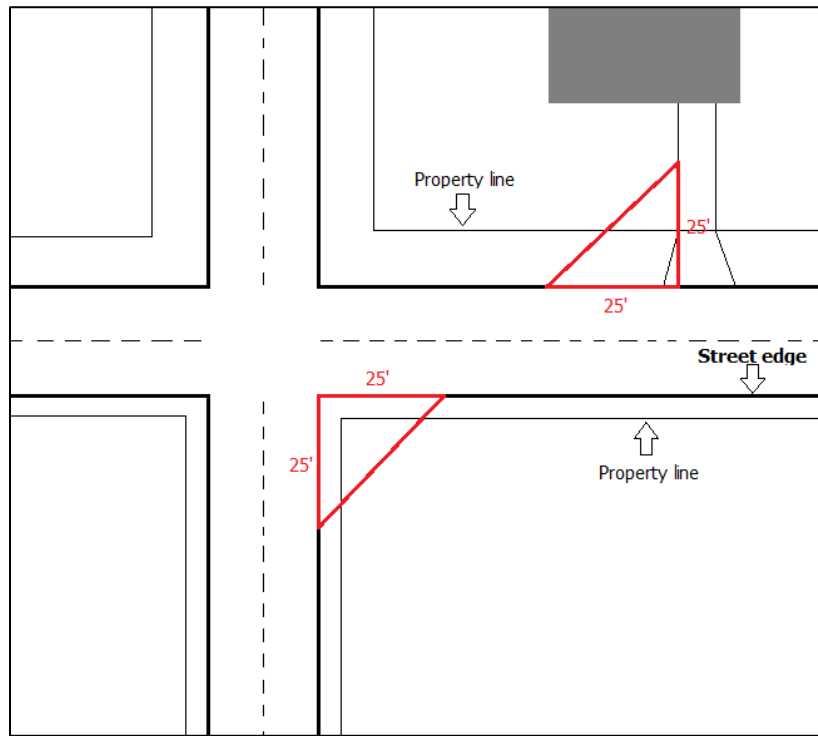
H. OBSTRUCTION OF FIRE EXITS, LIGHT, OR VENTILATION. No sign shall be permitted to obstruct or interfere in any way with free use of any door, window, fire escape, nor to obstruct or impair operation of any opening required for or ventilation.

I. TRAFFIC HAZARDS. It is illegal for any sign to interfere with, obstruct the view of, or be of such design which may be confused with any authorized traffic sign, signal, or device; no sign shall imitate an official traffic sign and be placed in a way that will interfere with, mislead, or confuse motorists.

J. VISION TRIANGLE. No sign shall be erected, placed, or allowed to be situated in such a manner as to materially impede vision between a height of two and one-half ($2\frac{1}{2}$) and ten (10) feet above the centerline grades of intersecting streets or an intersecting street and private driveway in the area bounded by the street or driveway lines of such intersections and a line joining points along said street or driveway lines twenty-five (25) feet from the point of intersection. See figure 165.18-1.

K. SIGN COLORS. Sign colors shall be earth tone or neutral colors or match the national franchise or business branding.

Figure 165.18-1 Vision Triangle



7. SIGN AREA FORMULA. The area of a sign is determined by the Zoning Administrator using actual dimensions where practical, or approximate dimensions when irregularity of a sign shape warrants. The sign area shall be the sum of the area of all rectangles, squares, or circular shapes that enclose the extreme points or edges of all copy, logos, and symbols of said sign.

8. GROUND MOUNTED SIGNS

A. CUTOUT LETTERS OR FIGURES; COPY AREA LIMITED. All letters, figures, characters or representations in cutout or irregular form maintained in conjunction with, attached to, or superimposed on a ground mounted sign shall be safely and securely built to or attached to the sign structure and shall comply with all requirements of the "design" and "maintenance" subsections of this chapter. The copy area shall be limited to a single geometric shape unless it emulates the building form or feature.

B. SIGN BASE AND SURROUND. All sign bases and surrounds shall be designed and constructed of materials that are similar to those used on the principal building. Sign bases and surrounds shall consist of masonry or similar durable materials, such as brick, stone, block, and other masonry or concrete materials, and shall be compatible with other structures and signs in the development. Metal skirting around a supporting

pole shall not be considered an acceptable sign base and surround material. No exposed sign cabinetry or electrical equipment or switches shall be visible from the right-of-way. Sign cabinetry shall be inset within the monument sign. All sign bases shall be at least twelve (12) inches in height, while all sign surrounds shall be at least six (6) inches in thickness. The sign and surround shall not be wider than the sign base. No base consisting of blank, unarticulated area shall exceed ten (10) feet in vertical direction. The sign shall lay directly on top of the base with no space in between. See figures 165.18-2 and 165.18-3 below for additional details.

Figure 165.18-2 Ground Mounted Signs Parallel to the Right-of-Way

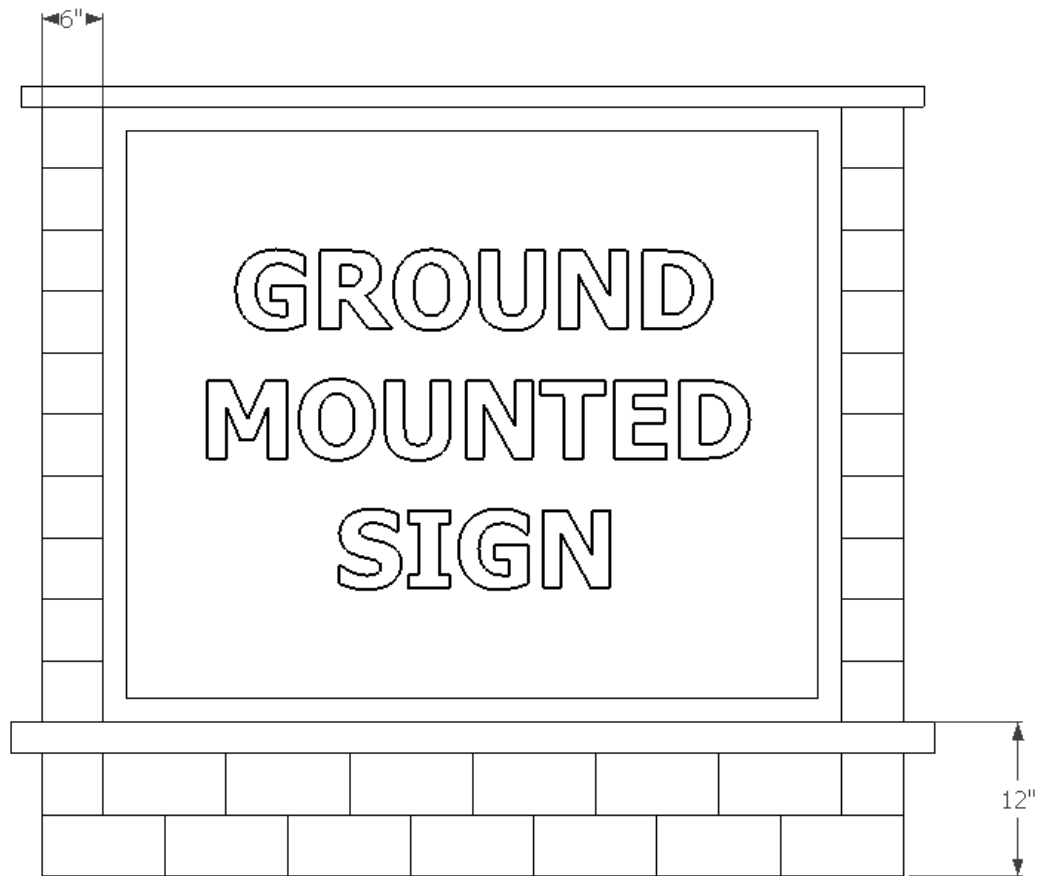
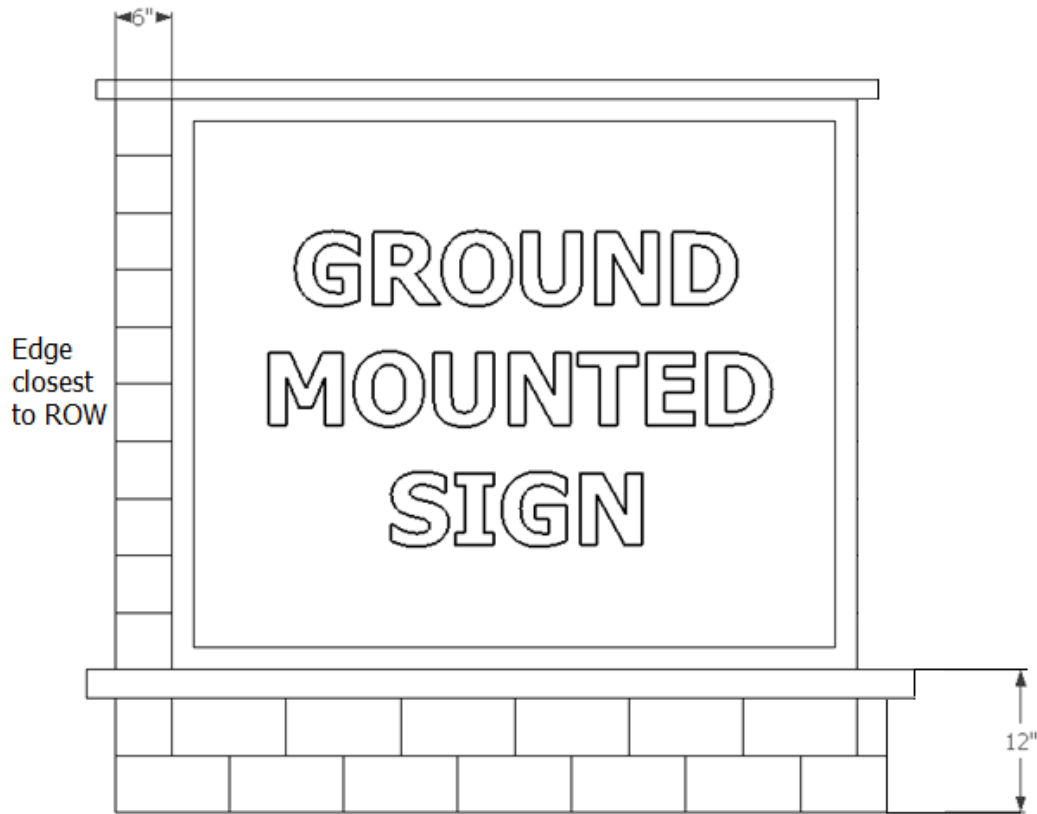


Figure 165.18-3 Ground Mounted Signs Perpendicular to the Right-of-Way



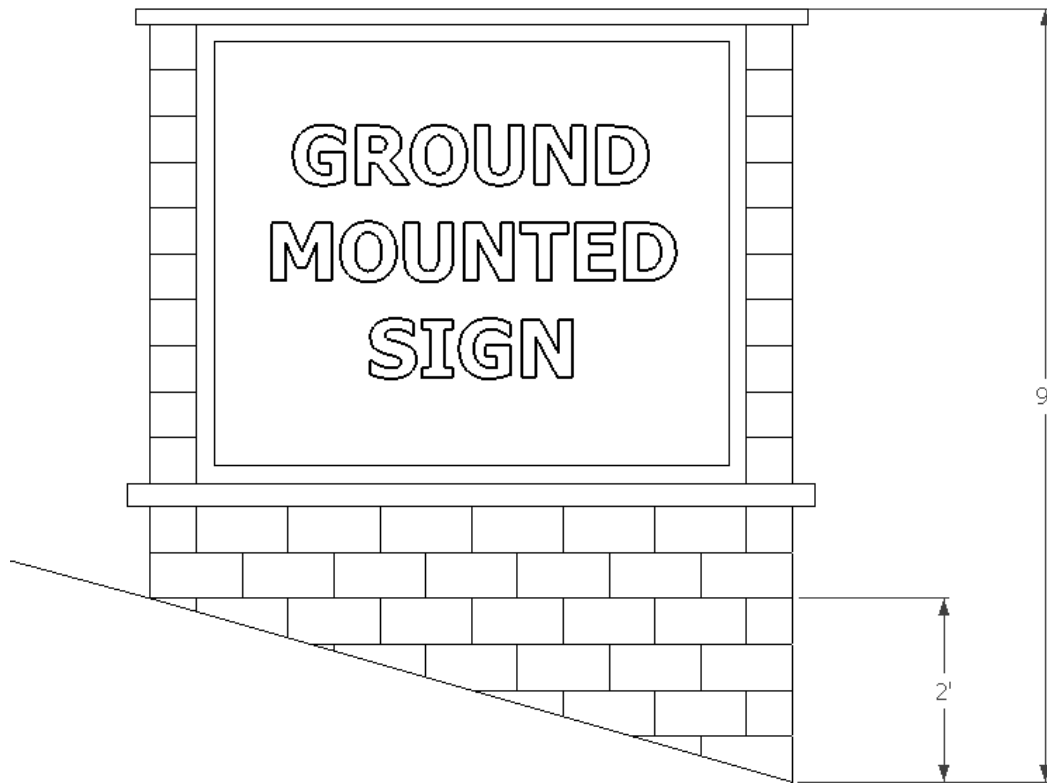
C. SIGN AREA. Sign area shall be provided in accordance to Table 165.18-1. Eighty (80) total square feet of ground mounted signage is permitted per lot. A minimum distance of fifty (50) feet shall separate any two (2) ground mounted signs on the same property, except signs six (6) square feet or less, in which case, a minimum distance of ten (10) feet shall be provided from any other sign. The total area of a sign shall be the actual square footage of one (1) sign face. Double faced signs may be permitted with the maximum square footage permitted on each side. Not more than two (2) sides of a sign structure can display signage.

Table 165.18-1 Ground Mounted Sign Regulations

Setback from Property Line (feet)	Total Height of the Structure (feet)	Area of Sign Face (square feet)
5	5	30
6	6	35
7	7	40
8	8	45
9	9	50
10	10	55
11	11	60
12	12	65
13	13	70
14	14	75
15	15	80

- D. SETBACK REQUIREMENT: The minimum setback required for ground mounted signs shall be five (5) feet. All signs shall have a side setback not less than the height of the sign but in no case less than five (5) feet.
- E. WIDTH: The maximum width of a ground mounted sign structure shall be ten (10) feet.
- F. HEIGHT: The maximum height of a ground mounted sign structure shall be five (5) feet; provided, however, the maximum height may be increased one (1) foot for each additional one (1) foot of setback over the minimum required setback to a maximum sign structure height of fifteen (15) feet. See Table 165.18-1 for more information. For the purpose of measuring the height of the sign structure when the sign is placed on a slope, the ground surface at the midpoint between the elevation of the leading and trailing edge shall be considered the point of measurement. Where the street is substantially higher or lower than the proposed sign location, the Zoning Administrator may provide variations on the height requirement as described in this chapter. "Substantially" is defined, in this case, as a change in vertical distance greater than five (5) feet. In figure 165.18-4 below, the sign height would be calculated at eight (8) feet in height.

Figure 165.18-4 Ground Mounted Sign Height on Slope



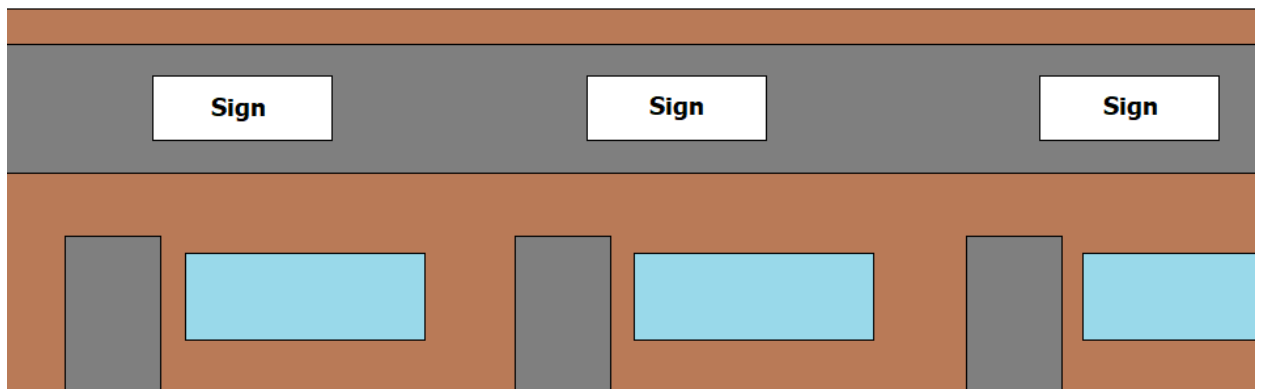
- G. MONOLITHIC OR COLUMNAR LINE: Ground mounted signs shall have a monolithic or columnar line that maintains essentially the same profile from grade to top.
- H. MULTI-TENANT SIGNS. All ground mounted signs that display more than one (1) tenant shall utilize a consistent earth tone or neutral field color for the copy area of the sign.

9. BUILDING MOUNTED SIGNS

- A. SIGN AREA ALLOWED: The following sign areas shall be allowed.
1. One and one-half ($1 \frac{1}{2}$) square feet of sign area may be erected for every linear foot of tenant frontage to a maximum of five hundred (500) square feet.
 2. In the case that a tenant has frontage along more than one (1) street, the total sign area shall be calculated off of no more than two (2) street frontages, up to a maximum of seven hundred (700) square feet.

3. In the case that a tenant is not oriented towards a street frontage, the maximum sign area shall be calculated off of the building face where the front entrance is located.
 4. In the case that a tenant within a multi-tenant building is not oriented towards a street frontage and desires to place a sign on the elevation that faces a street frontage, the maximum sign area allowed to be displayed by all tenants on the street facing frontage shall be one and one-half ($1 \frac{1}{2}$) square feet of sign area per linear foot of building frontage.
 5. Signs can be placed on any building face. However, no more than one and one-half ($1 \frac{1}{2}$) square feet of sign area per linear foot is permitted on any one (1) building face.
 6. Any number of signs can be displayed on the building up to the maximum sign area permitted.
- B. MULTI-STORY BUILDINGS: In the case of a multi-story building, the maximum square footage for each building or tenant sign shall be one (1) square foot of sign area for every linear foot of building or tenant frontage. In the event that a tenant occupies more than one story, they shall only be permitted to count the frontage on one story.
- C. MULTI-TENANT BUILDINGS: In the case of a multi-tenant building, location of tenant signs shall be placed upon the building in a consistent manner. See figure 165.18-5 below.

Figure 165.18-5 Multi-Tenant Sign Location



D. LETTERS, SYMBOLS, AND LOGOS: Under no circumstances will a letter, symbol, or logo dimension greater than six (6) feet be allowed. All building signs shall be principally comprised of individual channel letters or push through or routed letters at least one (1) inch in depth. For the purpose of displaying letters, symbols or logos, no more than twenty-five (25) percent of the sign area may be allotted to an awning or capsule sign. A channel letter or push through or routed letter sign is required before a capsule or awning sign can be permitted.

10. SUBDIVISION SIGNS.

In the case of a commercial or residential subdivision, when there exists an owners' association that provides for the maintenance of the sign or structures, seventy (70) square feet of sign area shall be granted to the subdivision. All sign dimensions shall be regulated in accordance with Table 165.18-1; however, the maximum area for each sign shall be thirty-five (35) square feet. No more than two (2) signs shall be permitted per subdivision. Each sign must be separated by at least fifty (50) linear feet. Such signs shall be extensively landscaped with trees, plantings, and natural features. Such signs may incorporate fountains, fences, or similar features. In the case of a commercial or residential subdivision that is actively under development/construction, thirty-five (35) square feet of sign area shall be permitted for the display of temporary signage.

11. CITY FACILITY SIGNS.

City facility signs shall be permitted, provided they are considered to advance the goals and vision established within the Grimes Strategic Plan, as approved by the City Council. City facility signs shall be reviewed by the Planning and Zoning Commission and approved by City Council.

12. ELECTRONIC MESSAGE BOARDS

A. Electric message boards shall be permitted on ground mounted signs for fuel stations, schools, churches, community centers, and government uses. A maximum of twenty-five (25) percent of the maximum sign area, but not greater than twenty (20) square feet, may be dedicated to electronic message boards, schools, churches, community centers, and government uses. Electronic message boards for fuel stations shall be a maximum of twenty-five (25) percent of the maximum sign area, but no greater than ten (10) square feet.

B. All electronic message boards shall meet the following conditions:

1. Electronic message boards may change no more than one time in a 24-hour period and shall not include any flashing, flowing, scrolling, alternating or blinking lights.
2. The background of the electronic message board shall be black.

3. All text on the electronic message board shall be the same solid color. One color is permitted per 24-hour period.
2. Electronic message boards shall be integral to and a part of an approved ground mounted sign.
3. Electronic message boards shall meet the lighting standards set forth in Chapter 165.

13. WINDOW SIGNS.

Window signs shall be limited to ten (10) percent of the window area when applied to the exterior of the window. Window signs shall not be included in the area permitted for building signs. Window signs placed within the interior of a building are not regulated by this ordinance.

14. ADDRESSES.

Address letters on any building shall be required and shall meet the minimum standards outlined within the Fire Code, however shall not exceed more than 150% of the minimum height. Addresses shall not count toward the permitted wall sign or ground mounted sign area.

15. HOME OCCUPATION SIGNS

No sign, other than one unlighted sign not over two (2) square feet in area attached flat against the dwelling shall advertise the presence or conduct of a home occupation. Home occupation signs shall only be permitted with an approved home occupation application.

16. TEMPORARY SIGNS AND FLAGS.

A. FLAGS

1. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and other flags adopted or sanctioned by an elected legislative body of competent jurisdiction, must be flown in accordance with protocol established by the congress of the United States for the Stars and Stripes. Notwithstanding the above, the following flags shall not be prohibited by this chapter:

A. NUMBER OF FLAG POLES

1. All commercial, industrial, and multi-family residential properties shall be permitted two (2) flag poles. The flag poles can be building mounted or ground mounted.

2. All residential properties shall be permitted one (1) building mounted flag pole and one (1) ground mounted flag pole.

B. COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than thirty (30) square feet of commercial flag area on any one (1) flag pole.
2. All residential uses shall be permitted to display no more than fifteen (15) square feet of commercial flag area on any one (1) flag pole.
3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.

C. NON-COMMERCIAL FLAGS

1. All non-residential uses shall be permitted to display no more than sixty (60) square feet of non-commercial flag area on any one (1) flag pole.
 2. All residential uses shall be permitted to display no more than fifteen (15) square feet of non-commercial flag area on any one (1) flag pole.
 3. Flag Poles shall not exceed thirty-five (35) feet in height. Minimum setback from property line shall be the height of the flagpole.
2. Flags shall be displayed on flagpoles only. Flags displayed on light poles, utility poles, etc., except for city sponsored events, shall be prohibited.
 3. Multi-family uses shall be considered non-residential uses and follow the flag regulations for non-residential uses.

B. TEMPORARY SIGNS FOR RESIDENTIAL USES

1. The purpose of this section is to allow temporary commercial signage for residential land uses. Signs in this section shall be permitted in all residential districts. Residential properties shall not display more than six (6) square feet of temporary sign area. Temporary signs shall be displayed for no more than ninety (90) days per year. Temporary signs must be separated by at least ten (10) feet in distance. The maximum height of any residential temporary sign shall be six (6) feet. Under no circumstances shall any residential temporary sign be illuminated. The minimum setback of temporary signs for residential uses shall be five (5) feet from property line. Under no circumstances shall any temporary sign for residential uses be located on public property. During the period of time that a property is

actively listed for sale, or for lease, an additional six (6) square feet of temporary sign area shall be permitted for display. The following signs are allowed:

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

D. Pennants, spinners, streamers, ribbons, balloons, inflatables, posters, flags or other similar moving devices.

2. For the purposes of temporary signs, multi-family uses shall be considered non-residential and follow the temporary sign requirements for non-residential uses.

C. TEMPORARY SIGNS FOR NON-RESIDENTIAL USES

1. The purpose of this section is to allow temporary commercial signage for non-residential land uses. Such signs shall be limited to six (6) periods per year for any one business or tenant space. Each temporary sign event shall last for a period of not more than fourteen (14) days. Non-residential properties shall not display more than thirty-five (35) square feet of temporary sign area during the permitted period. Temporary signs must be separated by at least ten (10) feet in distance. The maximum height of any temporary sign shall be six (6) feet. Under no circumstances shall any temporary sign be illuminated. The minimum setback of a temporary sign shall be five (5) feet from the property line. Under no circumstances shall any temporary sign be located on public property. During the period of time that a property is actively listed for sale, or for lease, an additional thirty-five (35) square feet of temporary sign area shall be permitted. The following signs are allowed:

A. Yard Signs

B. Detached Rigid Signs

C. Banners, Detached or Attached

D. Air Animated Displays and Inflatables, limited to eight (8) feet in height

E. A-Frame Style Signs

F. Bag Signs: Such signs shall be permitted for businesses wishing to cover existing signage until the replacement sign is manufactured. Bag signs shall be made of a canvas or cloth material and may be displayed for a period no longer than forty-five (45) days. Under special circumstances, the Zoning Administrator may authorize to extend this period by an additional thirty (30) days. The square

footage of all bag signs shall not exceed the area necessary to cover the existing sign.

D. NON-COMMERICAL TEMPORARY SIGNS

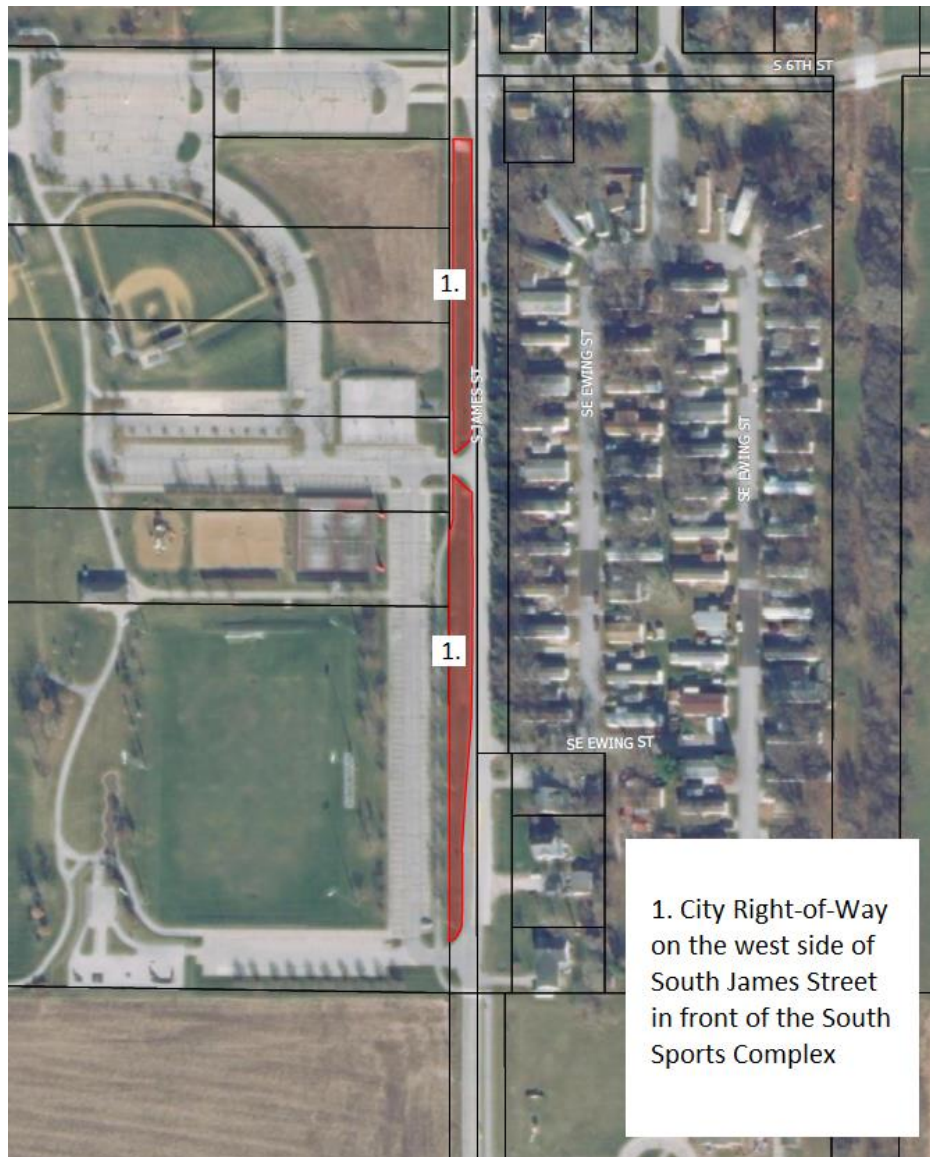
In addition to any permitted commercial sign, all properties shall be granted a maximum of thirty-five (35) square feet of sign area for the display of non-commercial temporary signage. The minimum setback of a non-commercial temporary signs shall be five (5) feet from property line. The maximum height of any non-commercial temporary sign shall be six (6) feet. Under no circumstances shall any non-commercial temporary sign be illuminated or be located on public property. Non-commercial temporary signs shall be displayed for no more than ninety (90) days at a time.

E. TEMPORARY SIGNS ON CITY PROPERTY. Temporary signs are permitted on City property in the areas designated in figures 165.18-6 and 165.18-7 below. No such sign shall be placed within a road median and shall not block visibility of pedestrians and motorists. Temporary signs on City property shall only be placed by schools or school organizations. Temporary signs within the right-of-way shall be limited to six (6) square feet and shall be no taller than four (4) feet in height. Such signs shall be limited to six (6) periods per year. Each temporary sign event shall last for a period of not more than fourteen (14) days. Temporary signs must be separated by at least five (5) feet in distance. Temporary signs on City property are only permitted to be yard signs.

Figure 165.18-6 Permitted Locations for Temporary Signs on City Property at Waterworks Park



Figure 165.18-7 Permitted Locations for Temporary Signs on City Property at the South Sports Complex



17. SIGNS ON PUBLIC PROPERTY

It is unlawful for any person to paint, print, or in any way affix any picture, bill, sign, signboard, poster or advertising material on any post, utility pole, fire escape, hydrant, curb, sidewalk, tree, lamppost or other structure of any kind on, or as to overhang or protrude over any property owned by the city or any easement of the city, except as otherwise permitted elsewhere in this chapter. No sign shall be located on or allowed to extend over public property except as permitted elsewhere in this chapter or expressly permitted by City Council. Zoning Administrator is hereby authorized and empowered to remove any such sign at the expense of the parties responsible for erection of such signs.

18. PLANNED UNIT DEVELOPMENT SIGNS.

Signs within Planned Unit Developments shall comply with the sign regulations established in this chapter unless otherwise established within the PUD Development Agreement for each development.

19. GOVERNORS DISTRICT SIGNS.

- A. Except as otherwise stated in this section, signs within the Governors District shall comply with all other sign regulations established in this chapter.
- B. PROJECTING WALL SIGNS. Projecting wall signs are permitted within the Governors District and shall comply with the following regulations.
 - 1. One (1) projecting sign per building.
 - 2. Signs shall project no more than six (6) feet from the building façade.
 - 3. Projecting signs must be installed so that the sign face is perpendicular to the building façade.
 - 4. Projecting signs shall provide at least eight (8) feet from the bottom of the sign to the grade below.
 - 5. Projecting signs shall not be larger than twenty (20) square feet. Only one (1) face of a projecting sign shall be counted towards the allowed wall signage of a building or tenant frontage.
 - 6. No projecting sign shall extend above the parapet or roof line.
 - 7. If internally illuminated, all projecting signs shall be designed in such a manner that only the text, copy or graphic of the sign is illuminated and the background is opaque.
 - 8. Due to the minimal setback of buildings in the Governors District, projecting signs may be allowed over the public right-of-way, but a hold harmless agreement, indemnification of the City, and proof of insurance must be provided.
- C. A-FRAME SIGNS. One (1) A-frame sign is permitted per tenant and shall be placed in front of the tenant space. Such signs shall be limited to four (4) feet in height. A minimum five (5) foot unobstructed walking path shall be maintained on the public sidewalk. A minimum two (2) foot setback is required from the street curb. A-Frame signs are only permitted to be displayed during business hours. A-frame signs shall be located outside of the vision triangle.

20. EXCEPTIONS.

Any permanent sign under two (2) square feet and located upon a non-residential property, is not regulated by this ordinance other than by provisions regarding visibility, right-of-way, maintenance, safety, and obscenity.

21. PERMIT REQUIREMENTS; FEES; EXCEPTIONS

- A. PERMIT REQUIRED; PAYMENT OF FEE: It is unlawful for any person to erect, alter or relocate within the city any sign without first obtaining a permit from the Development Services Department and paying the fee required herein unless provided elsewhere. No person shall erect, construct, or maintain any sign upon any property or building without the consent of the owner or person entitled to possession of the property or building. Application for permits shall be submitted to the Development Services Department.
- B. PERMIT FEES: Every applicant before being granted a permit hereunder shall pay to the city a permit fee in an amount determined by resolution of the City Council from time to time.
- C. SIGNS NOT NEEDING PERMIT: The following signs do not require a permit:
1. Temporary signs for residential uses.
 2. Traffic or other municipal signs, city facility signs, civic or service organizations, legal notices, railroad crossing signs, danger, and such temporary, emergency and non-advertising signs as may be approved by City Council.
 3. Non-commercial signs.
 4. Flag poles and flags.
 5. Private ground mounted traffic control signs.
 6. Window Signs.
 7. Temporary signs in City right-of-way as permitted in this chapter.
 8. A permit shall not be required for repainting without changing permanent wording, composition, or colors; or for non-structural repairs.
 9. Any sign under two (2) square feet.
 10. Addresses

22. INSPECTIONS

All construction work for which a permit is required shall be subject to inspection by the building official or their designee. All such construction or work, including footings and foundations (structural and location), electrical connections, etc., shall remain accessible and exposed for inspection until approved. Approval as a result of an inspection shall not

be construed to be an approval of a violation of the provisions of this code. Inspections presuming to give authority to violate or cancel the provisions of this code shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes and to schedule and be present for the required inspections. Neither the building official nor the city shall be liable for expense entailed in the removal of any material required to allow inspection.

23. MAINTENANCE

All signs and parts thereof, including, but not limited to, electrical wiring and fixtures, supports, faces, lighting, and braces, shall be kept in good repair at all times, and shall be kept neatly painted or otherwise treated to prevent rust and similar unsightly deterioration and weathering. The Zoning Administrator, after thirty (30) days' written notice to the sign owner, may order the removal of any sign that is not maintained in accordance with the provisions of this section and the cost assessed against the property where said sign is located. However, in the case a sign structure becomes a safety hazard as defined in the city building code, the building official shall require owner of said sign structure to immediately abate the safety hazard as provided in the city building code. The Zoning Administrator may cause to be inspected, from time to time as deemed necessary, any sign regulated by this chapter for the purpose of ascertaining whether the same is secure, and whether it is in need of removal or repair to be in compliance with this chapter.

24. NON-CONFORMING SIGNS

Where a sign, other than a temporary sign, exists at the effective date of adoption or amendment of this ordinance that could not be built under the terms of this ordinance by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:

No such sign may be enlarged or altered in a way that increases its nonconformity; however, reasonable repairs and alterations may be permitted. Should such sign be destroyed by any means to an extent of fifty (50) percent or more of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance.

25. OBSOLETE SIGNS

Any commercial abandoned sign now or hereafter existing shall be taken down and removed by the owner, agent or person having beneficial use of the building or land upon which the sign may be found within thirty (30) days after written notification from the Zoning Administrator or their designee and, upon failure to comply with such notice within

the time specified in such order, the Zoning Administrator is hereby authorized to cause removal of such sign face, and any expense thereto shall be paid by the owner of the building or structure to which the sign is attached.

26. SUBSTITUTION

The owner of any sign which is otherwise permitted under this Chapter may substitute non-commercial copy in lieu of any other commercial copy. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over non-commercial speech, or favoring of any particular non-commercial message over any other commercial message. This provision prevails over any more specific provision to the contrary. This provision does not create a right to increase the total amount of signage on a parcel.

27. SEVERABILITY

If any portion of this chapter or any regulation contained herein is held to be invalid or unconstitutional by a court of competent jurisdiction, it is the intent of the City of Grimes that said portion or regulation is to be deemed severed from this chapter and should in no way affect or diminish the validity of the remainder of the Zoning Ordinance or any other sign regulation set forth herein.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

City State Bank – Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of the site plan amendment for City State Bank to expand the existing office building by approximately 820 sq. ft. The building will be 5,440 sq. ft in total with the proposed addition.

The property is not located within any overlay districts.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Site Plan - 2003

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 06/01/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Site Plan Amendment for City State Bank, subject to any remaining staff comments.

Planning & Zoning Staff Report

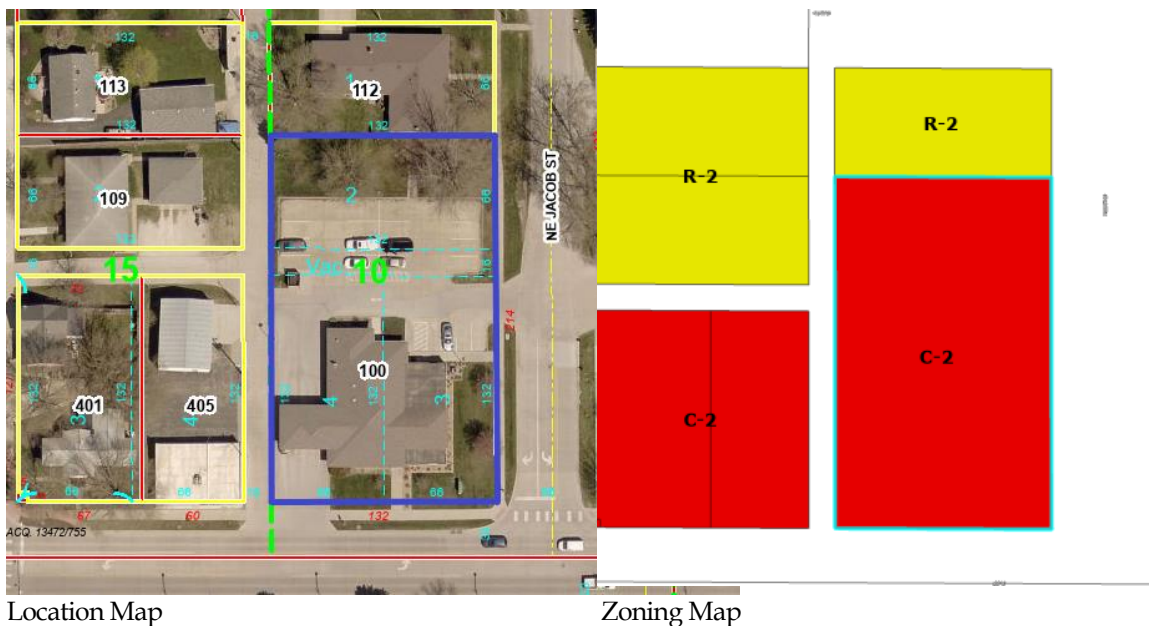


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: City State Bank – Site Plan Amendment

GENERAL INFORMATION:

Applicant:	Clay Schneckloth
Requested Action	Site Plan Amendment
Location	100 NE Jacob St

SUPPORTING INFORMATION:



LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Commercial	Downtown	C-2
North	Residential	Downtown	R-2
South	Institutional	Downtown	R-2
East	Residential	Residential	C-2
West	Commercial/Residential	Downtown	C-2 and R-2

BACKGROUND:

The applicant is requesting approval of the site plan amendment for City State Bank to expand the existing office building by approximately 820 sq. ft. The building will be 5,440 sq. ft in total with the proposed addition.

The property is not located within any overlay districts.

ANALYSIS:*Building/Elevations:*

The building expansion is proposed to be constructed of brick to match the existing building. The windows and wall lighting fixtures on the expansion are proposed to match the existing features on the building.

Site Layout:

The existing building is proposed to be extended to the north. The parking lot will be expanded four feet to provide some additional parking spaces on the north side of the parking lot. Due to the grades near the front of the building expansion, the ADA parking space has been relocated just north of the building entrance.

Parking:

Additional parking spaces will be added to the parking lot and will provide more than the required minimum number of parking spaces with 22 spaces. The site is proposed to meet the parking maximum standards set forth in the zoning ordinance.

Landscaping/Streetscape:

No new landscaping is proposed for the site. Most of the existing landscaping will remain onsite. A few shrubs will be removed to accommodate the small pavement additions in front of the new doors on the north and south sides of the building.

Utilities:

No changes to the water and sanitary connections are proposed.

The existing basin will be regraded to handle the additional stormwater runoff from the site. The concrete flume on the north side of the site will be replaced with the parking lot expansion.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for City State Bank, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 7, 2021~~
May 25, 2021

Snyder & Associates, Inc.

Attn: Clay Schneckloth
5005 Bowling Street SW
Cedar Rapids, IA 52404

RE: City State Bank Site Plan Amendment

Dear Mr. Schneckloth:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the City State Bank. Based on the review of the provided submittal materials, staff have the following comments:

C200:

- ~~1. There are items called out with a labeling of 2E. Please provide a description of what 2E means.~~
- ~~2. Label width of the parking spaces.~~
- ~~3. Minimum depth of parking spaces is 16.5'. Please revise.~~
- ~~4. Public Works raised concerns about needing a stop sign for the outbound movement for the drive thru. Please evaluate if a stop sign is needed and provide location on the plan.~~

C300:

- ~~1. Connect concrete pad at the northwest door to the sidewalk in front of the building.~~

C400:

- ~~1. Provide ADA parking space grades and cross slopes.~~
- ~~2. Label slope and cross slope of the ramp.~~

When Building Permit is Submitted:

- ~~1. Provide design criteria to what the building addition will be built to. The design criteria would be all the codes this structure is being built to: IBC or IRC, UPC, IMC, NEC and IFC. If utilizing 2018 codes the NEC 2017 would be used if 2015 then NEC 2014". Below is the Climate and Geographical Design Criteria to include and build to:~~

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	Topograph effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
30 PSF	90	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

- ~~2. Provide a footing layout for all new footings.~~
- ~~3. On sheet A311, provide a detail showing how the new footings are going to tie into the existing footings.~~
- ~~4. On Sheet A311, provide footing and foundation dimensions for each wall section.~~
- ~~5. Please provide the following pages that are called out on sheet AG000: S.1, E.1, H.1, P.1, FA.1, and T.1.~~

Stormwater Management Plan (SWMP)

- ~~1. Provide signed, final copy.~~

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: May 14, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: June 1, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: June 22, 2021 at 5:30 at the Grimes City Hall

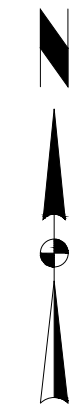
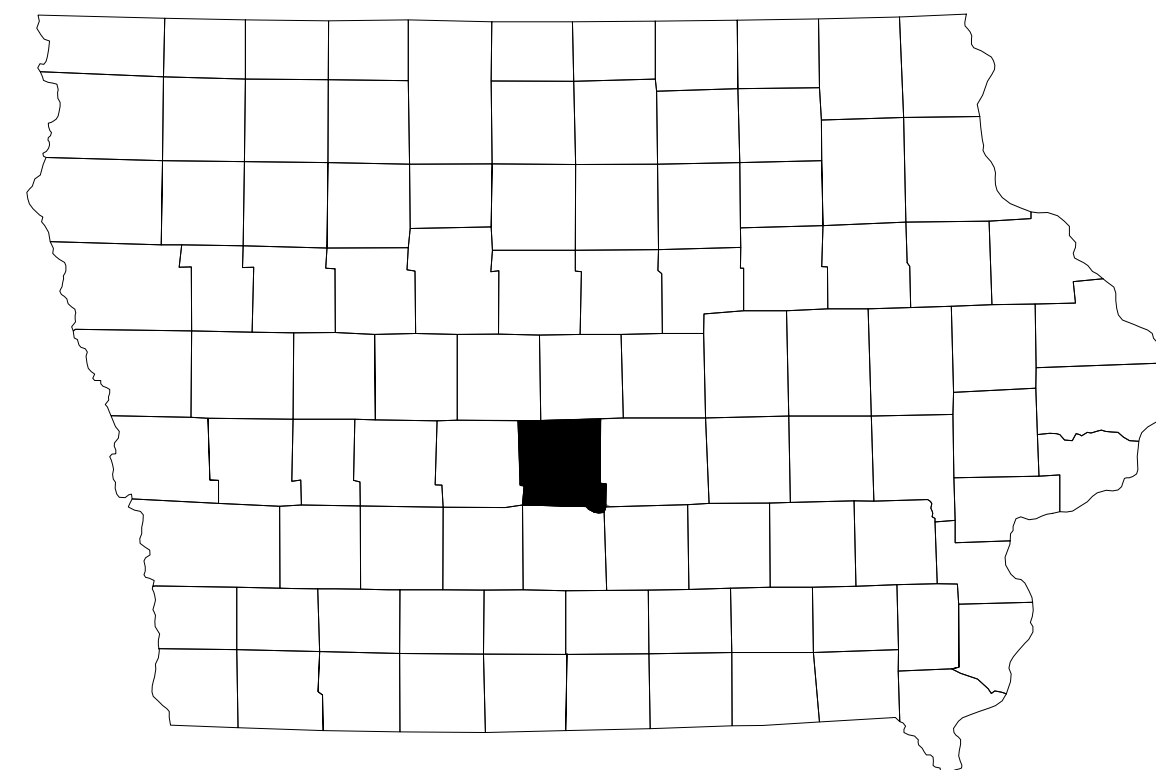
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

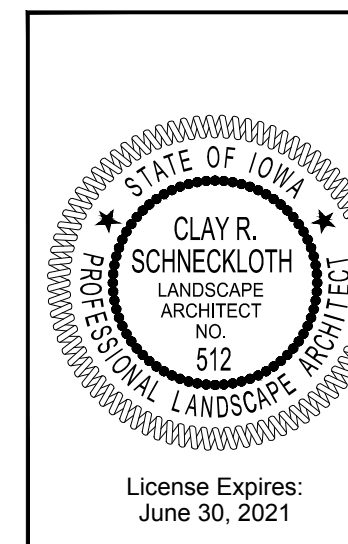
An aerial photograph of a suburban residential area. The map shows a grid of streets with numerous houses and some larger commercial or institutional buildings. A black square marker is placed at the intersection of E 1st Street and NE Jacob Street. A line connects this marker to a white box with a black border containing the text "PROJECT LOCATION". Other street labels include "N JAMES STREET" (vertical), "NE JACOB STREET" (vertical), "E 1ST STREET" (horizontal), and "IOWA HIGHWAY 141" (vertical on the right side). The surrounding landscape includes green grass, trees, and some undeveloped land.

CITY STATE BANK
100 NE JACOB STREET
GRIMES, IA 50111



NOT TO SCALE

Sheet Number	Sheet Title
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DEMOLITION PLAN
C300	DIMENSION PLAN
C400	GRADING PLAN

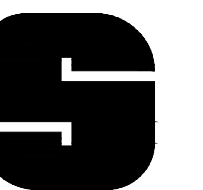


I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

Clay R. Schneckloth, ASLA	Date
---------------------------	------

Pages or sheets covered by this seal:

License Expires:
June 30, 2021



SNYDER
& ASSOCIATES

Project No: 121.0186.01

Sheet C100

[illegible]

GRIMES, IOWA

3003 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

SNYDER & ASSOCIATES, INC.

CITY STATE BANK

TITLE SHEET

FEATURES

FEATURES

Deciduous Tree \ Shrub

Coniferous Tree \ Shrub

(*) Denotes the survey quality service level for utilities

Sanitary Manhole

UTILITY QUALITY SERVICE LEVELS

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

INTERV ALLEY & LTS 2,3 & 4 BLK 10 CHANNONS 2ND
NORTH ADD TO GRIMES

100 NE JACOB STREET
GRIMES, IA 50111

C-2

FRONT YARD SETBACK: 25 FEET
SIDE YARD SETBACK
REAR YARD SETBACK: 25 FEET
MAXIMUM HEIGHT: 45 FEET
MAXIMUM STORIES: 3

OPEN SPACE REQUIRED: 10% OF TOTAL LOT
28,143 SF X 10% = 2,814 SF REQUIRED
OPEN SPACE PROVIDED: 9,398 SF PROVIDED (33.39%)

3 SPACES PER 1,000 SF OF GROSS FLOOR AREA
5,440 SF/1,000 x 3 PARKING SPACES= 16 SPACES REQUIRED
22 SPACES PROVIDED

CONSTRUCTION START	JUNE 2021
CONSTRUCTION COMPLETION	NOVEMBER 2021

UTILITY WARNING:
THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

B. NOTIFY UTILITY COMPANIES PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION AND DEPTH OF ALL UTILITIES AND AVOIDING DAMAGE TO UTILITIES AND SERVICES DURING CONSTRUCTION. ANY DAMAGE DUE TO THE CONTRACTOR'S CARELESSNESS SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE. COORDINATE AND COOPERATE WITH UTILITY COMPANIES DURING CONSTRUCTION.

C. WHERE 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 FURTHER CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY OR DAMAGE CAUSED BY SUCH WORK. THE CONTRACTOR SHALL MAKE REPAIRS TO ANY UTILITY DAMAGED TO THE UTILITY PROVIDER'S SPECIFICATIONS.

D. ALL WORK IN THE CITY R.O.W. SHALL BE DONE IN ACCORDANCE WITH THE SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.

E. ALL DIMENSIONS ARE TO BUILDING FACE, BACK OF CURB OR TO PROPERTY LINE UNLESS OTHERWISE NOTED.

F. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES ON SITE (SIGNS, DRIVES, CURBS, SIDEWALKS, PLANT MATERIAL, LIGHTS, BUILDINGS, ETC.) NOT DESIGNATED FOR REMOVAL DURING CONSTRUCTION. PROTECT EXISTING DRIVEWAYS AND STREET SURFACING UNLESS SPECIFICALLY NOTED OTHERWISE. REMOVE AND REPLACE ANY DAMAGED SURFACING WITHOUT ADDITIONAL COMPENSATION. SAW-CUT AND REMOVE EXISTING PAVEMENT AS NECESSARY FOR DAMAGED PAVEMENT REPLACEMENT. PROVIDE AND MAINTAIN TEMPORARY GRANULAR SURFACING AS NECESSARY TO MAINTAIN ACCESS.

G. EXERCISE EXTREME CARE WHEN PERFORMING ANY OF THE NECESSARY SAWCUTTING OPERATIONS FOR THE REMOVAL OF THE EXISTING PAVEMENT. PROTECT THE ADJACENT PAVEMENT, BUILDINGS AND UTILITIES UNLESS NOTED OTHERWISE. CONTRACTOR TO REPAIR ANY DAMAGES WITHOUT ADDITIONAL COMPENSATION. REMOVE THE EXISTING PAVEMENT AREAS TO THE NEAREST JOINT OR AS DIRECTED BY THE ENGINEER.

H. CLEAR AND GRUB TREES, BRUSH, AND VEGETATION AS SHOWN ON PLANS AND AS APPROVED BY OWNER. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

I. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL SERVICES (MUTCD).

J. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.

K. CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES NECESSARY TO PROTECT AGAINST SILTATION, EROSION, AND DUST POLLUTION ON PROJECT SITE AND ANY OFF-SITE DEPOSIT AREA USED FOR THIS PROJECT. COMPLY WITH SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE AND LOCAL ORDINANCES. INSTALL SILTATION DEVICES TO PREVENT SEDIMENT FROM ENTERING DRAINAGE STRUCTURES AND/OR FACILITIES. A GRADING AND EROSION CONTROL PERMIT IS REQUIRED FOR THIS PROJECT.

L. DO NOT RESTRICT DRAINAGE CHANNELS AND PROTECT ALL EXISTING DRAINAGE STRUCTURES UNLESS OTHERWISE NOTED. CONTRACTOR IS FULLY LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR THE HANDLING OF STORM WATER FLOW DURING CONSTRUCTION.

M. CONTRACTOR SHALL PROVIDE OFF-SITE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIAL WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED ON THIS PROJECT AS APPROVED BY THE OWNER AND ENGINEER. NO PAYMENT FOR DISPOSAL FEES OR OVERHAUL WILL BE ALLOWED FOR MATERIAL HAULED TO DISPOSAL SITES. DISPOSE OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. HAULING AND DISPOSAL OF EXCESS EXCAVATION IS INCIDENTAL TO EARTHWORK ACTIVITIES. ANY ADDITIONAL EXCAVATION REQUIRED FOR LIMITED RE-SHAPING OF ADJACENT AREAS TO PROVIDE FOR DRAINAGE IS CONSIDERED INCIDENTAL TO THE PROJECT.

N. THE CONTRACTOR SHALL CONFINE ALL CONSTRUCTION ACTIVITIES TO THE CONSTRUCTION LIMITS SHOWN UNLESS OTHERWISE AUTHORIZED BY THE OWNER IN WRITING. CONTRACTOR TO COORDINATE SITE ACCESS, CONSTRUCTION STAGING, AND STORAGE OF MATERIALS AND EQUIPMENT ON THE PROJECT SITE WITH OWNER.

O. CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIALS AND EQUIPMENT DURING NON-WORKING HOURS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK VEHICLES OR STORE EQUIPMENT AND MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY, UNLESS APPROVED IN WRITING PRIOR TO CONSTRUCTION ACTIVITIES.

P. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF POSTS, UTILITY POLES, OR FOUNDATION STRUCTURES SHALL BE FILLED AND CONSOLIDATED TO FINISHED GRADE AS APPROVED BY THE ENGINEER TO PREVENT FUTURE SETTLEMENT. THE VOIDS SHALL BE FILLED AS SOON AS PRACTICABLE, PREFERABLY THE DAY CREATED AND NO LATER THAN THE FOLLOWING DAY. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN PROJECT.

Q. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING DIRT AND DEBRIS DEPOSITED BY CONSTRUCTION ACTIVITY OFF STREETS, DRIVEWAYS, AND SIDEWALKS IN A TIMELY MANNER.

R. MATERIAL TESTING SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIALS REQUIRED FOR LABORATORY TESTS IN ACCORDANCE WITH PROJECT SPECIFICATIONS.

S. ALL EXISTING UTILITY APPURTENANCES LOCATED WITHIN CONSTRUCTION LIMITS SHALL BE ADJUSTED TO FINISHED GRADE BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.

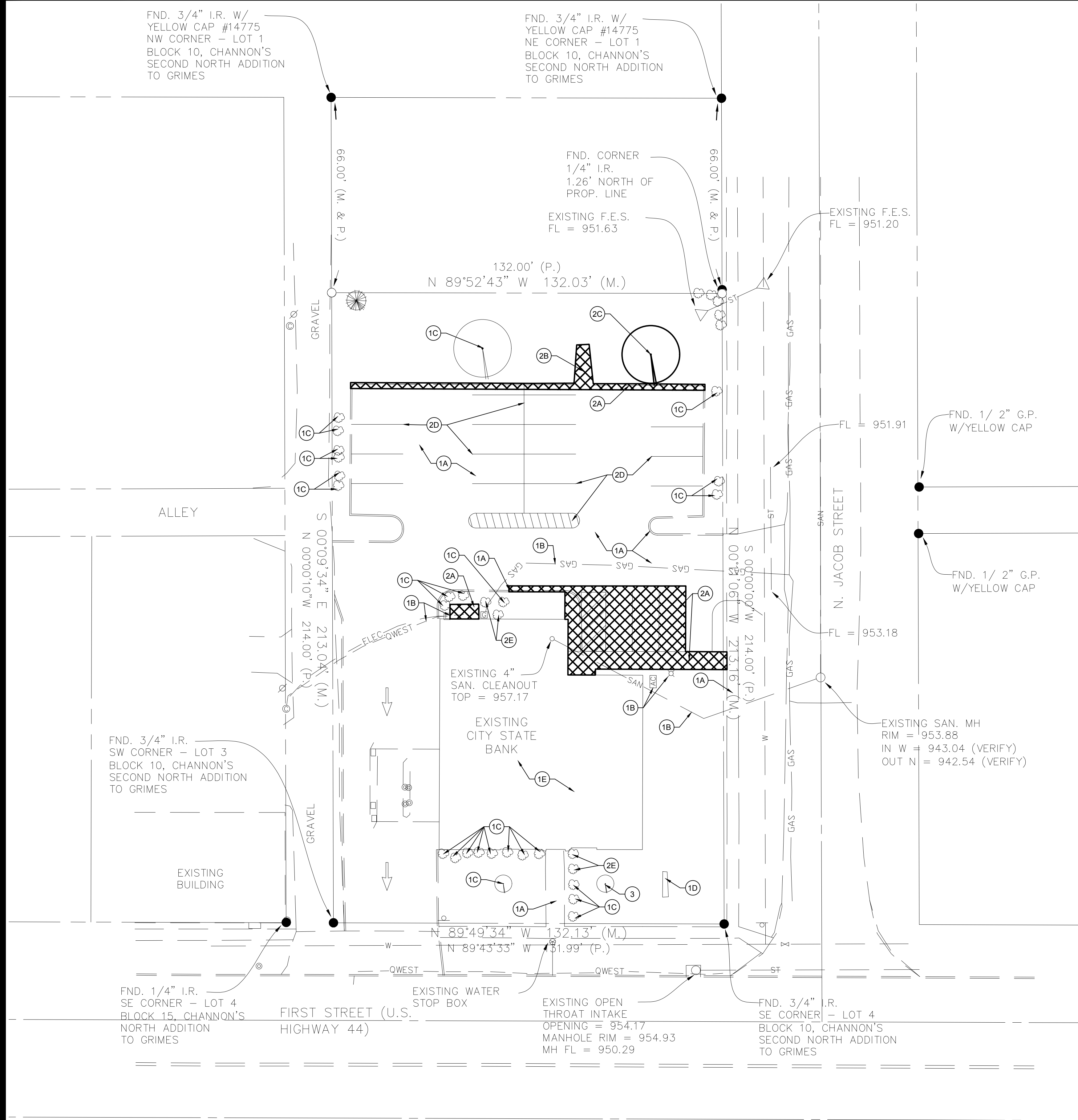
T. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR RE-ESTABLISHMENT OF SURVEY MONUMENTS (PROPERTY PINS AND SECTION CORNERS) WHICH ARE DESTROYED DUE TO CARELESSNESS. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST TWO DAYS IN ADVANCE OF NEED TO RELOCATE AND PRESERVE MONUMENTS DUE TO THE PROPOSED IMPROVEMENTS.

U. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

V. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETED.

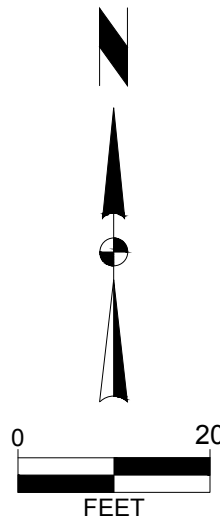
W. LENGTH OF UTILITIES SHOWN PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE, BACKFILL WITH SUITABLE MATERIAL AND COMPACT AS SPECIFIED.

V:\Projects\2021\121.0186.01\CAD\DWG\DEMOLITION PLAN 2021.08.14.10.18 AM ARCH FULL BLEED D (36.00 X 24.00 INCHES)



DEMOLITION PLAN CONSTRUCTION NOTES

- EXISTING FEATURES, PROTECT THE FOLLOWING:
 - PAVEMENTS TO REMAIN.
 - EXISTING UTILITIES. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY.
 - EXISTING VEGETATION TO REMAIN.
 - EXISTING SIGN TO REMAIN.
 - EXISTING BUILDING TO REMAIN.
- DEMOLITION, REMOVE THE FOLLOWING:
 - EXISTING PAVEMENT. SAWCUT FULL DEPTH AT NEAREST JOINT.
 - EXISTING CONCRETE FLUME.
 - EXISTING TREE. REMOVE ROOT BALL TO A MINIMUM 24" DEPTH.
 - EXISTING PARKING LOT STRIPING.
 - EXISTING SHRUB. REMOVE ROOT BALL TO MINIMUM 24" DEPTH.
- CONTRACTOR TO TRIM EXISTING ORNAMENTAL TREE. COORDINATE WITH OWNER PRIOR TO TRIMMING.



CITY STATE BANK	DEMOLITION PLAN	GRIMES, IOWA	BY	
			DATE	
			REVISION	
			MARK	
Engineer: CDD		Checked By: CRS	Scale: 1" =	
Technician: LFG		Date: 05-14-2021	T-R-S: TTN-RRW-SS	
Project No: 121.0186.01		Sheet C200		

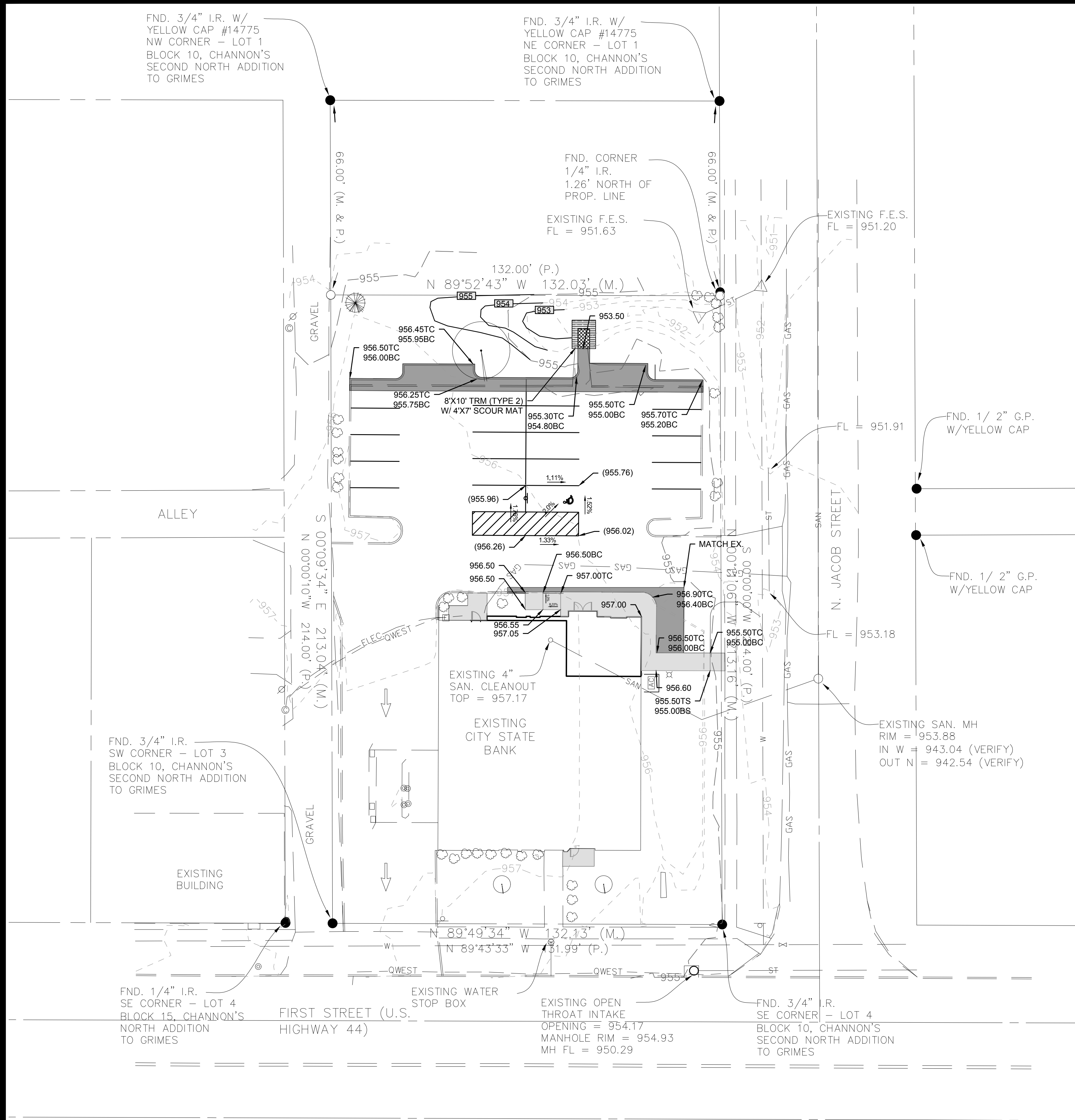
SNYDER & ASSOCIATES, INC.

5005 BOWLING STREET S.W.
CEDAR RAPIDS, IOWA 52404
319-362-9394 | www.snyder-associates.com

Project No: 121.0186.01

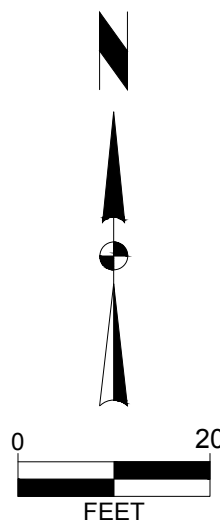
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V:\Projects\2021\121.0186.01\CAD\DWG\GRADING PLAN 20210614 10:18 AM ARCH FULL BLEED D (8.00 X 24.00 INCHES)



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. SEED ALL AREAS DISTURBED WITH TYPE 1 PERMANENT LAWN SEEN.



CITY STATE BANK

GRADING PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 121.0186.01

Sheet C400

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Project No: 121.0186.01

GRIMES, IOWA

GRADING PLAN

SNYDER & ASSOCIATES, INC. |



Project No: 121.0186.01

Sheet C400

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Sheet C400

Project No: 121.0186.01

CITY STATE BANK - GRIMES ADDITION

100 NE JACOBS ST.
GRIMES, IOWA 50011



CONSTRUCTION DOCUMENTS

DATE: 05/14/2021

GENERAL DRAWINGS

AG000 COVER SHEET
AG001 GENERAL DRAWING INFORMATION
AG002 LIFE SAFETY AND CODE SUMMARY

CIVIL DRAWINGS

C100 TITLE SHEET
C101 PROJECT INFORMATION
C200 DEMOLITION PLAN
C300 DIMENSION PLAN
C400 GRADING PLAN

ARCHITECTURAL DEMOLITION DRAWINGS

AD101 DEMOLITION - FLOOR PLAN
AD111 DEMOLITION - ROOF PLAN
AD121 DEMOLITION-REFLECTED CEILING PLAN

ARCHITECTURAL DRAWINGS

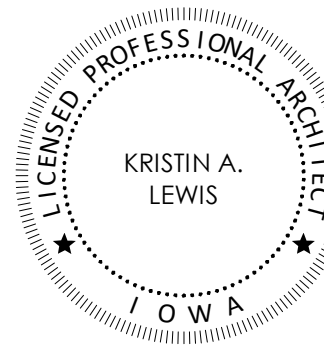
A101 FLOOR PLANS
A111 ROOF PLAN
A121 REFLECTED CEILING PLAN
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS
A250 INTERIOR ELEVATIONS
A301 BUILDING SECTIONS
A311 WALL SECTIONS
A501 SECTION DETAILS
A502 SECTION DETAILS
A551 PLAN DETAILS
A552 PLAN DETAILS
A601 DOORS AND WINDOWS
A651 FINISH PLAN & SCHEDULE
A652 FURNITURE LAYOUT

STRUCTURAL DRAWINGS

S001 STRUCTURAL NOTES
S101 FOUNDATION PLAN
S102 ROOF FRAMING PLAN
S501 STRUCTURAL DETAILS

All questions regarding these plans and specifications should be directed to:

Joe Wallace, AIA
Project Manager
jwallace@opnarchitects.com
<515-309-0722>



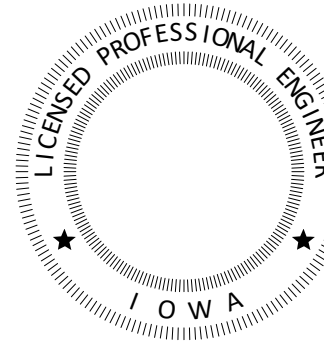
I hereby certify these plans and specifications were prepared by me or under my direct personal supervision and that I am a duly licensed professional architect under the laws of the state of Iowa.

Signature: _____

Name: KRISTIN A. LEWIS

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Architectural"



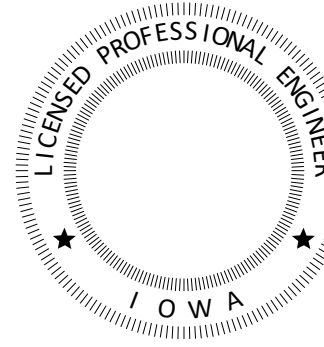
I hereby certify this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed professional engineer under the laws of the state of Iowa.

Signature: _____

Name: _____

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Civil"



I hereby certify 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.

Signature: _____

Name: _____

Iowa Registration No: _____ Renewal Date: _____

Sheets covered by this seal: Listed As "Structural"

OPNARCHITECTS

100 Court Ave., Suite 100
Des Moines, IA 50309
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F: 515-309-0725
www.opnarchitects.com

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Owner:
City State Bank
100 NE Jacob St
Grimes, IA 50111

Project
City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

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ANKENY, IA 50023
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P. 515.279.3900

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GRIMES, IOWA 50111
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COMMONWEALTH
1530 2ND AVE
DES MOINES, IA 50314
P. 515-288-5783

Key Plan:

Revision	Description	Date
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OPN Project No:
20830000

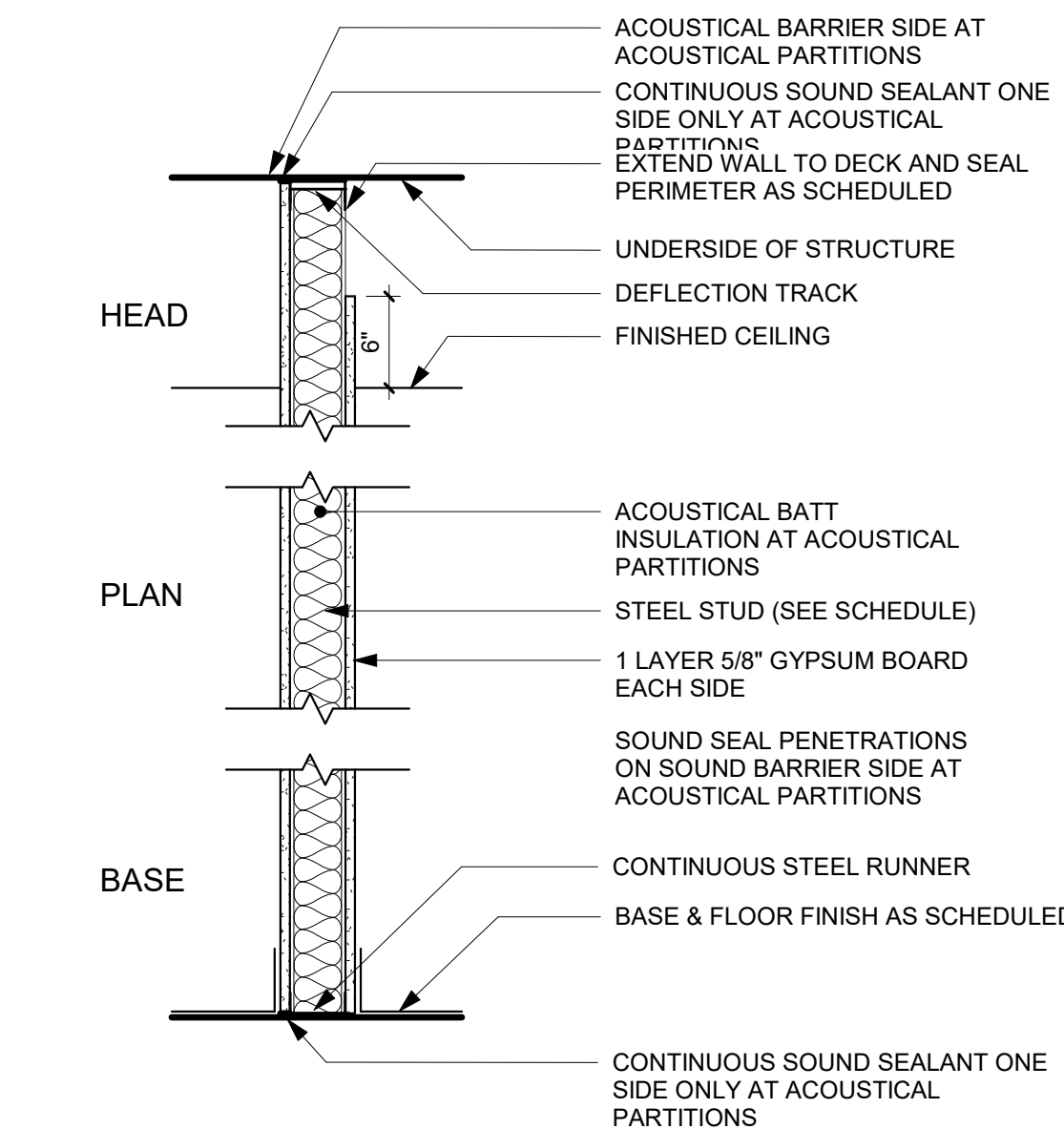
Sheet Issue Date: **05/14/2021**
CONSTRUCTION DOCUMENTS

Sheet Name:
COVER SHEET

Sheet Number

PRELIMINARY. NOT FOR CONSTRUCTION.

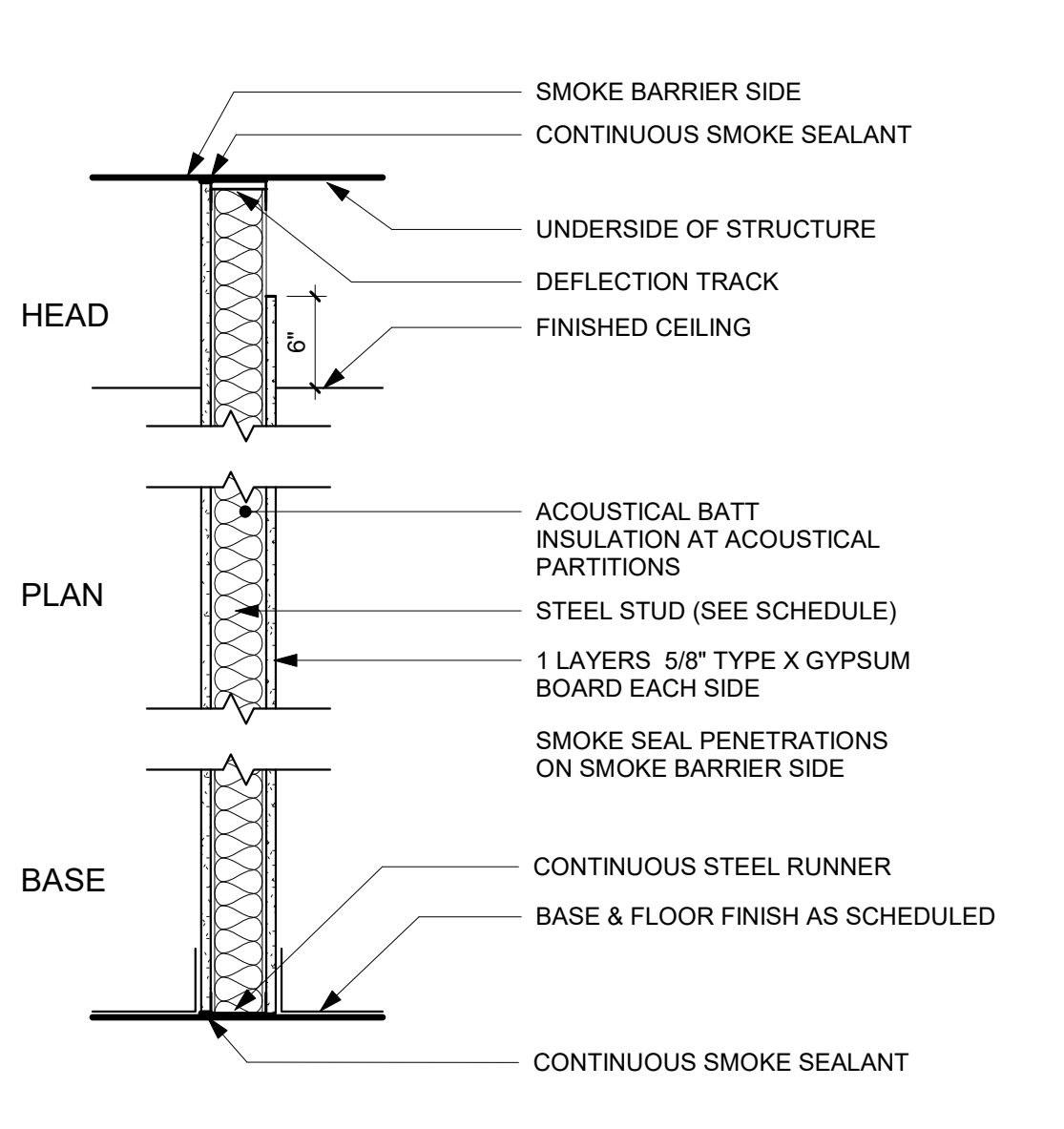
AG000



A1 STEEL FRAMED PARTITION
NON RATED / NON-LOAD BEARING

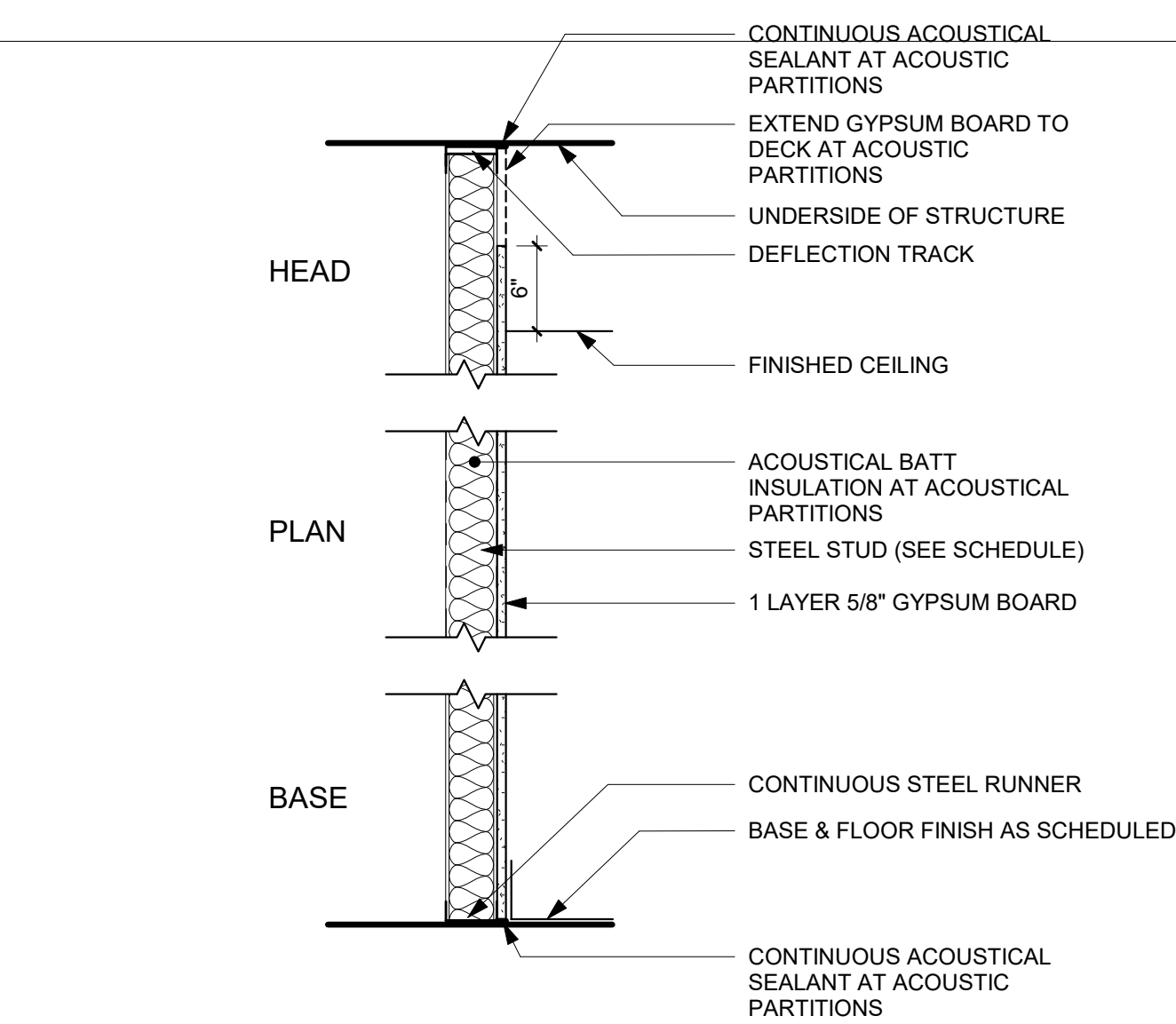
	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	A1 4 7/8"	3 5/8"	16" OC	18 GA	17'-5"
	A1 7 1/4"	6"	16" OC	20 GA	15'-6"
	A1 4 7/8"	3 5/8"	16" OC	18 GA	26'-1"
	A1 7 1/4"	6"	16" OC	20 GA	22'-11"
L260	A1 4 7/8"	3 5/8"	16" OC	18 GA	15'-3"
	A1 7 1/4"	6"	16" OC	20 GA	13'-6"
	A1 4 7/8"	3 5/8"	16" OC	18 GA	22'-10"
	A1 7 1/4"	6"	16" OC	20 GA	20'-0"

1 GE - WALL TYPE A1
1" = 1'-0"



A2 STEEL FRAMED PARTITION
SMOKE RATED / NON-LOAD BEARING

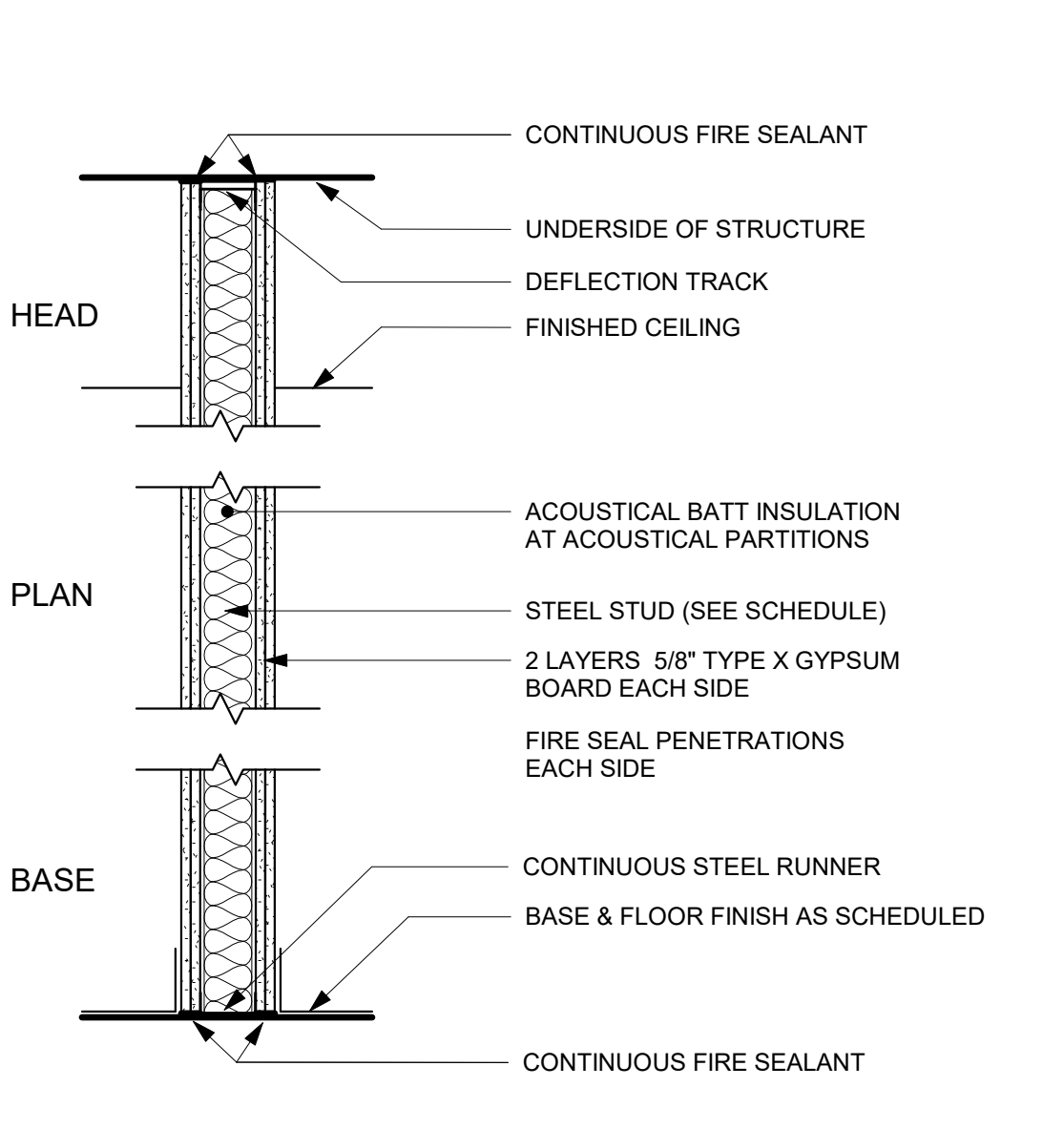
	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT	UL DESIGN NUMBER
L240	A1 4 7/8"	3 5/8"	16" OC	18 GA	17'-5"	
	A1 7 1/4"	6"	16" OC	20 GA	15'-6"	U465
	A1 4 7/8"	3 5/8"	16" OC	18 GA	26'-1"	
	A1 7 1/4"	6"	16" OC	20 GA	22'-11"	U465
L260	A1 4 7/8"	3 5/8"	16" OC	18 GA	15'-3"	
	A1 7 1/4"	6"	16" OC	20 GA	13'-6"	U465
	A1 4 7/8"	3 5/8"	16" OC	18 GA	22'-10"	
	A1 7 1/4"	6"	16" OC	20 GA	20'-0"	U465



A2 STEEL FRAMED PARTITION
NON RATED / NON-LOAD BEARING

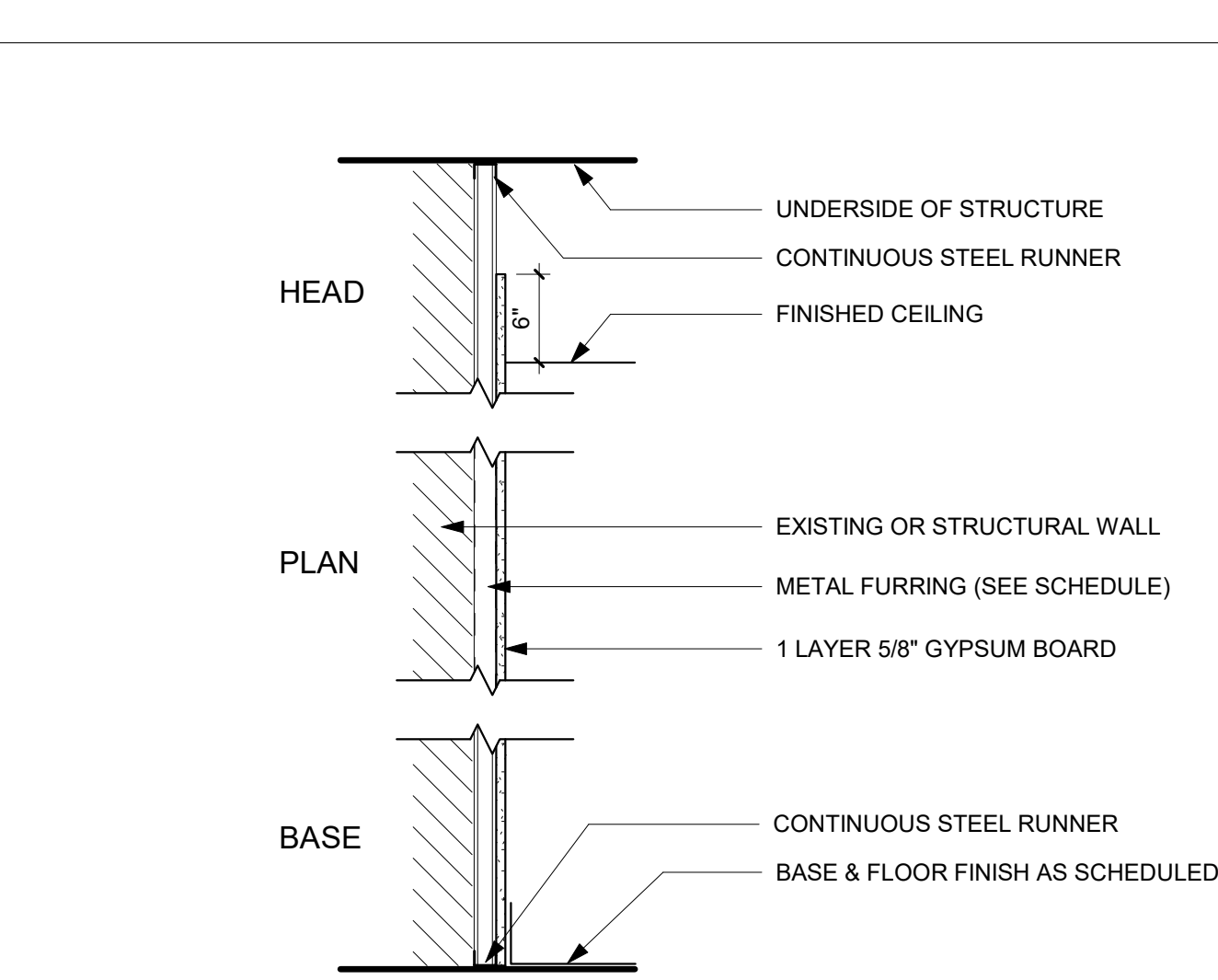
	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	A2 2 1/4"	1 5/8"	16" OC	20 GA	8'-5"
	A2 4 1/4"	3 5/8"	16" OC	18 GA	17'-5"
	A2 6 5/8"	6"	16" OC	20 GA	26'-1"
	A2 2 1/4"	1 5/8"	16" OC	20 GA	22'-11"
L260	A2 4 1/4"	3 5/8"	16" OC	18 GA	15'-3"
	A2 6 5/8"	6"	16" OC	20 GA	13'-6"
	A2 4 1/4"	3 5/8"	16" OC	18 GA	22'-10"
	A2 6 5/8"	6"	16" OC	20 GA	20'-0"

3 GE - WALL TYPE A2
1" = 1'-0"



C1 FURRED PARTITION
NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT	UL DESIGN NUMBER
L240	A1 4 7/8"	3 5/8"	16" OC	18 GA	17'-5"	
	A1 7 1/4"	6"	16" OC	20 GA	15'-6"	U411
	A1 4 7/8"	3 5/8"	16" OC	20 GA	26'-1"	
	A1 7 1/4"	6"	16" OC	20 GA	22'-11"	U411
L260	A1 4 7/8"	3 5/8"	16" OC	28 GA	15'-3"	
	A1 7 1/4"	6"	16" OC	20 GA	13'-6"	U411
	A1 4 7/8"	3 5/8"	16" OC	28 GA	22'-10"	
	A1 7 1/4"	6"	16" OC	20 GA	20'-0"	U411



C1 FURRED PARTITION
NON RATED / NON-LOAD BEARING

	WIDTH	STUD SIZE	SPACING	GAUGE	LIMITING HEIGHT
L240	C1 1 1/2"	7/8"	16" OC	20 GA	N/A
	C1 1 5/8"	1"	16" OC	20 GA	N/A
	C1 2 1/8"	1 1/2"	16" OC	20 GA	N/A
	C1 2 5/8"	2"	16" OC	20 GA	N/A
L260	C1 3 5/8"	3"	16" OC	20 GA	N/A
	C1 1 1/2"	7/8"	16" OC	20 GA	N/A
	C1 1 5/8"	1"	16" OC	20 GA	N/A
	C1 2 1/8"	1 1/2"	16" OC	20 GA	N/A

5 GE - WALL TYPE C1
1" = 1'-0"

GENERAL NOTES

- REFER TO FLOOR PLANS FOR PARTITION TYPE LOCATIONS.
- STEEL FRAME PARTITIONS ARE BASED ON DESIGN INFORMATION INCLUDED IN PRODUCT TECHNICAL INFORMATION OF THE STEEL STUD MANUFACTURER'S ASSOCIATION (SSMA) PUBLICATION DATED 2000 AND THE FOLLOWING PERFORMANCE CRITERIA:
 - LIMITING HEIGHT CRITERIA:**
 - DEFLECTION OF L/360 AT ALL WALLS TO RECEIVE TILE
 - DEFLECTION OF L/240 AT ALL OTHER WALLS AT 5 LBS. PER SQ. FT.
 - THICKNESS - STEEL COMPONENTS:**

GAUGE	DESIGN THICKNESS
25	0.0188
22	0.0283
20	0.0346
18	0.0451
- MINIMUM GAUGE: IF LIMITING HEIGHT AS SCHEDULED IN PARTITION DETAILS EXCEEDS PROJECT CONDITIONS OR IF THE SELECTED STEEL STUD MANUFACTURER'S THICKNESS OF STEEL COMPONENTS VARIES FROM THE BASIS OF DESIGN AS SET FORTH ABOVE, PROVIDE MANUFACTURER'S STANDARD THICKNESS(GAUGE) THAT MEETS OR EXCEEDS LIMITING HEIGHT PERFORMANCE CRITERIA FOR STUD DEPTH AND SPACING INDICATED.
- WOOD BLOCKING CONCEALED BY GYPSUM BOARD DOES NOT NEED TO BE FIRE TREATED.
- ACOUSTIC PARTITIONS: REFER TO REFLECTED CEILING PLANS FOR ACOUSTIC PARTITIONS TO RECEIVE ACOUSTICAL BATT INSULATION AND SOUND SEALANT.

PARTITION TYPE AND SYMBOL LEGEND

PARTITION TYPE	SYMBOL
A STEEL FRAMED	[Symbol]
B SHAFT WALL	[Symbol]
C FURRED	[Symbol]
D MASONRY	[Symbol]
E SPECIAL FINISHES	[Symbol]
T TEMPORARY PARTITION	[Symbol]

SIZE	STEEL STUD
a 1 5/8"	
b 2 1/2"	
c 3 5/8"	
d 6"	
e 7 1/4"	
f 2 1/2"	
g 4"	
h 6"	
i 1 1/2" Z	
m 2" Z	
n 3" Z	
p 4"	
q 6"	
r 8"	
s 10"	
t 12"	
u 6"	
v 12"	

RATING
0 NON-RATED
S SMOKE
1 1 HOUR
2 2 HOUR
3 3 HOUR
4 4 HOUR

STANDARD SYMBOLS

CABINET DESIGN
SERIES NUMBER
MODIFICATION
ADA COMPLIANT

100M.A
30-34-24
None

DIMENSIONS* W-H-D
MODIFICATION
DESCRIPTION

SCRIBE IDENTIFIER

SCRIBE WIDTH

COUNTERTOP TYPE
(SEE A800 FOR SPECIFICATIONS)
ADA COMPLIANT

C-SS A
30-34-24

DIMENSIONS* W-H-D

*FOR BASE CABINETS AND COUNTERTOPS HEIGHT IS MEASURED FROM FINISH FLOOR TO TOP OF COUNTERTOP

CASEWORK IDENTIFICATION

ALUMINUM

BATT INSULATION

BLOCKING - CONTINUOUS

BLOCKING - DISCONTINUOUS

BRICK

CARPET

CONCRETE

CONCRETE MASONRY UNIT

EARTHFILL

GLASS

GRANULAR FILL

GYPSUM BOARD

LUXURY VINYL TILE

MDF

PORCELAIN CERAMIC TILE

PLYWOOD

QUARTZ

RIGID INSULATION

SAND

SPRAY FOAM INSULATION

STEEL

SEMI-RIGID INSULATION

STONE

WOOD

GENERAL INFORMATION -
STANDARD ARCHITECTURAL
MATERIAL DEFINITIONS

STANDARD SYMBOLS

OFFICE

ROOM NAME

ROOM NUMBER

DOOR NUMBER

DOOR IDENTIFICATION

CEILING TYPE

CEILING HEIGHT

10' - 0" AFF

PARTITION TYPE

MODIFICATION

RATING

SIZE

WALL IDENTIFICATION

ROOF/FLOOR TYPE

WINDOW TYPE

WINDOW IDENTIFICATION

ELEVATION NUMBER

DARKENED AREA
DENOTES ELEVATION
DRAWN

SHEET NUMBER

DETAIL NUMBER

SIM

SIM/OPP TAG

SHEET NUMBER

DETAIL REFERENCE

DETAIL NUMBER

SIM/OPP TAG

SHEET NUMBER

SECTION REFERENCE

NORTH DIRECTION

REFERENCE

DRAWING NUMBER

DRAWING TITLE

VIEW TITLE

KEYNOTE REFERENCE NUMBER

ARROW POINTS TO REFERENCED OBJECT

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

ROOF/FLOOR IDENTIFICATION

WINDOW IDENTIFICATION

ELEVATION REFERENCE

PLAN DETAIL REFERENCE

DETAIL REFERENCE

SECTION REFERENCE

VIEW TITLE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

WINDOW IDENTIFICATION

WINDOW IDENTIFICATION

ELEVATION REFERENCE

PLAN DETAIL REFERENCE

DETAIL REFERENCE

SECTION REFERENCE

VIEW TITLE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

ELEVATION REFERENCE

ELEVATION REFERENCE

PLAN DETAIL REFERENCE

DETAIL REFERENCE

SECTION REFERENCE

VIEW TITLE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

DETAIL REFERENCE

DETAIL REFERENCE

SECTION REFERENCE

VIEW TITLE

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STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

SECTION REFERENCE

SECTION REFERENCE

VIEW TITLE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

VIEW TITLE

VIEW TITLE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

KEYNOTE REFERENCE

KEYNOTE REFERENCE

GRID REFERENCE

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

STRUCTURAL GRID

STRUCTURAL GRID

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

REVISION REFERENCE NUMBER

DIMENSIONS

DIMENSIONS

FACE OF FINISH TO FACE OF FINISH

DENOTES ELEVATION HEIGHT

LEVEL

DENOTES OBJECT REFERENCE

ELEVATION TAG

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1 LEVEL 1 CODE PLAN
1/8" = 1'-0"

APPLICABLE CODE INFORMATION

The project shall comply with the following codes:

2015 International Building Code
2015 International Mechanical Code
2015 International Fire Code
2017 National Electrical Code
2015 Uniform Plumbing Code
Accessibility - Chapter 11 / ICC A117.1

Building Characteristics

Project description: The project is for a construction manager as advisor that consists of the addition of 815 square feet (gross) and renovation of 825 square feet (gross) of office and conference space. The addition includes new offices and conference rooms and accompanying civil, structural, mechanical, electrical and plumbing throughout. The renovations include updated layout and finishes and accompanying civil, structural, mechanical, electrical, and plumbing updates throughout.

Building Area (gross): 5,383 SF
Building Height: 21'-6"
Number of Stories: 2 (see below for detailed information)
Fully Sprinkled: No
Fire Alarm: Yes - Equipped with emergency voice/alarm communication system

IBC Chapter 3 - Use and Occupancy Classification

Occupancy Group: A-3, B, S-1, S-2 (Nonseparated occupancy use)

IBC Chapter 4 - Special Detailed Requirements Based on Use and Occupancy

Per IBC 2015

IBC Chapter 5 - General Building Heights and Areas

Occupancy Group B
Building Height: 30'-0" (75'-0" max per IBC Table 504.3)
Number of Stories: 2 (4 max per IBC Table 504.4)
Building Area: 16,930 GSF (Unlimited per IBC Section 507.5)

Occupancy Group S-1
Building Height: 40'-0" (75'-0" max per IBC Table 504.3)
Number of Stories: 1 with mezzanine (3 max per IBC Table 504.4)
Building Area: 55,480 GSF (Unlimited per IBC Section 507.4)

507 Unlimited Area Buildings

507.5 The area of a Group B, F, M or S building no more than two stories above grade plane shall not be limited where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width.

507.6 The area of a Group A-3 building no more than on story above grade plane, use as a place of religious worship, community hall, dance hall, exhibition hall, gymnasium, lecture hall, indoor swimming pool or tennis court of Type II construction, shall not be limited provided all of the following criteria are met:

1. The building shall not have a stage other than a platform
2. The building shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.
3. The building shall be surrounded and adjoined by public ways or yards not less than 60 feet in width.

508 Mixed Use and Occupancy

508.3 Nonseparated occupancies: Buildings or portions of buildings that comply with the provisions of this section shall be considered as nonseparated occupancies.

IBC Chapter 6 - Types of Construction

Construction Classification: Type IIB

Table 601 Fire Resistance Rating Required

Primary Structural Frame 0 HR
Bearing Walls 0 HR
Nonbearing Wall and Partition (Exterior) 0 HR
Nonbearing Wall and Partitions (Interior) 0 HR
Floor Construction and Secondary Members 0 HR
Roof Construction and Secondary Members 0 HR

Table 602 Fire Resistive Rating for Exterior Walls based on Fire Construction

Fire Separation Distance is greater than 30 FT = 0 HR

IBC Chapter 7 - Fire and Smoke Protection Features

705 Exterior Walls

705.2.1 Projections from walls of Type I or II construction shall be of noncombustible materials or combustible materials as allowed by Sections 1406.3 and 1406.4.

705.11 Parapets shall be provided on exterior walls of buildings. Exception 1: The wall is not required to be fire-resistance rated in accordance with Table 602 because of fire separation distance.

705.8 Openings in exterior walls shall comply with Sections 705.8.1 through 705.8.6

713 Shaft Enclosures

713.4 Shaft enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the shaft enclosure shall include any basements but not any mezzanines. Shaft enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Shaft enclosures shall meet the requirements of Section 703.2.1.

713.14 Elevator, dumbwaiter and other hoistway enclosures shall be constructed in accordance with Section 713 and Chapter 30.

*3002.1 Elevator, dumbwaiter and other hoistway enclosures shall be shaft enclosures complying with Section 713.

712 Vertical Openings

712.9 Two-story openings shall be permitted in compliance with section 712.9

IBC Chapter 9 - Fire Protection Systems

903 Automatic Sprinkler Systems Required/Provided
906 Portable Fire Extinguishers Required/Provided

Table 906.1 - Additional Required Portable Fire Extinguishers in the International Fire Code

308.1.3 Open Flames Torches (welding bay)
2305.5 Motor Fuel Dispensing Facilities (fuel island)
2311.6 Repair garages
3408.2 Tire Storage

IBC Chapter 10 - Means of Egress

1004 Occupant Load (See Building Occupant Load Calculations for details)

Level 1 8
Level 2 5
Total Occupants 13

1005 Means of Egress Sizing

1005.3.1 & 1005.3.2 Means of Egress Capacity Factors

Stairs .37/Occupant (Minimum stair width 44" - 1011.2)
Other Elements .27/Occupant

Required	Egress Provided	Egress
Level 1 Egress Width	66'-5"	9 Occupants x .27/Occupant = 1.8"
Level 2 Egress Width	48"	5 Occupants x .27/Occupant = 1"
Level 1-2 Stair Width	48"	5 Occupants x .37/Occupant = 1.5"

1006 Number of Exits and Exit Access Doorways

1006.2.1 Common Path of Egress Travel Distance

Allowed	Maximum Actual	Maximum
Group B (With Sprinkler System)	66'-5 3/4"	100'-0"
Group S (With Sprinkler System)	66'-5 3/4"	100'-0"

1006.3.1 Minimum Number of Exits or Access to Exits Per Story

Required	Number Provided	Number
Level 1	2	2
Level 2	1	1*

*1006.3.2 Single exits. A single exit or access to a single exit shall be permitted from any story or occupied roof where on of the following conditions exists:

1. The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.2(1) or 1006.3.2(2)

Table 1006.3.2(2) Stories With One Exit or Access to One Exit For Other Occupancies

Story	Occupancy	Max
Second story above grade plane	B, S	29

1017 Exit Access Travel Distance

Table 1017.2 Exit Access Travel Distance

Allowed	Maximum Actual	Maximum
Group B (With Sprinkler System)	160'-2 1/4"	300'-0"
Group S (With Sprinkler System)	160'-2 1/4"	300'-0"

2015 International Energy Conservation Code

Exterior wall assemblies for this project have been calculated to have a U-Value of .0625 which exceeds the minimum U-Value of .076 for metal framed building envelopes in Climate Zone 5 as dictated by Table C402.1.3.

Iowa Administrative Code, Chapter 16, Division VII - Accessibility Requirements For Facilities Used by the General Public:

Accessibility within the building will be maintained.

Plumbing Fixture Requirements per 2015 Uniform Plumbing Code (UPC)

Table 2902.1 Minimum Number of Required Plumbing Fixtures

For each urinal added in excess of the maximum required, one water closet may be deducted. The number of water closets shall not be reduced to less than two-thirds (2/3) of the minimum.

There shall be a minimum of one (1) drinking fountain per occupied floor in offices or public buildings.

PLUMBING FIXTURE ANALYSIS

CCC LOAD CALCULATED USING 2015 INTERNATIONAL PLUMBING CODE

BASED ON A TYPE B (BUSINESS) OCCUPANCY - TABLE 403.1, 2015 IPC

		MEN				WOMEN				SVC SINK	DF
		LAV	WC	UR		LAV	WC				
		6	4								
TOTAL OCC:	PROVIDED	5	10	TOT (WC+U)		5	7		**0	6	
392	REQUIRED	4	5	-		4	5		1	4	
191 MEN											
191 WOMEN											

** AHJ ACCEPTABLE TO EXCEPTION TO SERVICE SINK REQ'S BASED ON RATIO OF CARPET IN BUILDING

TOTAL FINISHED AREA: 5070 SF
SF OF CARPET: 4605 SF
% OF CARPET: 90.8%

PLUMBING FIXTURE CALCULATIONS:
OCCUPANCY TYPE - B (BUSINESS)
WATER CLOSETS - 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
URINALS - SUBSTITUTED FOR 50% OF REQUIRED FIXTURES (MAX).
LAVATORIES - 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80
DRINKING FOUNTAINS - 1 PER 100
SERVICE SINK - 1

CODE OCCUPANCY SCHEDULE				
Area	Occupancy Group	Occupancy	Occupant Load	Occupant Load Factor
1176.20 SF			0	
703.18 SF	A-3 - Assembly		0	15
2278.51 SF	B - Business		200	100
219.35 SF	S-1 - Storage		0	
4377.23 SF			200	

CODE PLAN LEGEND	
-----	2 HR FIRE BARRIER
----	1 HR FIRE BARRIER
---	EXIT PATH
♿	ACCESSIBLE ENTRANCE
12008	EGRESS CAPACITY
50	MARK
166	OCCUPANT LOAD
33 25	MAX. OCCUPANT LOAD
	EGRESS WIDTH (INCH)
AREA NAME	AREA TAG
800.00 SF	AREA SQUARE FEET
100.15	CALCULATED OCCUPANTS
	OCCUPANT LOAD FACTOR



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Key Plan:

Revision Description Date

OPN Project No.

20830000

Sheet Issue Date

CONSTRUCTION DOCUMENTS 05/14/2021

Sheet Name

LIFE SAFETY AND CODE SUMMARY

Sheet Number

AG002

PRELIMINARY. NOT FOR CONSTRUCTION.

GENERAL NOTES

1. IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
2. REMOVE LOOSE PAINT AND MISCELLANEOUS HANGING OBJECTS FROM WALLS AND CEILINGS AT ALL AREAS TO RECEIVE NEW FINISHES.
3. OPENING IN THE EXISTING STRUCTURE SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK.
4. OPENINGS IN THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
5. PATCH AND REPAIR ALL EXISTING FLOOR SLABS AND WALL SURFACES DAMAGED FROM DEMOLITION OR PRIOR USE.
6. PATCH ALL AREAS OF ELECTRICAL AND MECHANICAL DEMOLITION THAT WILL NOT BE REUSED.
7. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
8. DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
9. EXISTING BUILDING IS TO REMAIN WEATHER-TIGHT DURING ALL DEMOLITION ACTIVITIES.
10. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION OF OTHER DISCIPLINES.
11. PROTECT ALL ADJACENT AREAS AND ITEMS "TO REMAIN" DURING DEMOLITION/CONSTRUCTION. REPAIR/REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
12. EXISTING BUILDING CONDITIONS SHOWN ON THESE DRAWINGS ARE DERIVED FROM DRAWINGS OF THE ORIGINAL BUILDING AND FROM LIMITED FIELD OBSERVATION.
13. INDICATED EXISTING BUILDING CONDITIONS ARE ASSUMED TO BE REPRESENTATIVE OF THE ACTUAL CONSTRUCTION OF THE BUILDING. LOCAL CONDITIONS MAY VARY.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADDITIONAL MEANS OF EGRESS AS NEEDED AS A RESULT OF CONSTRUCTION SEQUENCING AND/OR REGULATORY REQUIREMENTS.

KEYNOTE LEGEND

- | | |
|----------|--|
| 01 04 A2 | DEMO PORTION OF MASONRY WALL TO ACCOMMODATE NEW CONSTRUCTION |
| 01 07 A2 | REMOVE EXISTING GUTTER COMPLETE |
| 01 08 A1 | REMOVE DOOR, FRAME, AND HARDWARE COMPLETE |
| 01 08 B1 | REMOVE STOREFRONT ENTRY SYSTEM COMPLETE. |
| 01 08 C1 | REMOVE EXISTING WINDOW SYSTEM COMPLETE - PREP OPENING FOR NEW SYSTEM |
| 01 09 B2 | DEMO FLOORING COMPLETE - PREP FOR NEW FINISHES |
| 01 09 B3 | DEMO TILE FLOORING COMPLETE - PREP FOR NEW FINISHES |
| 01 11 A1 | REMOVE FIRE PROOF SAFE COMPLETE |
| 01 23 A2 | REMOVE CABINET UNIT HEATER COMPLETE |
| 01 23 A4 | RELOCATE EXIST. CONDENSING UNIT AS REQ'D FOR NEW DOOR - SEE PLANS |
| 01 26 A1 | REMOVE AND SALVAGE EXIST. DEVICE FOR REPLACEMENT - SEE NEW WORK. |
| 01 26 A4 | REMOVE ELECTRICAL DEVICE COMPLETE |
| 02 01 A1 | EXISTING STRUCTURE TO REMAIN - PROTECT IN PLACE |
| 02 23 A1 | EXIST. DUCT CHASE TO REMAIN |
| 02 23 A2 | REMOVE AND CAP EXIST. DIFFUSER FOR NEW DOOR. PREP FOR NEW WORK - SEE MECH. |
| 10 14 A1 | BRANDING/SIGNAGE DISPLAY - BY OWNER |
| N.I.C. | NOT IN CONTRACT |

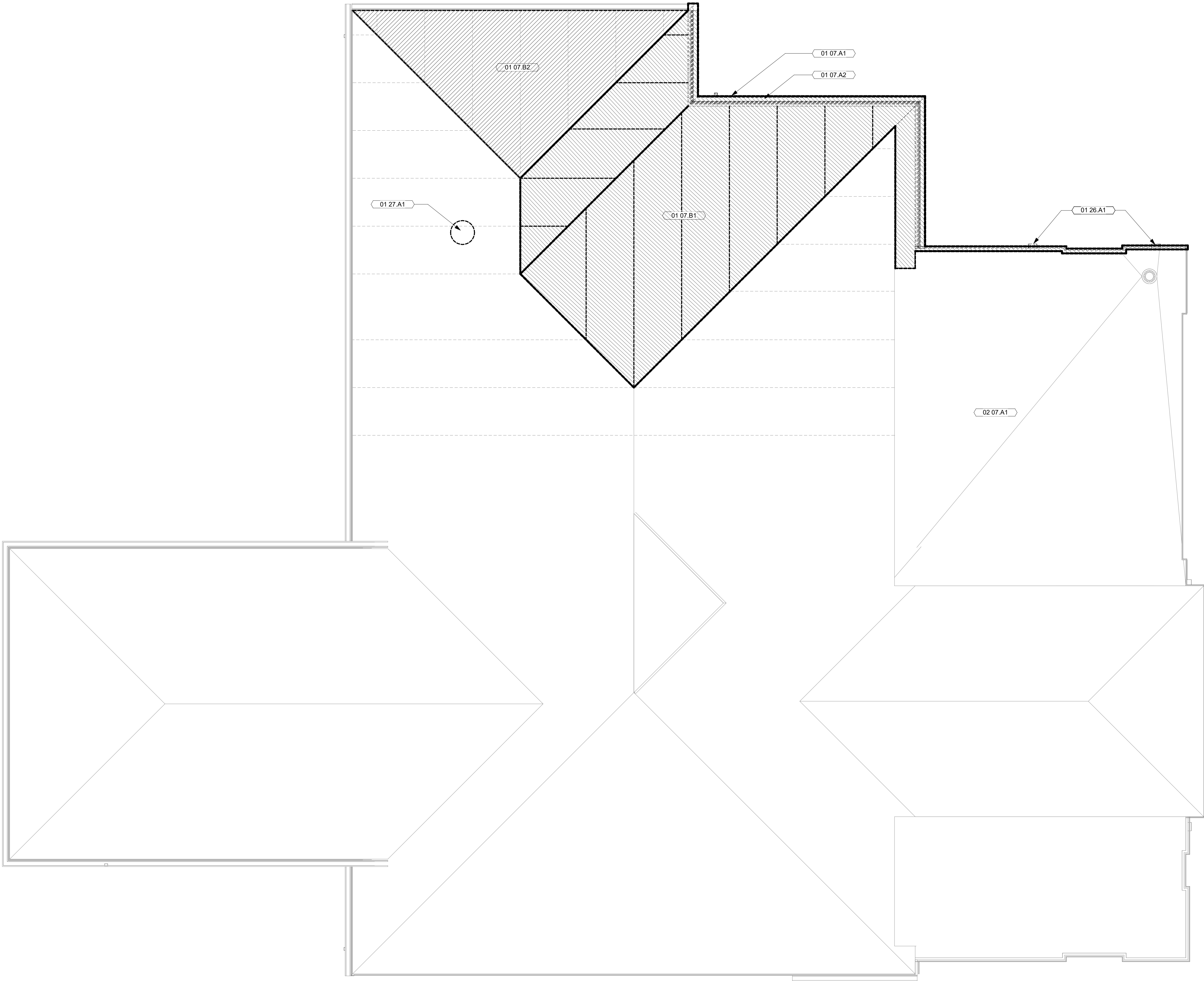
DEMOLITION LEGEND

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| | INDICATES EXISTING 1 HR FIRE BARRIER |
| | DENOTES AREA OF COMPLETE REMOVAL OF AN EXISTING BUILDING ELEMENT |

1 FLOOR PLAN - LEVEL 1 DEMOLITION
1/4" = 1'-0"

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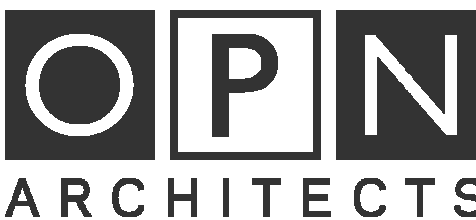
1 ROOF PLAN - DEMOLITION
1/4" = 1'-0"

GENERAL NOTES

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATER-TIGHT, WARRANTED SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

KEYNOTE LEGEND

- | | |
|----------|---|
| 01 07.A1 | REMOVE EXISTING FASCIA COMPLETE |
| 01 07.A2 | REMOVE EXISTING GUTTER COMPLETE |
| 01 07.B1 | REMOVE SHINGLES AND SUBSTRATE AS REQ'D FOR NEW ROOF TIE-IN |
| 01 07.B2 | REMOVE SHINGLES ONLY - PREP FOR NEW WORK |
| 01 26.A1 | REMOVE AND SALVAGE EXIST. DEVICE FOR REPLACEMENT - SEE NEW WORK |
| 01 27.A1 | DEMO SATELLITE DISH COMPLETE |
| 02 07.A1 | EXISTING ROOF TO REMAIN, PROTECT IN PLACE |



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Key Plan

Revision	Description	Date
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OPN Project No.

20830000

Sheet Issue Date

CONSTRUCTION DOCUMENTS 05/14/2021

Sheet Name

DEMOLITION - ROOF PLAN

Sheet Number

AD111

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GENERAL NOTES

1. REMOVE AND SALVAGE ALL CEILING TILE AND LIGHTING FIXTURES FOR REINSTALLATION UNLESS NOTED OTHERWISE
2. IDENTIFICATION AND/OR ABATEMENT OF HAZARDOUS MATERIALS IS NOT PART OF THIS SCOPE OF WORK. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY.
3. REFER TO SPECIFICATION FOR RECYCLING, CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL REQUIREMENTS.
4. REMOVE LOOSE PAINT AND MISCELLANEOUS HANGING OBJECTS FROM WALLS AND CEILINGS AT ALL AREAS TO RECEIVE NEW FINISHES.
5. OPENING IN THE EXISTING STRUCTURE SMALLER THAN 12" IN ANY DIRECTION ARE NOT IDENTIFIED ON THESE DRAWINGS. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING OPENINGS SMALLER THAN 12" AS REQUIRED FOR INSTALLATION OF THEIR WORK.
6. OPENINGS IN THE EXISTING STRUCTURE SHALL NOT BE MADE WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
7. PATCH ALL AREAS OF ELECTRICAL AND MECHANICAL DEMOLITION THAT WILL NOT BE REUSED.
8. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT BEFORE PROCEEDING.
9. DO NOT REMOVE ANY ITEMS WHICH JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING. IF HIDDEN ELEMENTS OR DETERIORATED ELEMENTS ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY.
10. PATCH ALL REMAINING EXISTING EXPOSED PLASTER CEILING AS REQUIRED TO RECEIVE NEW FINISH.
11. EXISTING BUILDING IS TO REMAIN WEATHER-TIGHT DURING ALL DEMOLITION ACTIVITIES.
12. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL DEMOLITION OF OTHER DISCIPLINES.
13. PROTECT ALL ADJACENT AREAS AND ITEMS TO REMAIN DURING DEMOLITION/CONSTRUCTION. REPAIR/REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
14. EXISTING BUILDING CONDITIONS SHOWN ON THESE DRAWINGS ARE DERIVED FROM DRAWINGS OF THE ORIGINAL BUILDING AND FROM LIMITED FIELD OBSERVATION.
15. INDICATED EXISTING BUILDING CONDITIONS ARE ASSUMED TO BE REPRESENTATIVE OF THE ACTUAL CONSTRUCTION OF THE BUILDING. LOCAL CONDITIONS MAY VARY.

KEYNOTE LEGEND

- | | |
|----------|---|
| 01 07 A1 | REMOVE EXISTING FASCIA COMPLETE |
| 01 07 A2 | REMOVE EXISTING GUTTER COMPLETE |
| 01 09 C4 | REMOVE/MODIFY PORTION OF CEILING COMPONENT FOR NEW WORK |
| 01 23 A1 | REMOVE AND SALVAGE EXIST. MECHANICAL DIFFUSER FOR REPLACEMENT |
| 01 26 A1 | REMOVE AND SALVAGE EXIST. DEVICE FOR REPLACEMENT - SEE NEW WORK |
| 01 26 A3 | REMOVE LIGHT FIXTURE COMPLETE |
| 01 26 A4 | REMOVE ELECTRICAL DEVICE COMPLETE |
| 01 26 A5 | REMOVE LIGHT FIXTURE AND SALVAGE FOR REPLACEMENT. PATCH AND REPAIR CEILING - SEE RCP FOR NEW LOCATION |
| N.I.C. | NOT IN CONTRACT |

DEMOLITION CEILING LEGEND

- | | |
|--|---|
| | EXISTING CEILING OR CEILING COMPONENT TO BE REMOVED IN ITS ENTIRETY, INCLUDING LIGHT FIXTURES, MECHANICAL GRILLES, CEILING FANS, AND ELECTRICAL DEVICES, UNLESS NOTED OTHERWISE |
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1 RCP - LEVEL ONE DEMOLITION
1/4" = 1'-0"

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OPN Project No:
20830000

Sheet Issue Date: **05/14/2021**
CONSTRUCTION DOCUMENTS

Sheet Name:
DEMOLITION- REFLECTED CEILING PLAN
Sheet Number

AD121

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A1 FLOOR PLAN - BASEMENT
1/4" = 1'-0"

A7 FLOOR PLAN - LEVEL 1
1/4" = 1'-0"

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100 NE Jacob St
Grimes, IA 50111

Project

City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

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Electrical Contractor

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P. 515-288-5783

Key Plan

Revision	Description	Date
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OPN Project No.
20830000

Sheet Issue Date
CONSTRUCTION DOCUMENTS
05/14/2021

Sheet Name
FLOOR PLANS

Sheet Number

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

KEYNOTE LEGEND

02 01.A1

EXISTING STRUCTURE TO REMAIN - PROTECT IN PLACE

06 41.A1

CUSTOM WOOD VENEER
BROCHURE DISPLAY AND TACK BOARD W/ 1/4" DIVIDERS

07 71.G1

CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE

07 71.G2

*STAINLESS STEEL ROOF SCUPPER

08 74.A1

2-WAY ADA DOOR OPERATOR - SEE ELEC.

10 44.A1

FIRE EXTINGUISHER CABINET - SURFACE MOUNT

10 44.A2

FIRE EXTINGUISHER CABINET - SEMI-RECESSED

22 42.E2

NEW WATER HEATER - SEE MECH.

23 00.A1

ELECTRICAL FLOOR BOX - SEE ELEC.

26 00.A2

RELOCATED SALVAGED TV MONITOR - PROVIDE BLOCKING AS REQ'D

27 40.A1

NOT IN CONTRACT

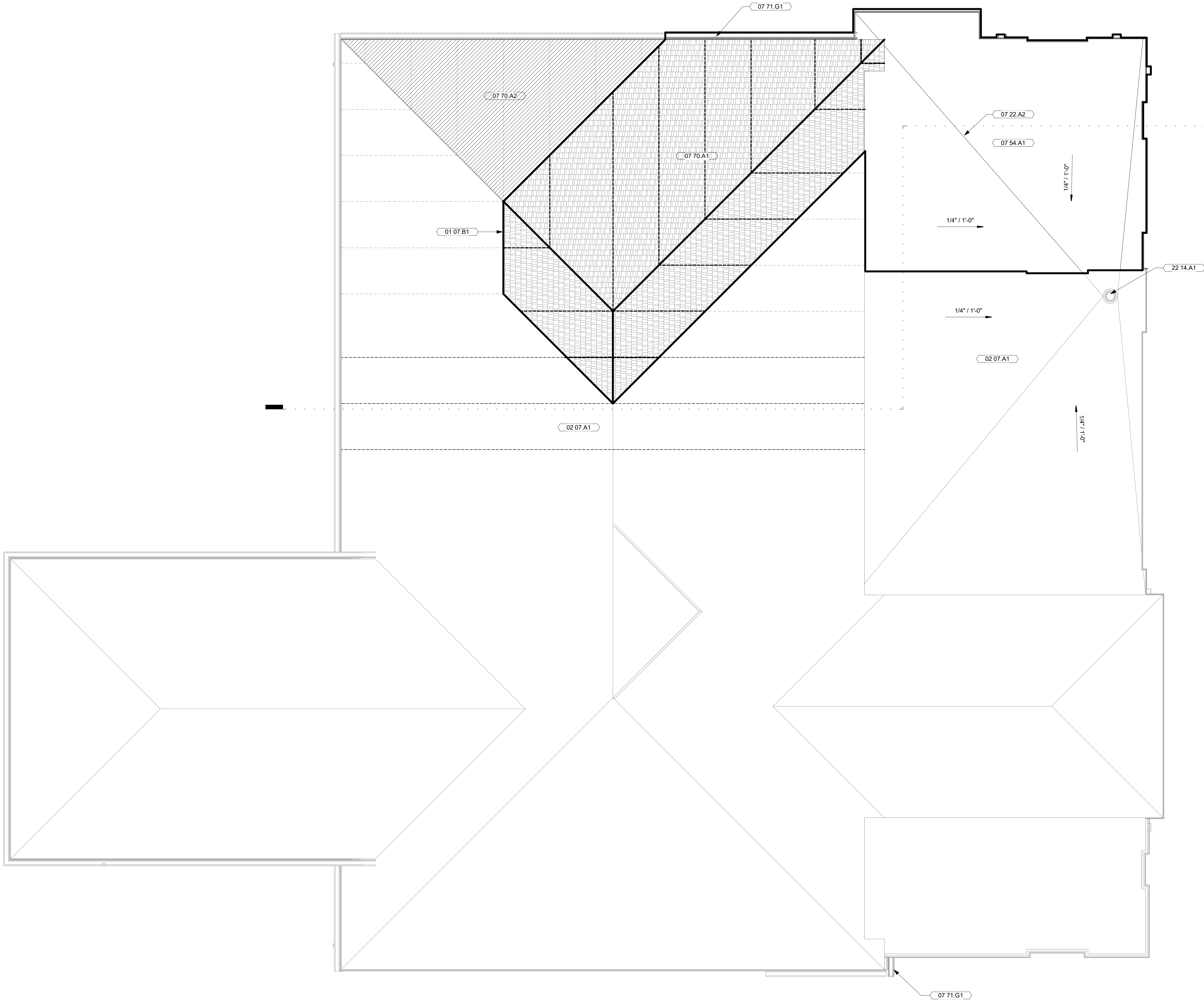
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NOT IN CONTRACT



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A1 SITE PLAN - NEW
1/4" = 1'-0"



- GENERAL NOTES**
1. NOT ALL ROOF PENETRATIONS ARE SHOWN. VERIFY LOCATIONS OF ALL ROOF PENETRATIONS. PROVIDE BOOTS, FLASHING AND OTHER ACCESSORIES REQUIRED TO PROVIDE A COMPLETE, WATERTIGHT WARRANTY SYSTEM REFER TO INDIVIDUAL DISCIPLINES.
 2. COORDINATE SLOPED STRUCTURE AND TAPERED INSULATION WITH STRUCTURAL DRAWINGS.
 3. SLOPE ALL TAPERED INSULATION AT 1/4" : 1'-0" UNLESS NOTED OTHERWISE.
 4. SLOPE ALL CRICKETS AT 1/2" : 1'-0" PERPENDICULAR TO VALLEY LINES UNLESS NOTED OTHERWISE.
 5. PROTECT SECTIONS OF THE ROOF THAT HAVE ALREADY BEEN INSTALLED FROM DAMAGE. DO NOT USE THE ROOF FOR A STAGING AREA UNLESS ADEQUATE FACTORY, MUTUALLY APPROVED PROTECTION MEASURES ARE USED TO PROTECT THE ROOF.
 6. COORDINATE LOCATION OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.
 7. ALL OVERFLOW DRAINS TO BE 2" ABOVE MAIN ROOF DRAIN INTAKE ELEVATION.
 8. ALL WALLS WITH SOUND ATTENUATION BLANKETS ARE TO HAVE ACOUSTICAL SEALANT AT TOP AND BOTTOM AND AT ALL WALL PENETRATIONS.

- KEYNOTE LEGEND**
- | | |
|----------|---|
| 01 07.B1 | REMOVE SHINGLES AND SUBSTRATE AS REQ'D FOR NEW ROOF TIE-IN |
| 02 07.A1 | EXISTING ROOF TO REMAIN, PROTECT IN PLACE |
| 07 22.A2 | TAPERED ROOF INSULATION, SLOPE TO ROOF DRAIN |
| 07 54.A1 | NEW ROOF MEMBRANE - LAPWELD AT EXIST. AS REQ'D |
| 07 70.A1 | NEW SHINGLED ROOF, PLYWOOD, AND ICE/WATER DAM TO MATCH EXIST. |
| 07 70.A2 | NEW SHINGLES AND ICE/WATER DAM - SHEATHING TO REMAIN IN PLACE |
| 07 71.G1 | CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE |
| 22 14.A1 | EXIST. ROOF DRAIN - SEE MECHANICAL |



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Key Plan:

Revision	Description	Date
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OPN Project No:

20830000

Sheet Issue Date:

CONSTRUCTION DOCUMENTS 04/23/2021

Sheet Name:

ROOF PLAN

Sheet Number:

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A1 RCP - LEVEL ONE
1/4" = 1'-0"

- GENERAL NOTES**
- CEILINGS ARE TYPE A AND INSTALLED TO MATCH EXISTING ELEVATION (8'-2") UNLESS NOTED OTHERWISE.
 - CEILING-MOUNTED FIXTURES, SPRINKLERS AND EQUIPMENT SHALL BE CENTERED IN CEILING PANELS OR GYPSUM BOARD SOFFITS AND EQUALLY SPACED UNLESS NOTED OTHERWISE.
 - CENTER CEILING GRID IN ROOMS AS SHOWN UNLESS NOTED OTHERWISE.
 - CONCEALED SPRINKLER HEAD COVERS SHALL BE PAINTED BY MANUFACTURER TO MATCH ADJACENT SOFFIT/ACP UNLESS NOTED OTHERWISE.
 - COORDINATE LOCATIONS OF EXIT LIGHTS AND EMERGENCY LIGHTS SHOWN ON ARCHITECTURAL DRAWINGS. IN THE EVENT OF A DISCREPANCY, VERIFY WITH ARCHITECT PRIOR TO INSTALLATION.
 - CEILING FIXTURE DIMENSIONS ARE TAKEN FROM CENTERLINE OF FIXTURE UNLESS NOTED OTHERWISE.
 - REFER TO ARCHITECTURAL DRAWINGS (ELEVATIONS & REFLECTED CEILING PLANS) FOR ALL MECHANICAL AND ELECTRICAL DEVICE AND FIXTURE LOCATIONS & MOUNTING HEIGHTS. IF NOT CLEARLY SPECIFIED, CONTACT ARCHITECT FOR FURTHER CLARIFICATION. MECHANICAL & ELECTRICAL DRAWINGS ARE FOR FIXTURE TYPE REFERENCE ONLY.
 - PANT ALL EXPOSED STRUCTURE, DECK, DUCTWORK, CONDUIT, ETC. IN AREAS NOTED TO BE OPEN TO STRUCTURE UNLESS NOTED OTHERWISE. PAINTING OF EXPOSED STRUCTURE TO BE DONE AFTER ALL UTILITIES ARE INSTALLED.
- KEYNOTE LEGEND**
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| 07 71 G1 | CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE |
| 12 24 A2 | LOUVER BLINDS - MATCH EXISTING COLOR AND FINISH |
| 22 42 E2 | NEW WATER HEATER - SEE MECH. |
| 26 51 A1 | REPLACE SALVAGED LIGHT FIXTURE - SEE ELECTRICAL |
| 26 53 A1 | REPLACE SALVAGED EXIT SIGN - SEE ELEC. |
| 27 40 C1 | REPLACE SALVAGED SPEAKERS - SEE ELEC. |
| 28 00 A1 | REPLACE SALVAGED CAMERA - SEE ELEC. |
| N.I.C. | NOT IN CONTRACT |
- CEILING LEGEND**
- DASHED LINE DENOTES LOCATIONS OF ACOUSTIC PARTITIONS TO RECEIVE ACOUSTICAL BATT INSULATION AND SOUND SEALANT AT PERIMETER AND PENETRATIONS. REFER TO FLOOR PLANS FOR WALL TYPES.
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| | ACCESS PANEL |
| | RECTANGULAR FIXTURE |
| | LINEAR FIXTURE |
| | DOWN LIGHTS |
| | CEILING & WALL MOUNT EXIT SIGNS |
| | HVAC SUPPLY DIFFUSER |
| | HVAC RETURN DIFFUSER |
| | HVAC EXHAUST DIFFUSER |
| | HVAC SLOT DIFFUSER |
| | HVAC ROUND DIFFUSER |
| | SMOKE DETECTOR |
| | CEILING & WALL MOUNT CAMERA |
| | LOUVER BLINDS - MATCH EXISTING COLOR AND FINISH |

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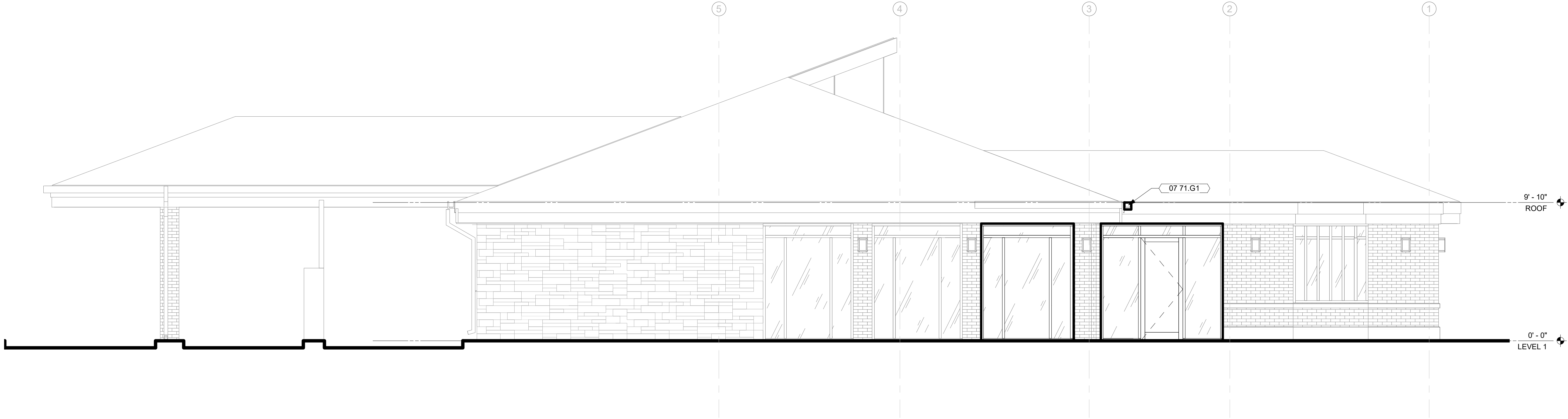
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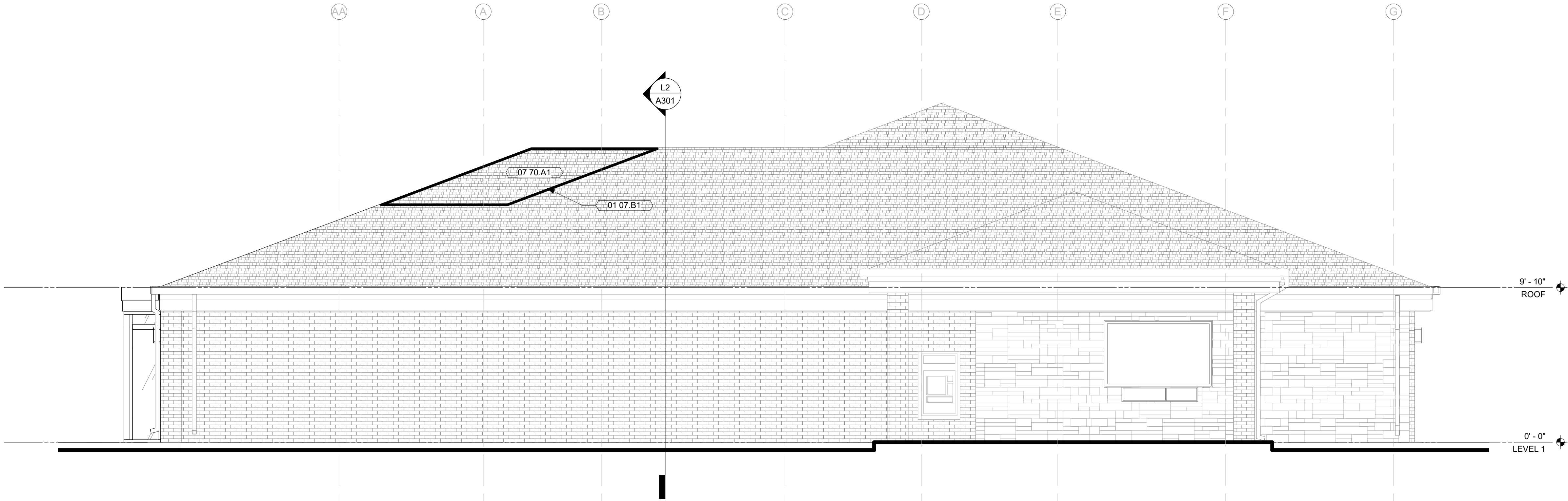
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L1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



C1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



KEYNOTE LEGEND	
01 07.B1	REMOVE SHINGLES AND SUBSTRATE AS REQ'D FOR NEW ROOF TIE-IN
07 70.A1	NEW SHINGLED ROOF, PLYWOOD, AND ICE/WATER DAM TO MATCH EXIST.
07 71.G1	CUSTOM SHEET METAL GUTTER - MATCH EXIST. PROFILE



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Key Plan:

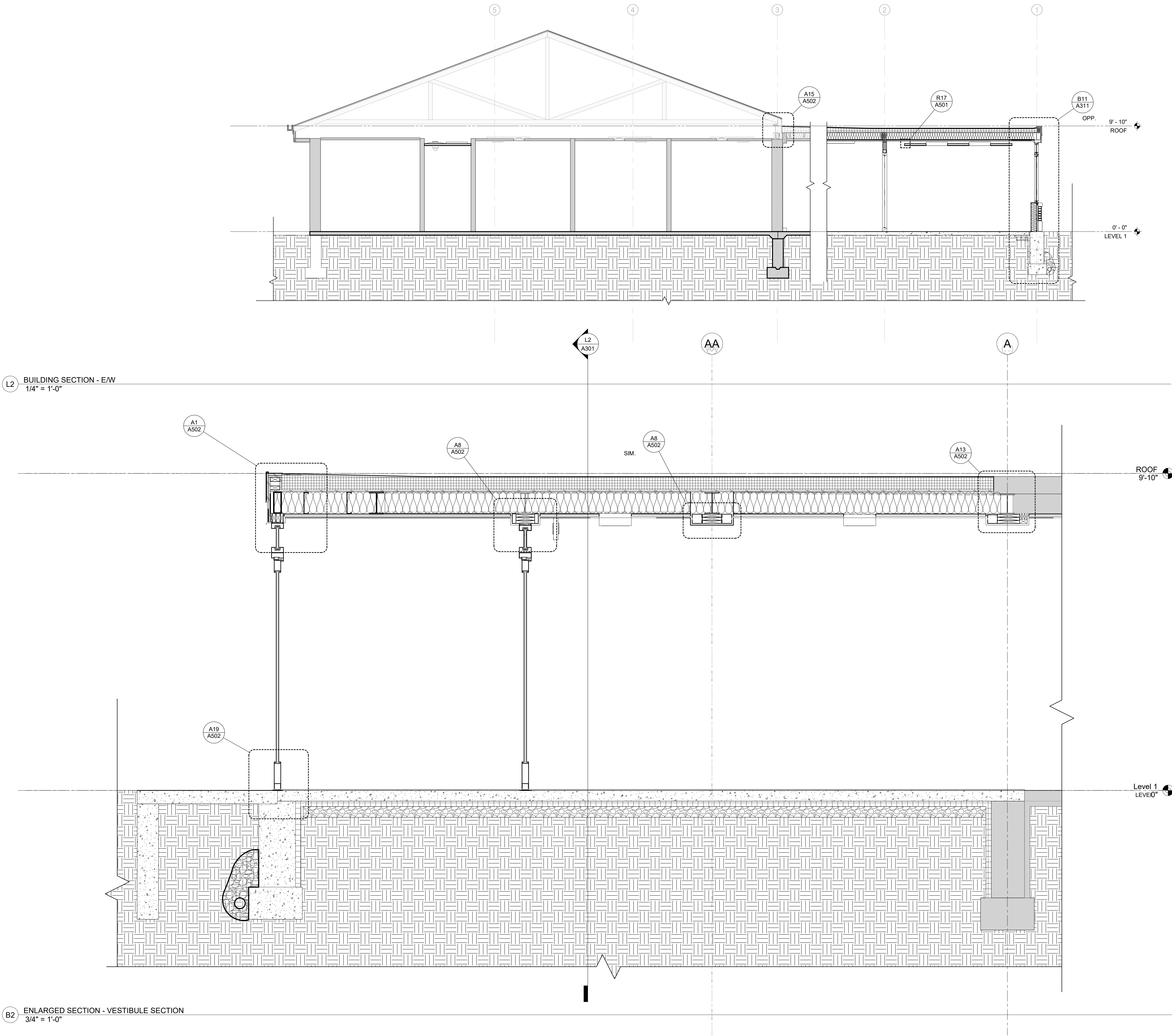
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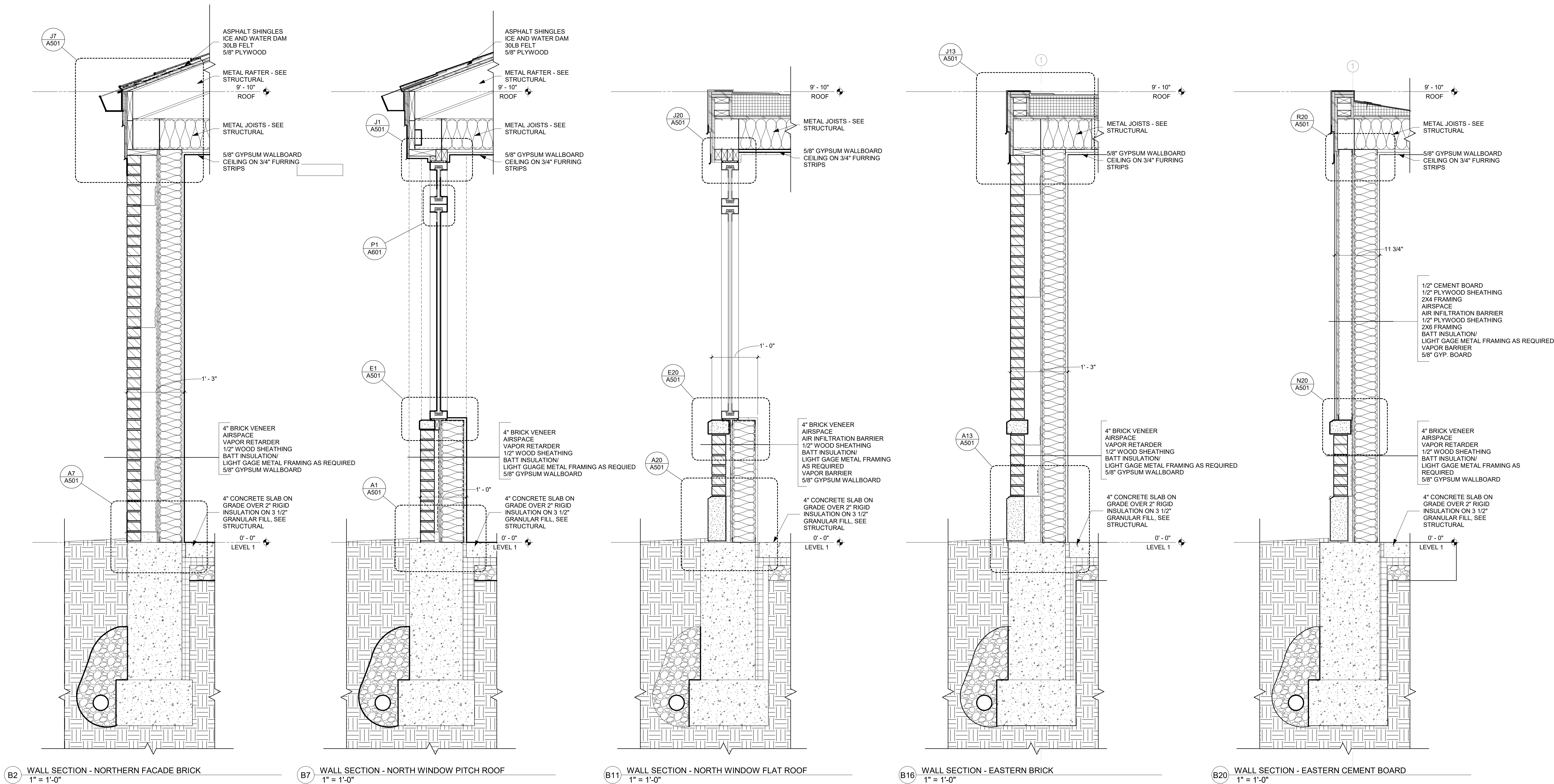
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20830000

Sheet Issue Date: **05/14/2021**
CONSTRUCTION DOCUMENTS
Sheet Name:
INTERIOR ELEVATIONS
Sheet Number:

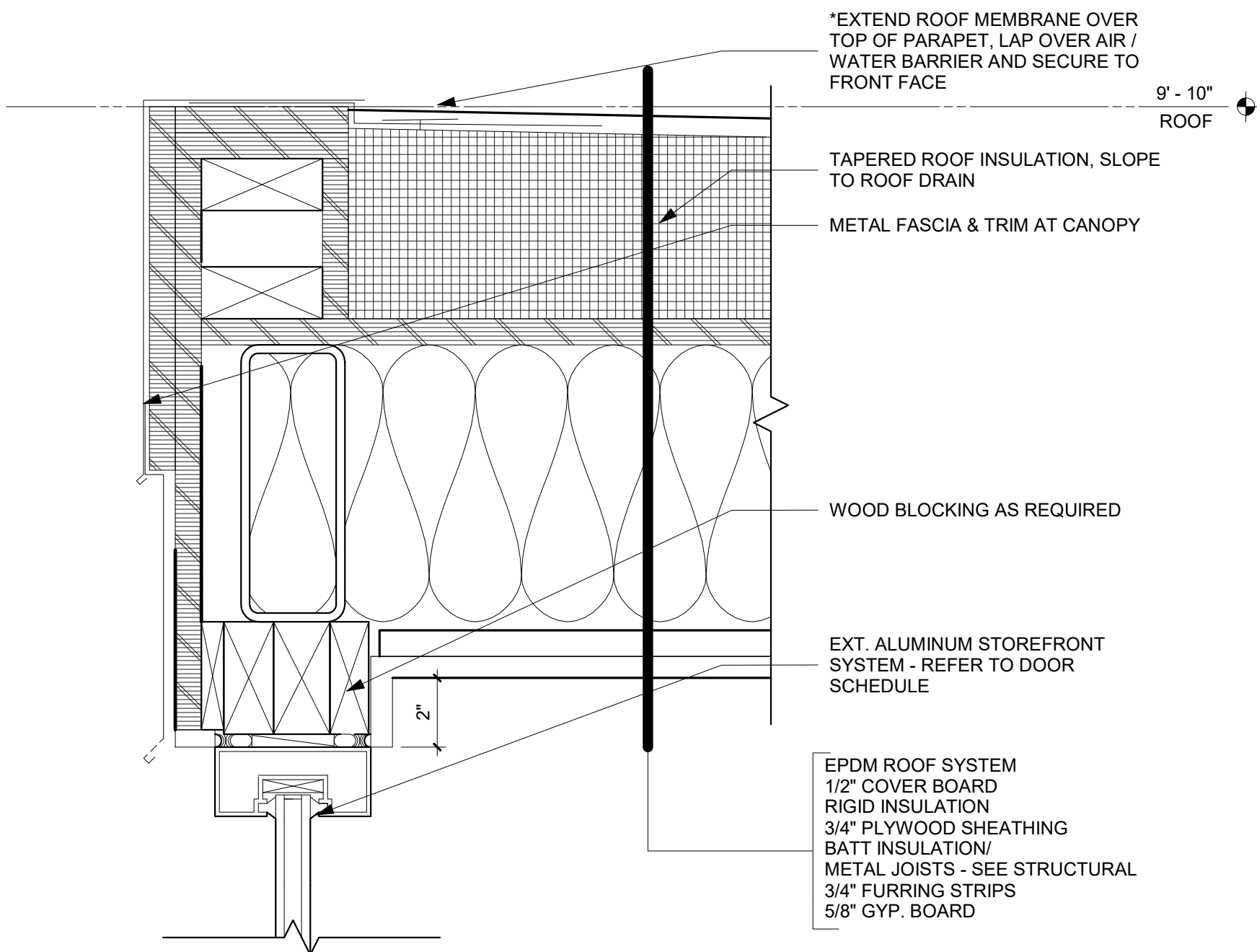
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A250

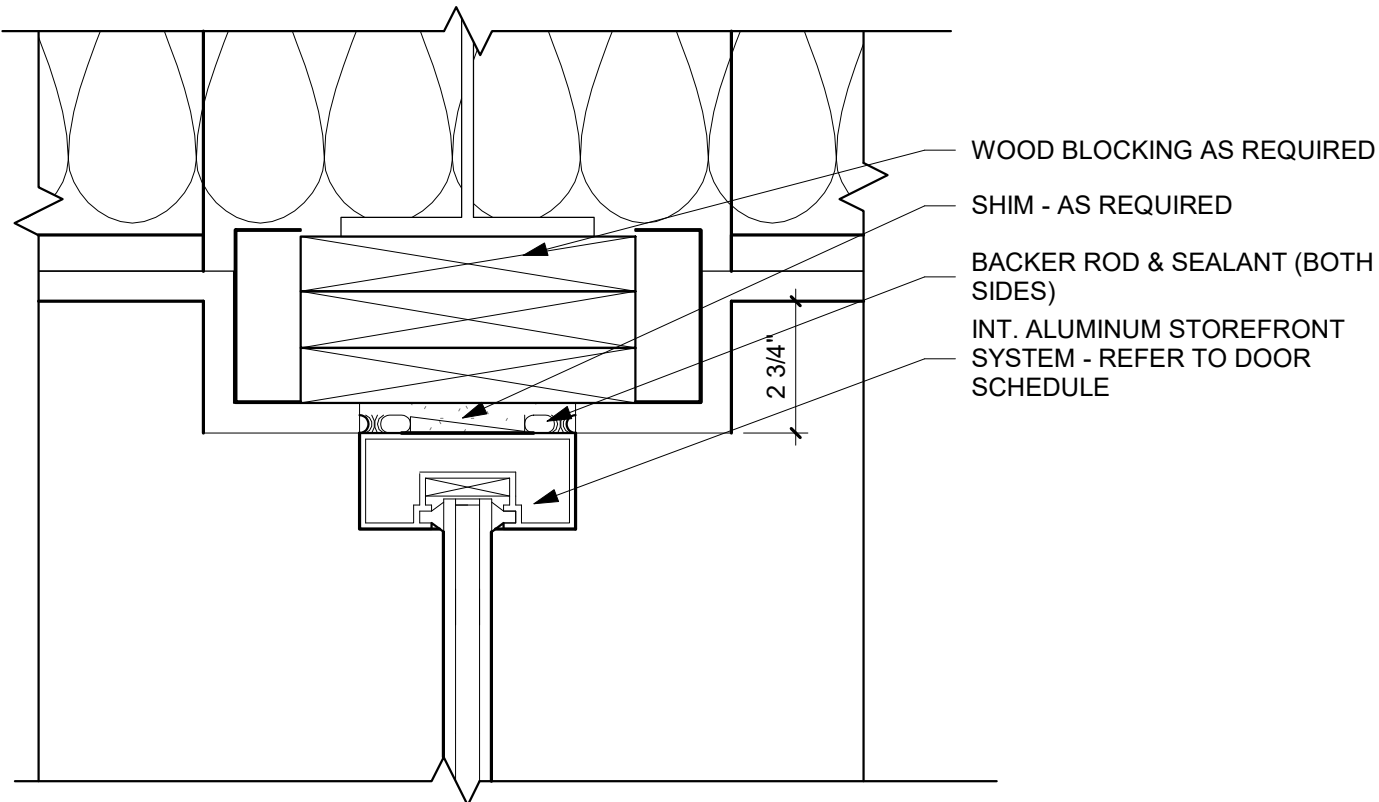




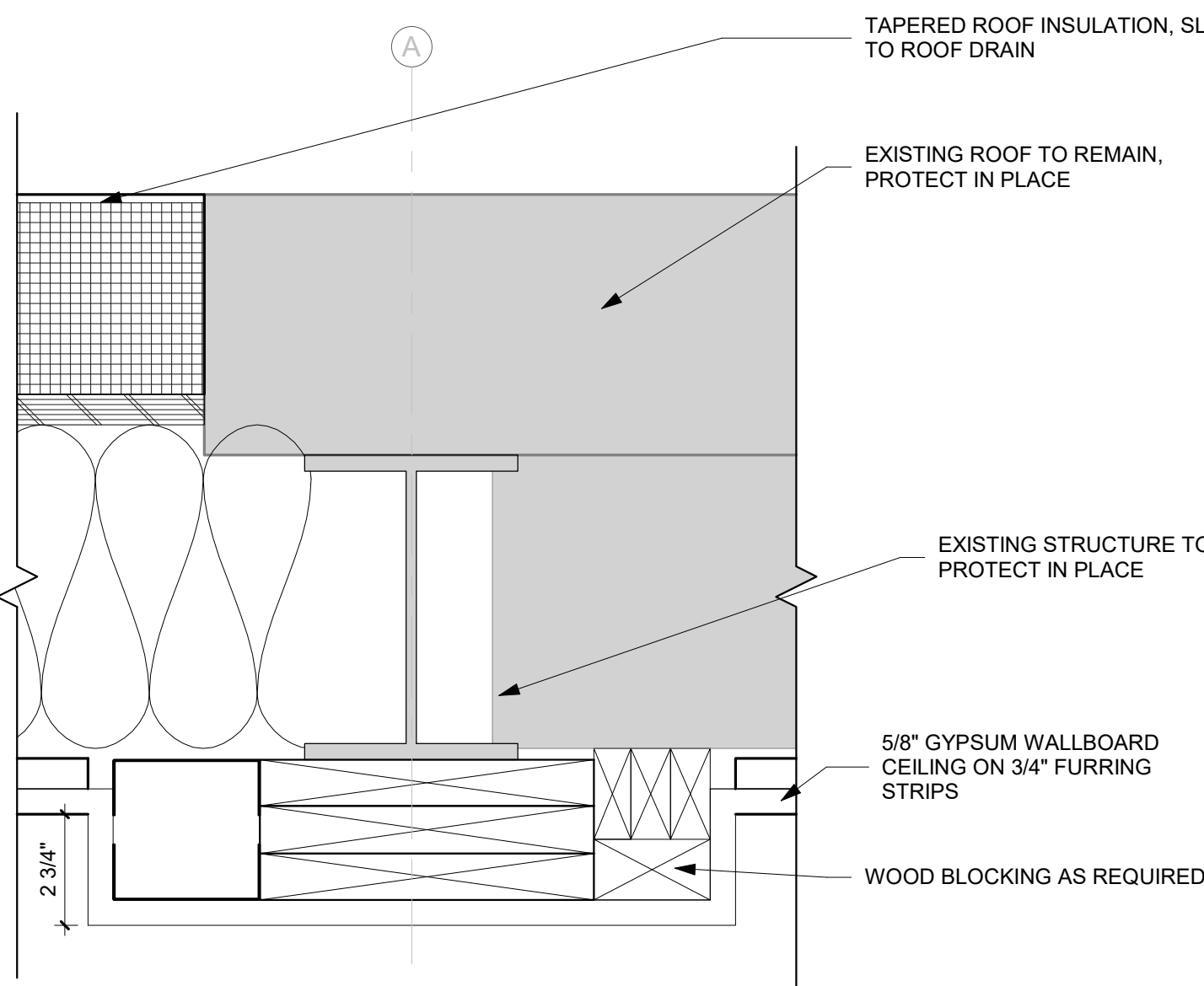
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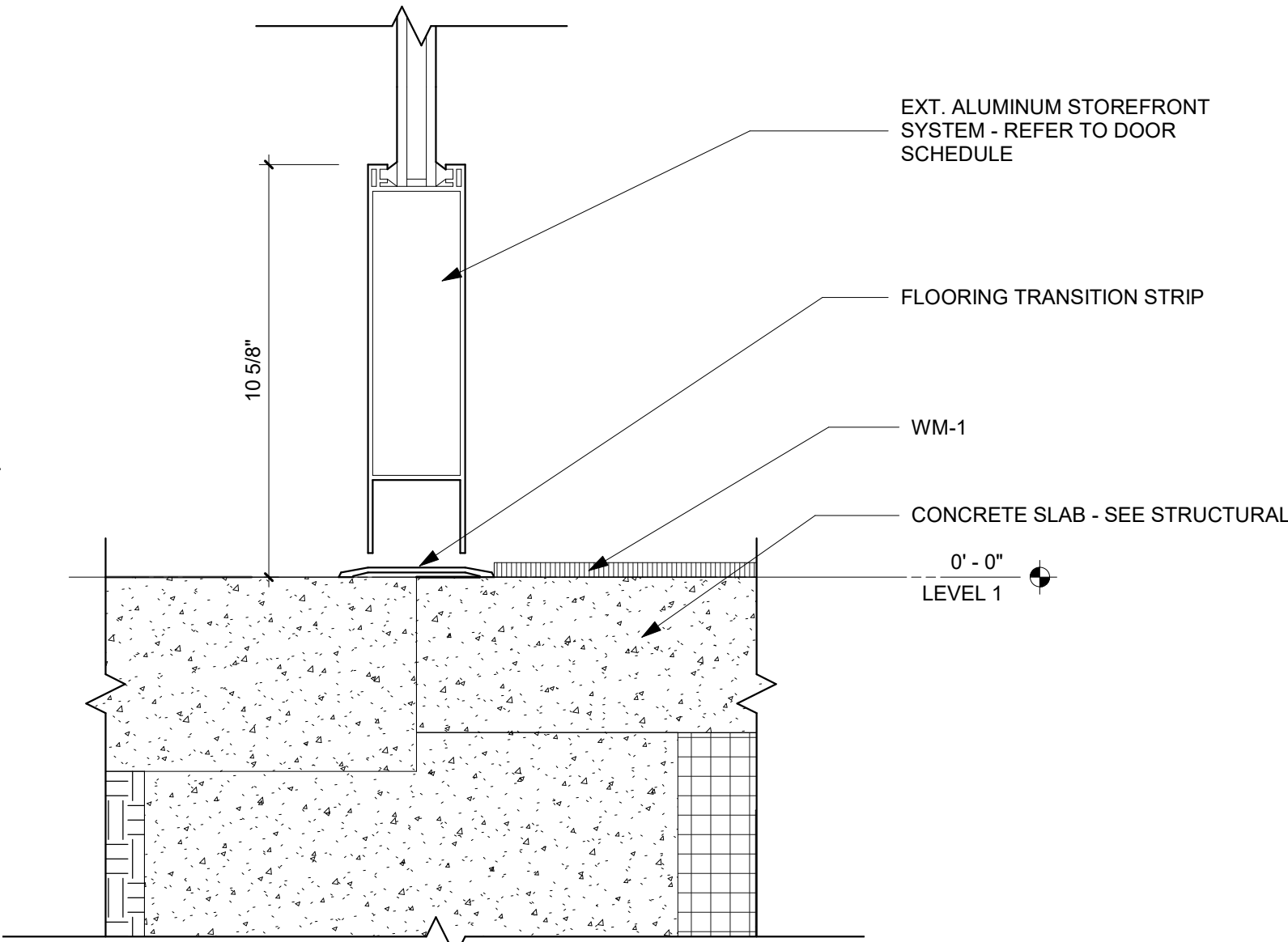
A1 SECTION DETAIL - VESTIBULE HEADER
3" = 1'-0"



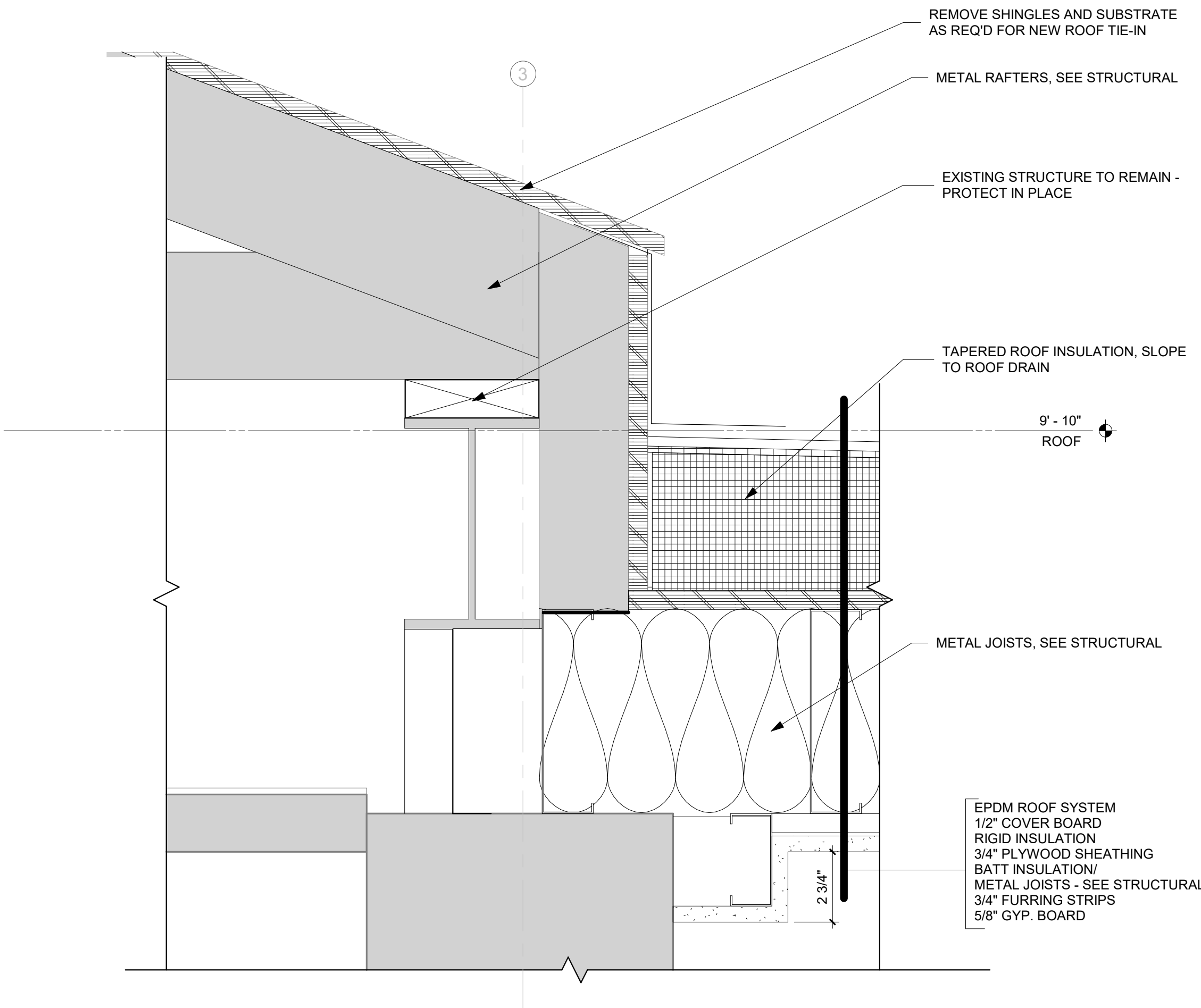
A8 SECTION DETAIL - SOUTH VESTIBULE HEAD
3" = 1'-0"



A13 SECTION DETAIL - EXISTING NEW ROOF CONNECTION
3" = 1'-0"



A19 SECTION DETAIL - VESTIBLE DOOR SILL
3" = 1'-0"



A15 SECTION DETAIL - PITCH ROOF TO FLAT ROOF
3" = 1'-0"

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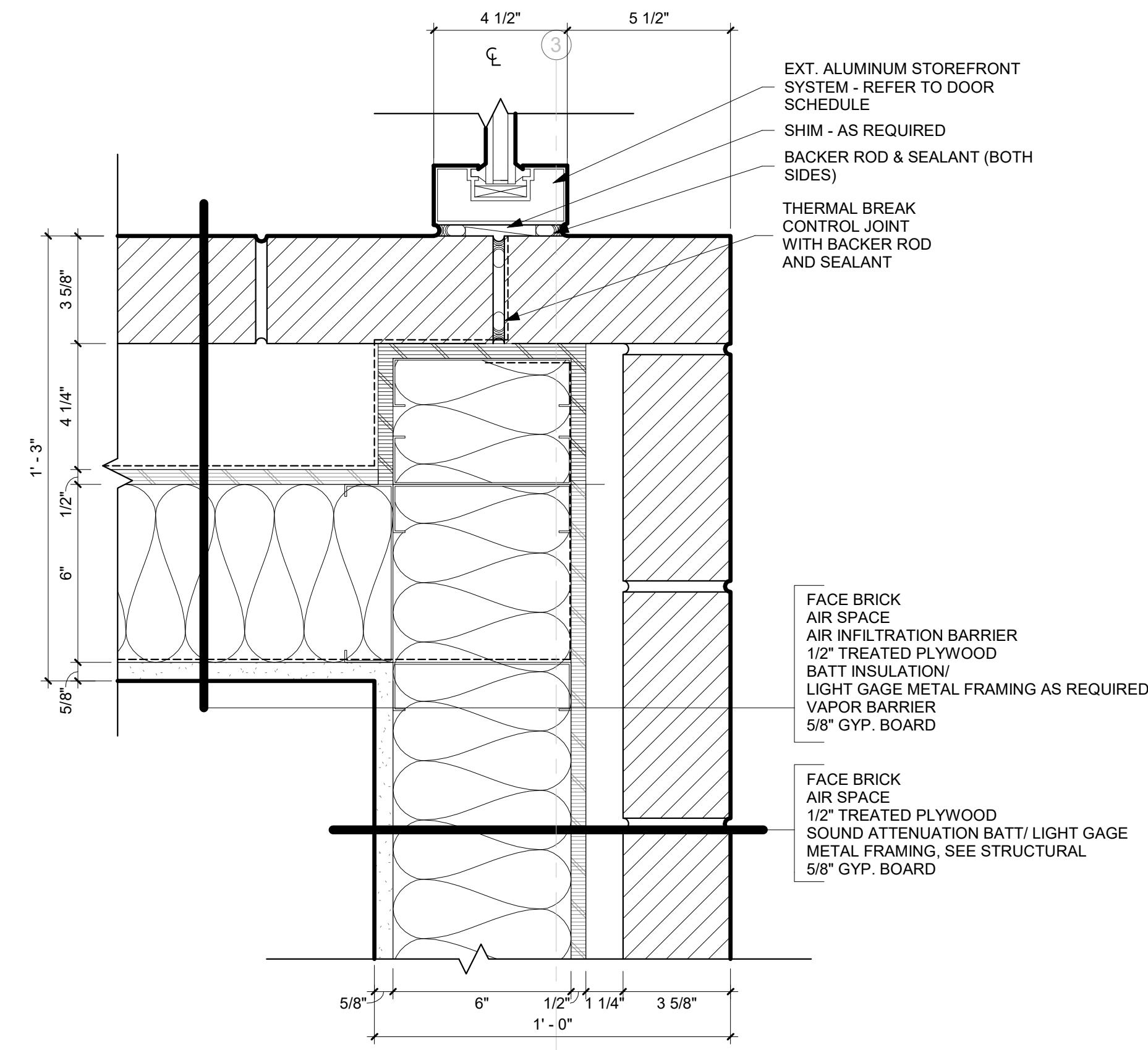
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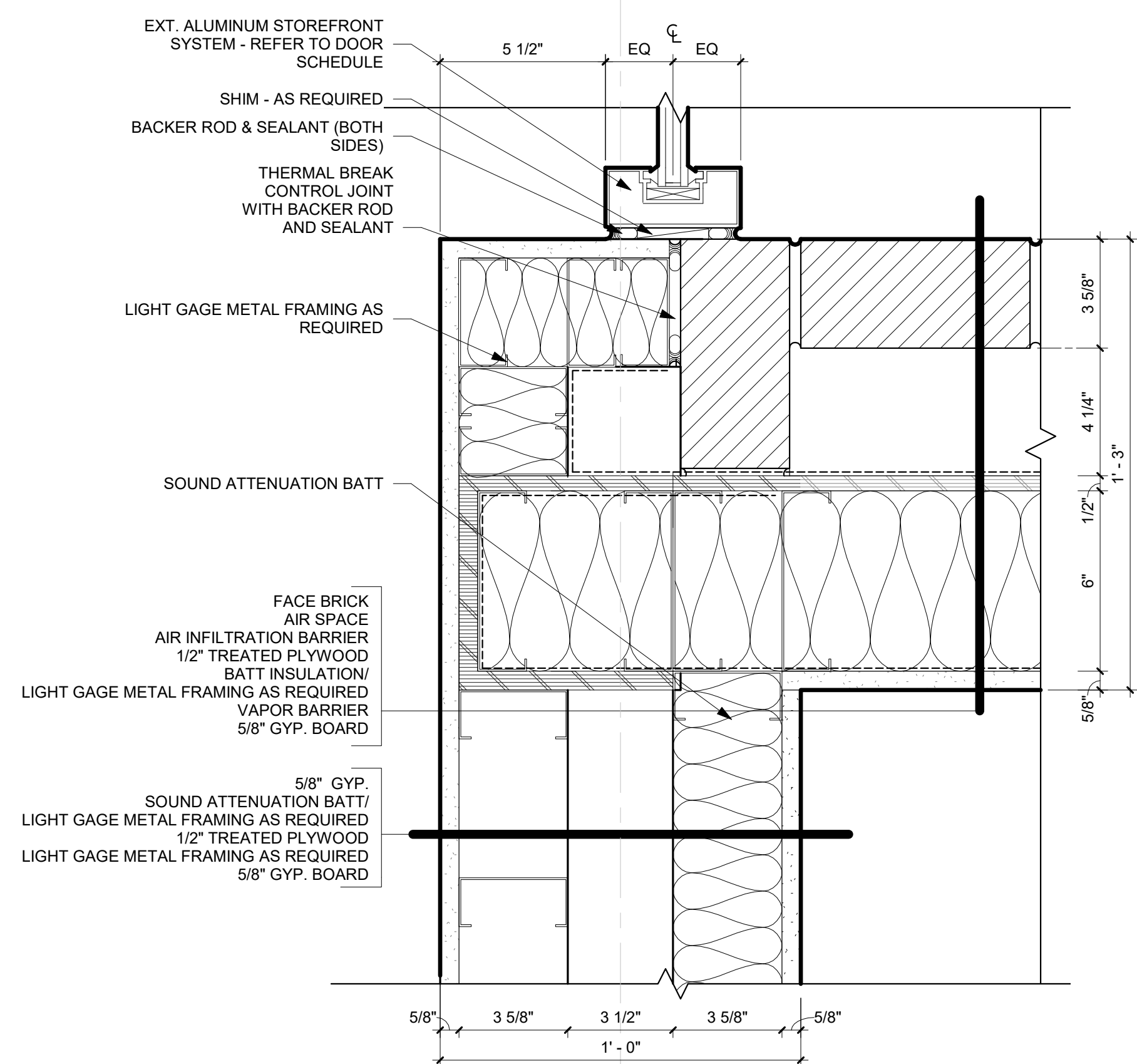
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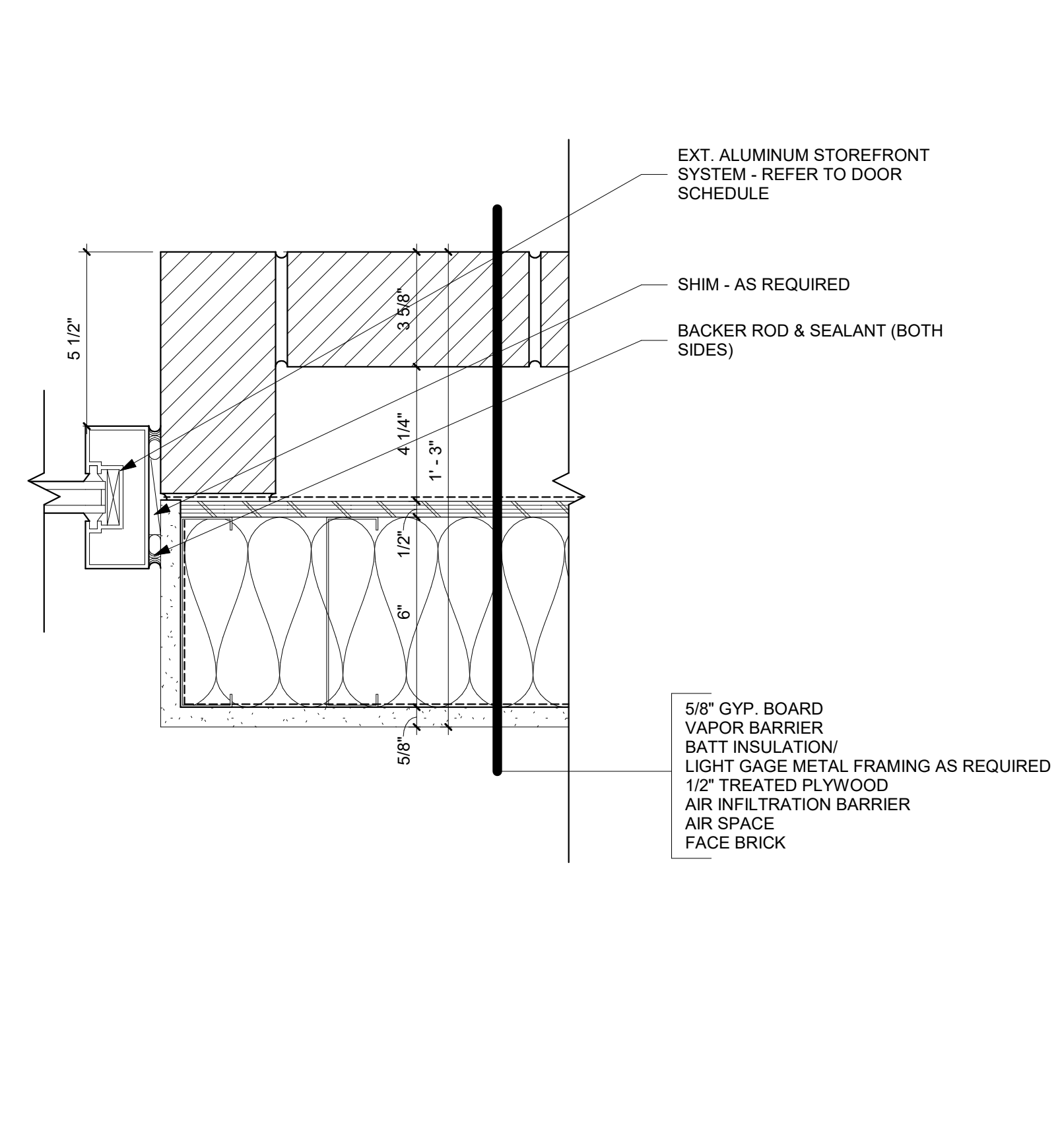
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OPN Project No. 20830000		
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Sheet Name		
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Sheet Number		



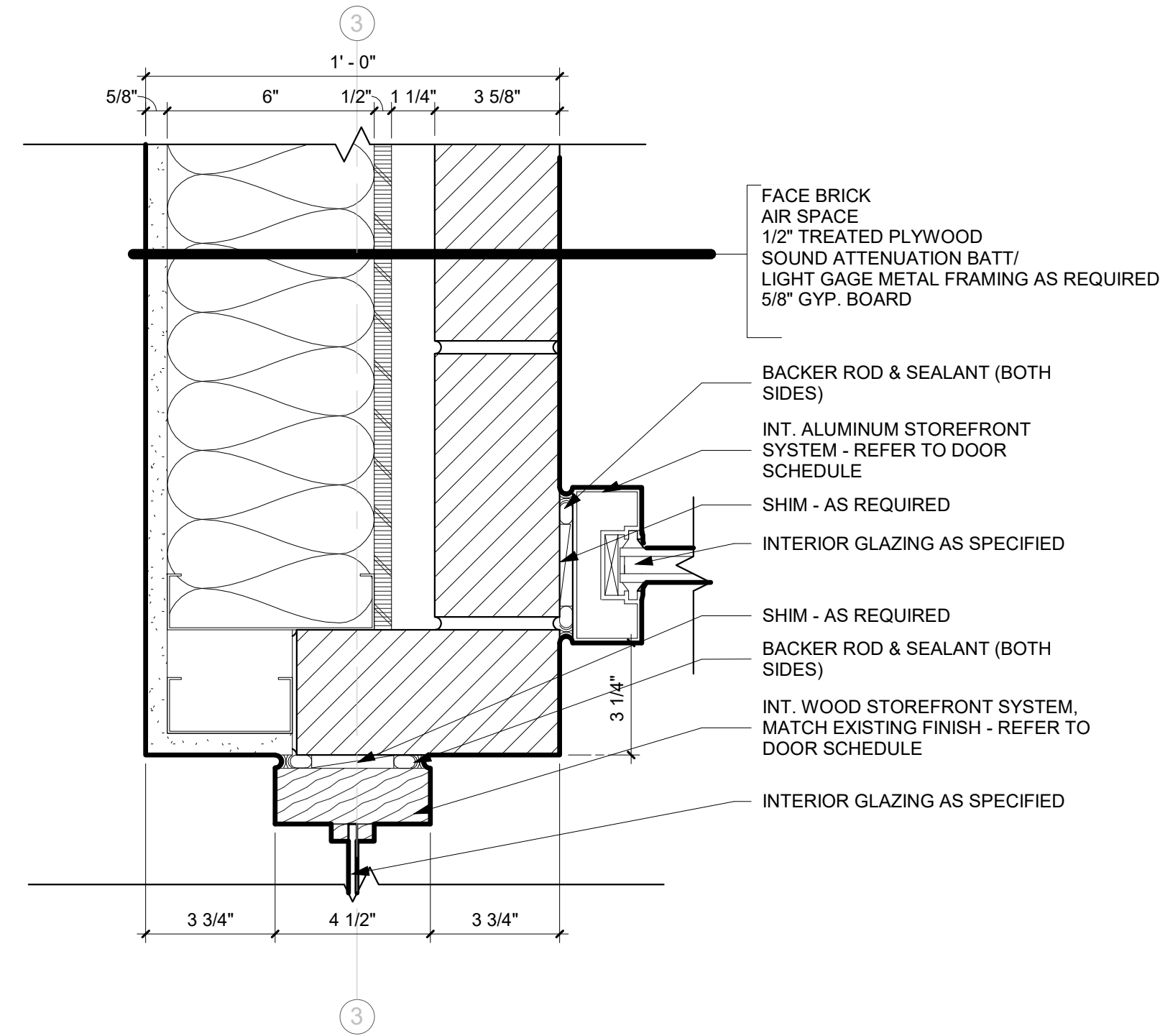
N1 PLAN DETAIL - ENTRANCE BRICK CORNER
3" = 1'-0"



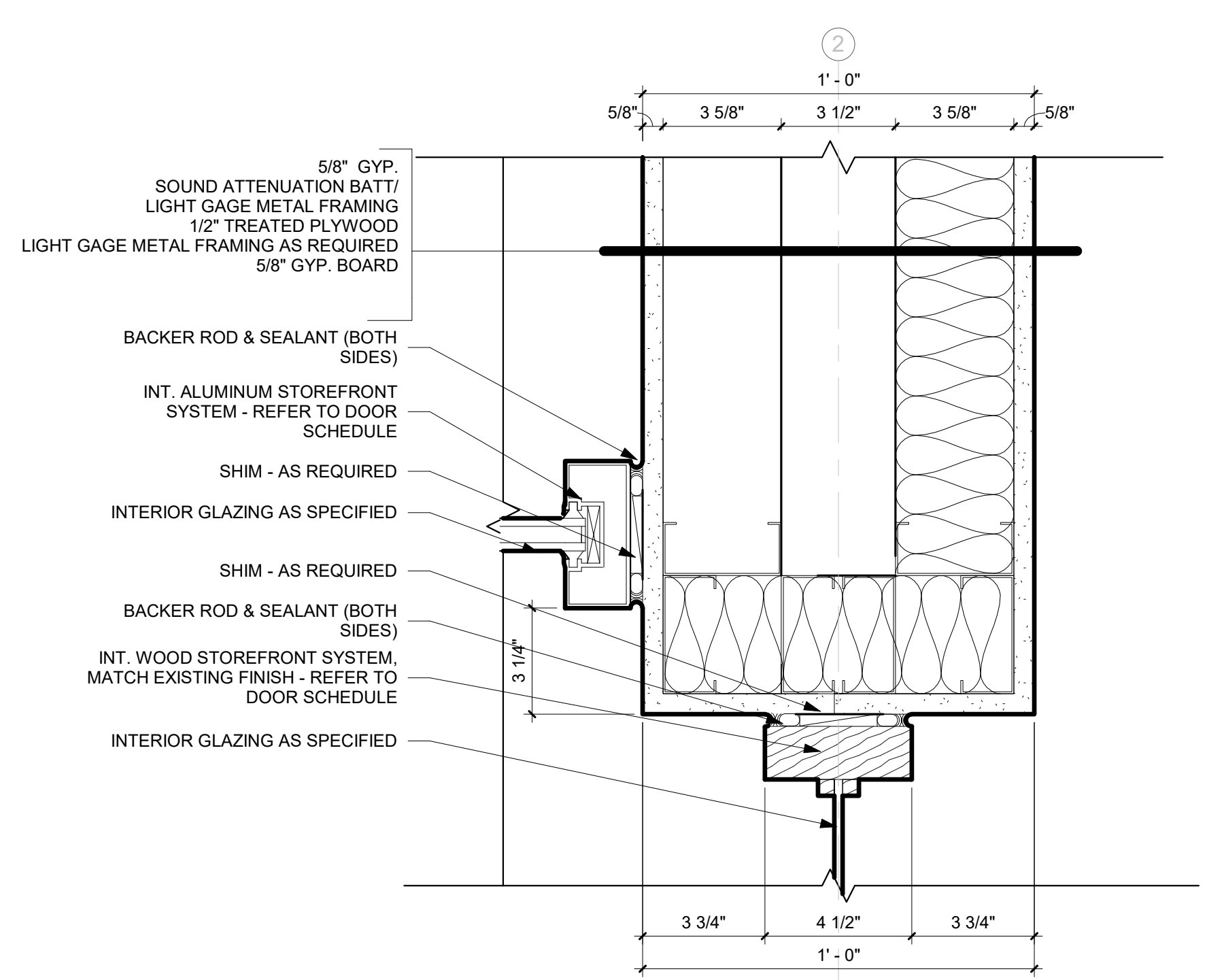
N10 PLAN DETAIL - VESTIBULE GYP CORNER
3" = 1'-0"



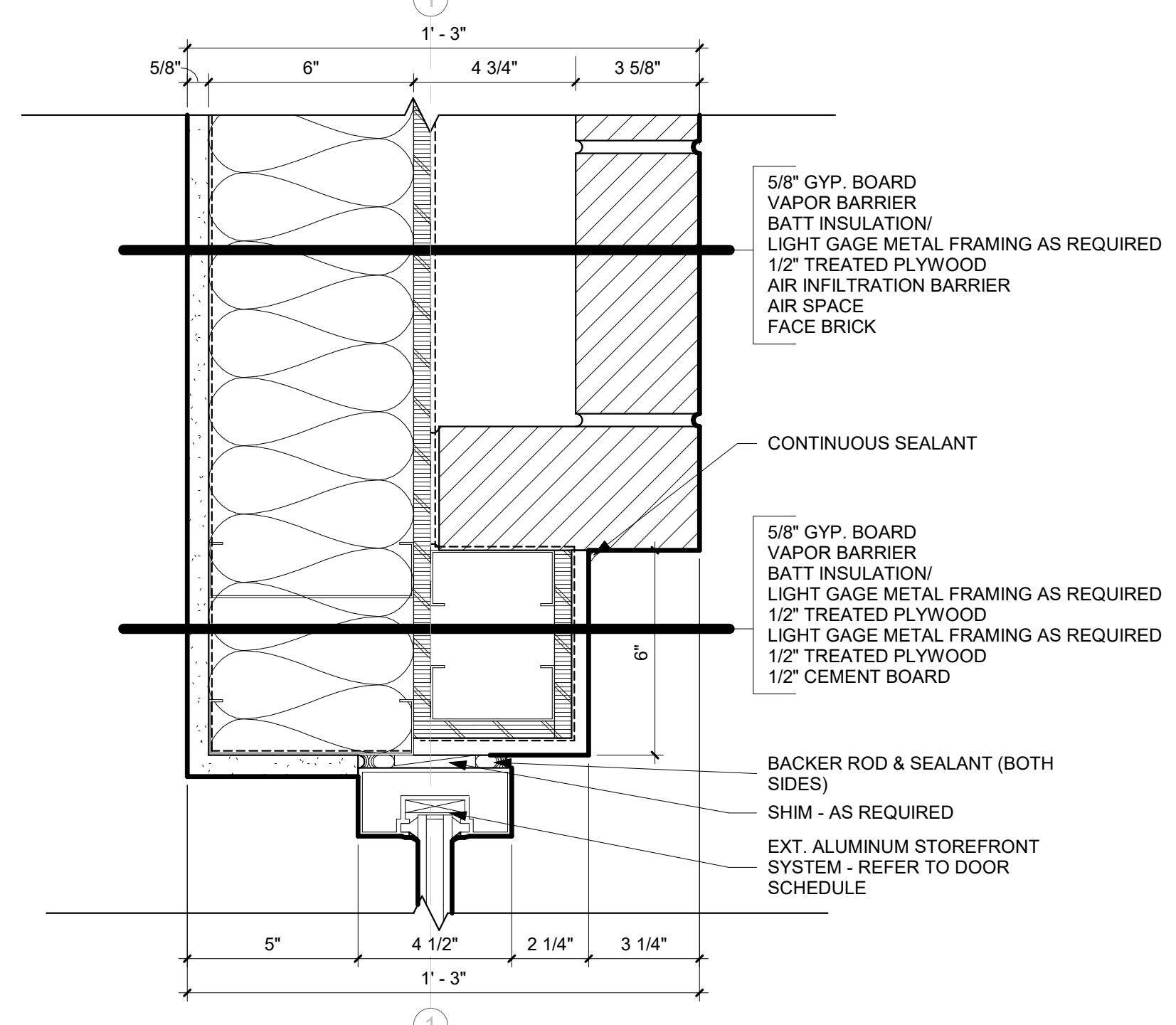
N18 PLAN DETAIL - BRICK WINDOW
3" = 1'-0"



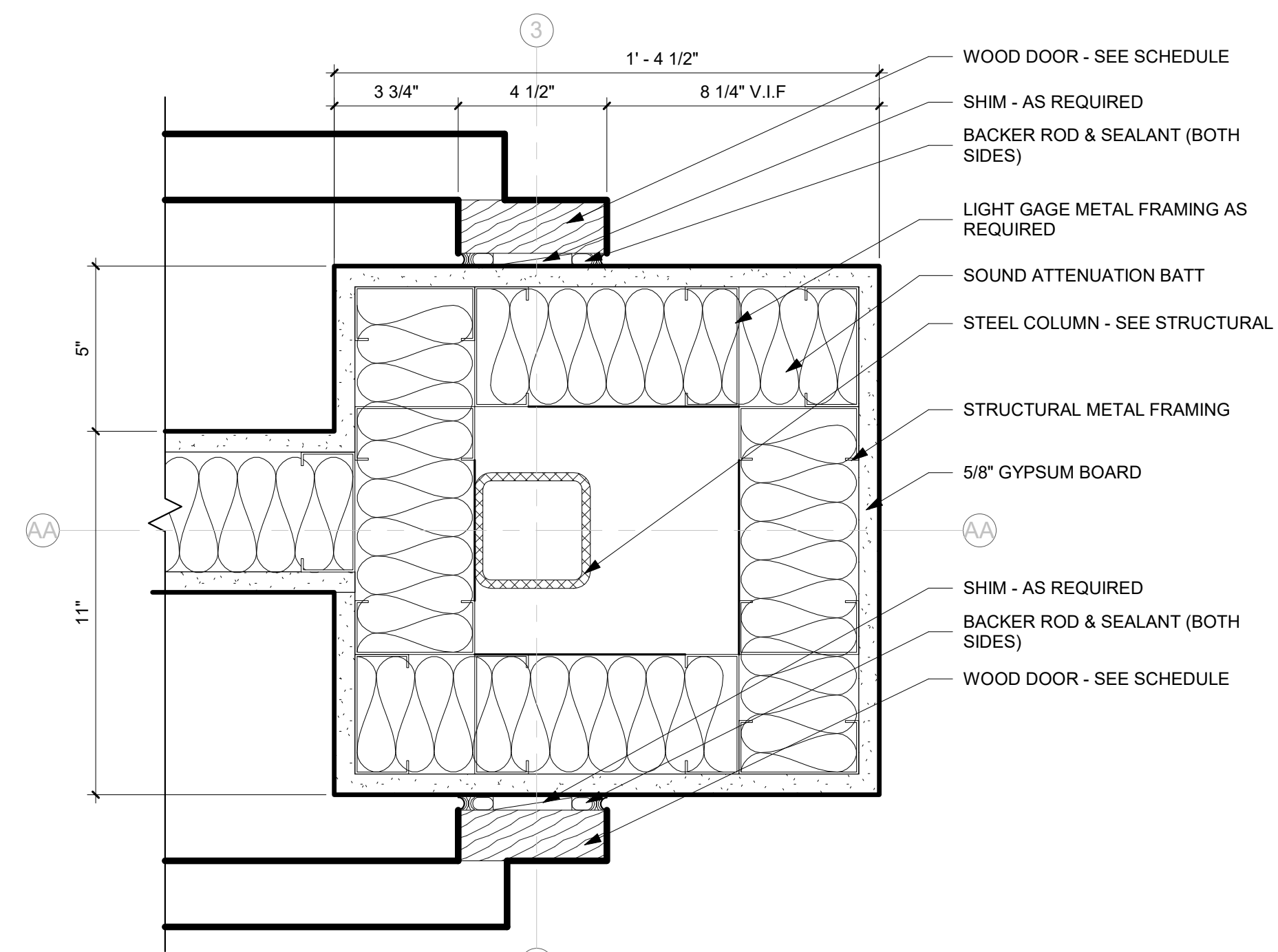
G1 PLAN DETAIL - BRICK TERMINATION ENTRANCE
3" = 1'-0"



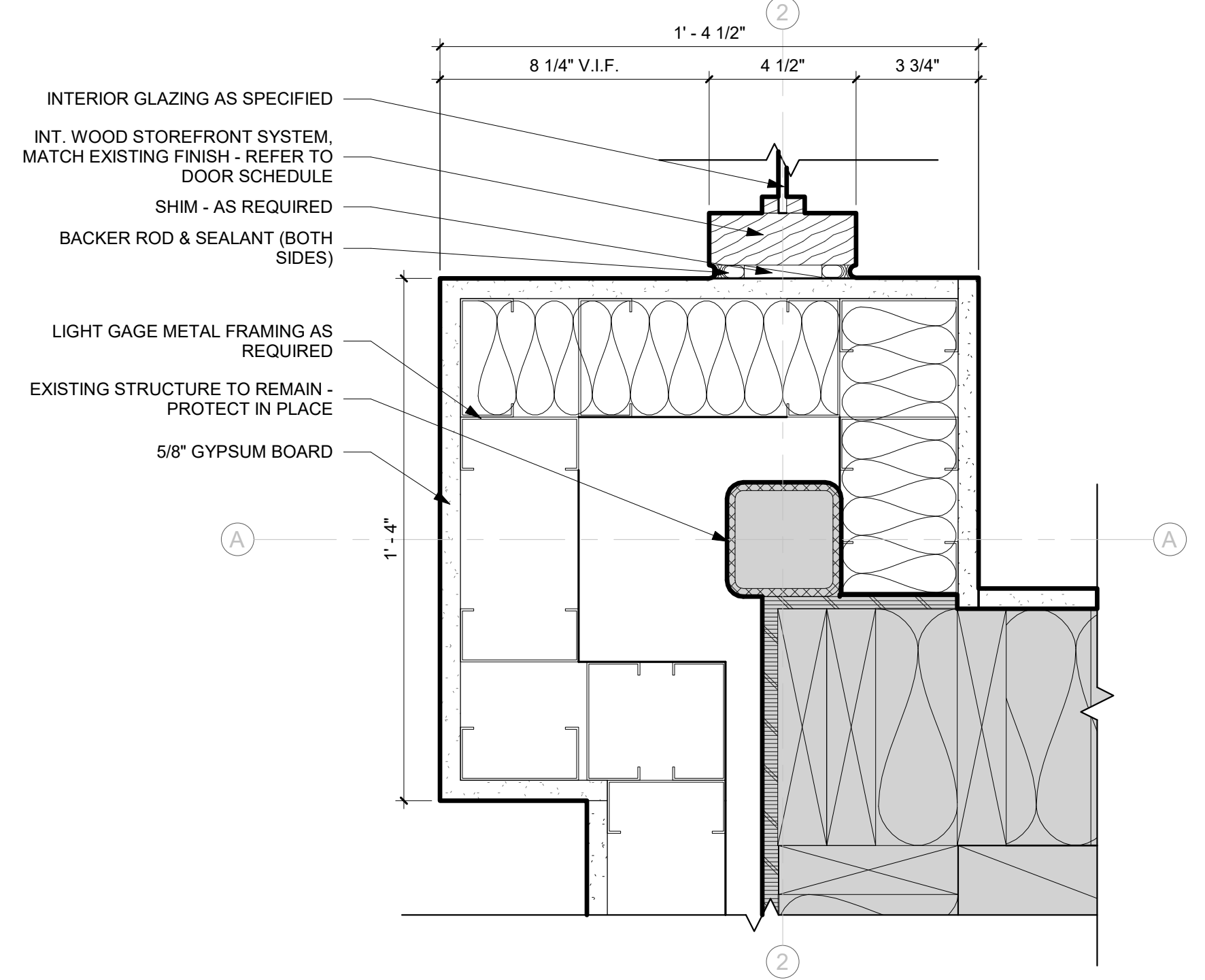
G10 PLAN DETAIL - VESTIBULE GYPSUM END
3" = 1'-0"



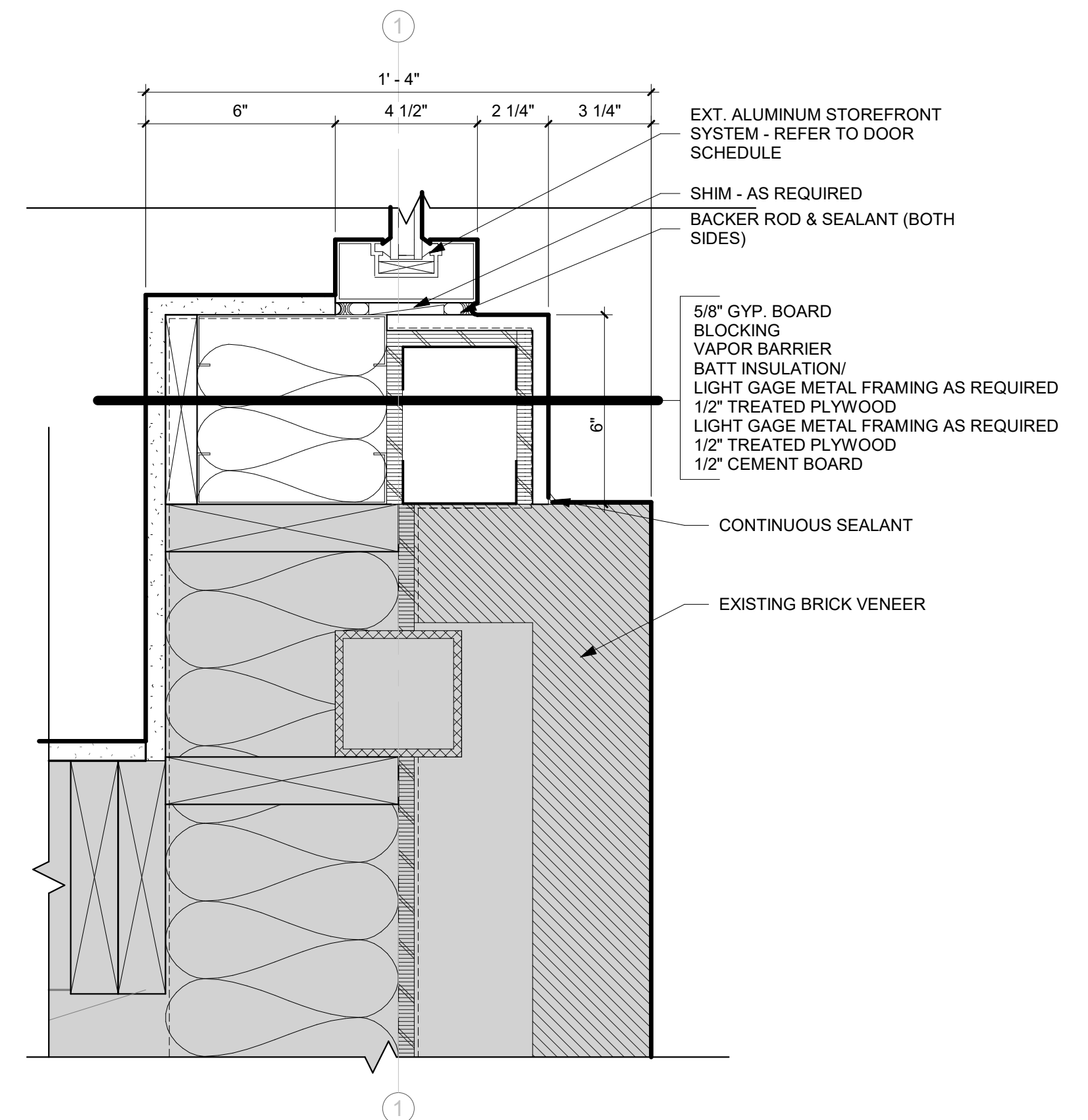
G18 PLAN DETAIL - CEMENT WINDOW WRAP
3" = 1'-0"



A1 PLAN DETAIL - GYPSUM COLUMN
3" = 1'-0"

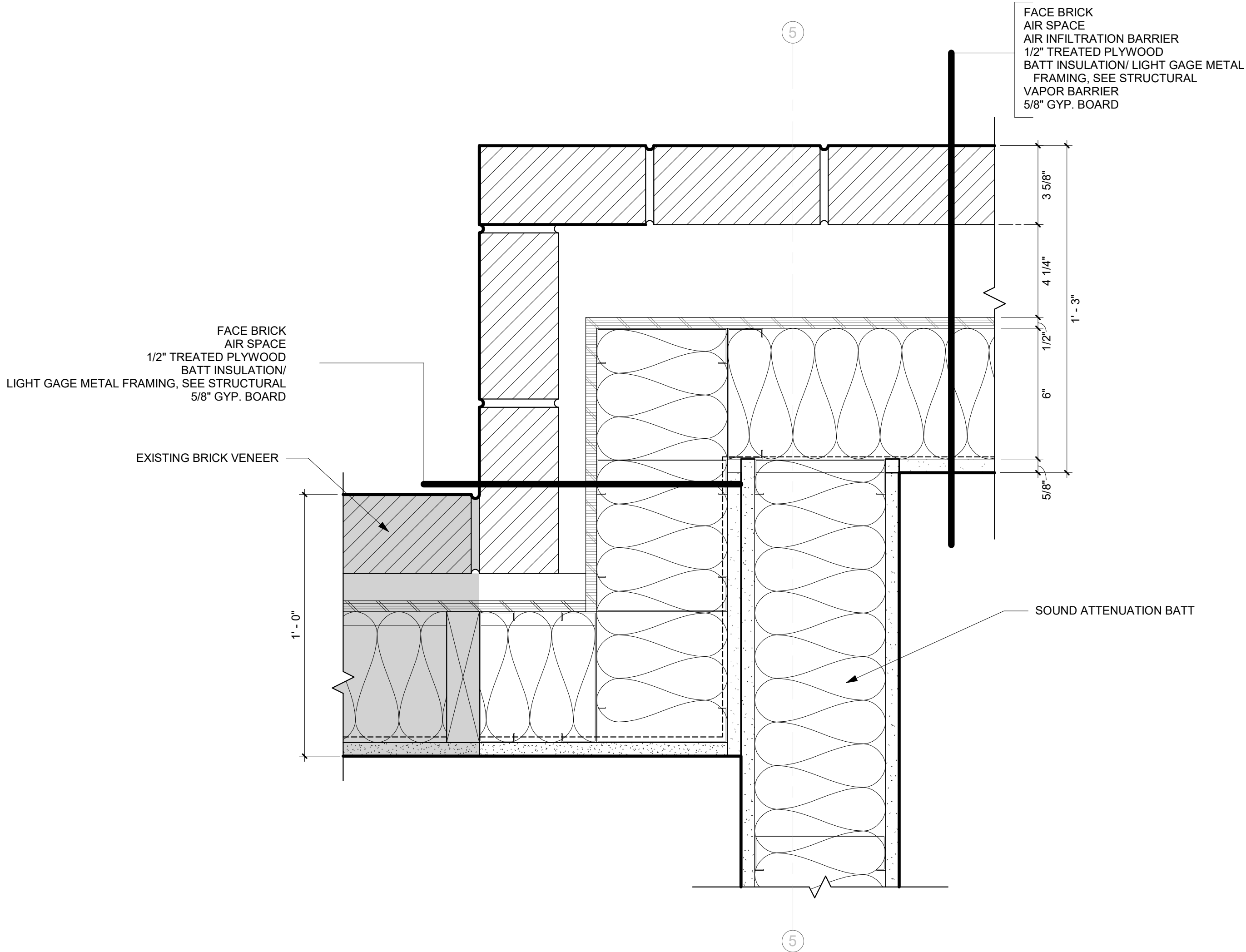


A10 PLAN DETAIL - COLUMN HVAC DETAIL
3" = 1'-0"

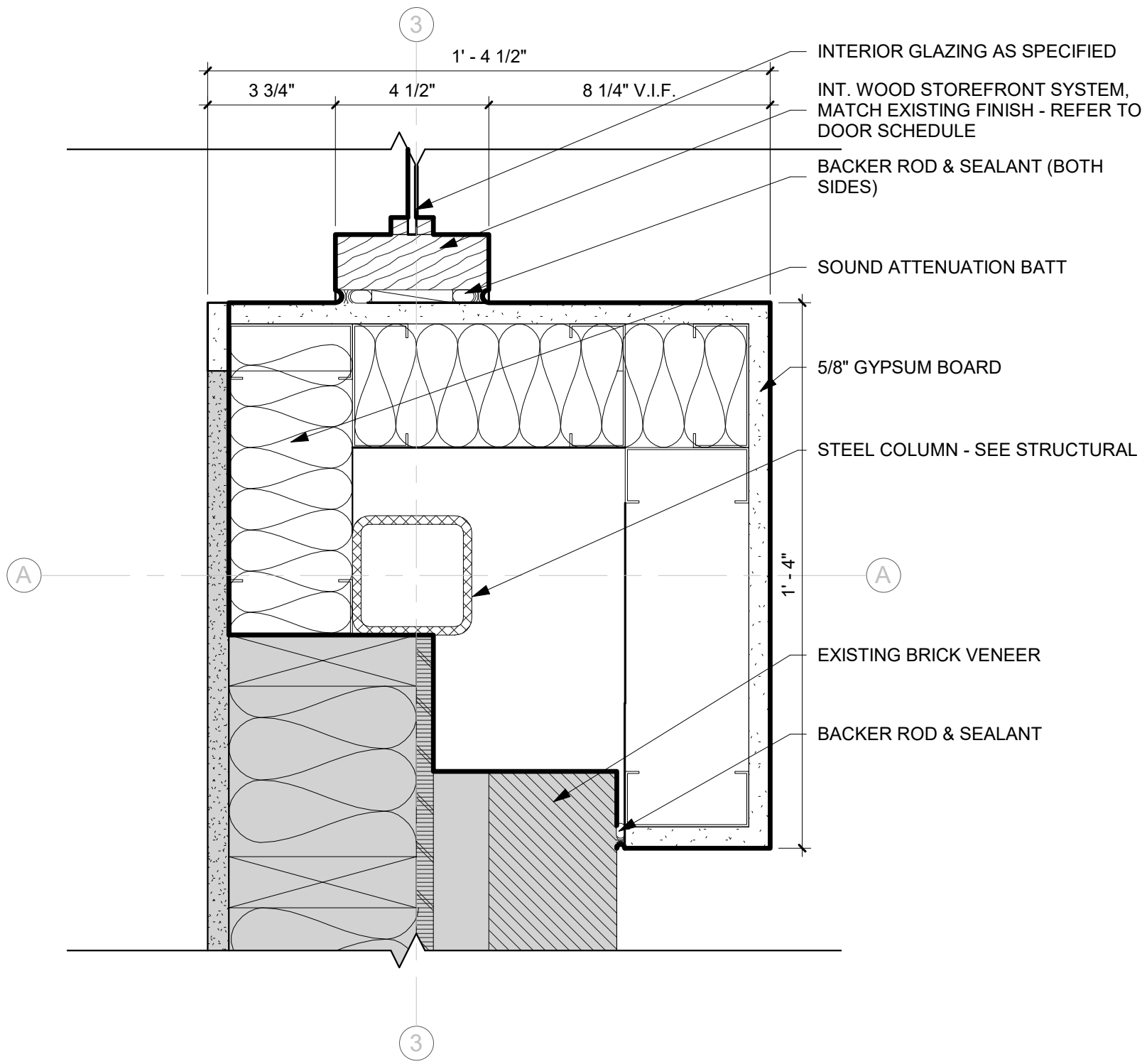


A18 PLAN DETAIL - EXTERIOR BRICK CEMENT BOARD DETAIL
3" = 1'-0"

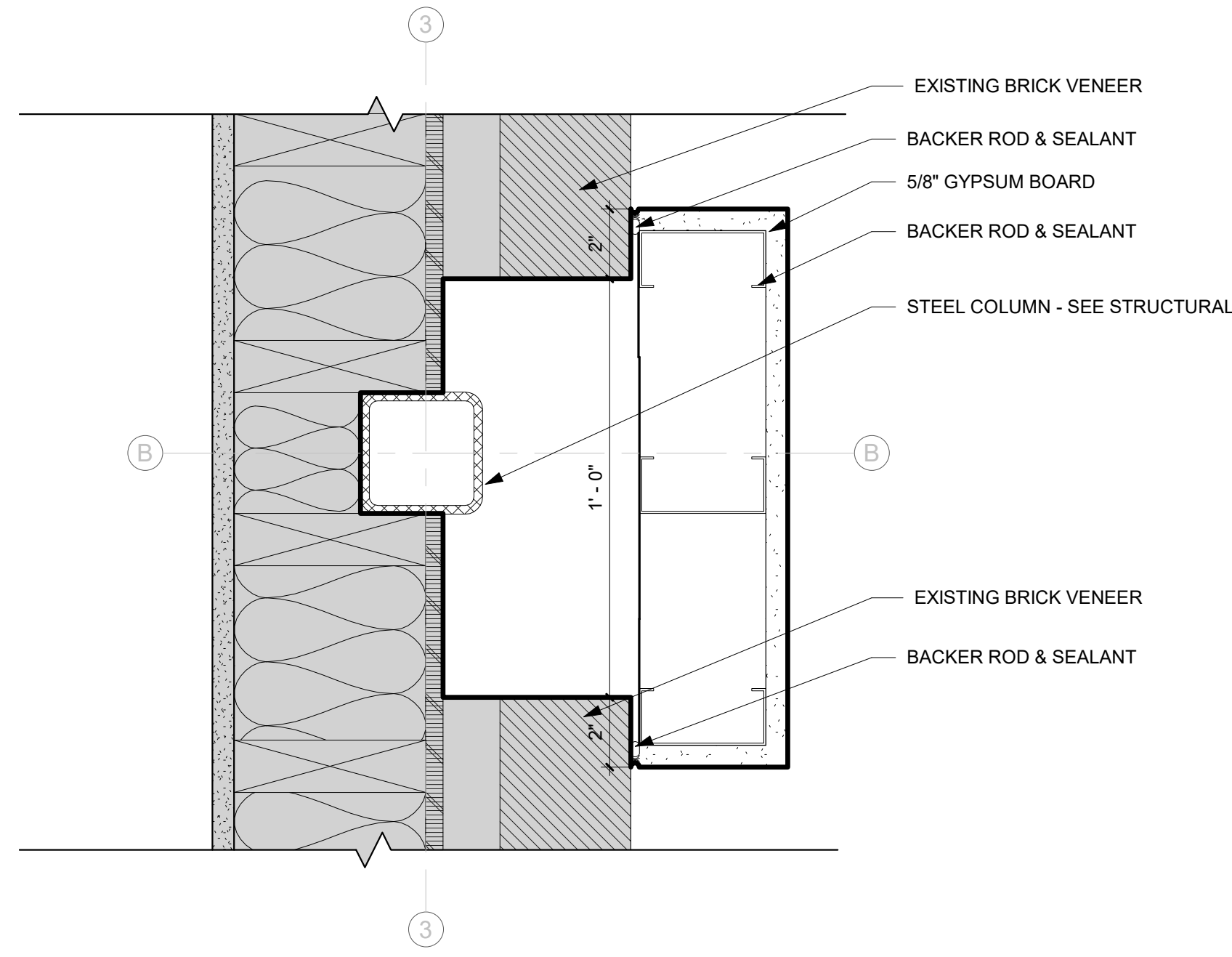
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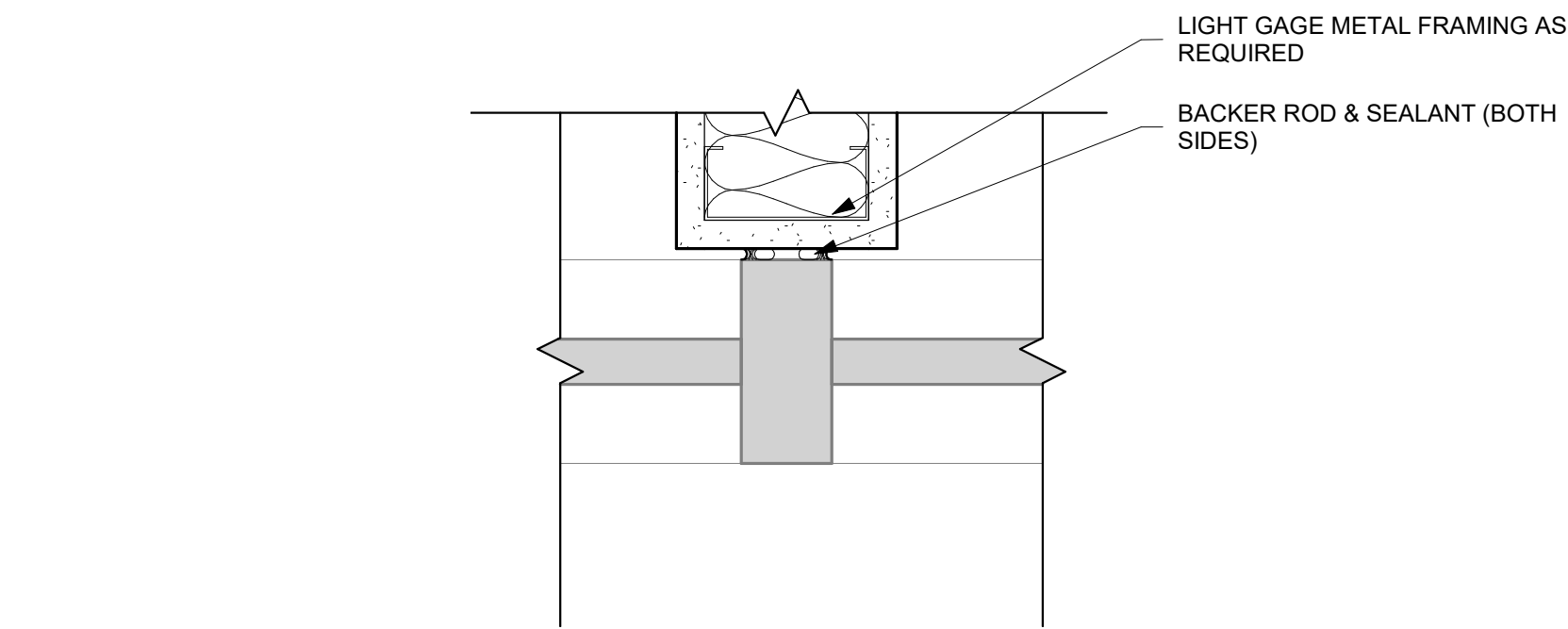
A1 PLAN DETAIL - BRICK TURN EXISTING INTERSECTION
3" = 1'-0"



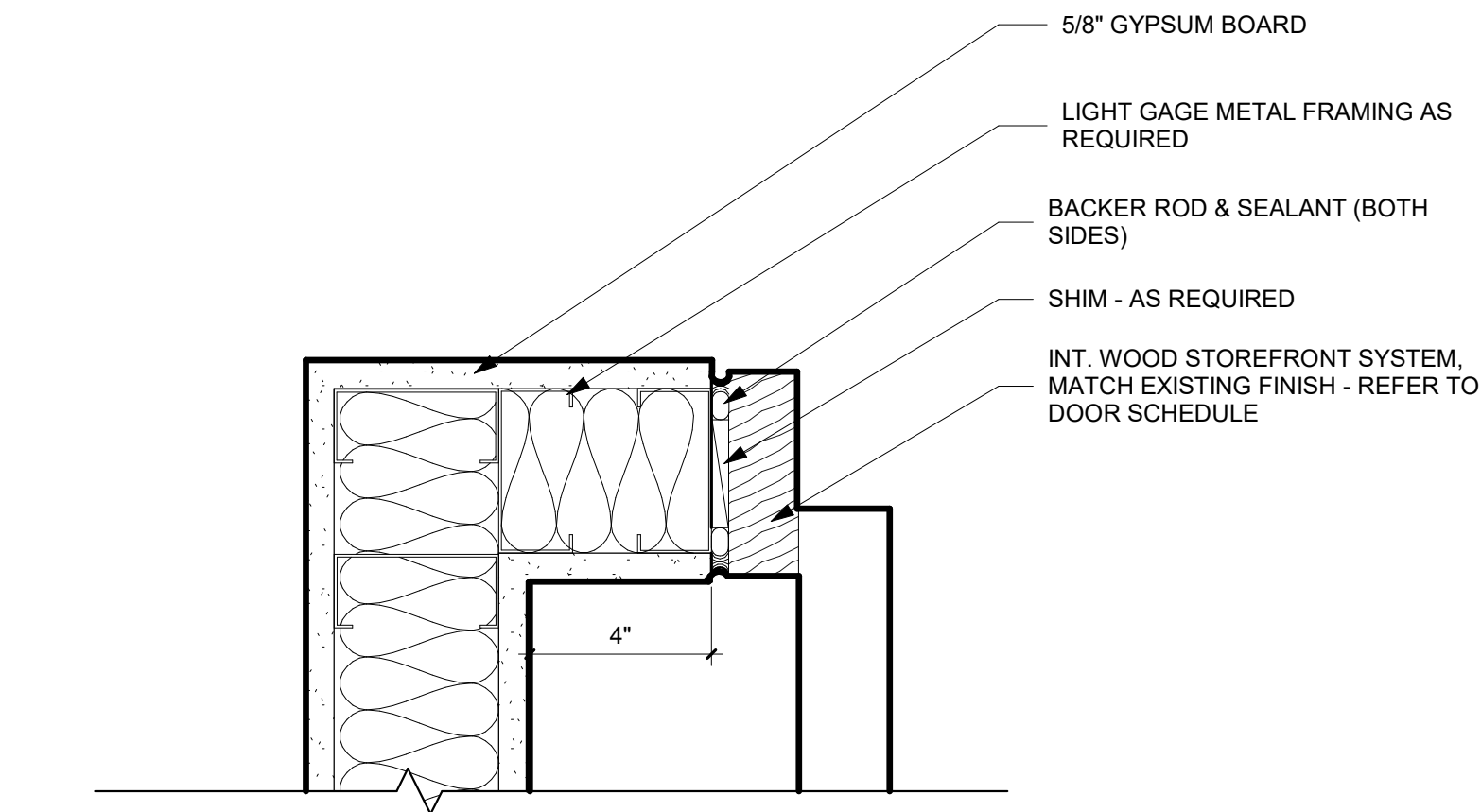
G12 PLAN DETAIL - GYPSUM BRICK WRAP
3" = 1'-0"



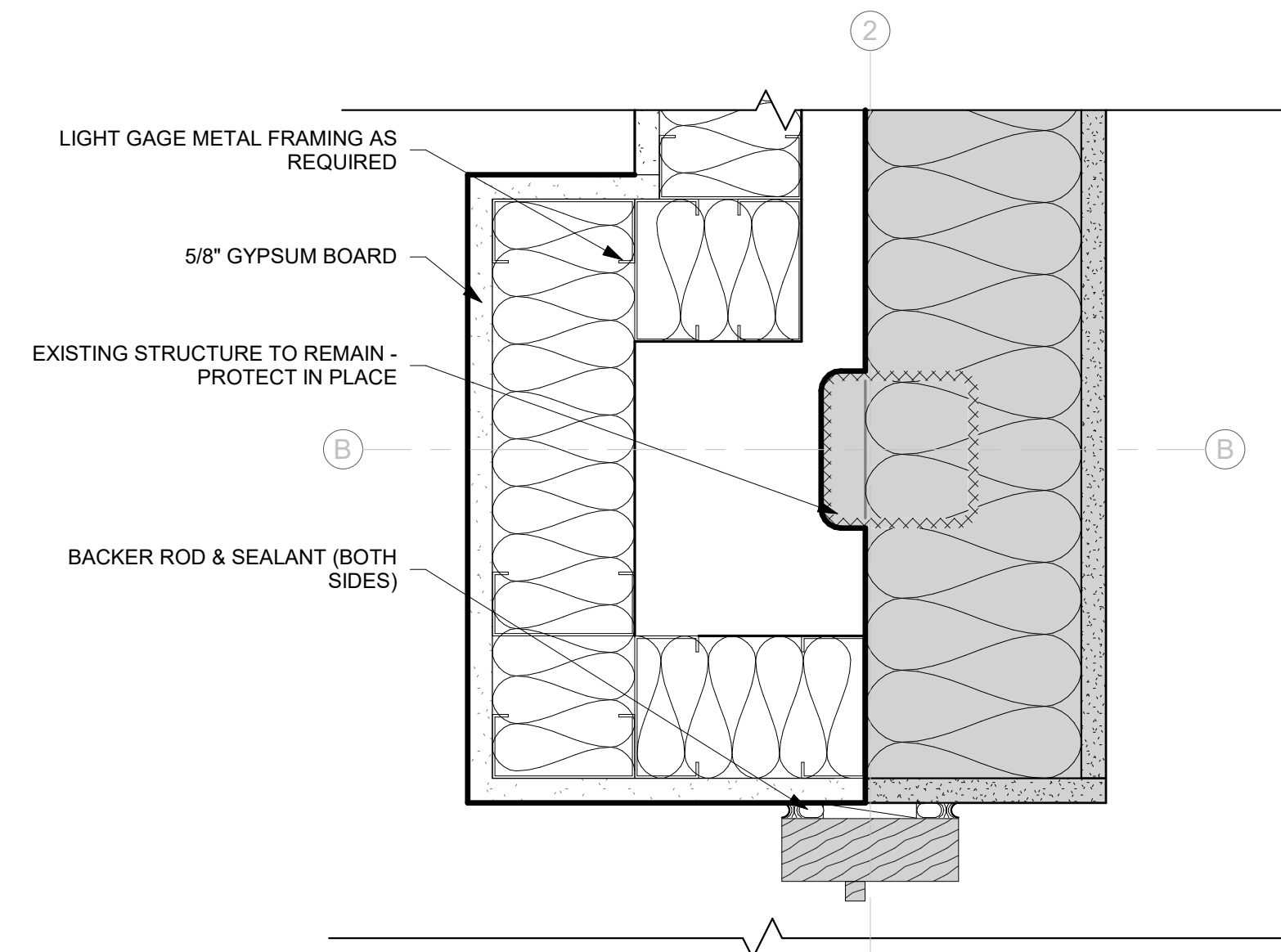
A12 PLAN DETAIL - FACE BRICK GYPSUM
3" = 1'-0"



E18 PLAN DETAIL - GYP. CURTAIN INTERSECTION
3" = 1'-0"



G18 PLAN DETAIL - GYPSUM BUTT END
3" = 1'-0"



A18 PLAN DETAIL - COLUMN GYPSUM CONNECTION DETAIL
3" = 1'-0"

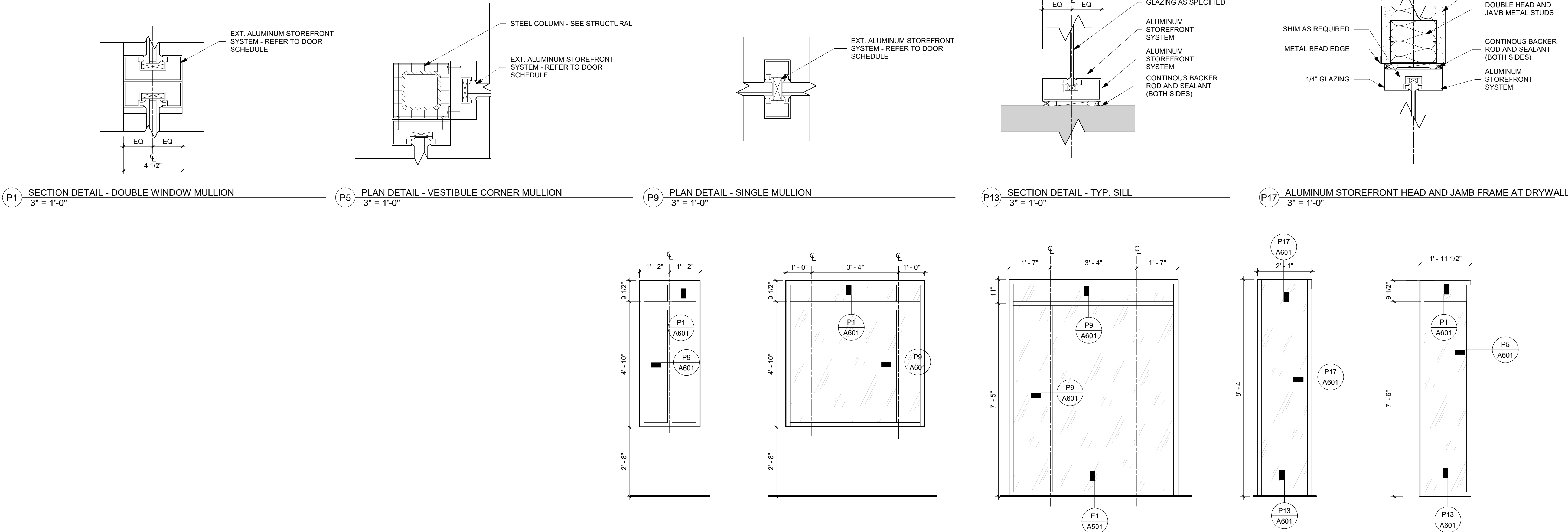
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GENERAL NOTES

- SEE FRAME PLANS AND INTERIOR ELEVATIONS FOR DIMENSIONAL SIZES WITH MATERIALS OF FRAMES.
- PREPARE DOOR AND FRAME FOR PAINT - BOND DENTS AND SAND SCRATCHES SMOOTH.
- PAINT HOLLOW METAL DOORS AND FRAMES EPT-1.
- WHERE WOOD STOREFRONTS ARE INDICATED, THE INTENT IS TO MATCH THE EXISTING WOOD STOREFRONT PROFILES, FINISHES, AND DETAILING.

GLAZING LEGEND

- TYPE G1 GLAZING - 1" INSULATED GLAZING UNIT, TINTED
- TYPE G2 GLAZING - 1/4" INTERIOR GLAZING
- T TEMPERED GLAZING



DOOR HARDWARE SET 1.0:

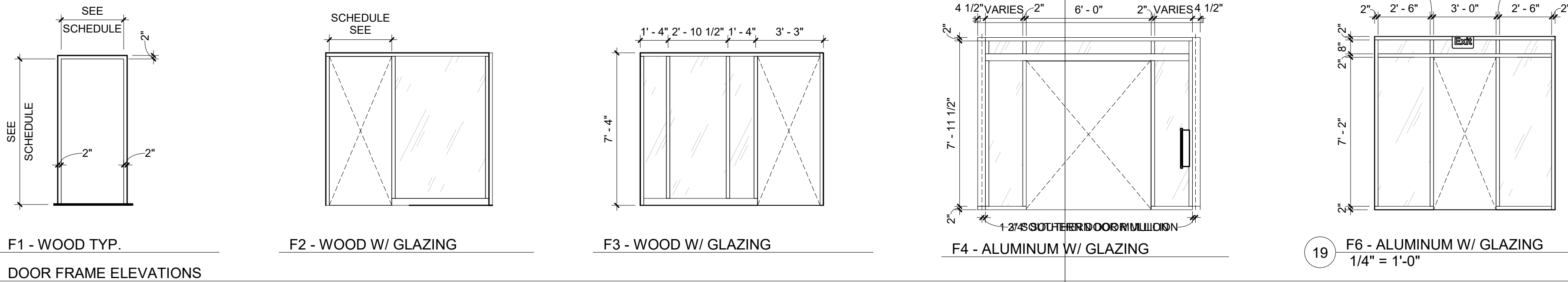
ITEM:	MODEL:	FINISH:	MANUFACTURER:
HINGE(HW, # AS REQUIRED)	T4A3786 4-1/2" X 4'-1/2"	US26D	MK
1 FLUSH BOLT	2845	US26D	RO
1 DUST PROOF STRIKE	570	US26D	RO
1 MORTISE LOCK	CRCN 8805FL LC	026	YA
1 CYLINDER (MORTISE)	SEE NOTE 2	US32D	YA
2 SURFACE OVERHEAD STOP	6-X36	630	RF
1 DOOR CLOSER	CP57500	689	NO
2 DROP PLATE	7788	689	NO
2 KICK PLATE	K1050 10" X 2" LDW 4BE CSK	US32D	RO
1 GASKETING	S88D		PE

- NOTES:
- INSTALL CLOSER ON ACTIVE LEAF
 - VERIFY CORE PROVIDER WITH OWNER

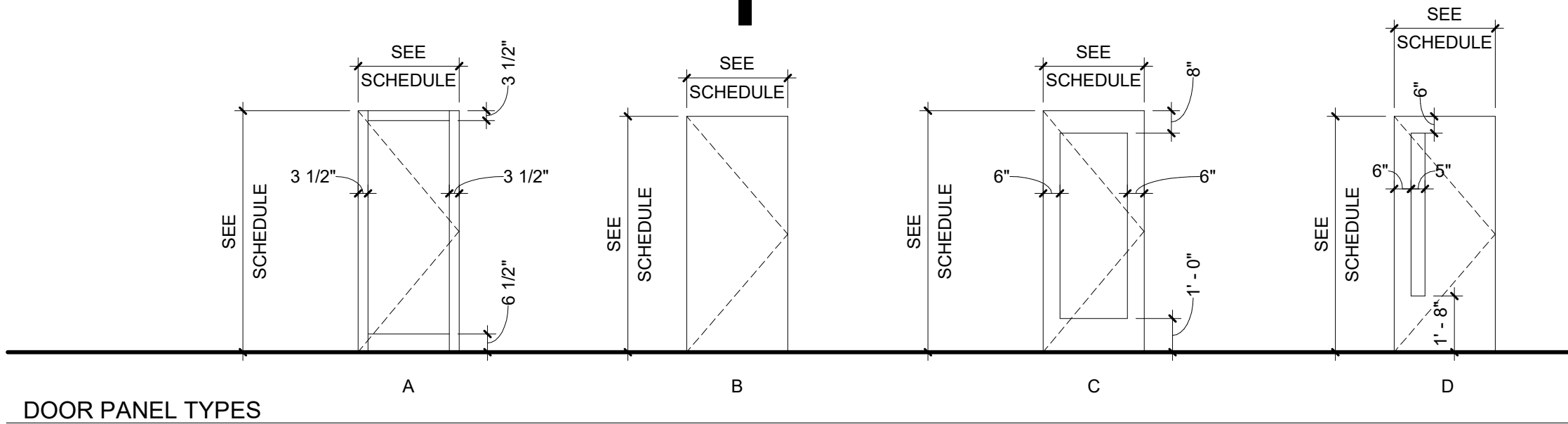
DOOR HARDWARE MANUFACTURER BASIS OF DESIGN:

- Hinges: McKinney (MK)
- Flush Bolts: Rockwood (RO)
- Mortise Locks: Yale (YA), 8800 Series, PB Design
- Cylinders: Yale (YA), 6 pin interchangeable cores
- Cylinder Cores: See Note 2
- Closers: Norton (NO), 7500 Series
- Drop Plates: Norton (NO)
- Protection Plates: Rockwood (RO)
- Gasketing: Permco (PE)

DOOR SCHEDULE																
DOOR NUMBER	PANEL QUANTITY	PANEL TYPE	WIDTH	HEIGHT	PANEL		PANEL MATERIAL	PANEL FINISH	FRAME			FIRE RATING	HEAD DETAIL	JAMB DETAIL	REMARKS	HARDWARE SET
					PANEL 1 WIDTH	PANEL 2 WIDTH			FRAME TYPE	MATERIAL	FINISH					
001	1	B	3'-0"	7'-0"	3'-0"		WD	STN	F1	HM	PT	None (Not Rated)				
100	2	A	6'-0"	7'- 2 1/2"	3'-0"	3'-0"	ALUM	ANNO	F4	ALUM	ANNO	None (Not Rated)				
101	2	A	6'-0"	7'- 2"	3'-0"	3'-0"	ALUM	ANNO	F4	ALUM	ANNO	None (Not Rated)				
102	1	B	3'-0"	7'-0"	3'-0"		HM	Painted	F1	HM	PT	None (Not Rated)				
114	1	D	3'-0"	7'-0"	3'-0"		WD	SRO	F1	WD	WD	None (Not Rated)				
118	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
119	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
120	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
121	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
123	1	A	3'-0"	7'- 4"	3'-0"		ALUM	ANNO	F5	ALUM	ANNO	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
127	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
128	1	C	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F2	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		
129	1	B	3'-0"	7'- 2"	3'-0"		WD	PD-SRO	F3	WD	WD	None (Not Rated)	GENERAL NOTE 4	GENERAL NOTE 4		



NOTE: MATCH THE EXISTING WOOD STOREFRONT SYSTEM, INCLUDING PROFILES, FINISHES, AND DETAILING



LEGEND - HARDWARE SETS

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A



B1 FLOOR PLAN - LEVEL ONE FINISH PLAN
1/4" = 1'-0"

MATERIAL FINISH SPECIFICATIONS

PAINT

PT-1	MANUFACTURER: TBD	WHITE - MATCH EXISTING
	COLOR: WHITE	FLAT ON CEILINGS / SATIN/EG ON WALLS
	FINISH: SATIN/EG	FIELD PAINT
PT-2	MANUFACTURER: TBD	MEDIUM GRAY - MATCH EXISTING
	COLOR: SATIN/EG	SATIN/EG ON WALLS
	FINISH: SATIN/EG	HALLWAY AND WAITING ROOM ACCENTS
PT-3	MANUFACTURER: TBD	GREEN ACCENT - MATCH EXISTING
	COLOR: SATIN/EG	OFFICE AND CONFERENCE ROOM ACCENTS
	FINISH: SATIN/EG	
	APPLICATION: SATIN/EG	

ACOUSTICAL CEILING PANEL

ACP-1	MANUFACTURER: TBD	FISSURED - MATCH / SALVAGE
	STYLE: 2'-0" X 2'-0" X 3/4"	WHITE
	SIZE: WHITE	TEGULAR
	COLOR: TEGULAR	SUSPENSION GRID: 9/16" CENTRICITEE DXT - VIF
	EDGE DETAIL: TEGULAR	GRID COLOR: FLAT WHITE
	APPLICATION: TEGULAR	PUBLIC AREAS - WAITING, HALLWAYS
ACP-2	MANUFACTURER: USG	OLYMPIA MICRO - MATCH EXISTING
	STYLE: 2'-0" X 2'-0"	WHITE
	SIZE: WHITE	TEGULAR
	COLOR: TEGULAR	SUSPENSION GRID: 9/16" WALL ANGLE - VIF
	EDGE DETAIL: TEGULAR	GRID COLOR: WHITE
	APPLICATION: TEGULAR	NEW OFFICES

CARPET

CPT-1	MANUFACTURER: INTERFACE	LAKE SHORE
	STYLE: CORK - 7398	SQUARE
	COLOR: GLASBAC	GLASBAC
	SIZE: MATCH EXISTING	TAC-TILES
	BACKING: MATCH EXISTING	AS INDICATED - OFFICES AND
	ADHESIVE: MATCH EXISTING	SALVAGE WHERE POSSIBLE
	APPLICATION: MATCH EXISTING	AMY SIMMONS - 515-414-6231
	CONTACT: AMY SIMMONS	- 515-414-6231
CPT-2	MANUFACTURER: INTERFACE	OAK PARK
	STYLE: TRUFFLE - 7885	SQUARE
	COLOR: GLASBAC	GLASBAC
	SIZE: MATCH EXISTING	TAC-TILES
	BACKING: MATCH EXISTING	AS INDICATED - WAITING AND
	ADHESIVE: MATCH EXISTING	CONFERENCE AND SALVAGE WHERE
	APPLICATION: MATCH EXISTING	POSSIBLE
	CONTACT: AMY SIMMONS	- 515-414-6231

ROLLER SHADES

RS-1	MANUFACTURER: TBD	MANUAL
	SYSTEM: MANUAL	LOUVER BLINDS TO MATCH EXISTING
	LINE: BLACK PERFORMED	1%
	COLOR: 1%	ON ALL NORTH, EAST, AND SOUTH NEW OFFICES
	OPENNESS FACTOR: 1%	
	APPLICATION: 1%	

WALL BASE

WB-1	SPECIES: OAK	MATCH EXISTING
	CUT: 4"	MATCH EXISTING
	HEIGHT: AS INDICATED	AS INDICATED
	LOCATION: AS INDICATED	

WALK OFF MAT

WM-1	MANUFACTURER: INTERFACE	STEP REPEAT
	STYLE: TBD	TBD
	PATTERN: TBD	AS INDICATED
	COLOR: VESTIBULE FLOORING	AMY SIMMONS - 515-414-6231
	INSTALLATION: VESTIBULE FLOORING	
	APPLICATION: VESTIBULE FLOORING	
	CONTACT: VESTIBULE FLOORING	

BRICK & MASONRY

BR-1	MANUFACTURER: GLEN-GERY	CORDOVA BRONZE - CUSTOM BLEND TO
	COLOR: MATCH EXISTING	MODULAR
	SIZE: MODULAR	
CS-1	MANUFACTURER: EDWARDS	STANDARD LINE TO MATCH EXISTING
	COLOR: MASONRY ACCENT	AS INDICATED ON DRAWINGS
	APPLICATION: MASONRY ACCENT	
	SIZE: AS INDICATED ON DRAWINGS	

ROOM FINISH SCHEDULE									
ROOM NUMBER	ROOM NAME	FLOOR		FINISH	WALL FINISH				REMARKS
		FINISH	BASE		NORTH	EAST	SOUTH	WEST	
101	VESTIBULE	WM-1	WB-1	-	PT-1	-	-	PT-1	
102	HALLWAY	EXIST	WB-1	-	EXIST	-	-	PT-1	1, 2
107	WAITING	EXIST, CPT-2	EXIST, WB-1	PT-1	PT-1, PT-2	PT-3	PT-1	PT-1	1, 2, 3
113	HALLWAY	EXIST, CPT-2	EXIST, WB-1	PT-1	PT-1	-	-	ACP-1	1, 2, 3
114	CONFERENCE	CPT-1	WB-1	PT-3	PT-1	PT-1	PT-1	ACP-2, PT-1	
118	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
119	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
120	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1, PT-2	ACP-2, PT-1	
121	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1, PT-2	ACP-2, PT-1	
122	OFFICE	EXIST	WB-1	PT-1	EXIST	EXIST	PT-1, PT-2	-	4
127	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
128	OFFICE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	ACP-2, PT-1	
129	OFFICE	CPT-1	WB-1	PT-1	PT-1	-	PT-1	ACP-2, PT-1	

FINISH REMARKS

1. MATCH EXISTING WALL BASE COLOR, FINISH, AND PROFILE.
2. REPLACE WITH SALVAGED CARPET TILE WHERE POSSIBLE.
3. SALVAGE ACP-1 DURING DEMOLITION, PROTECT, AND REPLACE WHERE POSSIBLE.
4. MATCH ADJACENT WALL PAINT AND FINISH.

FINISH MATERIAL ABBREVIATIONS

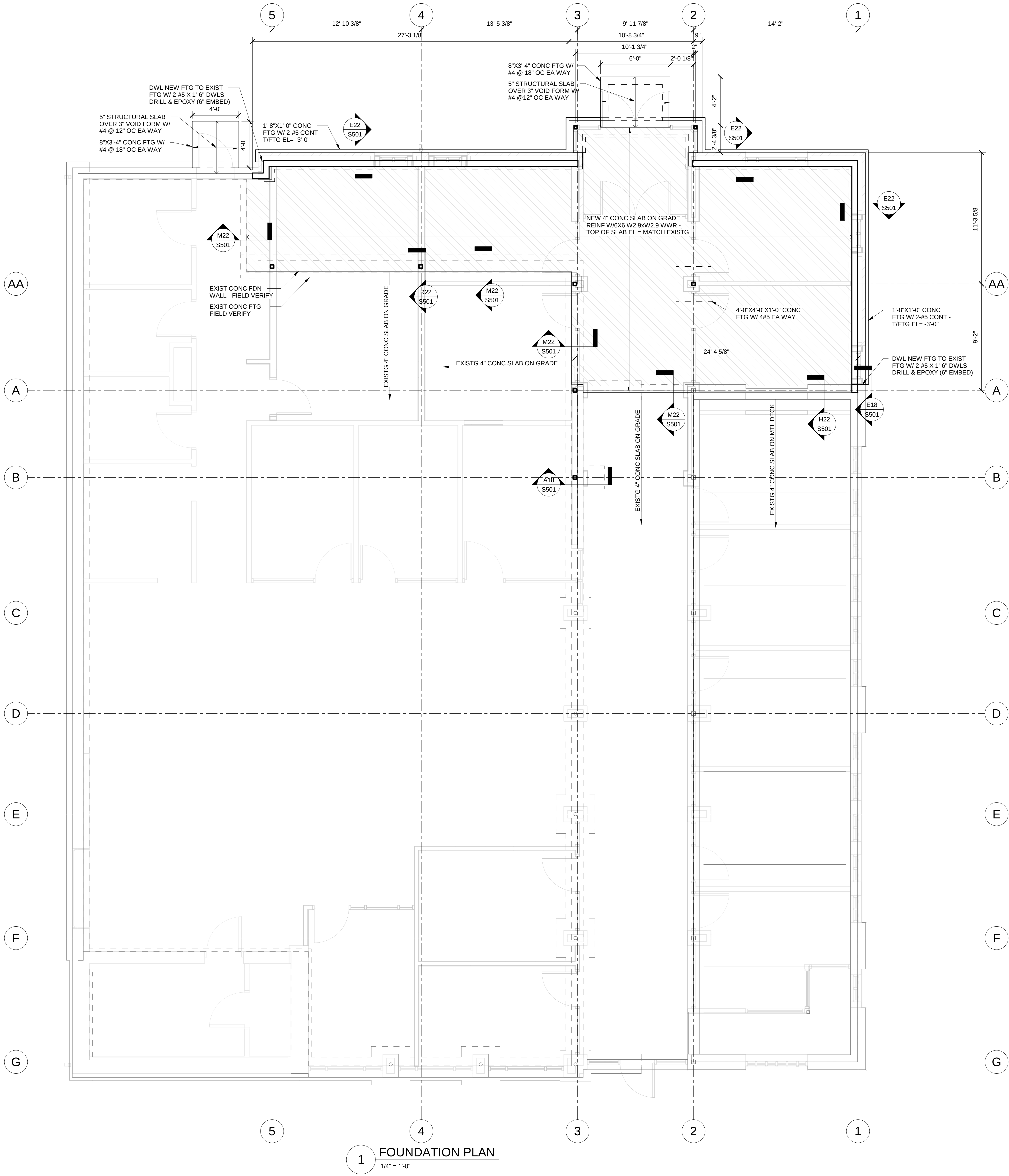
ACP	ACOUSTICAL CEILING PANEL
AWP	ACOUSTICAL WALL PANEL
CPT	CARPET TILE
EPT	EPOXY PAINT
FWC	FABRIC WALL COVERING
FILM	FILM (ON GLASS)
GT	GROUT
LVT	LUXURY VINYL TILE
NS	NATURAL STONE
PCT	PORCELAIN CERAMIC TILE
PT	PAINT
RB	RUBBER BASE
RS	ROLLER SHADE
SC	SEALED CONCRETE
VWC	VINYL WALL COVERING
WB	WALL BASE
WD	WOOD
WM	WALK OFF MAT



A5 FLOOR PLAN - LEVEL ONE FINISH PLAN Copy 1
1/4" = 1'-0"

NOTE: FURNITURE PLANS SHOWN FOR REFERENCE ONLY.

PRELIMINARY. NOT FOR CONSTRUCTION.



100 Court Ave., Suite 100
Des Moines, IA 50309
P: 515-309-0722
F: 515-309-0725
www.opnarchitects.com

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Owner:
City State Bank
100 NE Jacob St
Grimes, IA 50111

Project:
City State Bank - Grimes Addition
100 NE Jacob St
Grimes, IA 50111

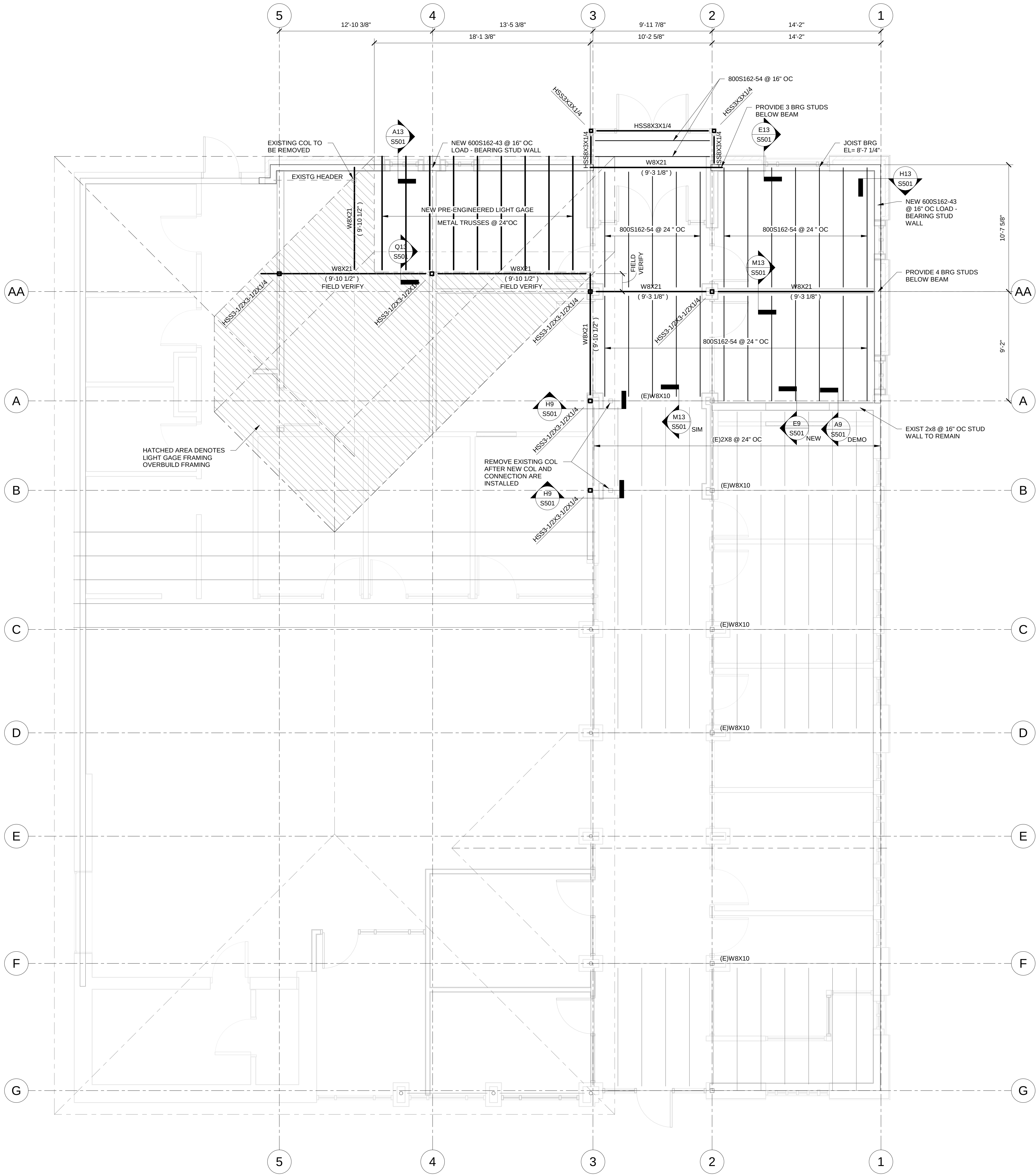
General Contractor:
DCI GROUP, INC.
220 SE 6th Street, Suite 200
DES MOINES, IA 50309
P. 515-244-5043
F. 515-244-5287

Civil Engineer:
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD, PO BOX 1159
ANKENY, IA 50023
P. 515-946-2020

Structural Engineer:
KPFF CONSULTING ENGINEERS
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
P. 515.279.3900

Key Plan:

Revision	Description	Date
----------	-------------	------



1 ROOF FRAMING PLAN
1/4" = 1'-0"



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Key Plan:

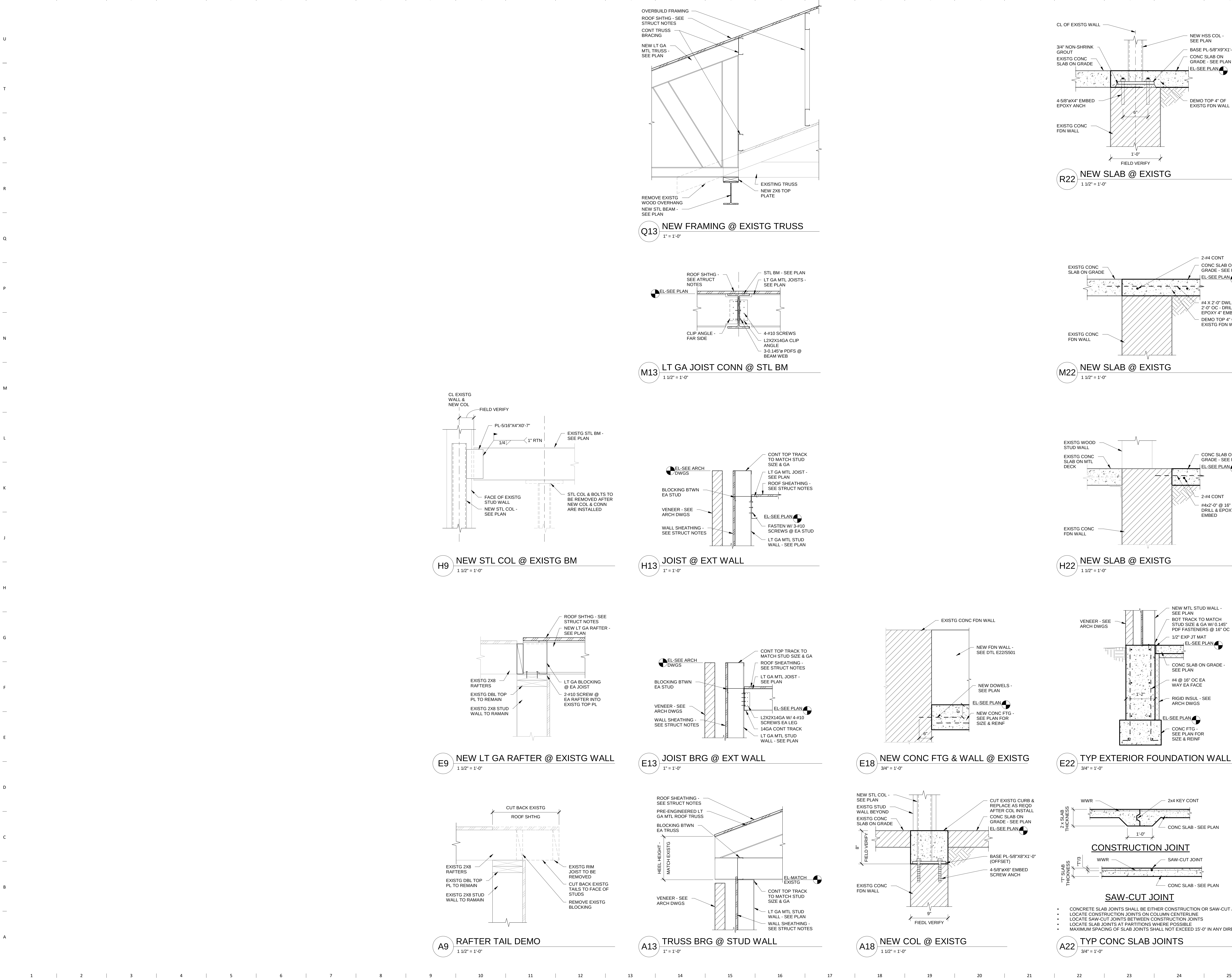
Revision	Description	Date
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OPN Project No:
20830000

Sheet Issue Date: **05/10/2021**
CONSTRUCTION DOCUMENTS

Sheet Name:
ROOF FRAMING PLAN

Sheet Number:



OPNARCHITECTS

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Owner

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Project

City State Bank - Grimes Addition
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P. 515.279.3900

Key Plan

Revision

Description

Date

OPN Project No.

20830000

Sheet Issue Date

CONSTRUCTION DOCUMENTS

05/10/2021

Sheet Name

STRUCTURAL DETAILS

Sheet Number

S501



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

Crossroads Plat 4 – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat, which will allow for the future replat of three parcels into two parcels for property located between SE Crossroads Drive and SE Grimes Blvd. The proposed preliminary plat will provide for two development lots approximately 1.84 acres and 2.13 acres in size.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat for Crossroads Plat 3 - 2002

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 06/01/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Preliminary Plat for Crossroads Plat 4, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Crossroads Plat 4 - Preliminary Plat

GENERAL INFORMATION:

Applicant:

Crossroads Grimes LLC

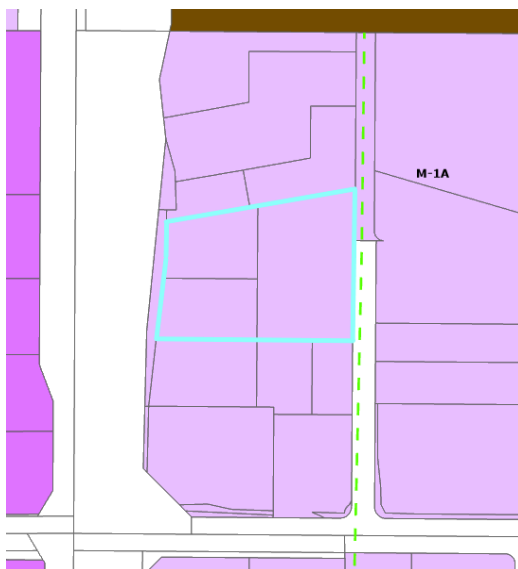
Requested Action

Preliminary Plat

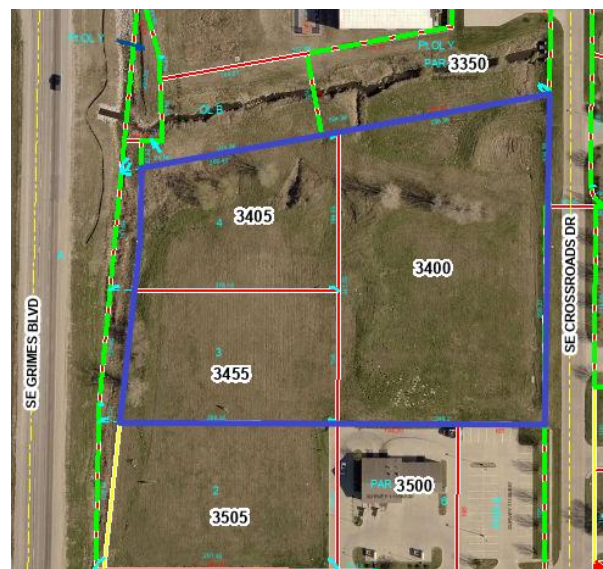
Location

3400 SE Crossroads Dr
3405 SE Grimes Blvd
3455 SE Grimes Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 2	M-1A
North	Light Industrial	Light Industrial	M-1A
South	Commercial	Mixed-Use 2	M-1A
East	Light Industrial	Light Industrial/MU-2	M-1A
West	Commercial	Business Park	M-2

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future replat of three parcels into two parcels for property located between SE Crossroads Drive and SE Grimes Blvd. The proposed preliminary plat will provide for two development lots approximately 1.84 acres and 2.13 acres in size.

ANALYSIS:

A site layout is shown on the preliminary plat to demonstrate how the property is proposed to be developed. The site will be accessed from two driveways off of SE Crossroads Drive. Pedestrian access will be provided along SE Crossroads Drive. Water service for both lots will connect to the existing water main running between the buildings. Sanitary services for both building will connect to the existing sanitary lines that run through the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Crossroads Plat 4, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner

SITE PLAN & PRELIMINARY PLAT FOR:
CROSSROADS PLAT 4

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	TOPOGRAPHIC SURVEY
C4.0	DIMENSION & DEMOLITION PLAN
C5.0–C5.1	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN
C9.0	DETAILS

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	[Symbol]
TYPE SW-503 STORM INTAKE	[Symbol]
TYPE SW-505 STORM INTAKE	[Symbol]
TYPE SW-506 STORM INTAKE	[Symbol]
TYPE SW-513 STORM INTAKE	[Symbol]
TYPE SW-401 STORM MANHOLE	[Symbol]
TYPE SW-402 STORM MANHOLE	[Symbol]
TYPE SW-301 SANITARY MANHOLE	[Symbol]
STORM/SANITARY CLEANOUT	[Symbol]
WATER VALVE	[Symbol]
FIRE HYDRANT ASSEMBLY	[Symbol]
SIGN	[Symbol]
DETECTABLE WARNING PANEL	[Symbol]
STORM SEWER STRUCTURE NO.	[Symbol]
STORM SEWER PIPE NO.	[Symbol]
SANITARY SEWER STRUCTURE NO.	[Symbol]
SANITARY SEWER PIPE NO.	[Symbol]
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	[Symbol]
SILT FENCE	[Symbol]

EXISTING

SANITARY MANHOLE	[Symbol]
WATER VALVE BOX	[Symbol]
FIRE HYDRANT	[Symbol]
WATER CURB STOP	[Symbol]
WELL	[Symbol]
STORM SEWER MANHOLE	[Symbol]
STORM SEWER SINGLE INTAKE	[Symbol]
STORM SEWER DOUBLE INTAKE	[Symbol]
FLARED END SECTION	[Symbol]
ROOF DRAIN/ DOWNSPOUT	[Symbol]
DECIDUOUS TREE	[Symbol]
CONIFEROUS TREE	[Symbol]
DECIDUOUS SHRUB	[Symbol]
CONIFEROUS SHRUB	[Symbol]
ELECTRIC POWER POLE	[Symbol]
GUY ANCHOR	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE W/ TRANSFORMER	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
ELECTRIC BOX	[Symbol]
ELECTRIC TRANSFORMER	[Symbol]
ELECTRIC MANHOLE OR VAULT	[Symbol]
TRAFFIC SIGN	[Symbol]
TELEPHONE JUNCTION BOX	[Symbol]
TELEPHONE MANHOLE/VAULT	[Symbol]
TELEPHONE POLE	[Symbol]
GAS VALVE BOX	[Symbol]
CABLE TV JUNCTION BOX	[Symbol]
CABLE TV MANHOLE/VAULT	[Symbol]
MAIL BOX	[Symbol]
BENCHMARK	[Symbol]
SOIL BORING	[Symbol]
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" RCP
WATER MAIN W/ SIZE	8"W

VICINITY MAP

NOT TO SCALE



OWNER / DEVELOPER

CROSSROADS GRIMES LLC
2453 106TH STREET
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

ETHOS DESIGN GROUP, INC.
1615 SE CORTINA DRIVE
ANKENY, IOWA 50021
PH. (515) 630-6350

DATE OF SURVEY

DECEMBER 30, 2020

BENCHMARKS

BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/-
NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 04/27/2021
-SITE PLAN SUBMITTAL TO CITY #2: 05/17/2021

LEGAL DESCRIPTION

LOTS 3, 4 AND 5 IN CROSSROADS PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED APRIL 14, 2004 IN BOOK 10481, PAGE 939 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

PROPERTY CONTAINS 3.98 ACRES (173,225 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ZONING: M1-A
COMMERCIAL AND LIMITED LIGHT
INDUSTRIAL DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141
MIXED USE DEVELOPMENT CORRIDOR
DISTRICT (ZONE 1)

DEVELOPMENT SUMMARY

TOTAL AREA: 3.97 ACRES (173,226 SF)
LOT 1 AREA: 1.84 ACRES (80,340 SF)
LOT 2 AREA: 2.13 ACRES (92,886 SF)

SETBACKS:

HWY 141: 100'
PUBLIC STREETS: 25'

MAXIMUM BUILDING HEIGHT

90'

PARKING:

REQUIRED: 6 SPACES/ 1,000 SF (RETAIL-OFFICE FLEX)
LOT 1 = 60 SPACES
PROVIDED: = 68 SPACES

REQUIRED: 2.5 SPACES/ 1,000 SF (INDUSTRIAL/ WAREHOUSE FLEX)
LOT 2 = 53 SPACES
PROVIDED: = 56 SPACES

PROPOSED USE

FLEX SPACE (RETAIL, OFFICE, INDUSTRIAL WAREHOUSE)



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.

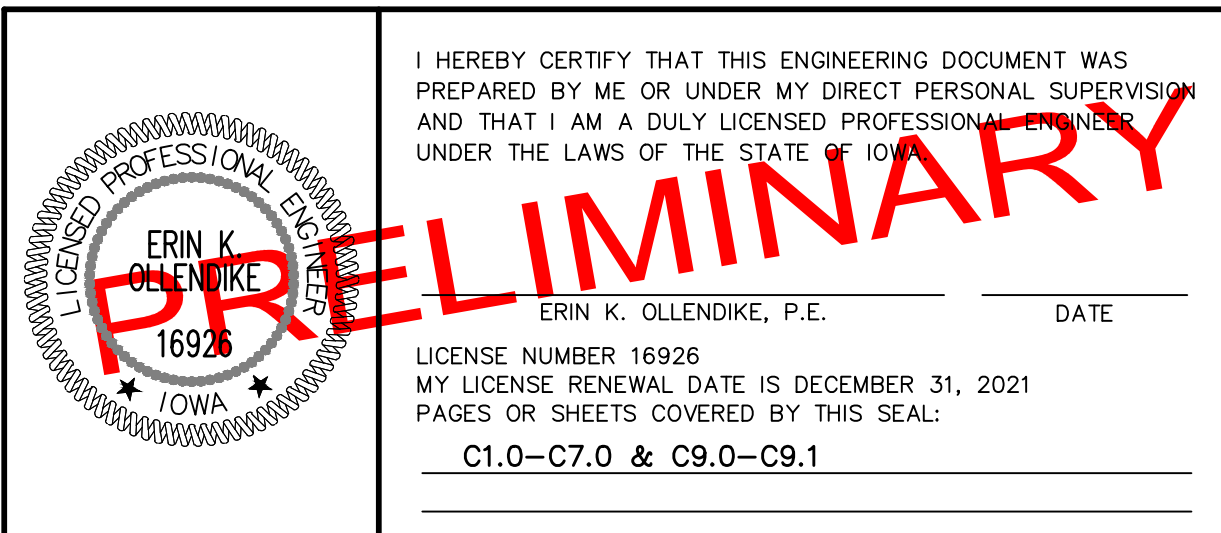


REFER TO GEOTECH ENGINEERING REPORT FOR GEOTECHNICAL REQUIREMENTS.

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 2021 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.



GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
- 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.
- CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
- EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- 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.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HALL ROADS TO PREVENT THE SPREAD OF DUST.
- REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
- 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.
- SIDEWALKS:
MAINTAIN 1% 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.
- IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
- SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
- PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
- FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
- SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

LANDSCAPE REQUIREMENTS

SITE AREA: 173,226 SF (3.98 ACRES)

PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT OF WAY
BETWEEN RIGHT-OF-WAY AND OFF-STREET PARKING
-1 TREE PER 50 LF
-HEDGE, WALL, BERM OR 1 SHRUB PER 4 LF

PARKING LOT ADJACENT TO SE CROSSROADS DR = 123 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-3 TREES
-HEDGE, WALL, BERM OR 31 SHRUBS

PROVIDED: 7 TREES
36 SHRUBS

PARKING LOT ADJACENT TO SE GRIME BLVD (HWY 141) = 270 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-6 TREES
-HEDGE, WALL, BERM OR 68 SHRUBS

PROVIDED: 6 TREES
3' BERM & 35 SHRUBS

INTERIOR OF LOT
ONE LANDSCAPED ISLAND PER EVERY 12 PARKING SPACES

OPEN SPACE REQUIREMENTS

LOT 1: 80,340 SF
REQUIRED: 16 068 SF (20%)
PROVIDED: 28,017 SF (35%)

LOT 2: 92,886 SF
REQUIRED: 18,577 SF (20%)
PROVIDED: 45,270 SF (49%)

UTILITY NOTES

- 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.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- 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.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
- BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
- WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
- ALL WATER PIPING SHALL HAVE A MINIMUM OF 5.5' COVER.
- INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
- INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6"-0" X 1/2" Ø GROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
- CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
- CONTACT CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- 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.
- SOD ALL DISTURBED AREAS.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10' DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
- CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL, IF REQUESTED.
- NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT OWNER APPROVAL.

PAVEMENT THICKNESS

- | | |
|-----------------------------|----------------------|
| 1. SIDEWALKS | 4" P.C.C. |
| 2. SIDEWALK CURB RAMPS | 6" P.C.C. |
| 3. PARKING AISLES & STALLS | 6" P.C.C. |
| 4. TRASH ENCLOSURE PAD | 8" P.C.C. |
| 5. DRIVEWAY APPROACH IN ROW | 8" P.C.C. REINFORCED |

GENERAL NOTES

- THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
- 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.
- 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.
- ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S ENGINEERING DEPARTMENT.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
- ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
- 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.
- REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
- CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
A. CITY OF GRIMES
B. APPROPRIATE UTILITY COMPANIES
C. OWNER
D. CIVIL DESIGN ADVANTAGE
- PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
- ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
- ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

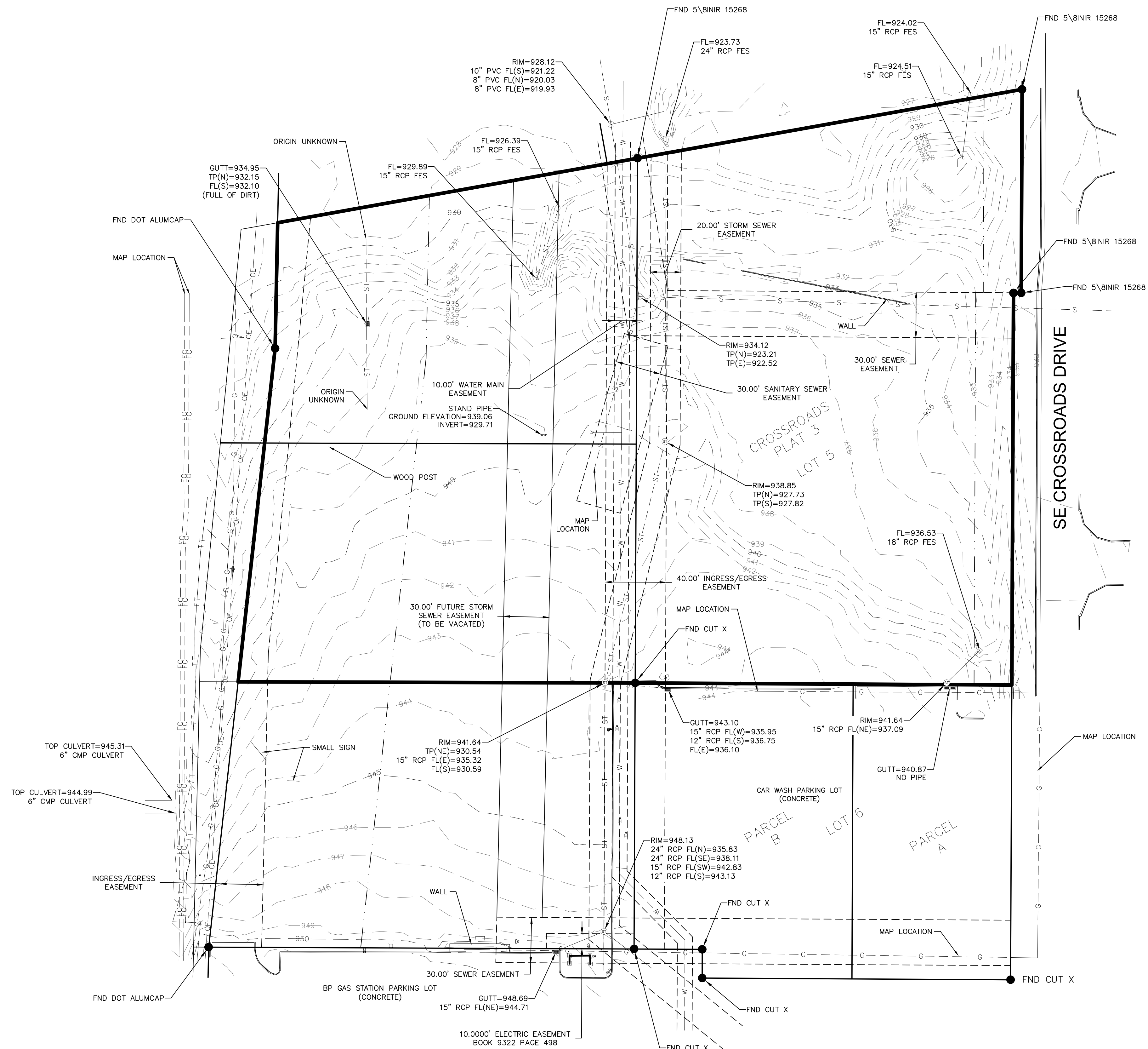
- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15').
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6').
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG.

3. WATER MAIN NOTES:

- 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'.
- 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.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

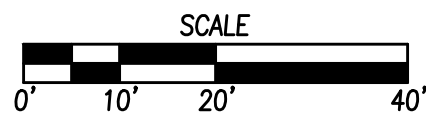
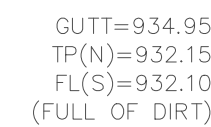
4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- 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.
- STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONG.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



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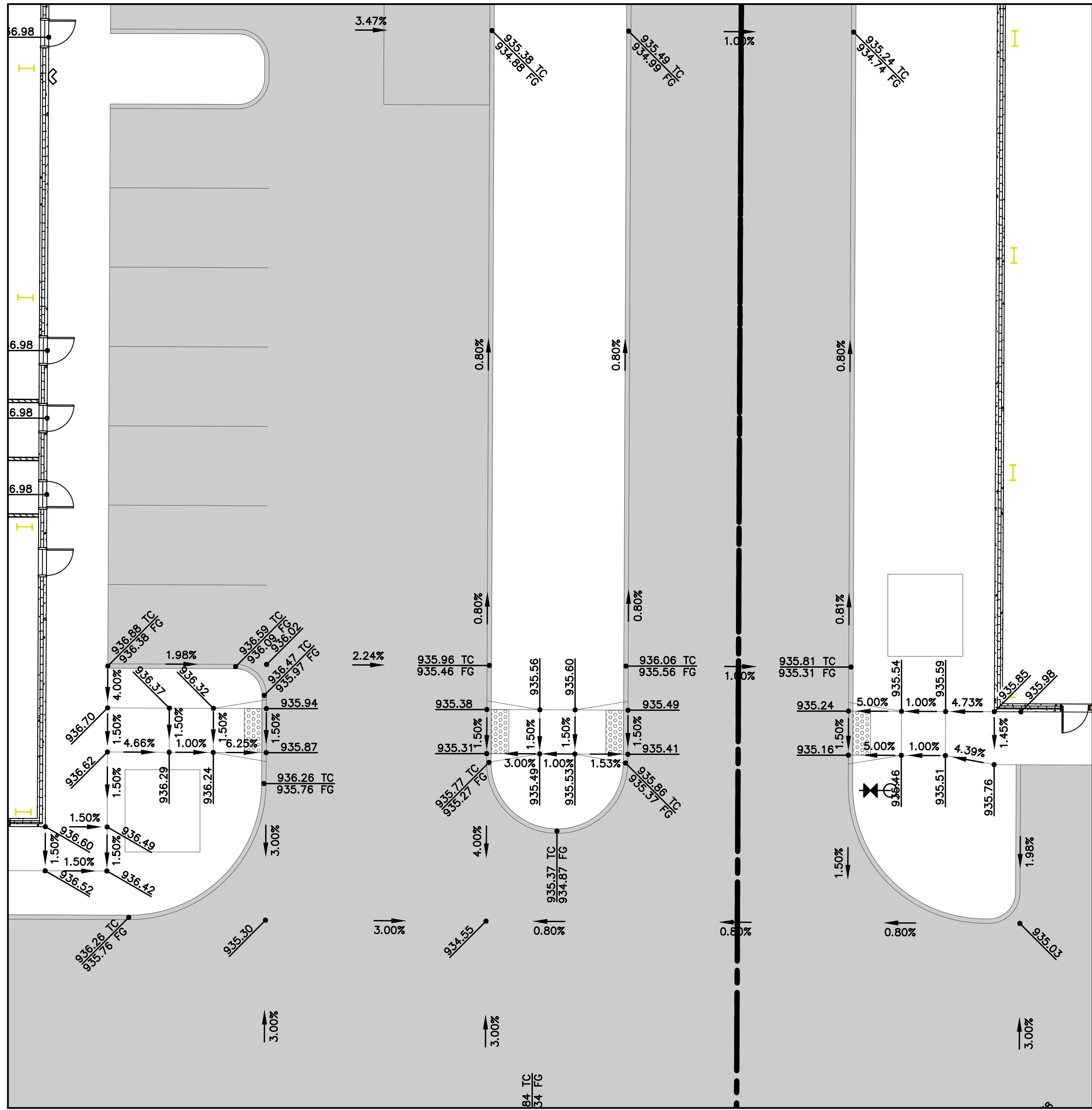
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO	EI: GH
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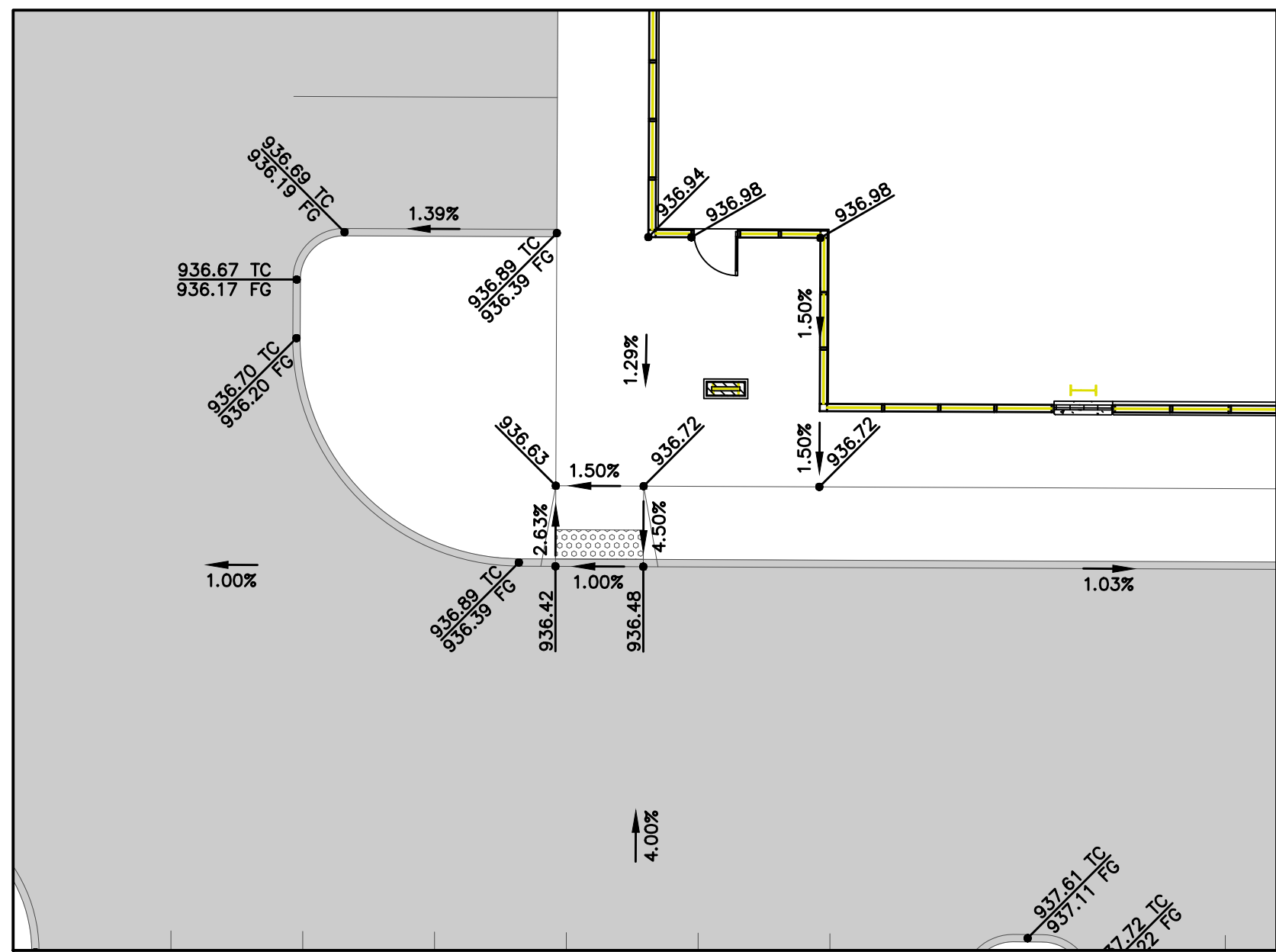
GRIMES, IOWA

CROSSROADS PLAT 4
GRADING PLAN

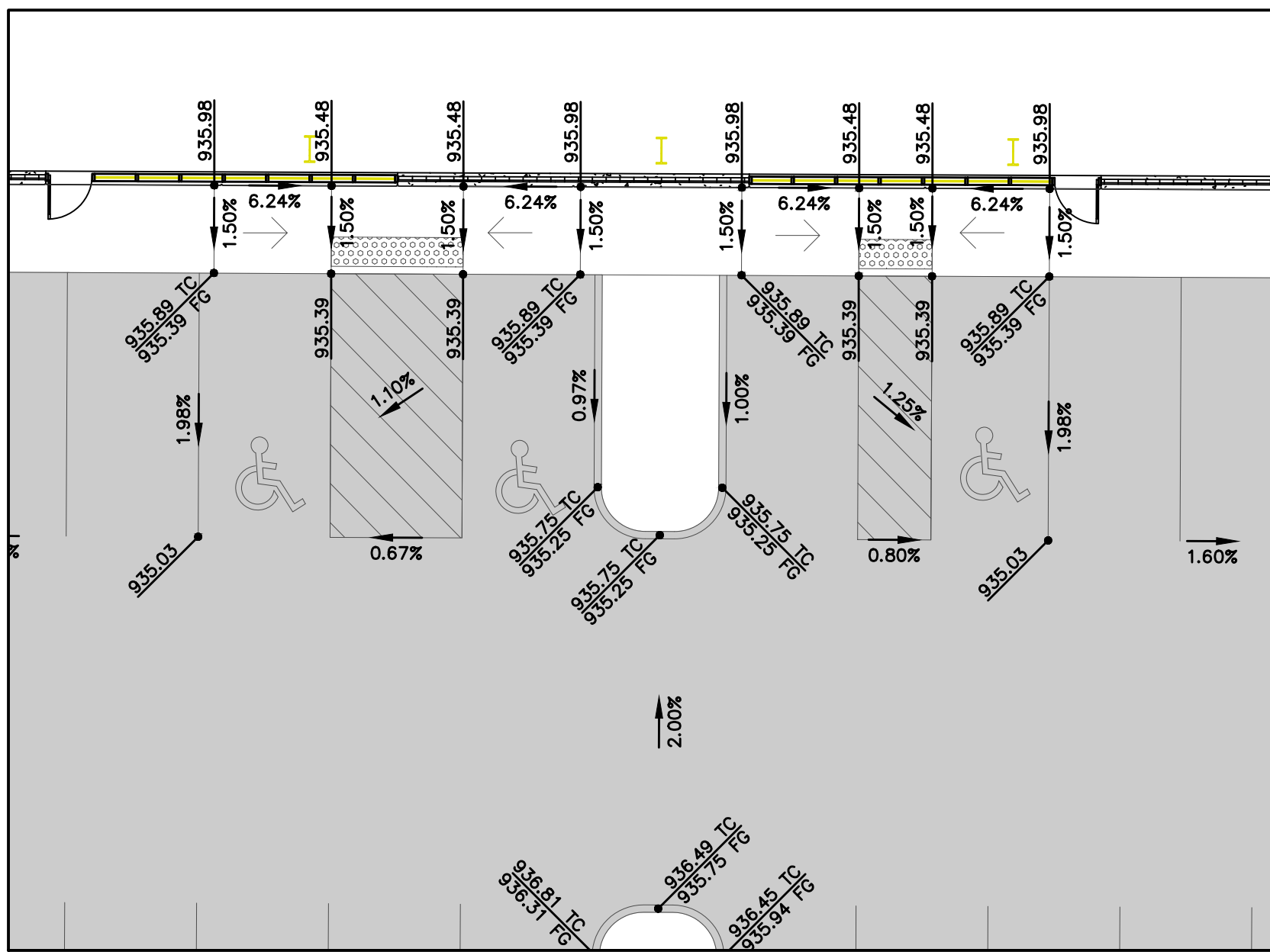
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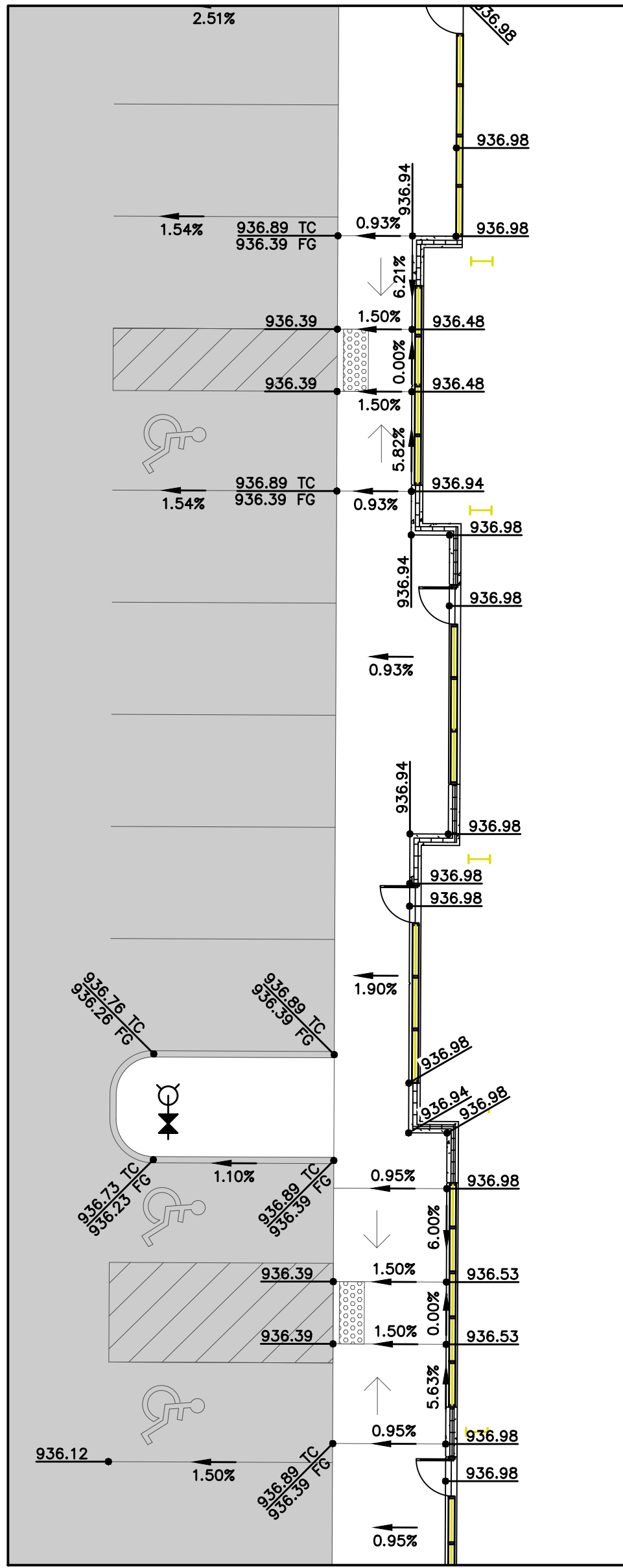
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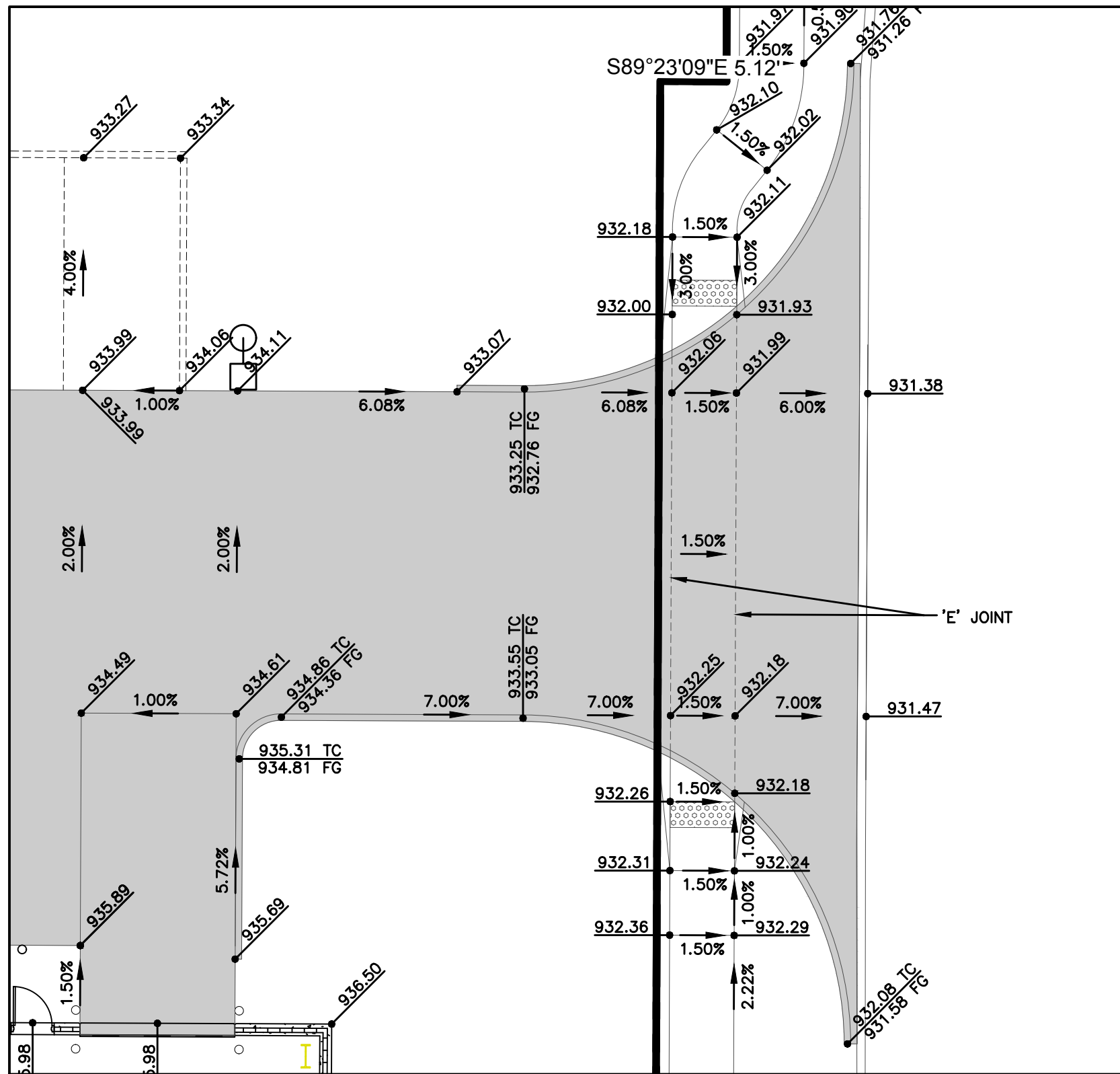
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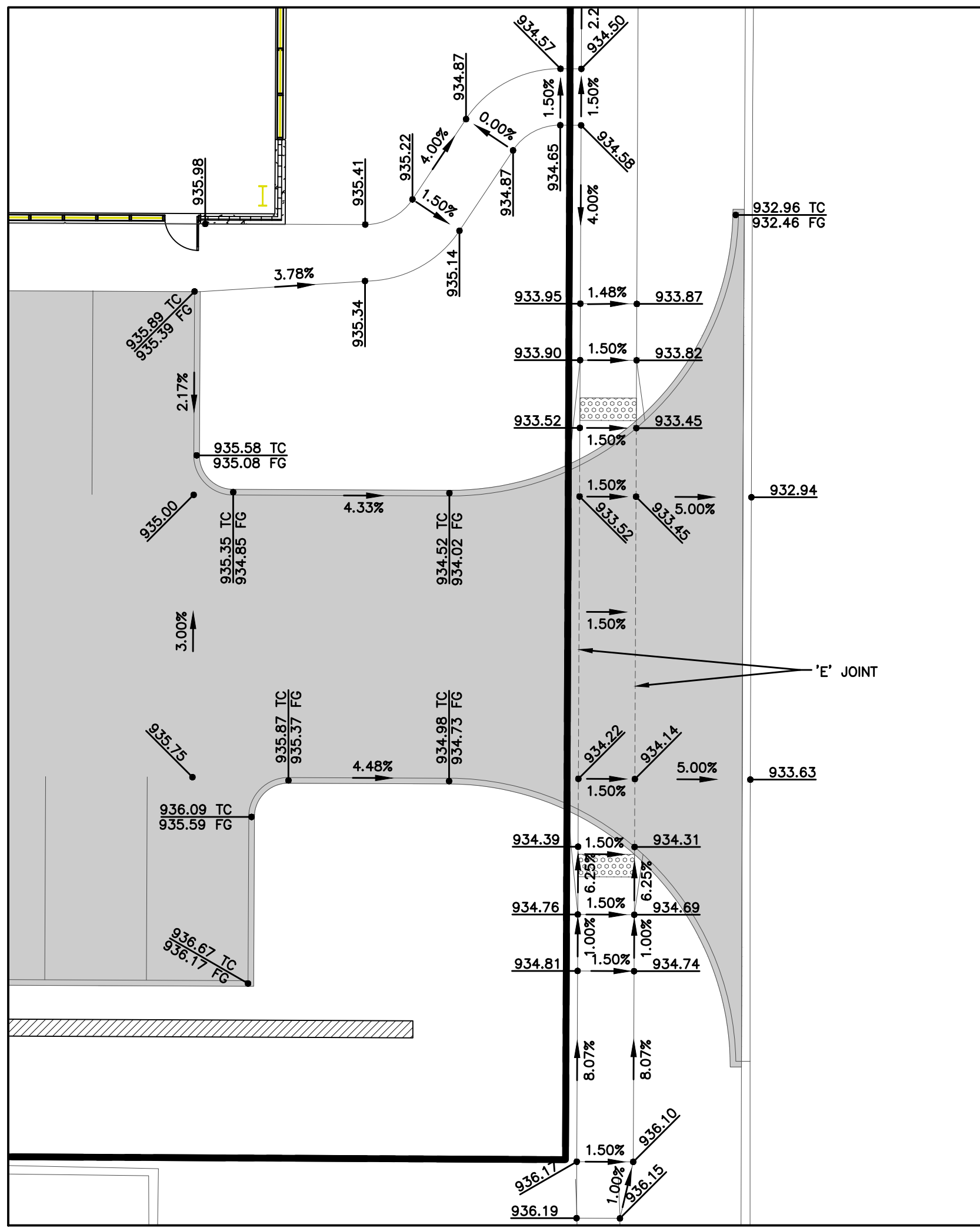
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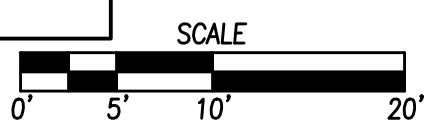
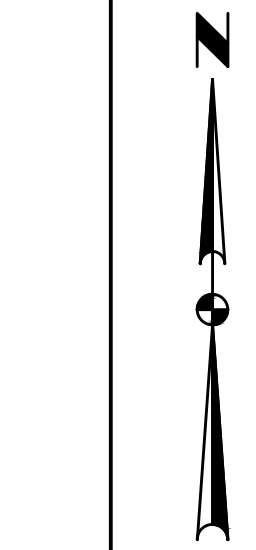
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DETAIL 'C'



DETAIL 'F'

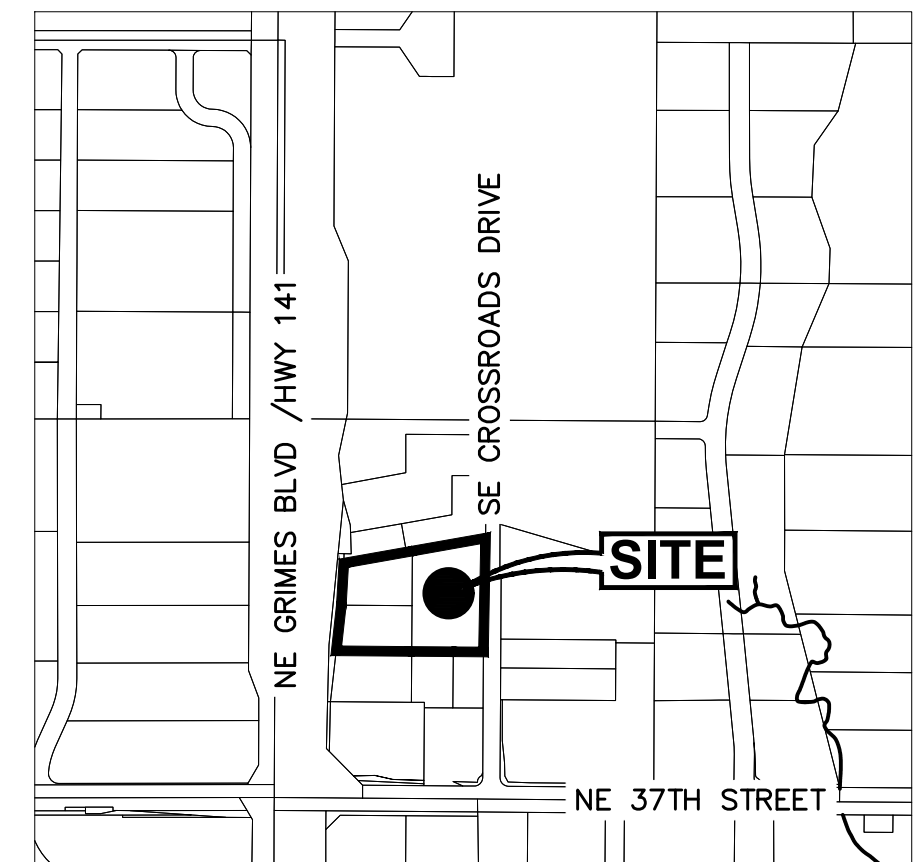


CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,550
2	FILTER SOCK	LF	200
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.55
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

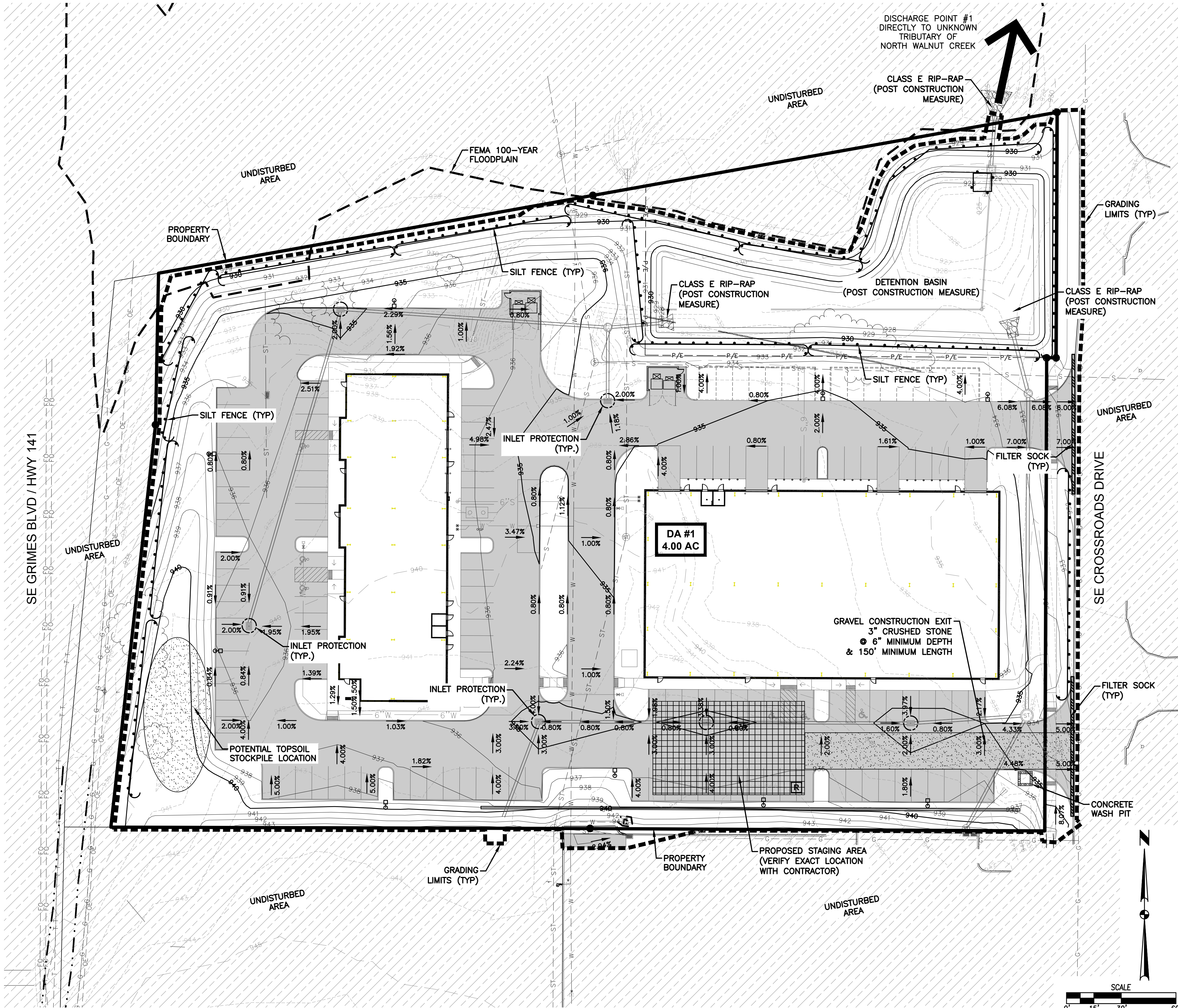
DISCHARGE POINT #1 DIRECTLY TO UNKNOWN TRIBUTARY OF NORTH WALNUT CREEK	4.00 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	14,400 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (200 LF @ 5.0 CU FT/LF OF SOCK)	1,000 CU FT
VOLUME PROVIDED IN SILT FENCE (1,550 LF @ 10.0 CU FT/LF OF FENCE)	15,500 CU FT
TOTAL VOLUME PROVIDED	16,500 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS		STRAW MAT
FILTER SOCK		UNDISTURBED AREA
SILT FENCE		RIP-RAP
DITCH CHECK		GRAVEL ENTRANCE
INLET PROTECTION		STAGING AREA
PORTABLE RESTROOM	R	
CONCRETE WASHOUT PIT		



DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

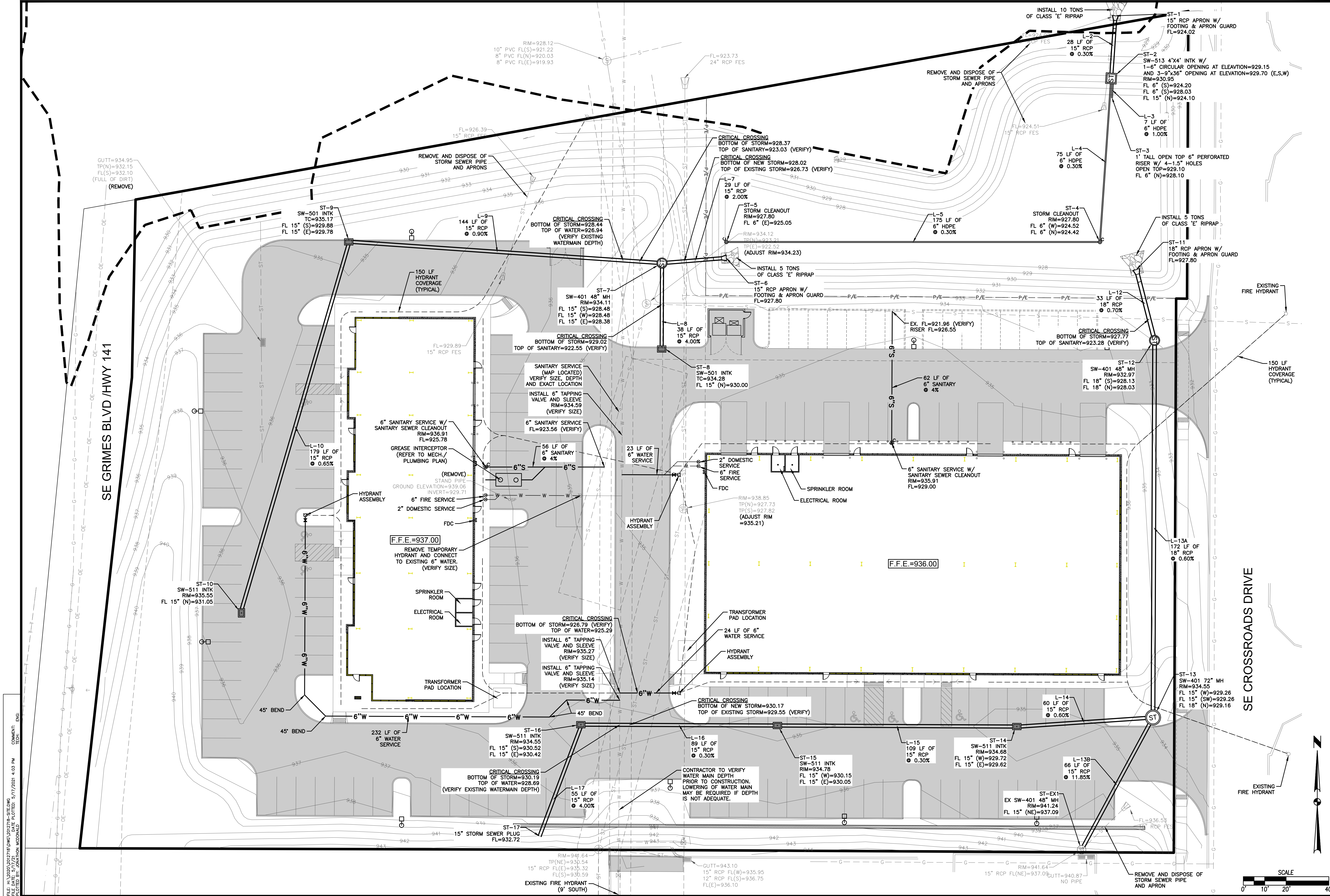
05/17/2021
04/27/2021

SECOND SUBMITTAL
FIRST SUBMITTAL

ENGINEER: EKO
EI: GH

CROSSROADS PLAT 4
EROSION AND SEDIMENT CONTROL PLAN
GRIMES, IOWA

SHEET NUMBER:
C6.0
2012.718



CROSSROADS PLAT 4
UTILITY PLAN

DATE: 05/17/2021
SECOND SUBMITTAL
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
E.I: GH

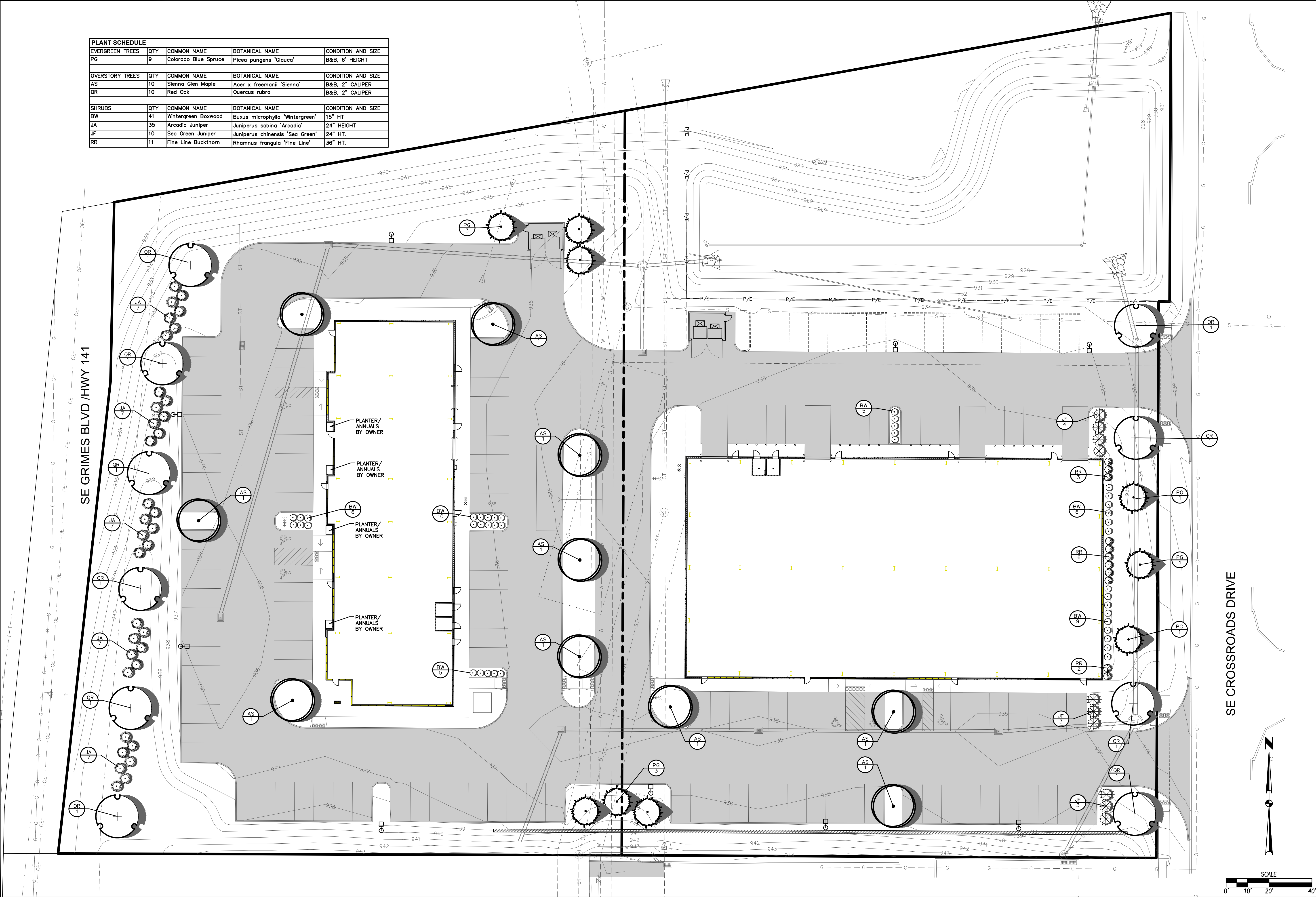
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

CROSSROADS PLAT 4
UTILITY PLAN

SHEET NUMBER:
C7.0
2012.718

FILE: H:\2020\201218 UMC\201218-SITE.DWG
PLOTED BY: ANTHON MCDONALD
DATE: 5/17/2021 4:03 PM
COMMENTS: ENS.



PLANT SCHEDULE			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PG	9	Colorado Blue Spruce	Picea pungens 'Glauca'
CONDITION AND SIZE			
			B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME
AS	10	Sienna Glen Maple	Acer x freemanii 'Sienna'
QR	10	Red Oak	Quercus rubra
CONDITION AND SIZE			
			B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BW	41	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'
JA	35	Arcadia Juniper	Juniperus sabinia 'Arcadia'
JF	10	Sea Green Juniper	Juniperus chinensis 'Sea Green'
RR	11	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'
CONDITION AND SIZE			
			15" HT
			24" HEIGHT
			24" HT.
			36" HT.

REVISIONS

DATE	REVISIONS
05/17/2021	SECOND SUBMITTAL
04/27/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

CROSSROADS PLAT 4
LANDSCAPE PLAN

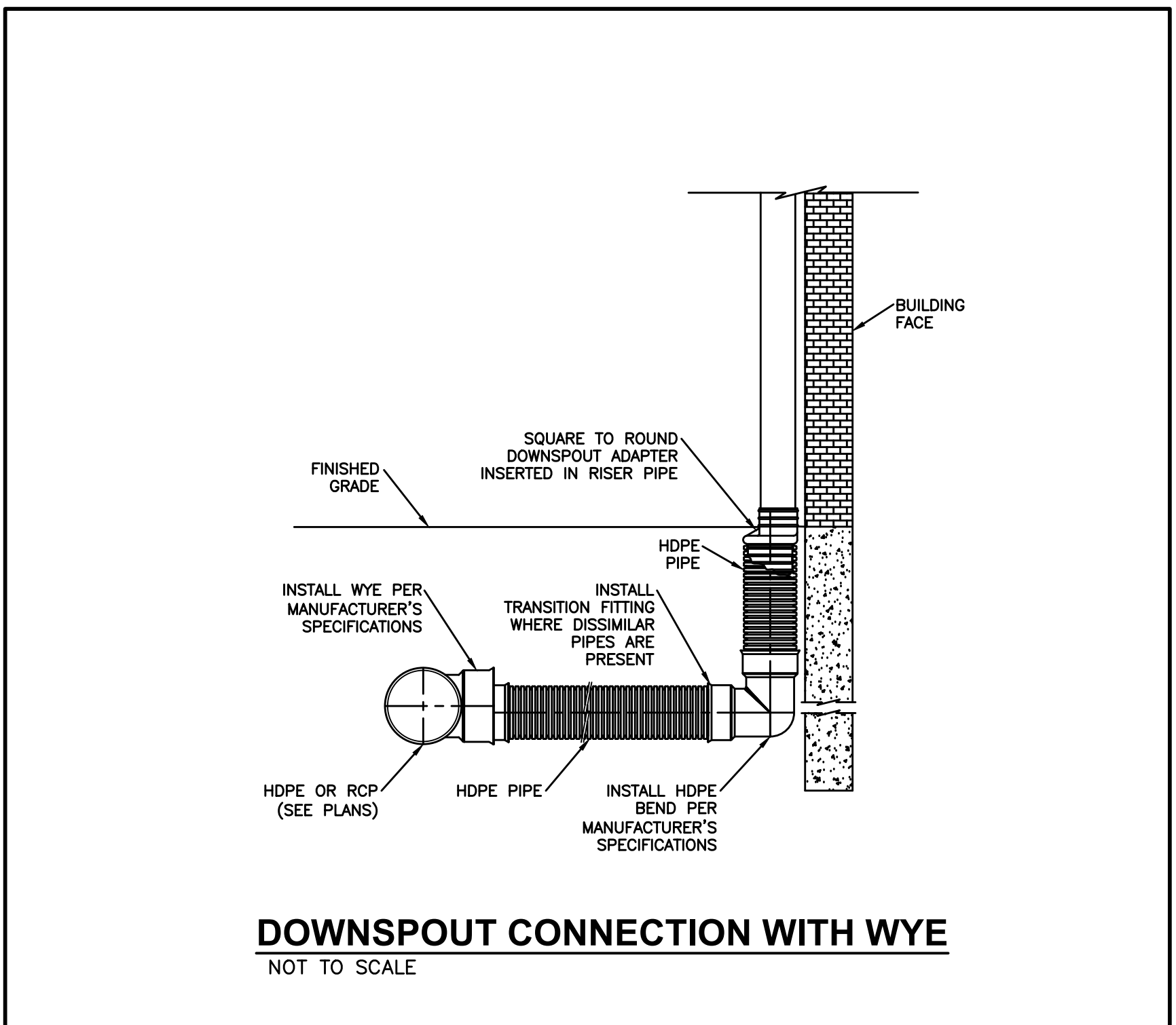
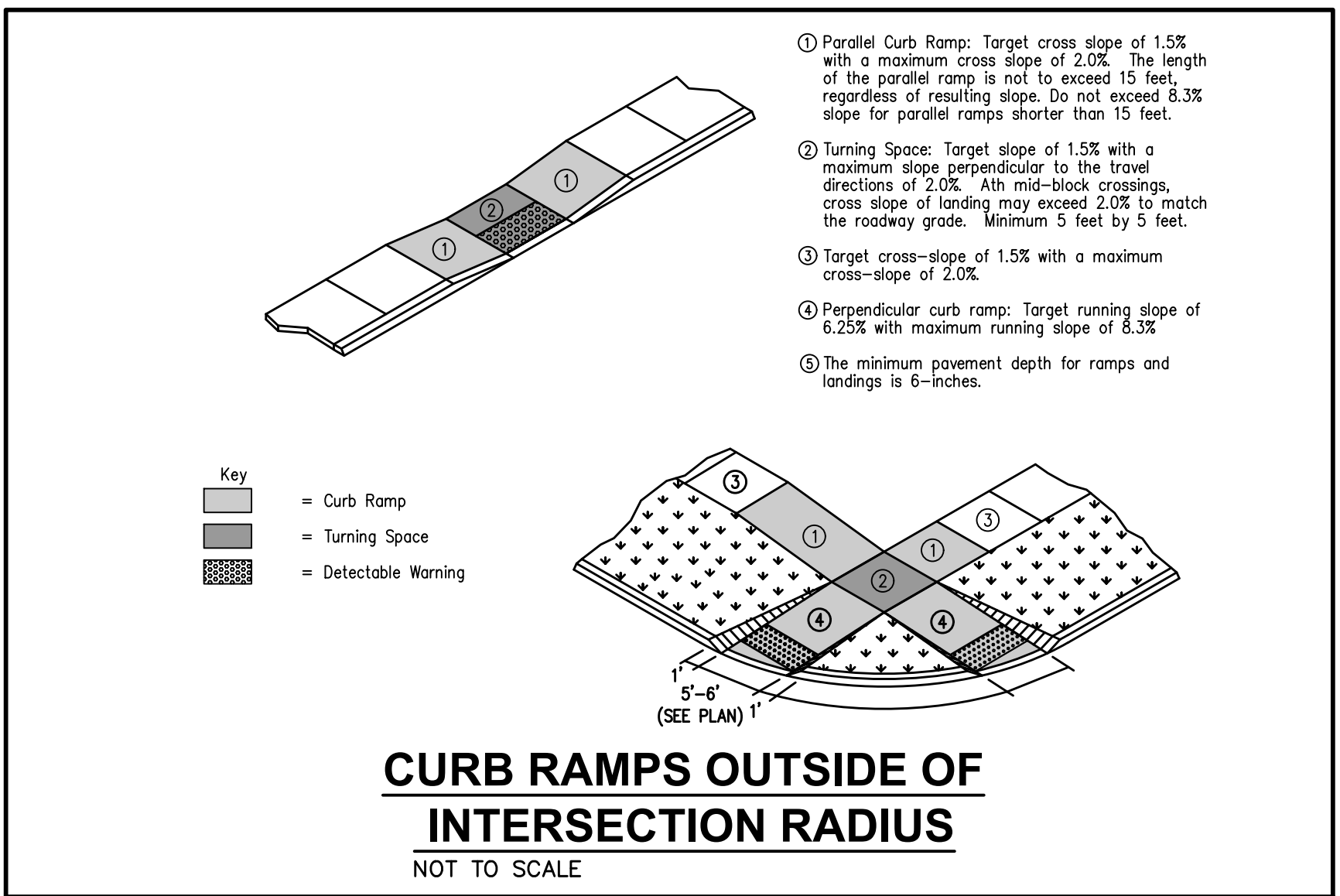
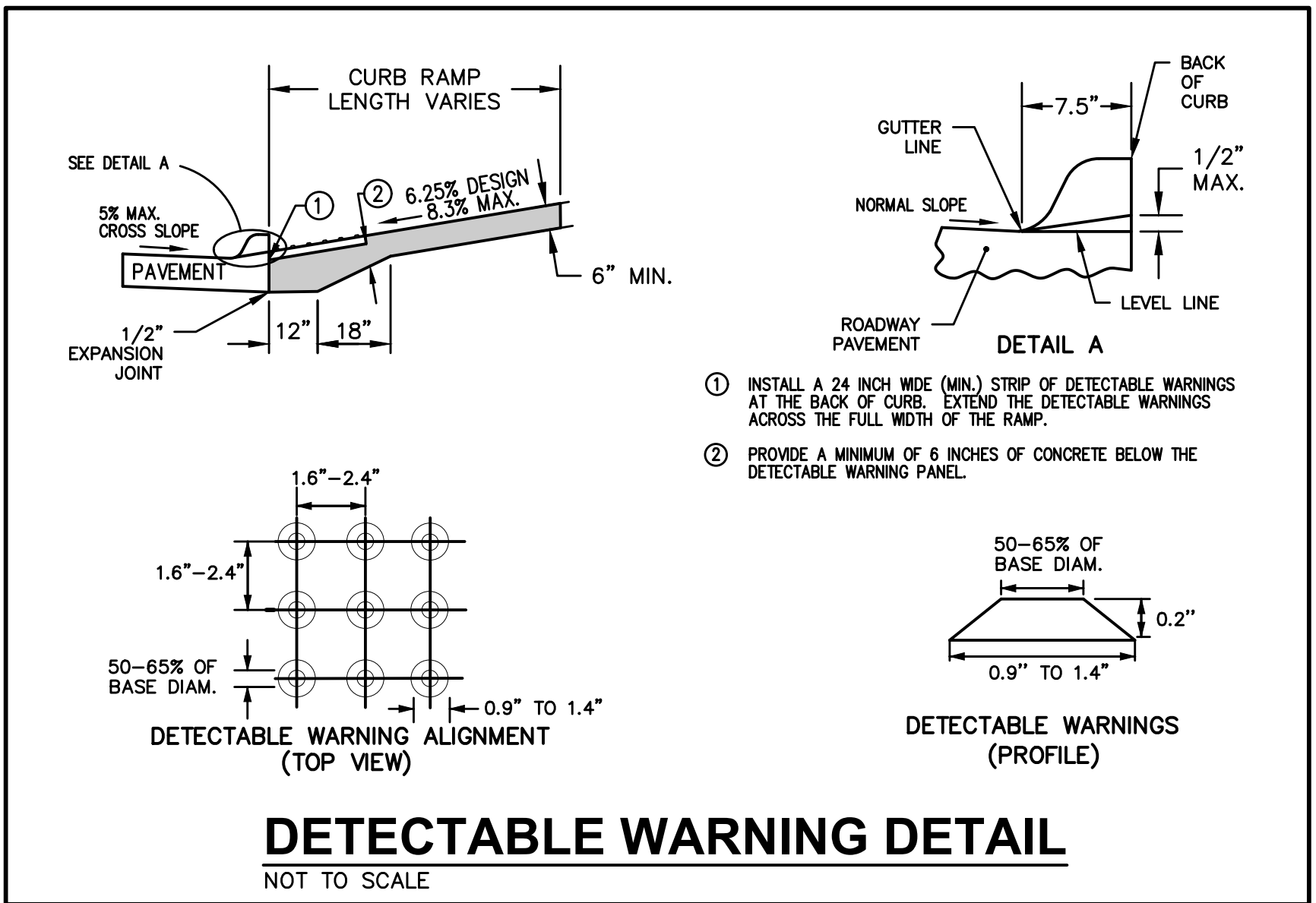
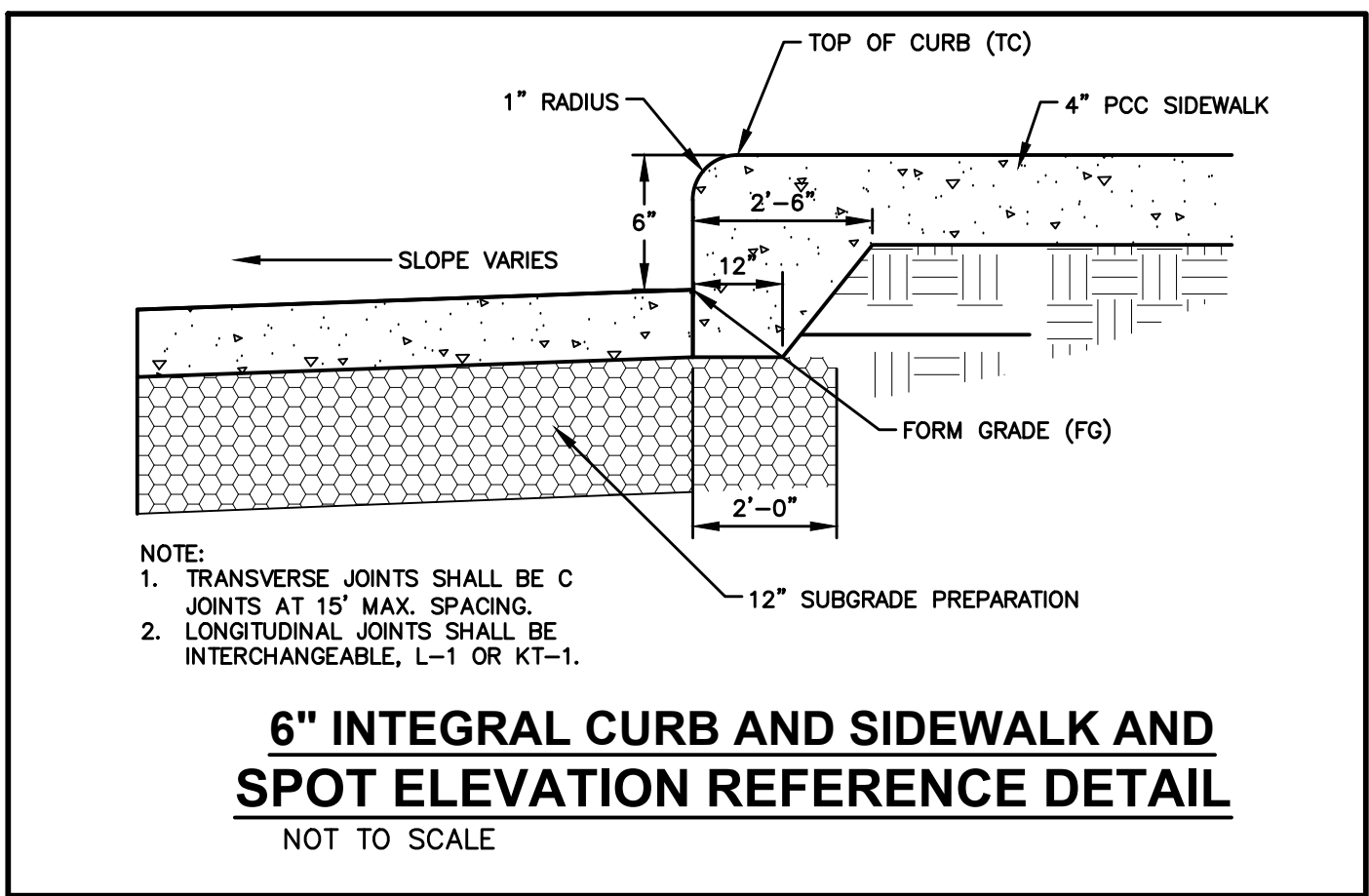
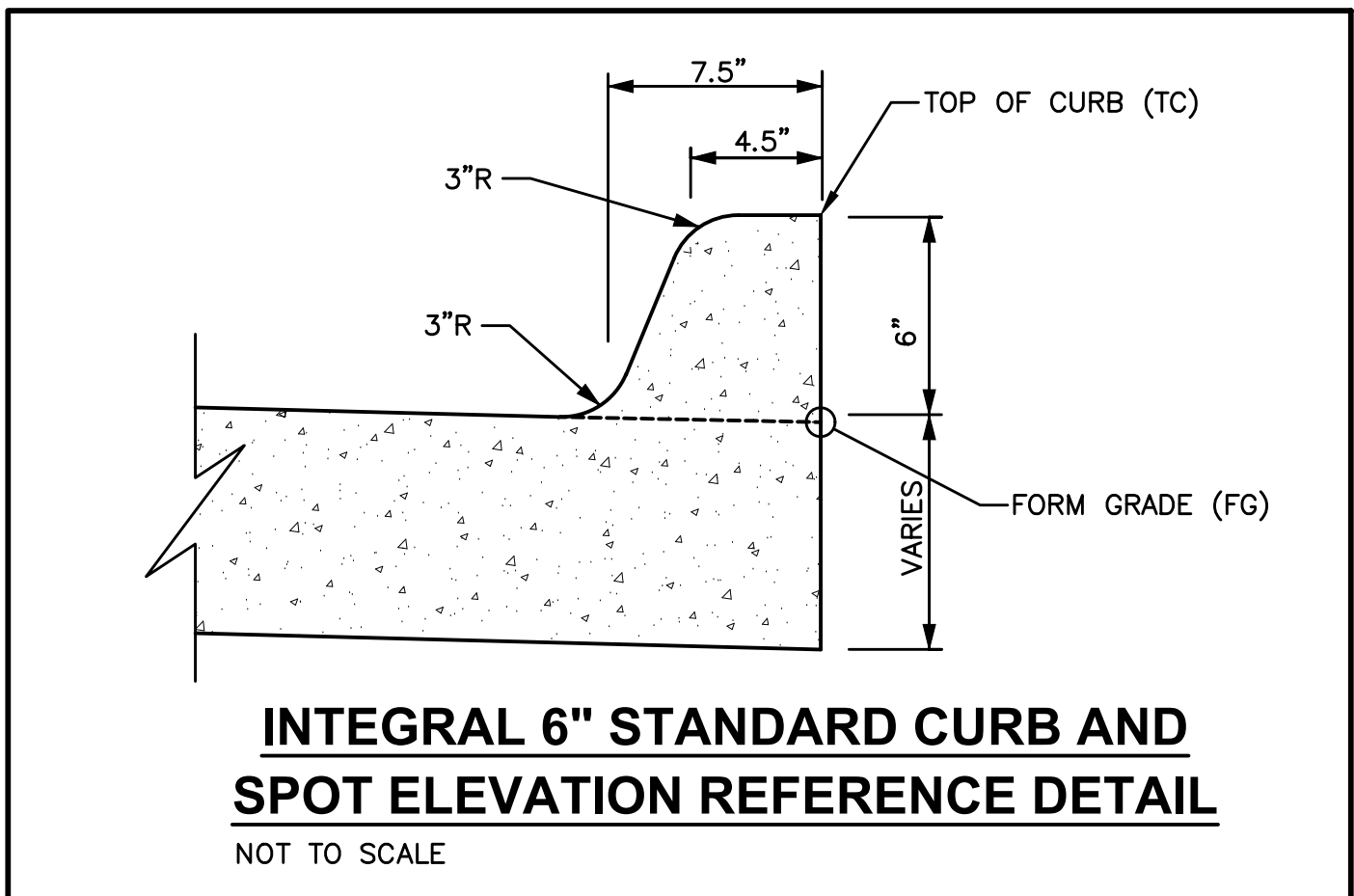
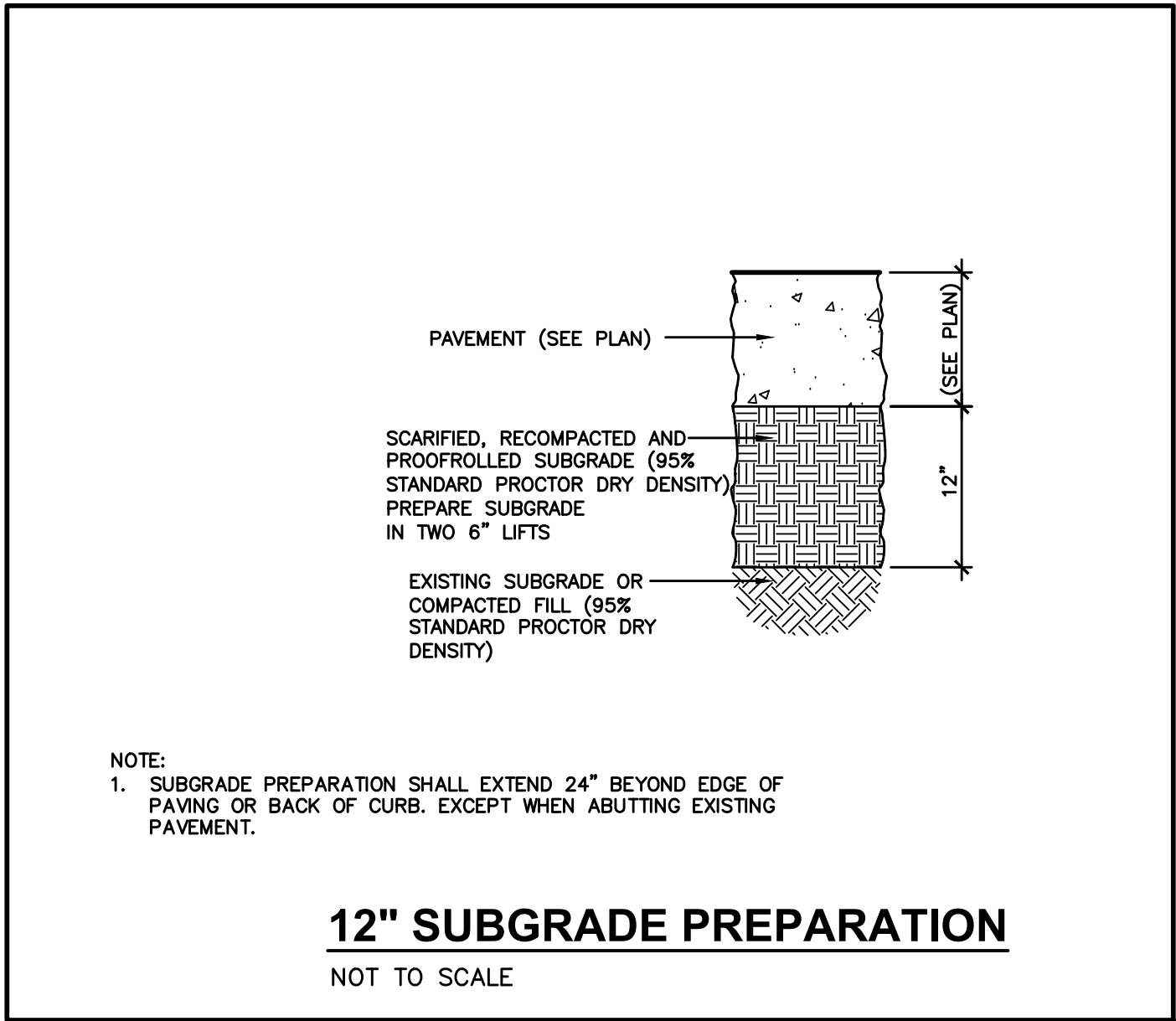
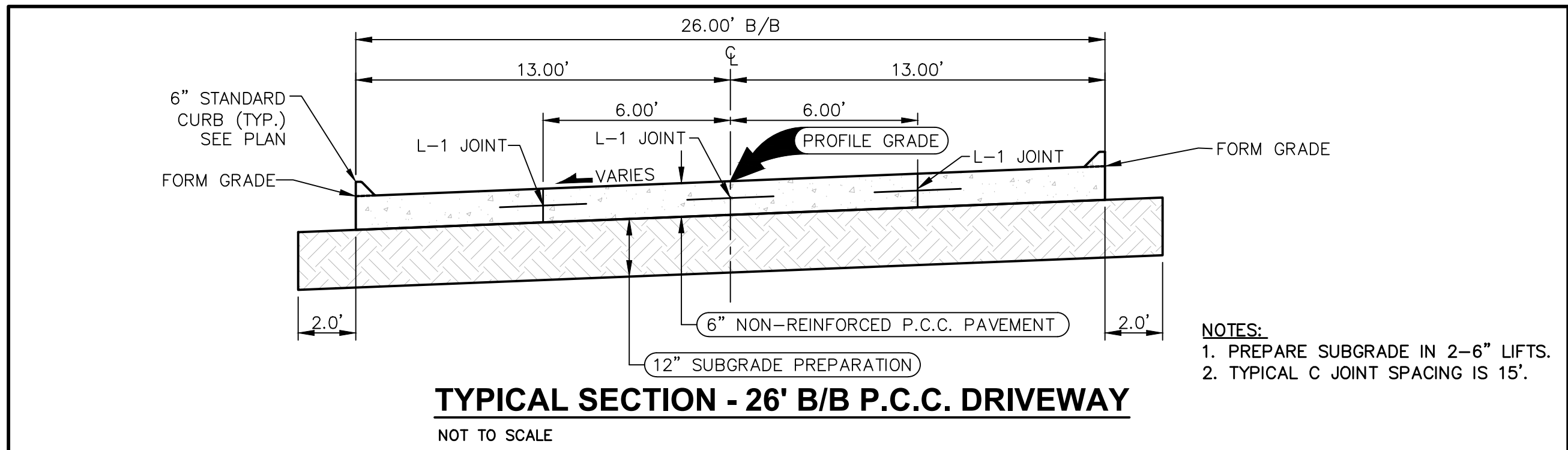
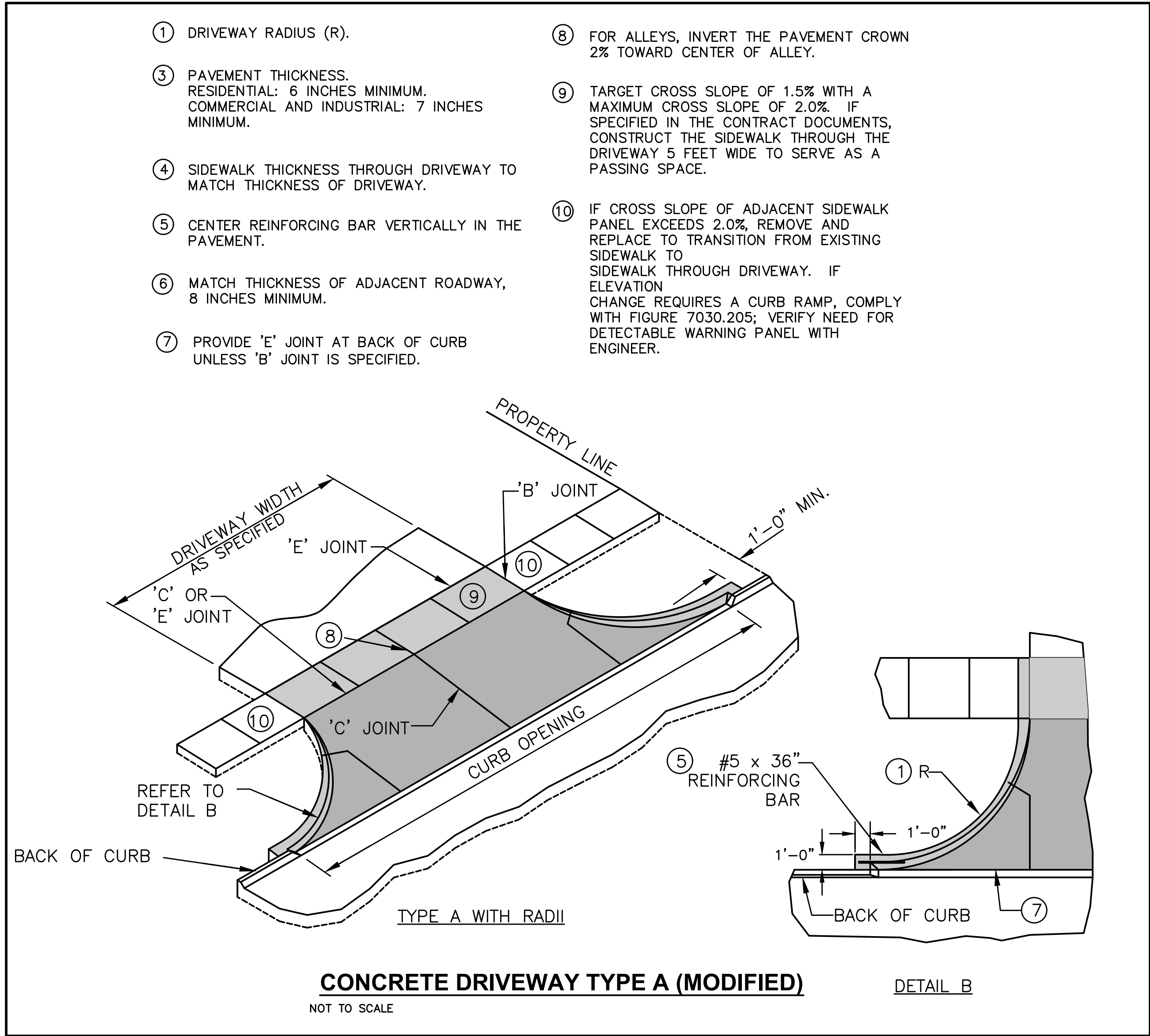
GRIMES, IOWA

SHEET NUMBER:
C8.0
2012.718

EA

CIVIL DESIGN ADVANTAGE

FILE: H:\2020\2012718\DWG\2012718-B-SITE.DWG
COMMENT: 5/17/2021 4:03 PM
PLOTTER: HP DESIGN PLOTTER
PLOTTER: HP DESIGN PLOTTER





ACCESSIBLE PARKING SIGN



MODIFIED SW-513 INTAKE (ST-2/POND 1)



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of June 22, 2021

AGENDA HEADING:

Crossroads Plat 4 – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for two buildings located at 3400 SE Crossroads Drive and 3455 SE Grimes Blvd. Building A (3455 SE Grimes Blvd) will be a 9,876 square foot retail building. Building C (3400 SE Crossroads Drive) will be a 19,581 square foot flex warehouse. The properties are located within the M-1A zoning district and within the Highway 141 Mixed Use Development Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat for Crossroads Plat 3 - 2002

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 06/01/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Site Plan for Crossroads Plat 4, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: June 1, 2021
RE: Crossroads Plat 4 – Site Plan

GENERAL INFORMATION:

Applicant:

Crossroads Grimes LLC

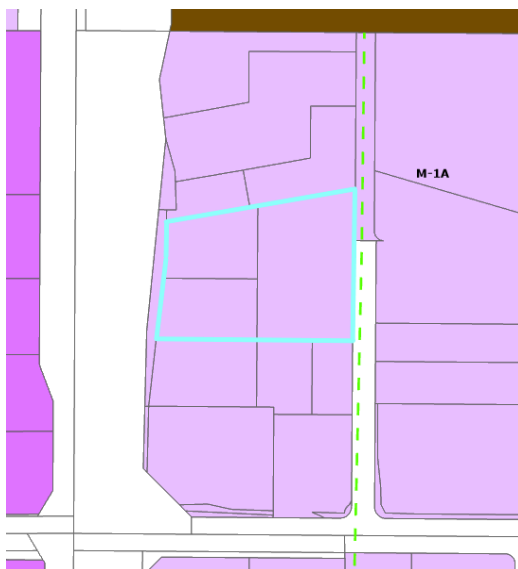
Requested Action

Site Plan

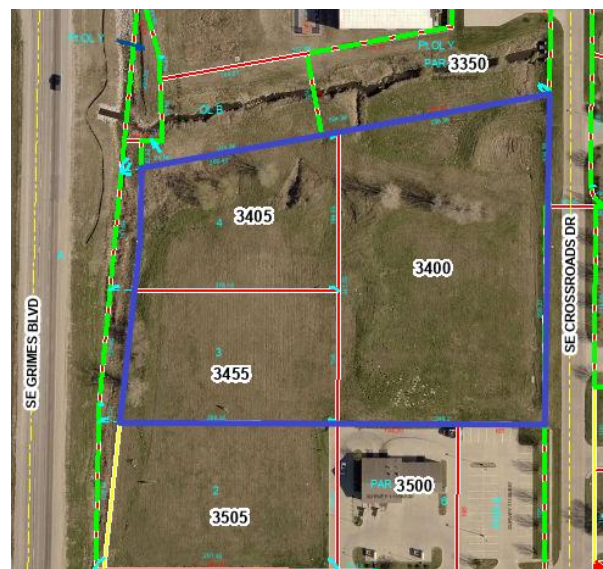
Location

3400 SE Crossroads Dr
3405 SE Grimes Blvd
3455 SE Grimes Blvd

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed-Use 2	M-1A
North	Light Industrial	Light Industrial	M-1A
South	Commercial	Mixed-Use 2	M-1A
East	Light Industrial	Light Industrial/MU-2	M-1A
West	Commercial	Business Park	M-2

BACKGROUND:

The applicant is requesting approval of the site plan for two buildings located at 3400 SE Crossroads Drive and 3455 SE Grimes Blvd. Building A (3455 SE Grimes Blvd) will be a 9,876 square foot retail building. Building C (3400 SE Crossroads Drive) will be a 19,581 square foot flex warehouse. The properties are located within the M-1A zoning district and within the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façades for both buildings are proposed to be principally constructed of architectural precast wall panels with metal trim. Rooftop mechanical units will be screened from view on all sides of the buildings.

The retail building will include glazed storefront units with awnings along Highway 141.

The warehouse building will include glazed storefronts with awnings on the south side and garage door loading bays on the north side. Large windows will be provided on the east elevation along SE Crossroads Drive to meet the glazing requirements.

Staff has yet to receive details for the dumpster enclosures but will ensure that the required masonry surrounds and metal-framed gates are provided.

Site Layout:

The site will be accessed from two driveways off of SE Crossroads Drive. Pedestrian connectivity will be provided along SE Crossroads Drive. Internal sidewalk connections will be provided from SE Crossroads to the south side of the warehouse building and will continue west to the retail building.

The garage doors at the rear of the retail building are not intended for pull in deliveries. As such, parking spaces have been provided in front of the garage doors. A loading area will be provided on the east side of the drive aisle behind the building for trucks to make deliveries.

Pole mounted light fixtures will be installed throughout the parking lots. Wall lighting will be provided on the building faces along the right-of-way. No LED light strips or colored lighting is proposed.

Parking:

Parking for the site is based on the flex parking calculations for retail and warehouse to account for the unknown uses of the buildings. The site provides more than the required number of parking spaces for the site with 68 total parking spaces provided for Lot 1 and 56 total parking spaces provided for Lot 2.

Landscaping/Streetscape:

Landscaping is provided along the rights-of-way, within parking islands throughout the site, and along the building foundation. Planters are proposed along the front of the retail building in lieu of plant beds. The site meets the minimum landscape requirements for Highway 141 Mixed Use Development District Overlay other than the total landscaping counts provided over the site. Staff has requested an updated landscape plan.

Utilities:

The sanitary services for the buildings will connect to the existing sanitary sewer system running between the buildings and to the north of building C.

Water services for both buildings will connect to the existing water main between the buildings. The buildings are proposed to be fitted with fire suppression systems. The appropriate FDC locations have been provided. Hydrant coverage for the site needs to be adjusted to accommodate the fire truck route of travel rather than right up against the buildings.

Detention is handled within the detention basin located to the north of the site.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Crossroads Plat 4 subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 7, 2021~~

~~May 25, 2021~~

May 28, 2021

Civil Design Advantage

Attn: Erin Ollendike

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Crossroads Plat 4 Site Plan

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Site Plan for the Crossroads Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide preliminary plat for review. Provide preliminary plat fee.~~
2. Provide lighting cut sheets for buildings and parking lot. All light shall be hooded, sharp cutoff. Provide up lighting on the building faces adjacent to ROW. **Please provide.**
- ~~3. Please add floodway boundary to the plans.~~
- ~~4. Why is the site being lowered so much? Can you please explain more about why the connection could not be provided to the south? The site looked to be pretty flat so we are curious why the grade change is needed.~~

Cover Sheet:

- ~~1. Provide open space requirements for each lot. Minimum 20% is required for each lot.~~
- ~~2. List proposed use of the property~~
- ~~3. List parking calculations used.~~

4. A flood plain permit will be required to grade in the flood plain. **Permit attached. We can fill out any unknown information.**

C2.0:

1. ~~Under Utility Note 19, change minimum cover depth to be 5.5'.~~
2. ~~Under Utility Note 23 change to City Engineering Dept.~~

C4.0:

1. ~~Add dimensions of the lots to nearest tenth foot.~~
2. ~~Label ADA sign for northwest parking space.~~
3. ~~Label stop sign locations.~~
4. ~~Will existing detention be incorporated into proposed basin?~~
5. ~~Adjust existing fixtures to grade and current specification requirements.~~
6. ~~Provide sidewalk isolation joints through driveway by use of expansion joints on both sides.~~
7. ~~On Building A, please provide loading area behind the garage doors on the east side.~~
8. ~~A fire lane meeting the requirements of Section 511 of the City of Grimes Fire Code shall be created along the island between the two buildings.~~
9. **Provide a temporary easement document for the area along the south property line where the curb will be constructed on the existing parking lot to the south.**

C5.0:

1. ~~Will proposed grading enter/change flood plain and is a permit required?~~
2. **Is a defined overflow area needed to prevent overflow onto Crossroads Dr. (931.90 shown around the north and east sides of basin)?**

C5.1:

1. ~~Provide sidewalk isolation joints through driveway by use of expansion joints on both sides.~~

C7.0:

1. ~~FDC cannot be obstructed by parking. Please move elsewhere or stripe the parking space in front of FDC.~~
2. Provide roof drain connections. **Please provide.**
3. ~~Provide detail of perforated riser and ST-2 openings.~~
4. The hydrant coverage for the proposed building does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires hydrant coverage along an approved route around the building. Section 507.5.1.1 requires a fire hydrant within 100 feet of the FDC. The plans did not depict an FDC. **The method of measuring hydrant coverage is depicted as close as possible to the building (inside of parking spaces) and not where our fire apparatus will actually travel. Attached is a marked-up plan.**
5. **The supply line for the fire sprinkler system shall be a minimum of 6" per Section 24.1.3.2 of NFPA 13. Note that the buildings depicted may fall under the requirements for speculative warehouses under Chapter 32 of the City of Grimes Fire Code. If applicable, these requirements may require the installation of a fire pump to support the required fire sprinkler systems. Due to this, an 8" main may be required as well.**
6. **If sanitary connections are taps utilize Romac saddle or approved equivalent.**
7. **Will 6" storm lines L-4 & L-5 be perforated? Will they be bedded in pea rock? Install sod after installation (Note 4 Sheet C2.0) is complete to prevent silt into trench plugging drain.**
8. **Since the buildings are tall enough for high pile storage, you may want to rethink the 6-inch water mains on site. A 6-inch main will not support a pump in many cases.**

C8.0:

1. ~~Please list open space landscaping requirements for each lot.~~
2. ~~Please add plantings along the west side of the building on Lot 1. Planters can be used in lieu of plant beds.~~
3. **Add overall lot landscaping requirement calculations (165A.16.9) for each lot and update landscape plan accordingly.**

C9.0:

- ~~1. Provide ADA sign detail.~~
2. Provide dumpster details. **Please provide.**

C9.1:

- 1. Label flowline elevation at Intake and size and grade on line to standpipe.**

Architecture:

- ~~1. Update material calculations for the building materials. Remove the glazing square footage from the area used to calculate the building material percentages. Building material percentages are now correct (building material area excluding glazing). However, please provide the glazing percentages for both buildings (percentage glazing on the elevation). 30% minimum is required.~~
- ~~2. Provide list of treatments demonstrated on each building. See 165A.24 #2. Please provide.~~
- ~~3. Please add additional detail east elevation of Building A. No blank wall shall exceed 30 ft horizontally or vertically. Please add detail that will break up the blank wall surface. Adding a band similar to the warehouse building would satisfy this requirement. We are open to other suggestions as well.~~
- ~~4. Roof mounted equipment is required to be screened. Please provide detail of the screen (elevation, material, color, etc.).~~
- ~~5. Is there any other lighting proposed on the building other than wall sconces? Are there any LED strips proposed or colored lighting? P&Z/Council will need to be aware of all proposed lighting, otherwise lighting changes will require to be brought back for consideration.~~

SWPPP

- 1. Provide SWPPP.**

Stormwater Management Plan (SWMP)

- ~~1. As per ISWMM, dry bottom detention basins do not provide water quality. Please provide a different method to address treatment.~~
- ~~2. How is the CPV being addressed?~~
- ~~3. Basin Outlet structure: There is a weir shown at elevation 927.75. Is this the top of the perforated riser? I am not seeing this elevation on the plans.~~
- ~~4. Proposed storm sewer map, show proposed contour labels.~~
5. Weir A on the hydrograph needs a crest length added to it, if the perforated pipe is open on the top. It is listed as open on the plans.
6. CPV should be calculated for the entire site, not just DB1.
7. Proposed storm sewer map, show proposed contour labels.

Site Plan

- ~~1. C5.0: Provide emergency overflow and protection on basin.~~
- ~~2. C7.0: Provide detail for ST-2 and perforated riser.~~
- ~~3. C7.0: Do buildings require roof drain connections?~~
- ~~4. C7.0: How will the DA going to the future parking expansion be captured?~~
5. C5.0 & C9.1: Label basin as bioretention pond and provide cross-sectional detail of basin layers.

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:	May 14, 2021 May 31, 2021 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	June 1, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	June 22, 2021 at 5:30 at the Grimes City Hall

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN & PRELIMINARY PLAT FOR:

CROSSROADS PLAT 4

GRIMES, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0	GENERAL NOTES
C3.0	TOPOGRAPHIC SURVEY
C4.0	DIMENSION & DEMOLITION PLAN
C5.0–C5.1	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0	UTILITY PLAN
C8.0	LANDSCAPE PLAN
C9.0	DETAILS

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	---
LOT LINE	---
SECTION LINE	---
CENTER LINE	---
RIGHT OF WAY	--- R/W ---
PERMANENT EASEMENT	--- P/E ---
TEMPORARY EASEMENT	--- T/E ---
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	
SILT FENCE	

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	
ROOF DRAIN/ DOWNSPOUT	
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" RCP
WATER MAIN W/ SIZE	8"W

VICINITY MAP

NOT TO SCALE



OWNER / DEVELOPER

CROSSROADS GRIMES LLC
2453 106TH STREET
URBANDALE, IA 50322

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: MIKE BROONER
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

ETHOS DESIGN GROUP, INC.
1615 SE CORTINA DRIVE
ANKENY, IOWA 50021
PH. (515) 630-6350

DATE OF SURVEY

DECEMBER 30, 2020

BENCHMARKS

BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/- NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 04/27/2021
-SITE PLAN SUBMITTAL TO CITY #2: 05/17/2021

LEGAL DESCRIPTION

LOTS 3, 4 AND 5 IN CROSSROADS PLAT 3, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED APRIL 14, 2004 IN BOOK 10481, PAGE 939 IN THE OFFICE OF THE POLK COUNTY RECORDER, POLK COUNTY, IOWA.

PROPERTY CONTAINS 3.98 ACRES (173,225 SQUARE FEET) AND IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

ZONING

ZONING: M1-A
COMMERCIAL AND LIMITED LIGHT
INDUSTRIAL DISTRICT

*PROPERTY IS WITHIN THE HIGHWAY 141
MIXED USE DEVELOPMENT CORRIDOR
DISTRICT (ZONE 1)

DEVELOPMENT SUMMARY

TOTAL AREA: 3.97 ACRES (173,226 SF)
LOT 1 AREA: 1.84 ACRES (80,340 SF)
LOT 2 AREA: 2.13 ACRES (92,886 SF)

SETBACKS:

HWY 141: 100'
PUBLIC STREETS: 25'

MAXIMUM BUILDING HEIGHT

90'

PARKING:

REQUIRED: 6 SPACES/ 1,000 SF (RETAIL-OFFICE FLEX)
LOT 1 = 60 SPACES
PROVIDED: = 68 SPACES

REQUIRED: 2.5 SPACES/ 1,000 SF (INDUSTRIAL/ WAREHOUSE FLEX)
LOT 2 = 53 SPACES
PROVIDED: = 56 SPACES

PROPOSED USE

FLEX SPACE (RETAIL, OFFICE, INDUSTRIAL WAREHOUSE)



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.

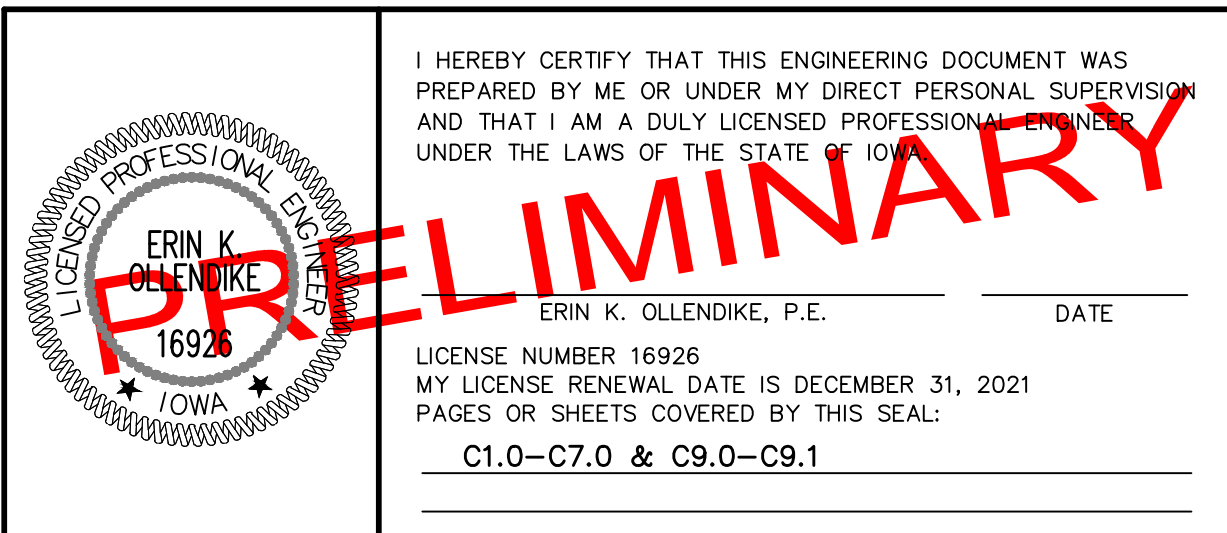


REFER TO GEOTECH ENGINEERING REPORT FOR GEOTECHNICAL REQUIREMENTS.

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 2021 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.



1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY OF GRIMES' BUILDING DIVISION.
2. 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.
3. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAED AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
4. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS, IF APPLICABLE.
5. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
6. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
7. SLOPES SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. 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.
10. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
11. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
12. 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.
13. SIDEWALKS:
MAINTAIN 1% 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.
14. IN AREAS TO RECEIVE ADDITIONAL FILL OVER EXISTING FILL MATERIALS, REMOVE TOP 12" OF MATERIAL AND SCARIFY AND RECOMPACT THE NEXT 9" OF RESULTING SUBGRADE. COMPACT TO 95% STANDARD PROCTOR DENSITY. SUBSEQUENT FILL TO BE COMPACTED TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
15. SCARIFY AND RECOMPACT THE TOP 9" OF SUBGRADE IN ALL CUT AREAS AFTER ROUGH GRADING IS COMPLETED. COMPACT THE ENTIRE PAVING AND BUILDING SUBGRADE TO 95% STANDARD PROCTOR DENSITY TO WITHIN 1.0' OF FINAL SUBGRADE. THE FINAL 1.0' OF FILL TO BE COMPACTED TO 98% STANDARD PROCTOR.
16. PROVIDE MINIMUM OF 1.0' OF COMPACTED NON-EXPANSIVE COHESIVE SOIL BENEATH ALL PAVEMENTS.
17. FINISH CONTOURS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL. SEE BUILDING PLANS AND CONSTRUCTION DETAILS FOR FINISHED SUBGRADE BELOW FINISHED FLOOR AND PAVEMENT SECTIONS.
18. SCARIFY SUBGRADE TO DEPTH OF 3" WHERE TOPSOIL IS SCHEDULED. SCARIFY IN AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION, BOTH PUBLIC AND PRIVATE.

SITE AREA: 173,226 SF (3.98 ACRES)

PERIMETER OF LOT ADJACENT TO PUBLIC RIGHT OF WAY
BETWEEN RIGHT-OF-WAY AND OFF-STREET PARKING
-1 TREE PER 50 LF
-HEDGE, WALL, BERM OR 1 SHRUB PER 4 LF

PARKING LOT ADJACENT TO SE CROSSROADS DR = 123 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF

-3 TREES
-HEDGE, WALL, BERM OR 31 SHRUBS

PROVIDED: 7 TREES
36 SHRUBS

PARKING LOT ADJACENT TO SE GRIME BLVD (HWY 141) = 270 LF

REQUIRED: 1 TREE/50 LF AND 1 SHRUB/4 LF
-6 TREES
-HEDGE, WALL, BERM OR 68 SHRUBS

PROVIDED: 6 TREES
3' BERM & 35 SHRUBS

INTERIOR OF LOT
ONE LANDSCAPED ISLAND PER EVERY 12 PARKING SPACES

LOT 1:	80,340 SF
REQUIRED:	16 068 SF (20%)
PROVIDED:	28,017 SF (35%)
LOT 2:	92,886 SF
REQUIRED:	18,577 SF (20%)
PROVIDED:	45,270 SF (49%)

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 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF GRIMES SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. 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.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2021 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY OF GRIMES' STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2006 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. INSTALL APRON GUARD AND FOOTING ON ALL APRONS.
17. BUILDING PLUMBING CONTRACTOR TO INSTALL BACKFLOW PREVENTION DEVICE ON WATER LINES ACCORDING TO WATER COMPANY REQUIREMENTS. SEE PLUMBING PLANS.
18. WATER PIPING SHALL BE DUCTILE IRON - AWWA C151 - CLASS 50 MINIMUM OR POLYVINYL CHLORIDE - AWWA C900 - MINIMUM OR IN COMPLIANCE WITH WATER COMPANY REQUIREMENTS.
19. ALL WATER PIPING SHALL HAVE A MINIMUM OF 5.5' COVER.
20. INSTALL VINYL IDENTIFICATION TAPE AT 2'-0" BELOW FINISH GRADE DIRECTLY ABOVE WATER LINES.
21. INSTALL SINGLE THHN - 12 GA TRACER WIRE WITH WATER PIPING (TAPE TO PIPE). TRACER WIRE TO BE EXTENDED IN CONDUIT TO 1'-0" ABOVE GROUND SURFACE AT FIRE HYDRANTS AND SHALL BE CONNECTED TO A 6'-0" X 1/2" Ø ROUND ROD AT CONNECTION TO MAIN AND AT DEAD ENDS. TRACER WIRE TO EXTEND UP INTO BUILDING AT SERVICE CONNECTIONS.
22. CONTRACTOR TO INSTALL TRANSFORMER PAD AND SECONDARY WIRING. UTILITY COMPANY TO INSTALL PRIMARY WIRING.
23. CONTACT CITY ENGINEERING DEPARTMENT PRIOR TO THE START OF ANY WATER MAIN WORK.

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
3. 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.
4. SOD ALL DISTURBED AREAS.
5. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
6. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
7. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A MINIMUM DEPTH OF 3". ALL GROUPS OF MORE THAN ONE SHRUB SHALL BE MULCHED IN A CONTINUOUS BED, SEPARATED FROM TURF BY A 3" SPADE-CUT EDGE. MULCH AROUND ALL CONIFEROUS TREES SHALL BE A 10" DIAMETER CIRCLE. ALL EDGING SHALL BE SPADE-CUT EDGE.
8. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
9. ALL CURBS AND CURB LINES IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
10. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
11. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL, IF REQUESTED.
12. NO PLANT SUBSTITUTIONS ARE ALLOWED WITHOUT OWNER APPROVAL.

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK CURB RAMPS	6" P.C.C.
3. PARKING AISLES & STALLS	6" P.C.C.
4. TRASH ENCLOSURE PAD	8" P.C.C.
5. DRIVEWAY APPROACH IN ROW	8" P.C.C. REINFORCED

1. THE 2021 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 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 ENGINEERING DEPARTMENT.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY OF GRIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE 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. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GRIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
21. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
22. ALL EXTERIOR LIGHTING SHALL BE LOW-GLARE FULL CUTOFF TYPE FIXTURES AND SHALL NOT EXCEED ZERO FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
23. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- C. ALL PERMITS (DNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. TYPICAL DRIVE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SEW, SLUMP
- F. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2.SANITARY SEWER NOTES:

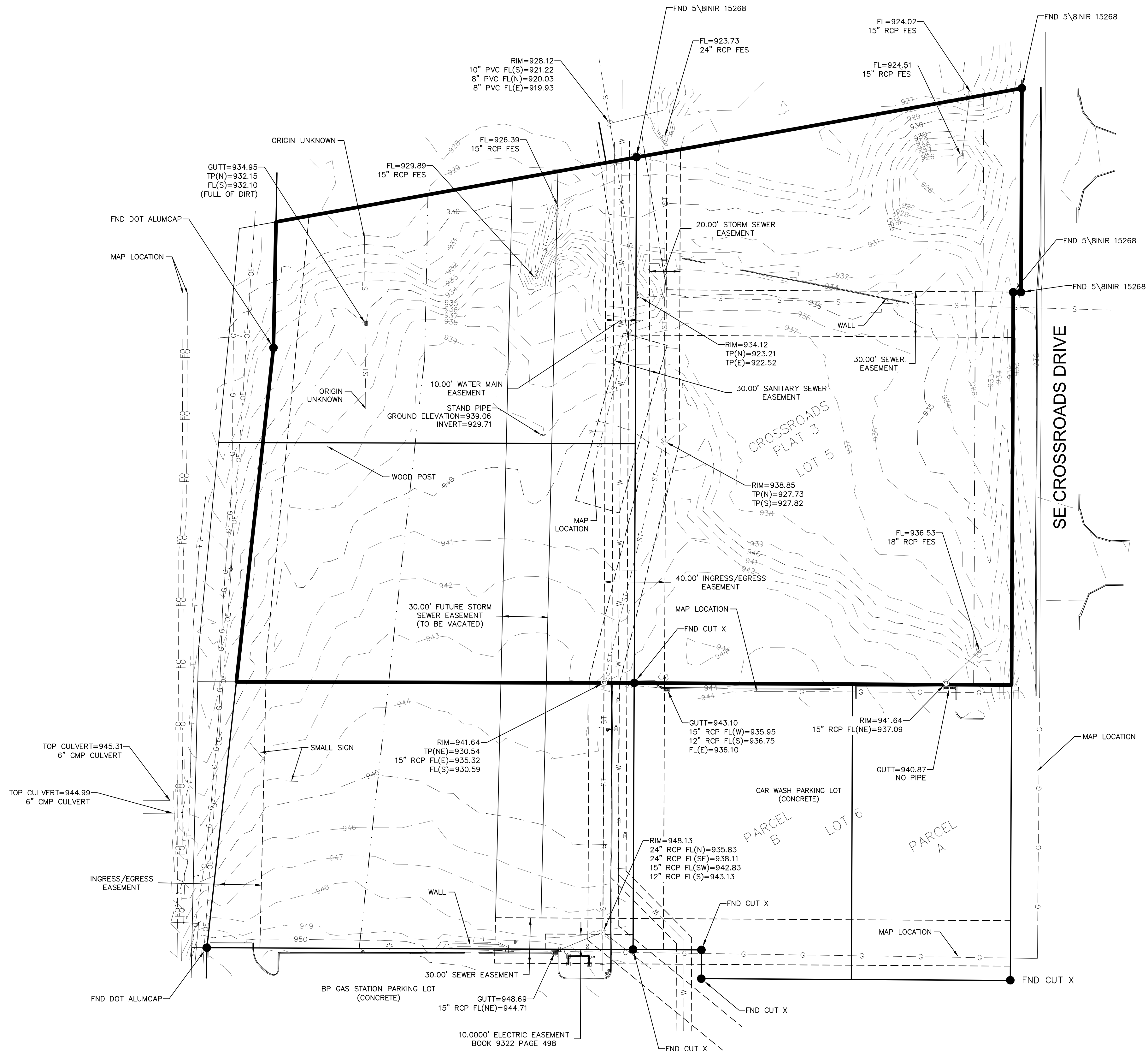
- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- 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 MANHOLE 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 TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL—WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-1/2 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, NUT 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 RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

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 CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- 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.
- D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



ENGINEER/SURVEYOR:

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR, SUITE G
GRIMES, IOWA 50111

DATE OF SURVEY:

DECEMBER 30, 2020

BENCH MARK:

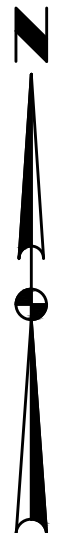
BURY BOLT ON HYDRANT 40' +/- WEST AND 10' +/-
NORTH OF NORTHWEST CORNER OF CARWASH BUILDING.
ELEVATION = 945.74

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.

LEGEND:

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW CAP #15980 (UNLESS OTHERWISE NOTED)	●	○
PLATTED BEARING & DISTANCE	P	
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
MINIMUM PROTECTION ELEVATION	MPE	
PUBLIC UTILITY EASEMENT	P.U.E.	
CENTERLINE	---	
SECTION LINE	----	
EASEMENT LINE	----	
TELEPHONE LINE	T	
CABLE TELEVISION LINE	TV	
FIBER OPTICS LINE	FO	
WATERMAIN	W	
STORM SEWER	ST	
SANITARY SEWER	S	
WOOD FENCE	W	
FIELD FENCE	FF	
GAS LINE	G	
ELECTRIC LINE	E	
OVERHEAD ELECTRIC LINE	OE	
GAS MANHOLE	GM	
MONITORING WELLS	MW	
FLARED END SECTION	FL	
TRAFFIC SIGNAL CONTROL	TS	
CLEANOUT	CO	
GAS APPARATUS	GA	
AIR CONDITIONER	AC	
TELEPHONE PEDESTAL	TP	
WATER VALVE	WV	
FIRE HYDRANT	FH	
ELECTRIC TRANSFORMER	ET	
ELECTRIC METER BOARD	EMB	
MAIL BOX	MB	
SIGN	S	
POWER POLE	PP	
TELEVISION PEDESTAL	TV	
SANITARY SEWER MANHOLE	SSM	
STORM SEWER MANHOLE	SSM	
ROUND STORM SEWER INTAKE	RSI	
STORM SEWER INTAKE	SSI	
FLAG POLE	FP	
SPRINKLER BOX	SB	
BUSH	B	
CONIFEROUS TREE	CT	
DECIDUOUS TREE	DT	
STREET LIGHT	SL	
OVERHEAD LIGHT	OL	
HANDICAPPED PARKING	HP	
ROOF DRAIN	RD	
TRAFFIC LIGHT	TL	
SEPTIC TANK	ST	
YARD LIGHT	YL	



CROSSROADS PLAT 4 TOPOGRAPHIC SURVEY

SHEET NUMBER:

C3.0
2012.718

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

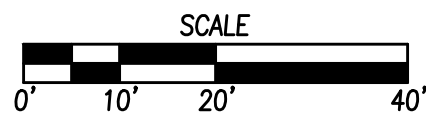
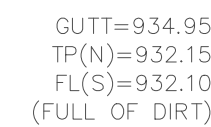
ENGINEER: EKO
EI: GH



CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

DATE	REVISIONS	SECOND SUBMITTAL	FIRST SUBMITTAL
05/17/2021			
04/27/2021			





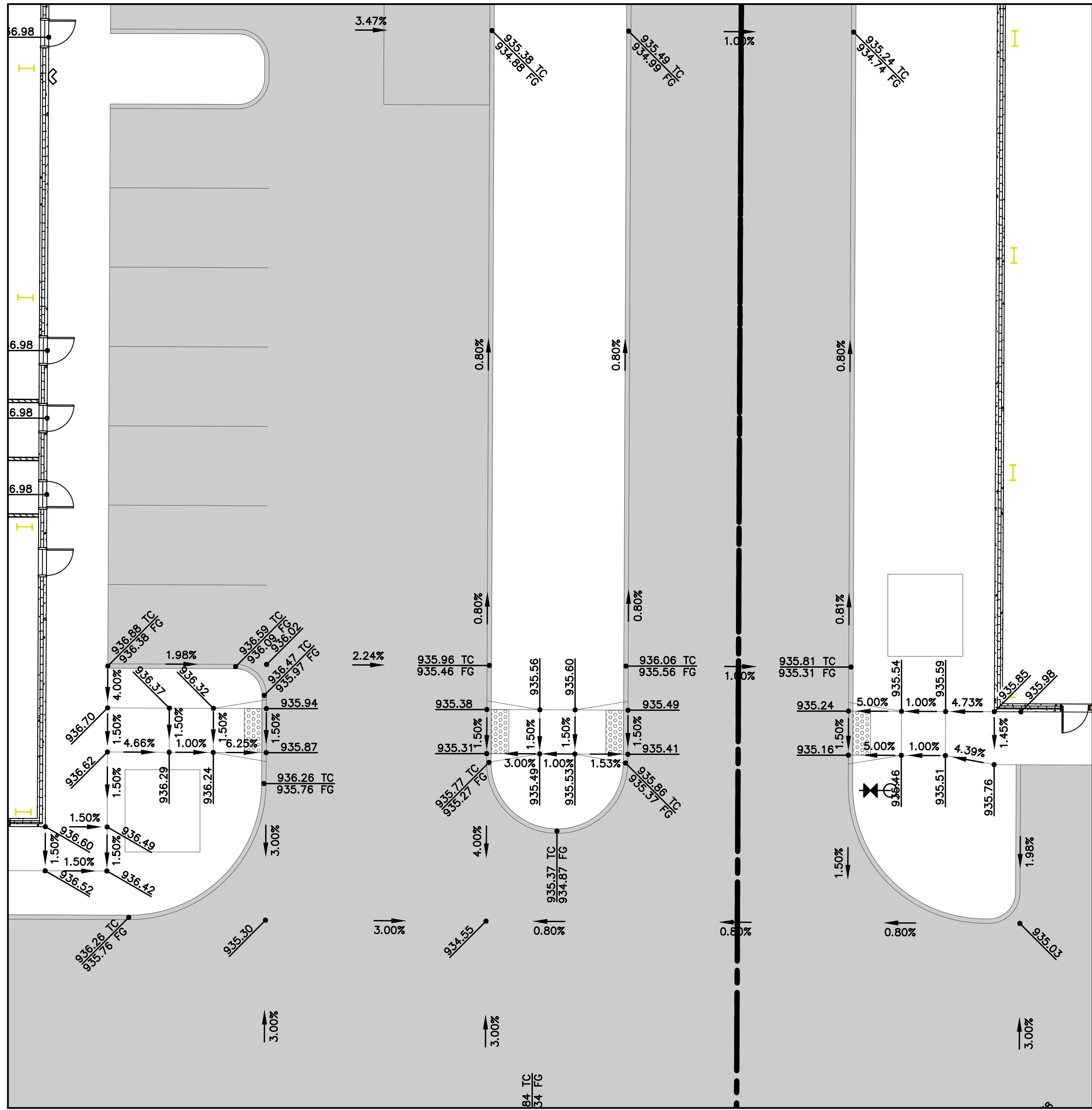
3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: EKO	EI: GH
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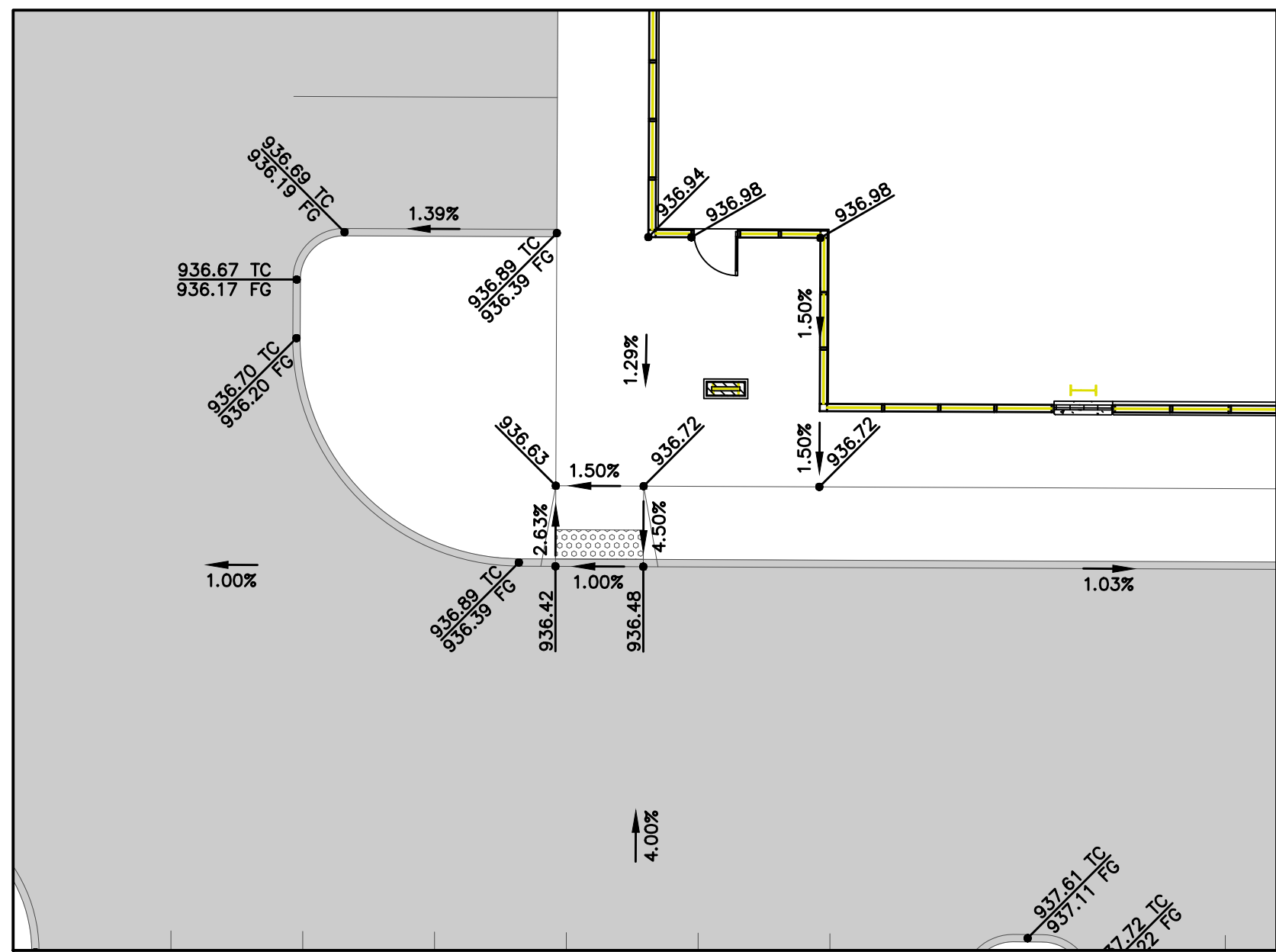
GRIMES, IOWA

CROSSROADS PLAT 4
GRADING PLAN

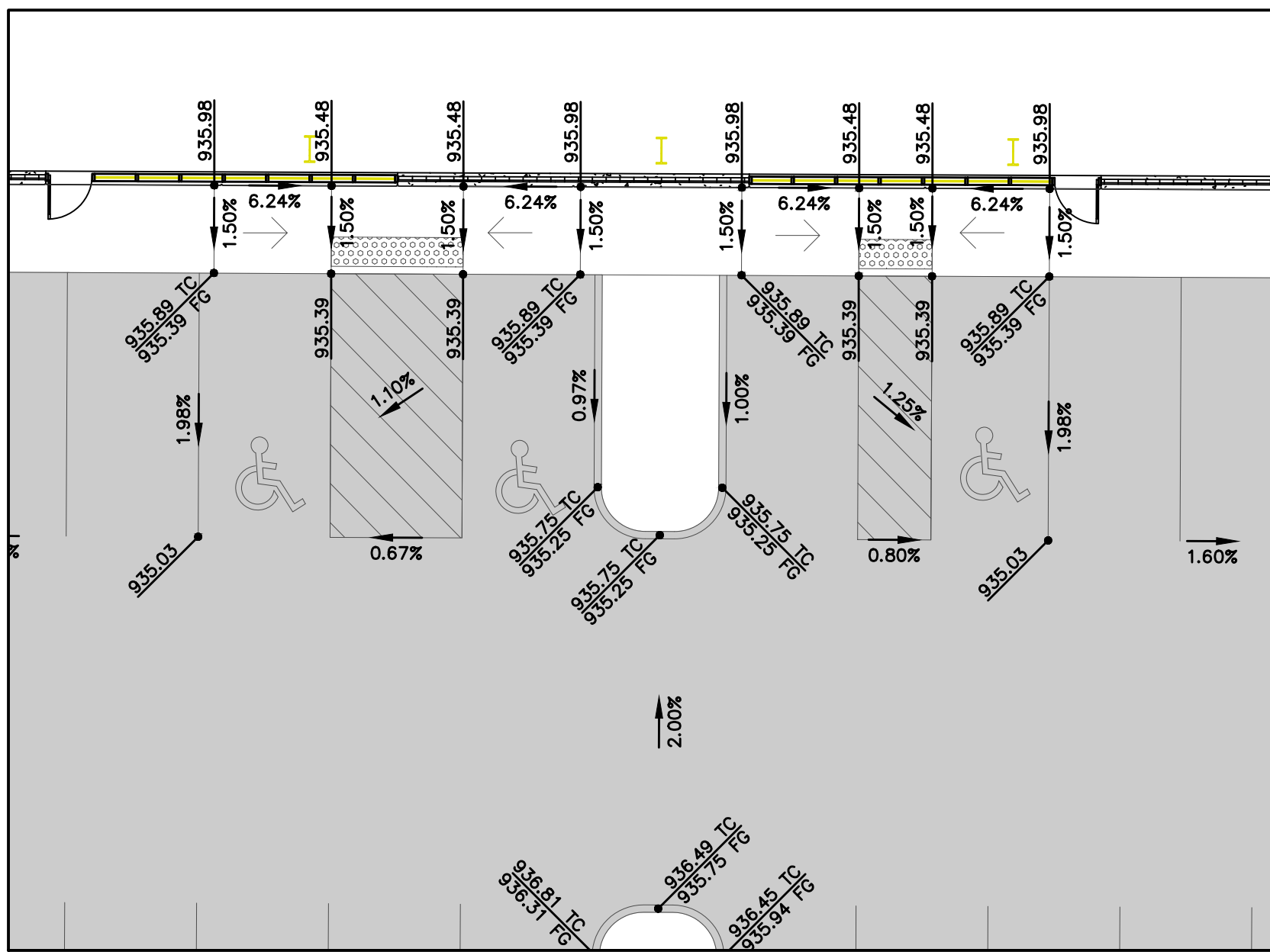
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C5.0
2012.718

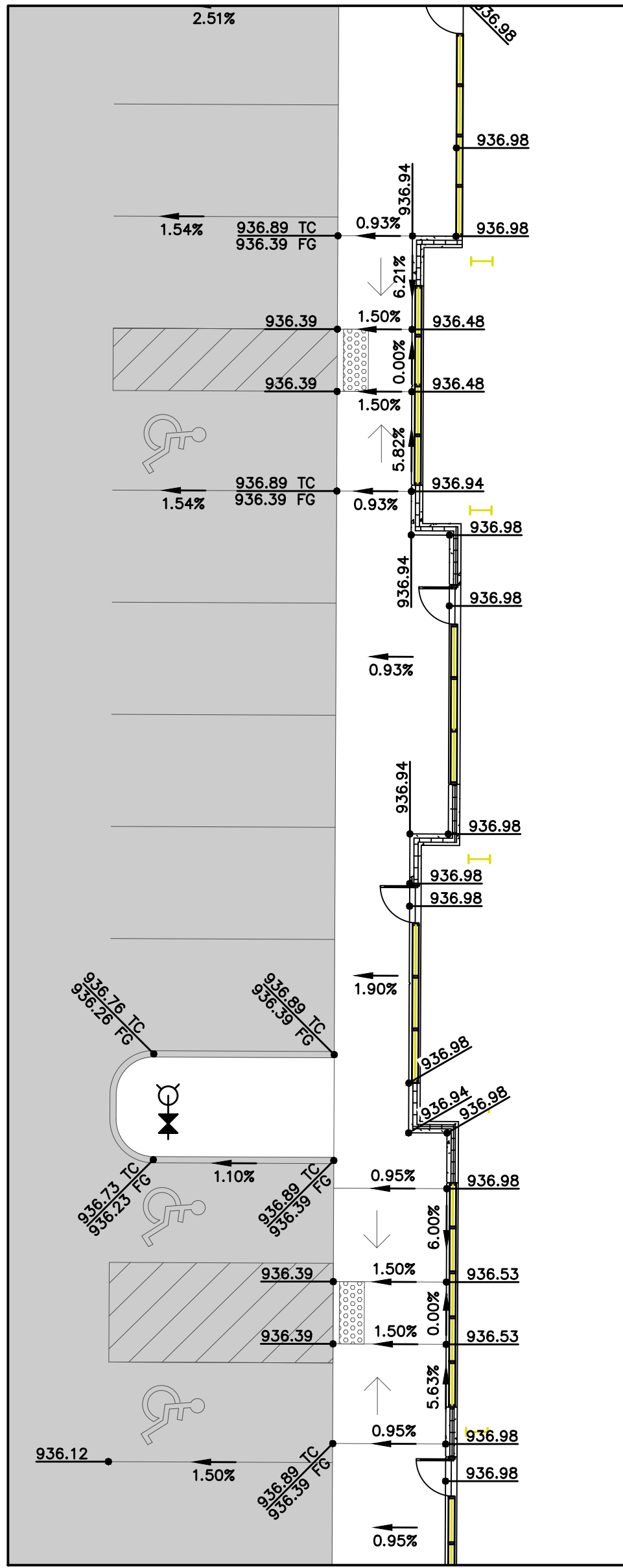
DETAIL 'D'



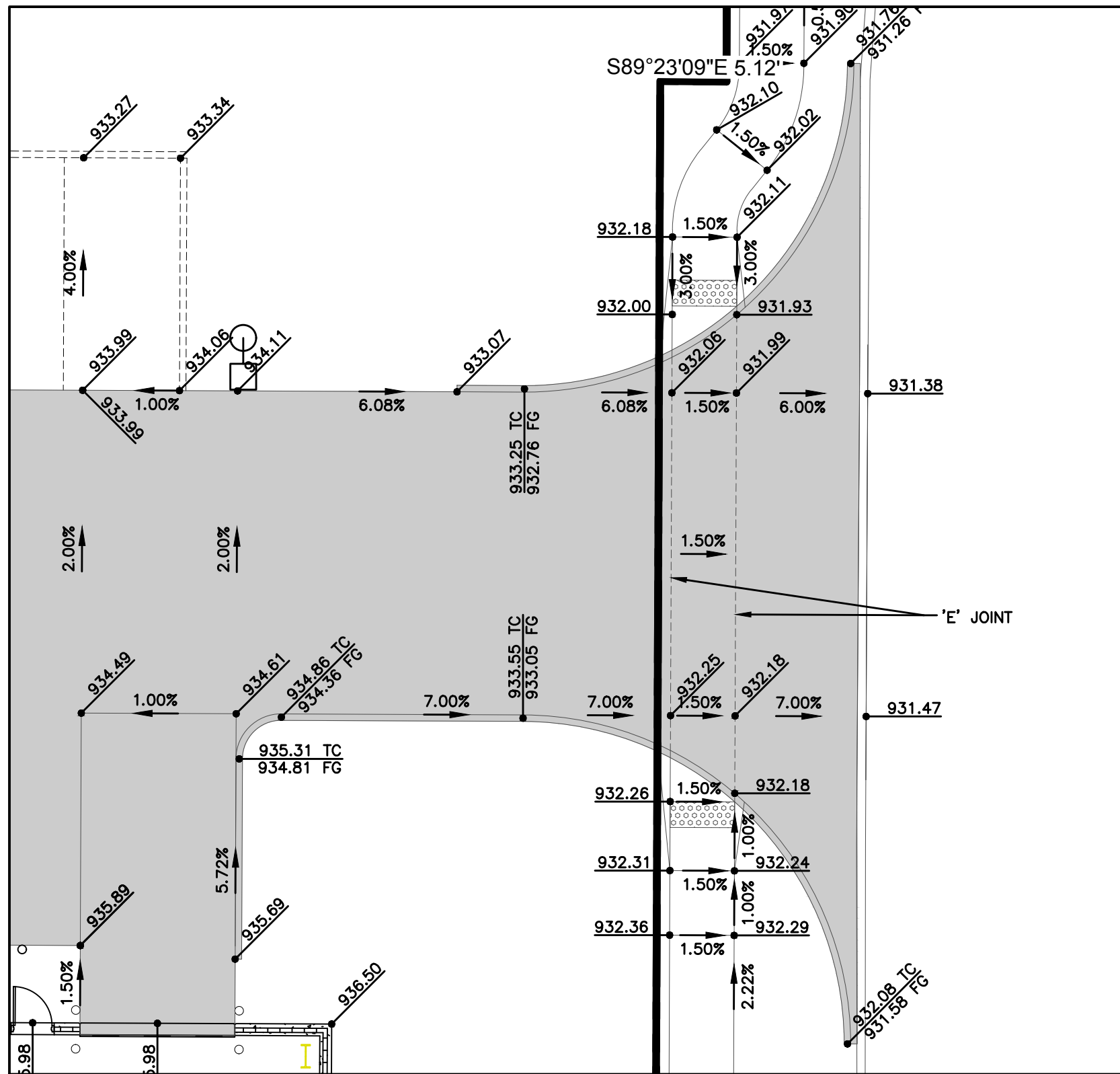
DETAIL 'A'



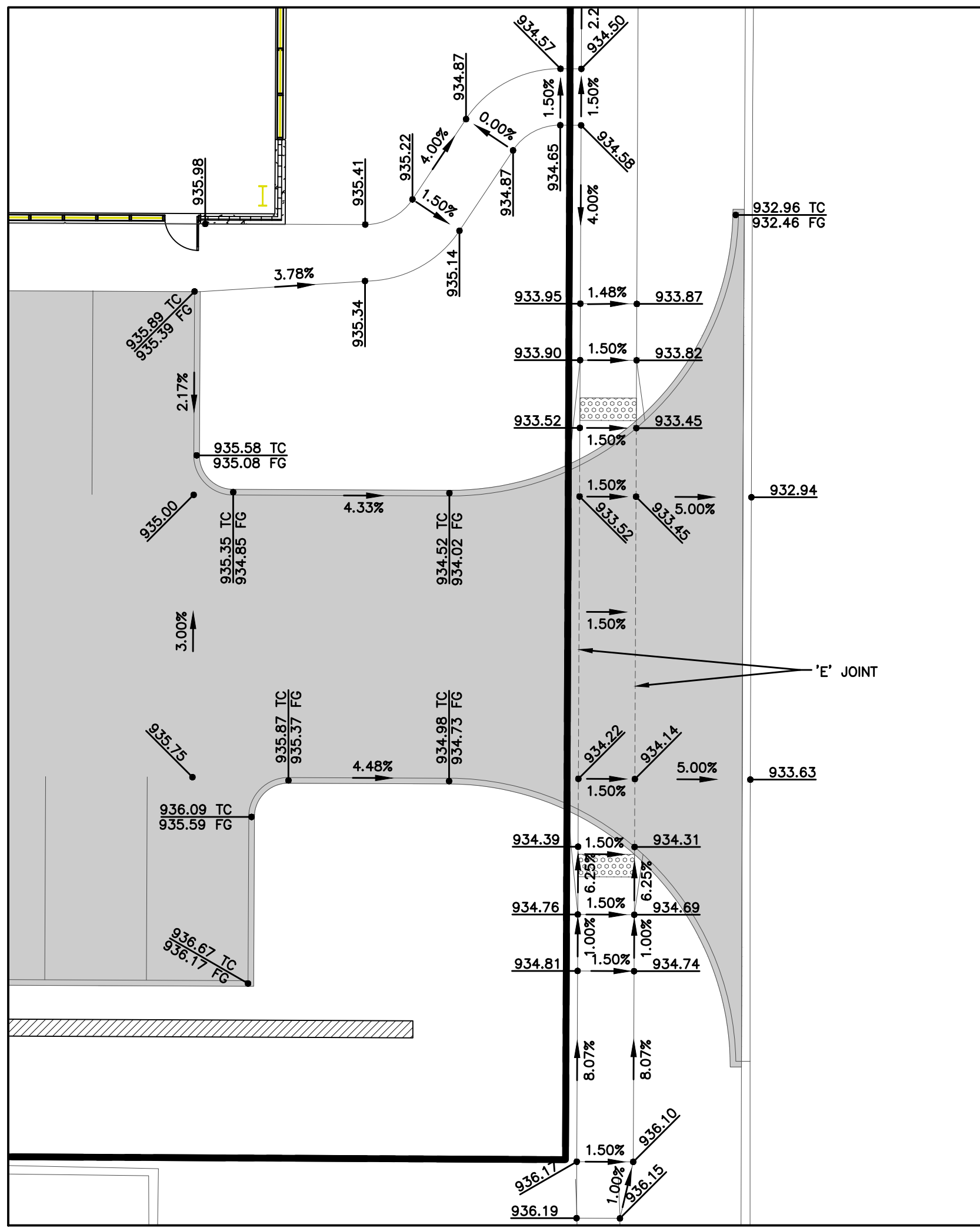
DETAIL 'B'



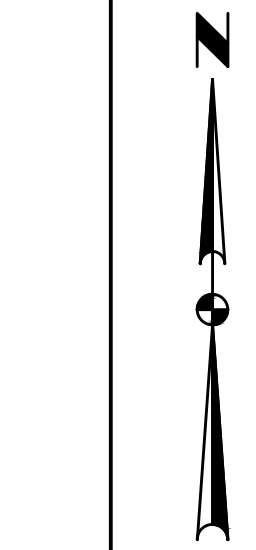
DETAIL 'E'



DETAIL 'C'



DETAIL 'F'

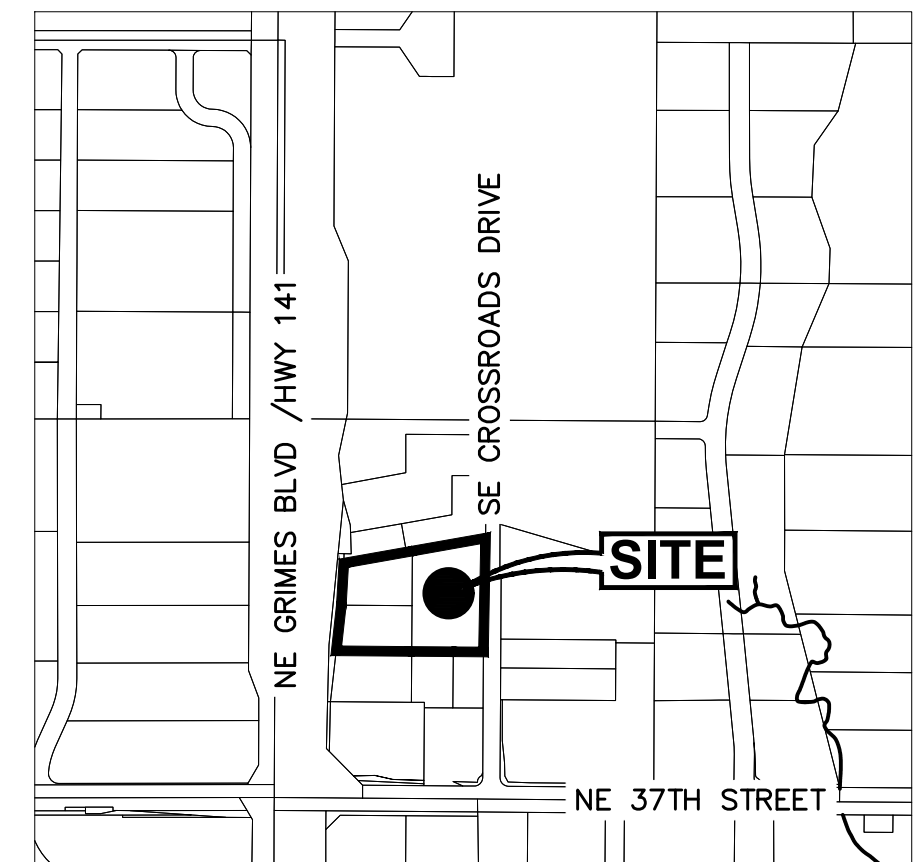


CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,550
2	FILTER SOCK	LF	200
3	SEEDING, FERTILIZING, AND MULCHING	AC	2.55
4	INLET PROTECTION DEVICES	EA	6
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

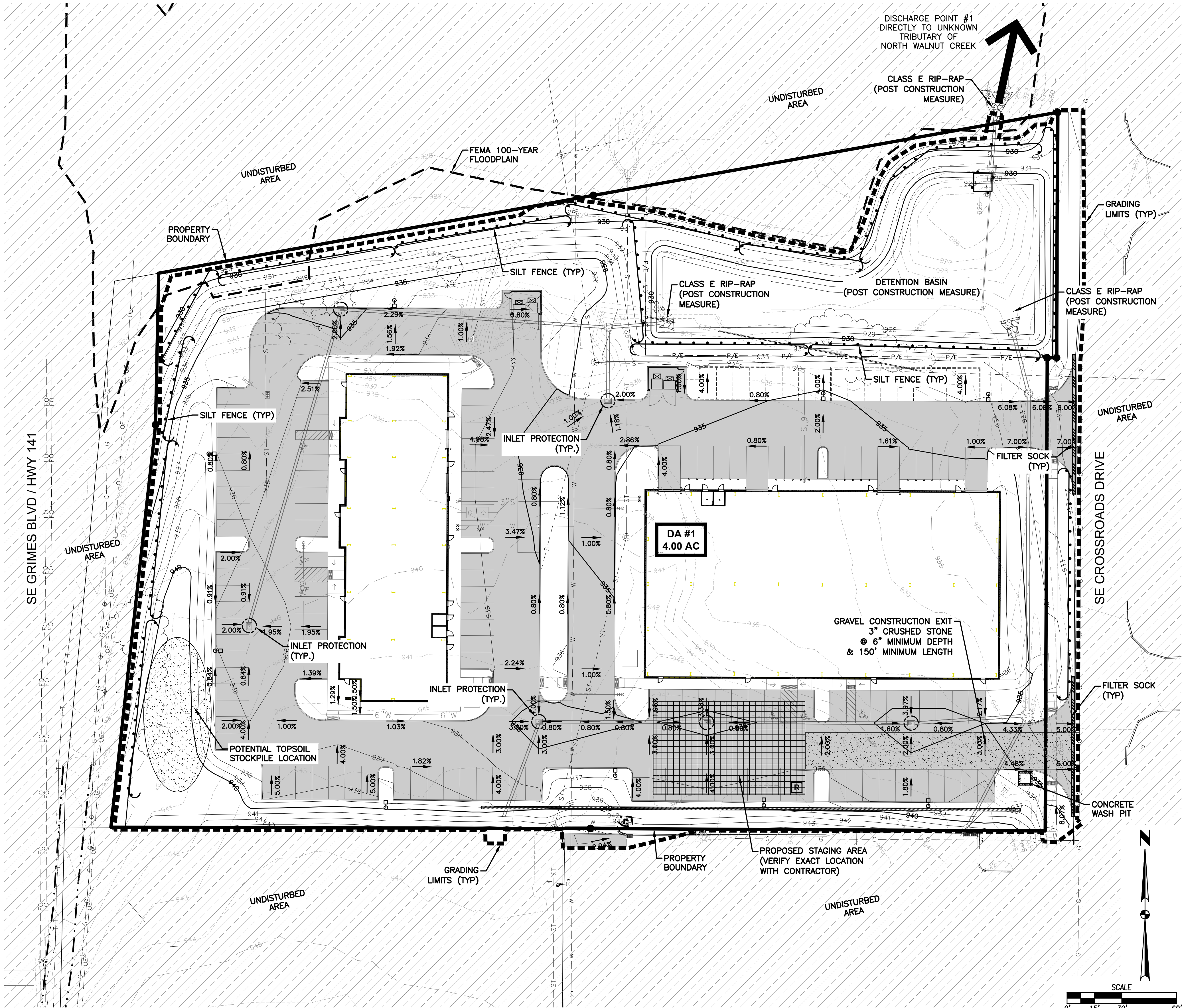
DISCHARGE POINT #1 DIRECTLY TO UNKNOWN TRIBUTARY OF NORTH WALNUT CREEK	4.00 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	14,400 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (200 LF @ 5.0 CU FT/LF OF SOCK)	1,000 CU FT
VOLUME PROVIDED IN SILT FENCE (1,550 LF @ 10.0 CU FT/LF OF FENCE)	15,500 CU FT
TOTAL VOLUME PROVIDED	16,500 CU FT

NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- 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.
- STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEEDED
GRADING LIMITS		STRAW MAT
FILTER SOCK		UNDISTURBED AREA
SILT FENCE		RIP-RAP
DITCH CHECK		GRAVEL ENTRANCE
INLET PROTECTION		STAGING AREA
PORTABLE RESTROOM	R	
CONCRETE WASHOUT PIT		



DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

05/17/2021
04/27/2021

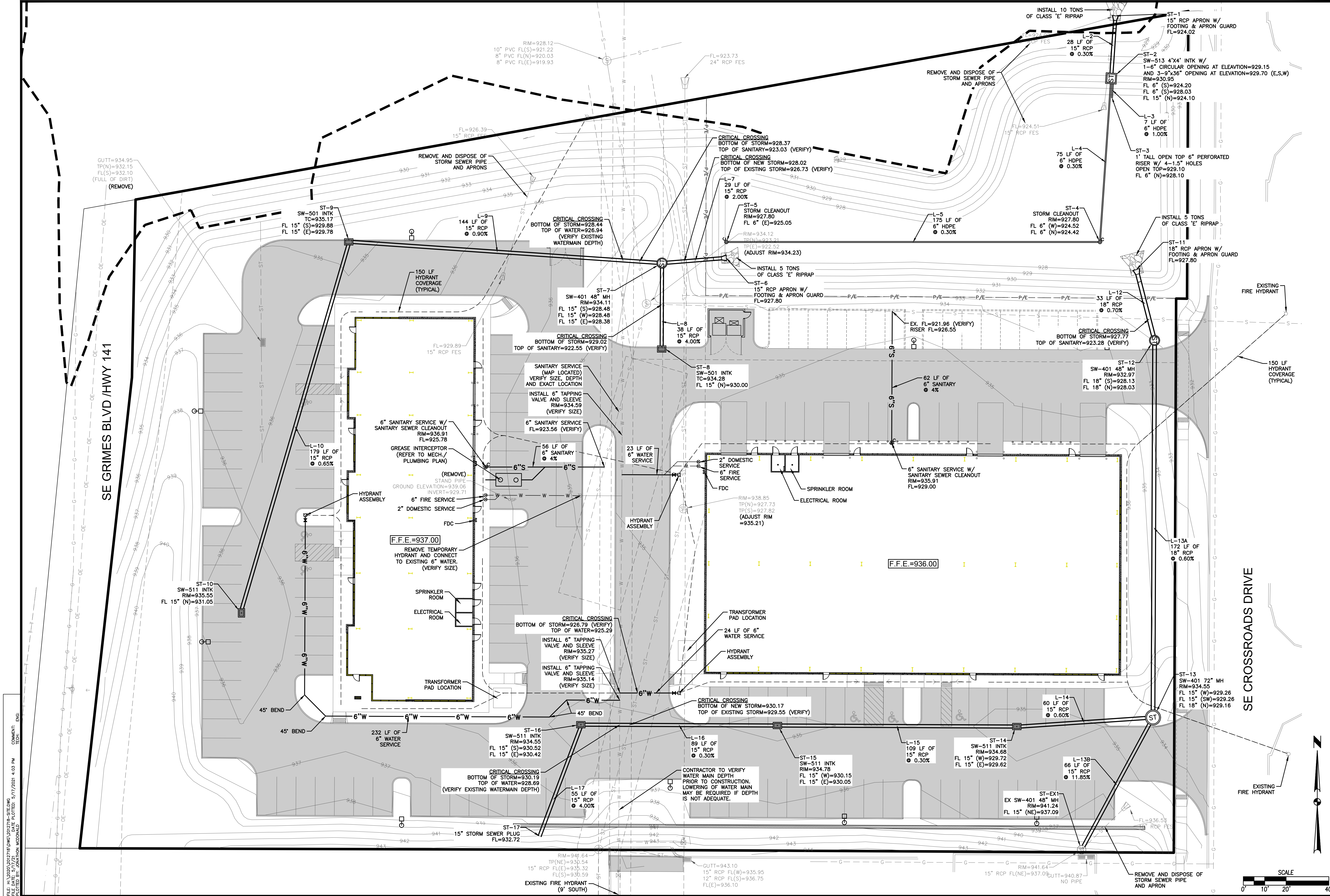
SECOND SUBMITTAL
FIRST SUBMITTAL

ENGINEER: EKO
EI: GH

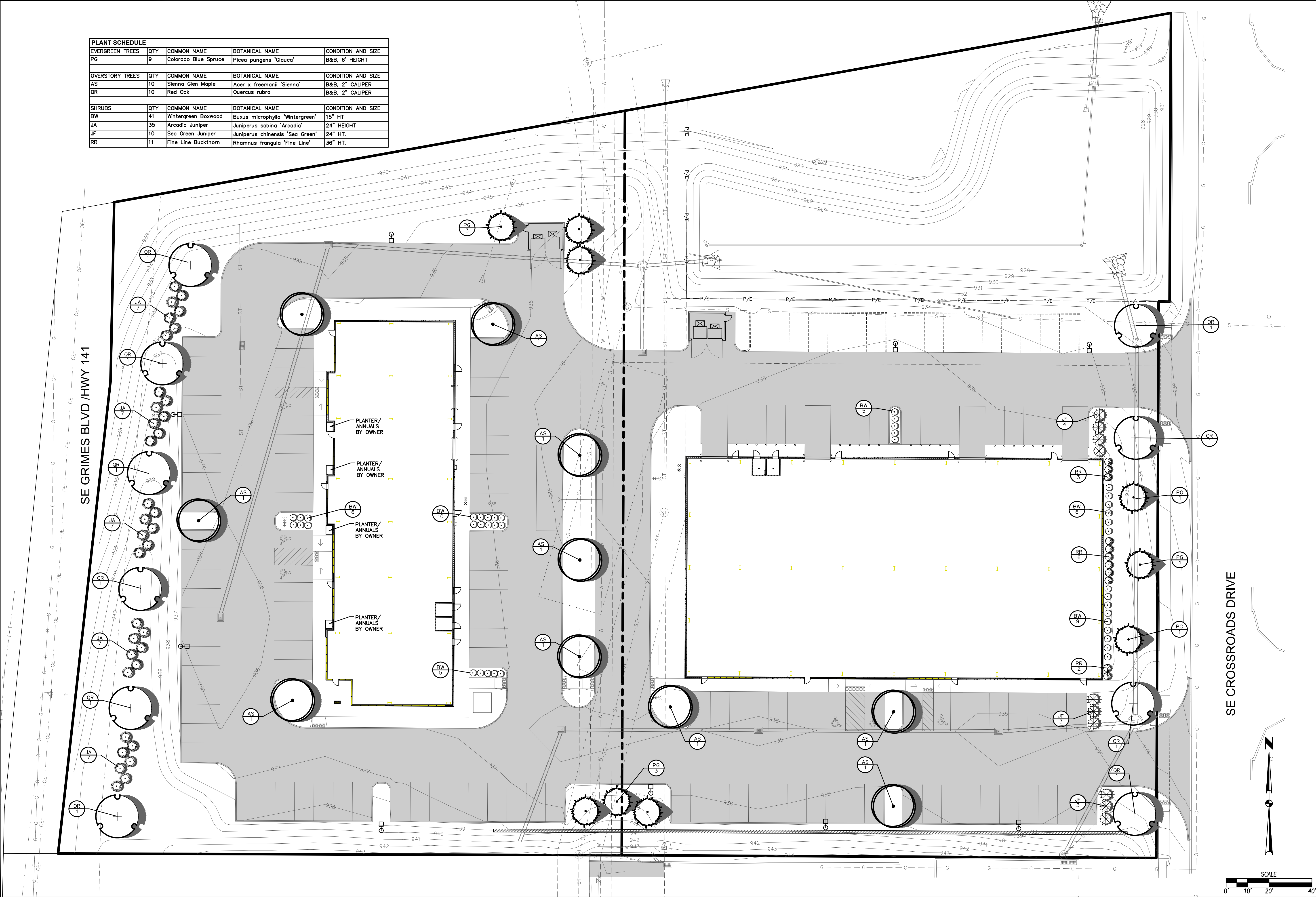
CROSSROADS PLAT 4

EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:
C6.0
2012.718



FILE: H:\2020\201218 UMC\201218-SITE.DWG
PLOTED BY: ANTHON MCDONALD
DATE: 5/17/2021 4:03 PM
COMMENTS: ENS.



PLANT SCHEDULE			
EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME
PG	9	Colorado Blue Spruce	Picea pungens 'Glauca'
CONDITION AND SIZE			
			B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME
AS	10	Sienna Glen Maple	Acer x freemanii 'Sienna'
QR	10	Red Oak	Quercus rubra
CONDITION AND SIZE			
			B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME
BW	41	Wintergreen Boxwood	Buxus microphylla 'Wintergreen'
JA	35	Arcadia Juniper	Juniperus sabinia 'Arcadia'
JF	10	Sea Green Juniper	Juniperus chinensis 'Sea Green'
RR	11	Fine Line Buckthorn	Rhamnus frangula 'Fine Line'
CONDITION AND SIZE			
			15" HT
			24" HEIGHT
			24" HT.
			36" HT.

REVISIONS

DATE	REVISIONS
05/17/2021	SECOND SUBMITTAL
04/27/2021	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: EKO
EI: GH

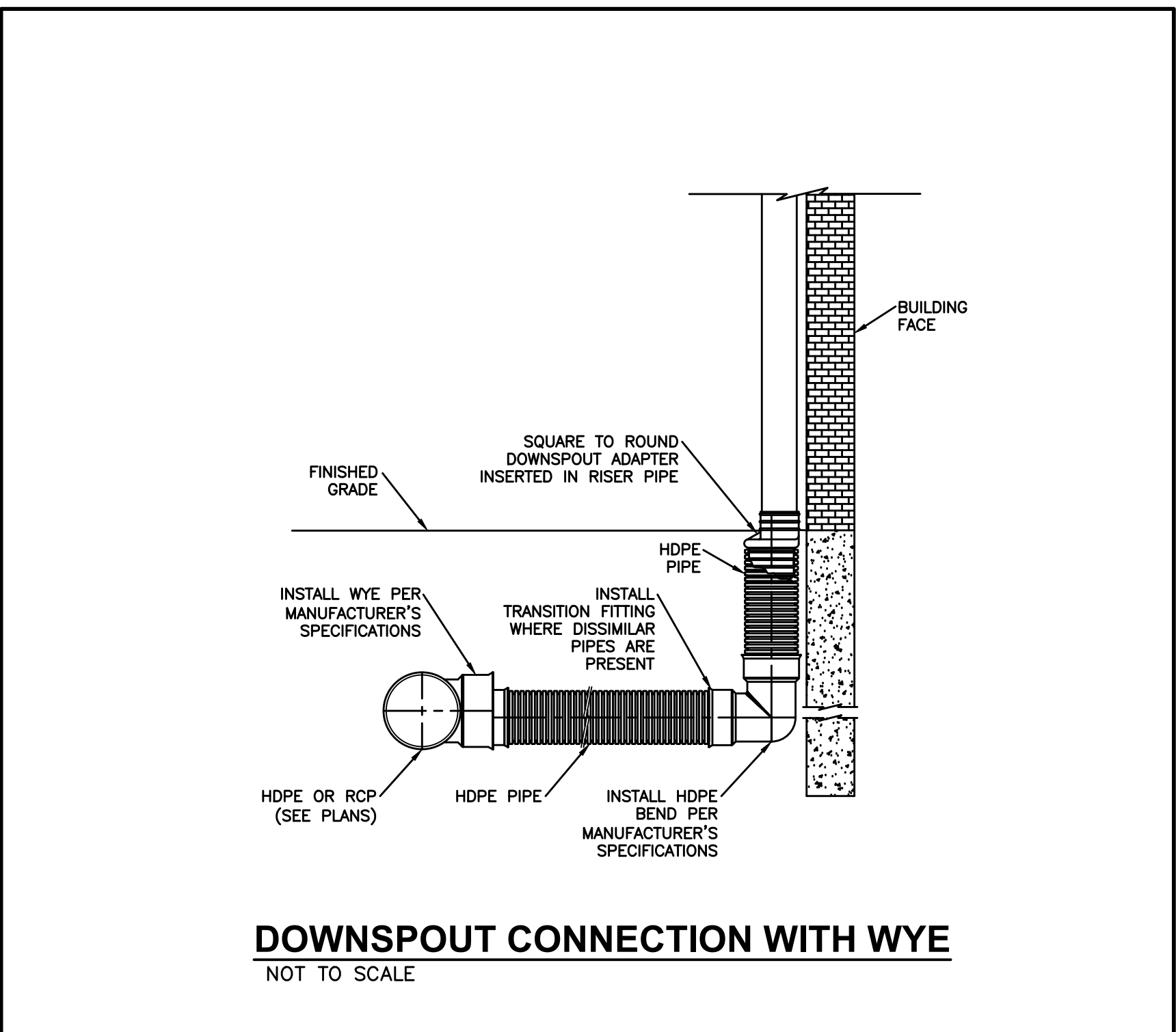
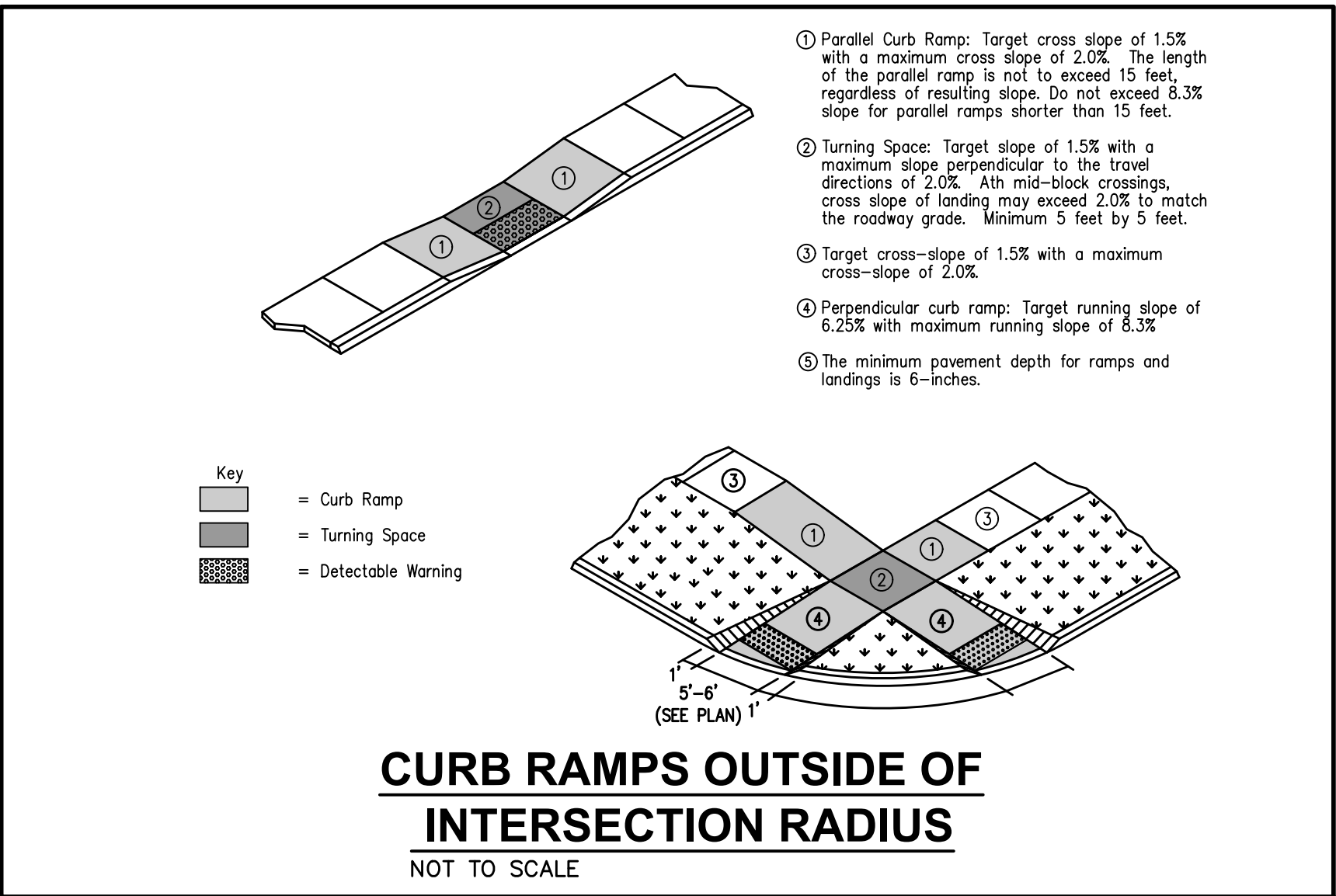
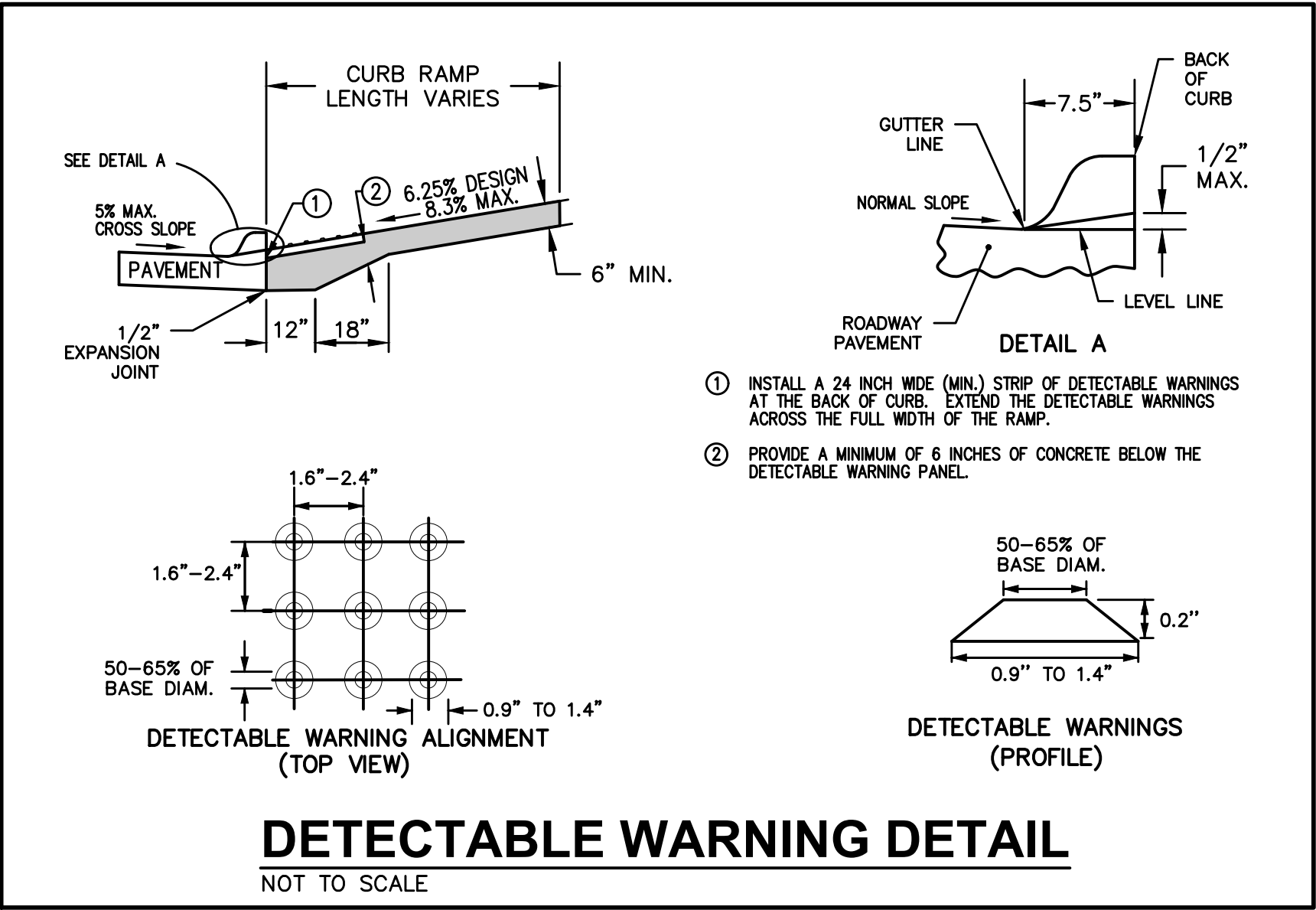
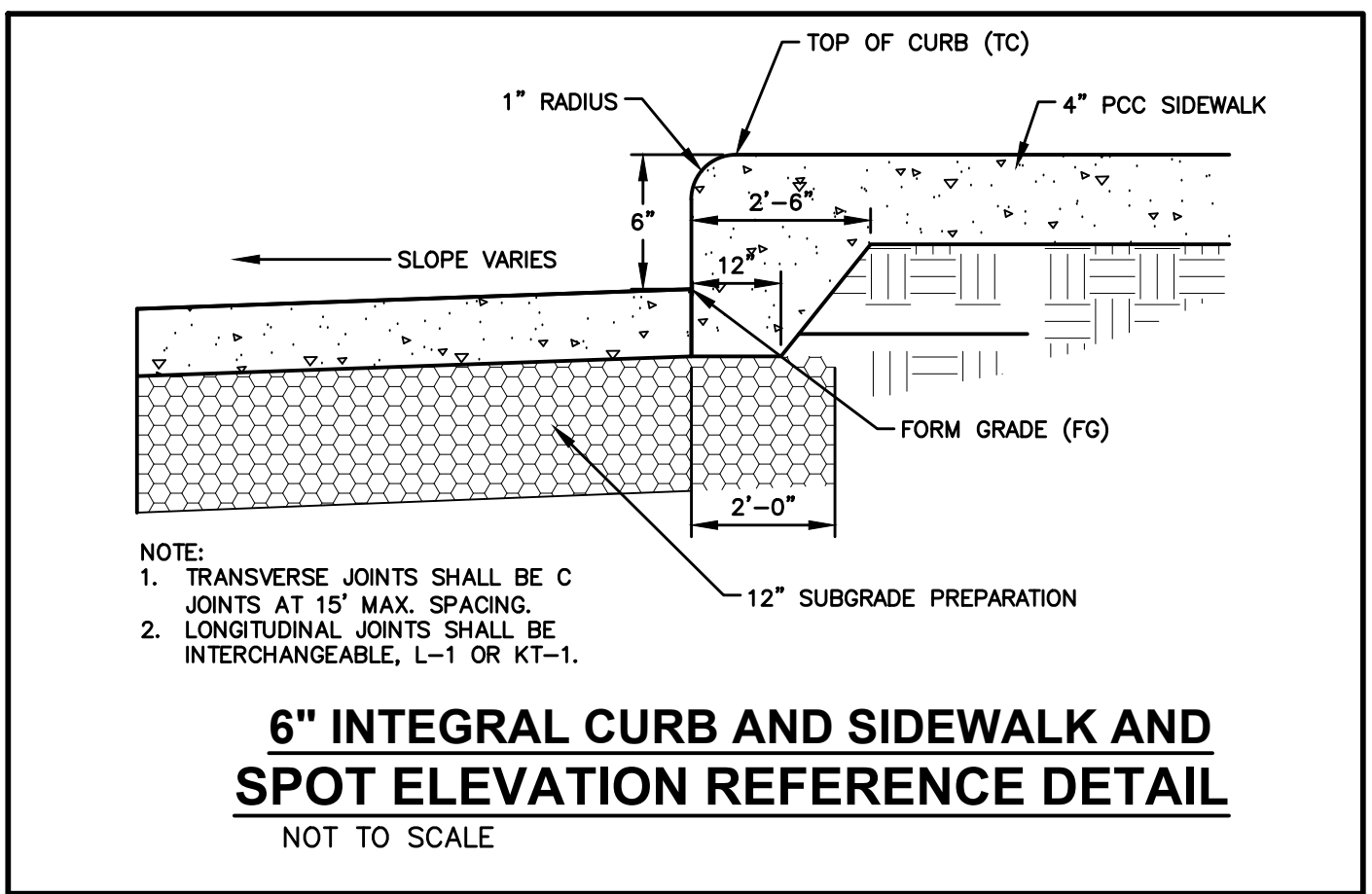
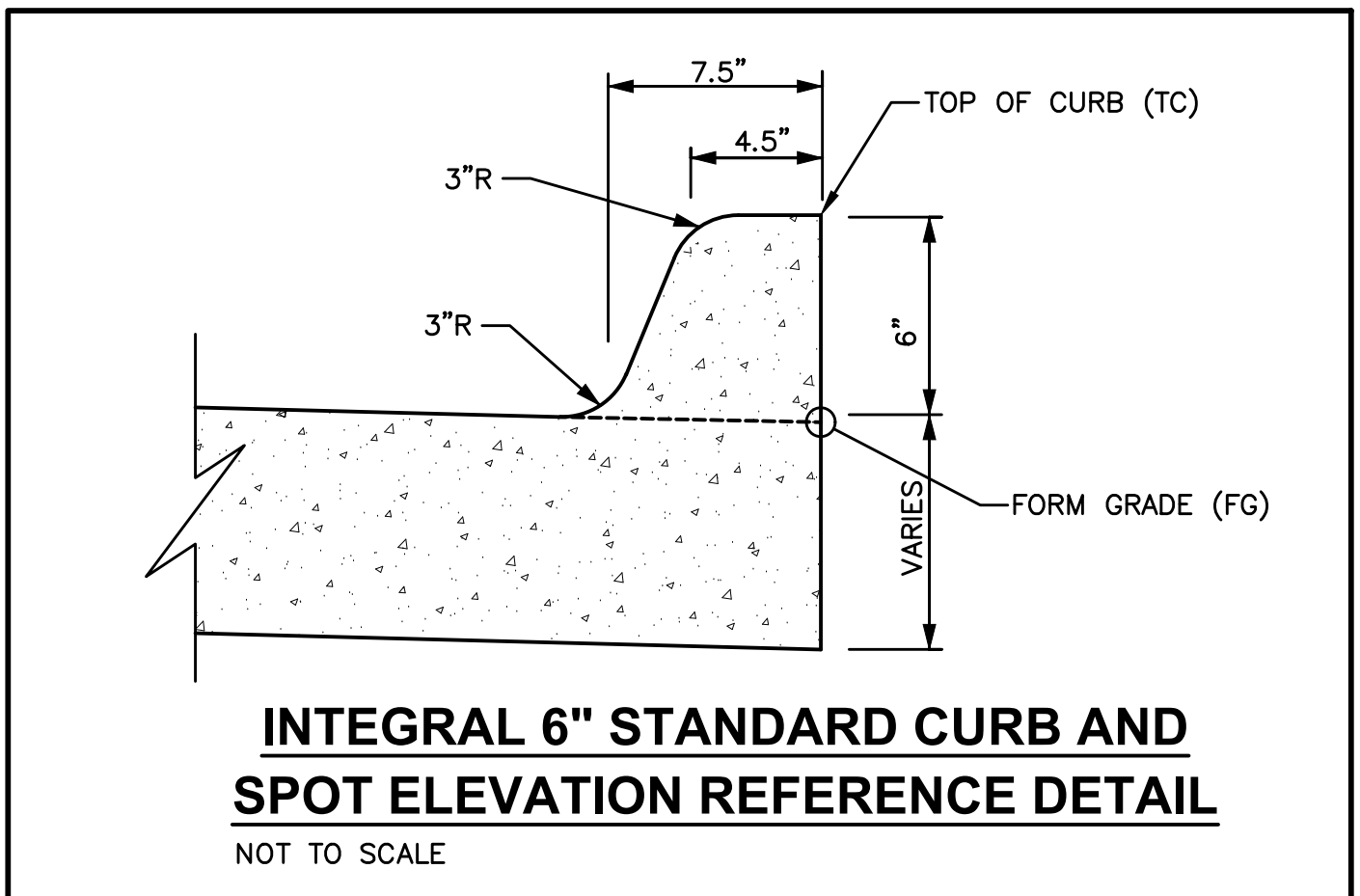
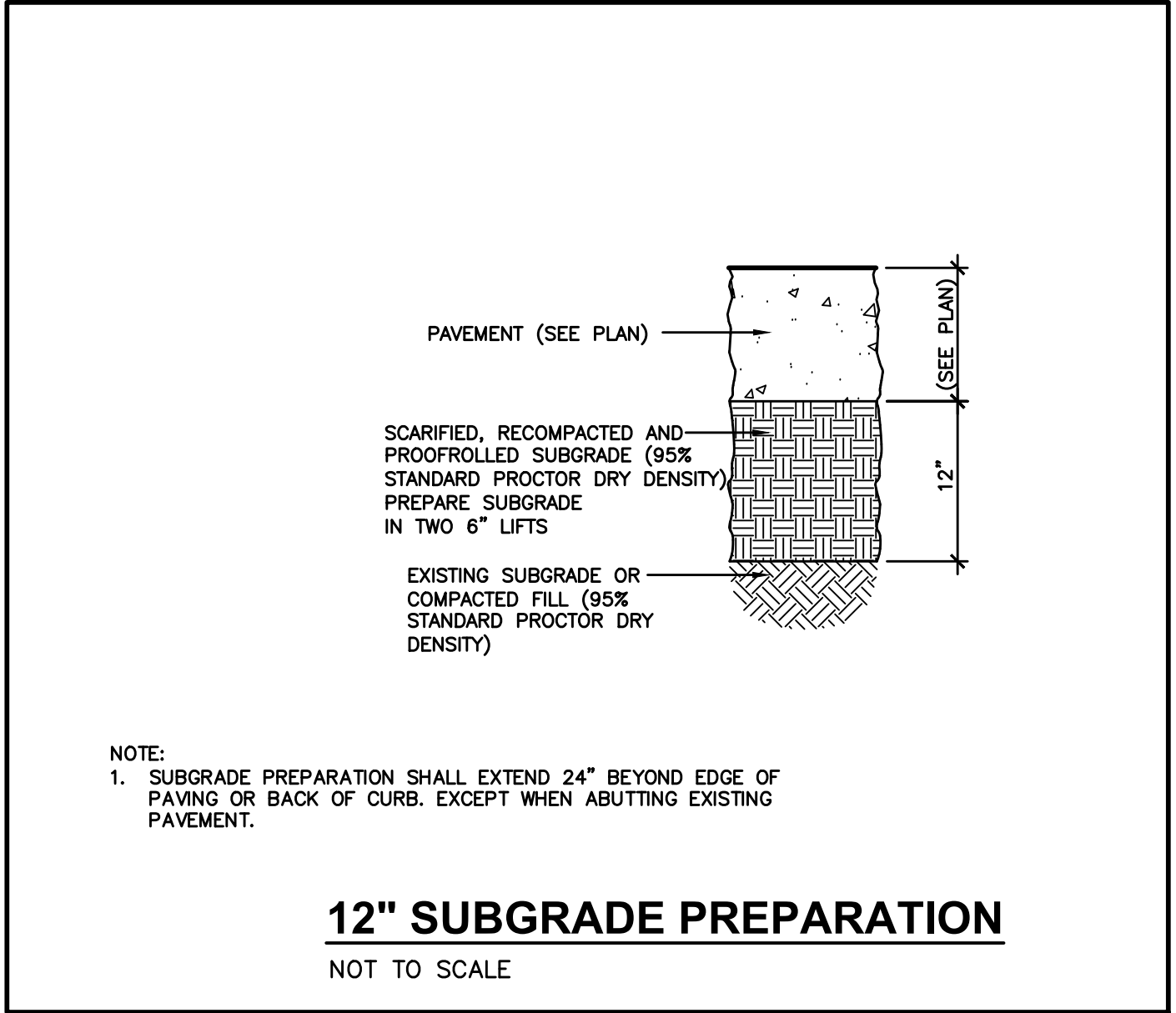
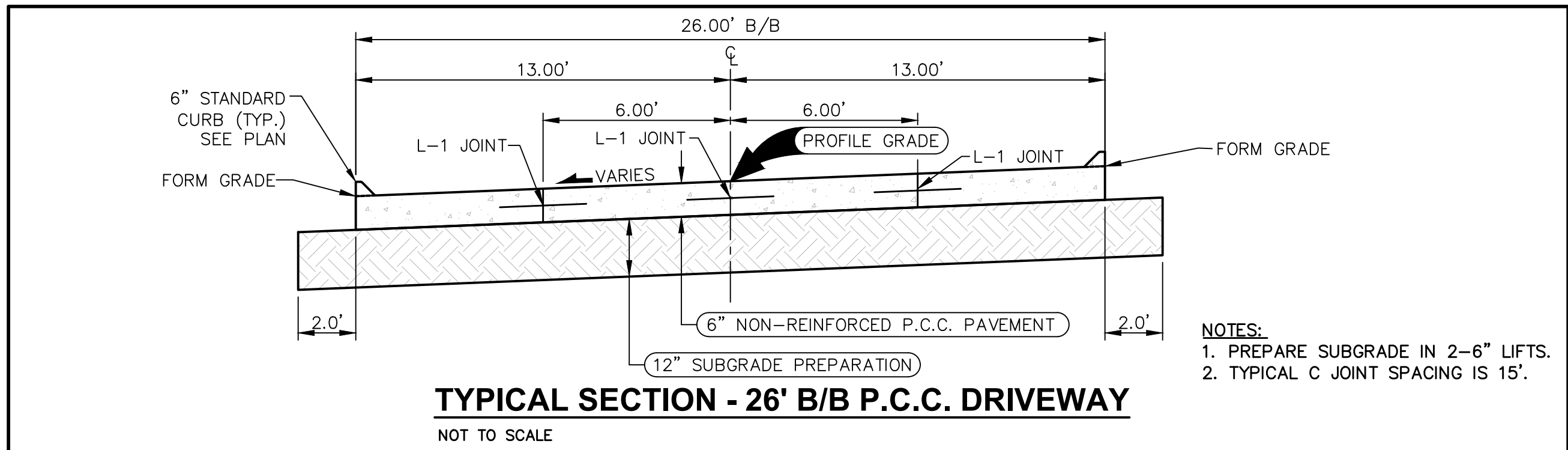
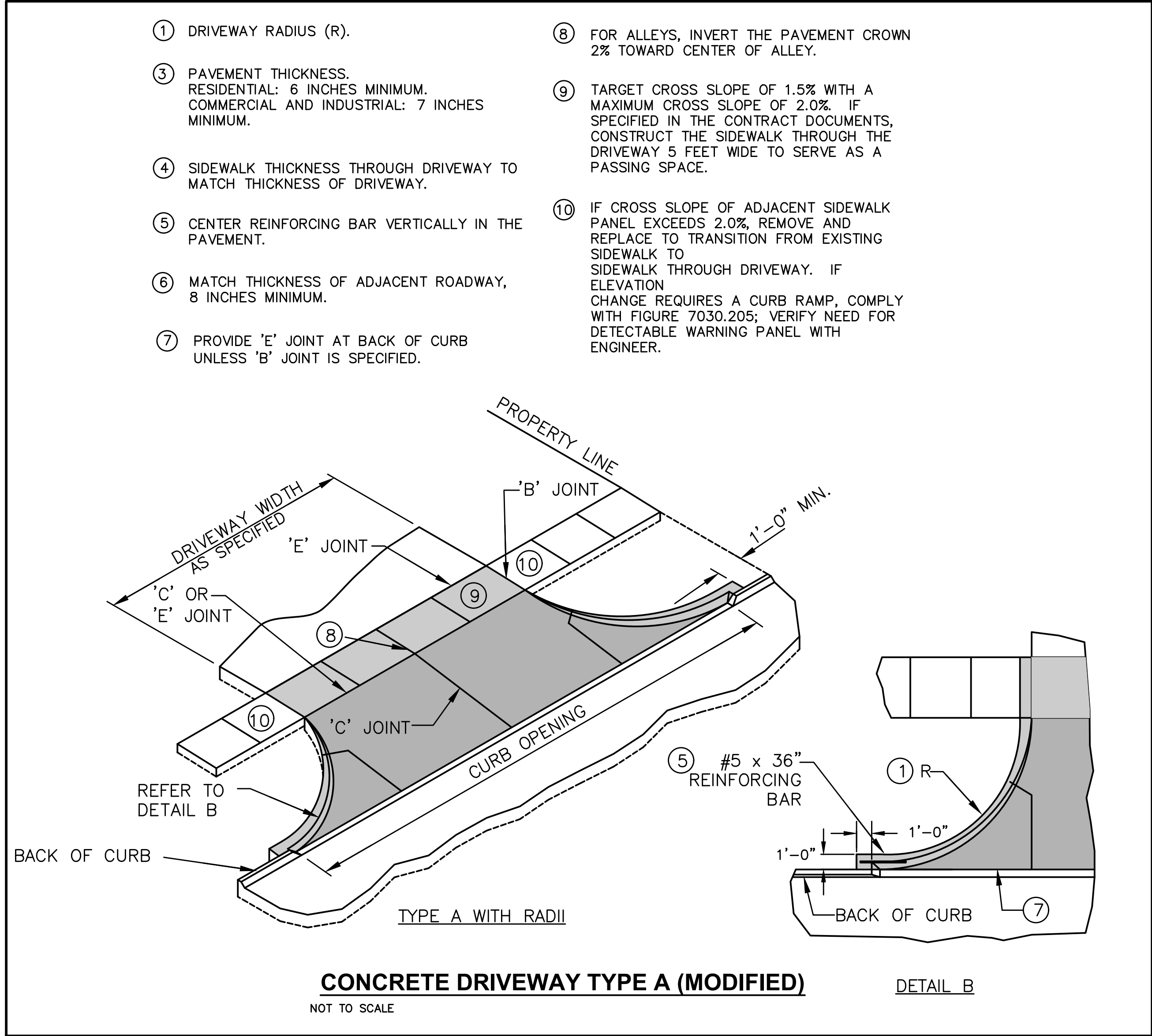
CROSSROADS PLAT 4
LANDSCAPE PLAN

GRIMES, IOWA

SHEET NUMBER:
C8.0
2012.718

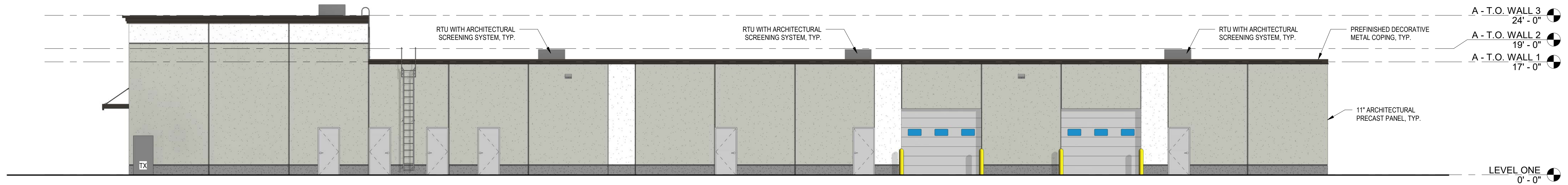
EA

CIVIL DESIGN ADVANTAGE



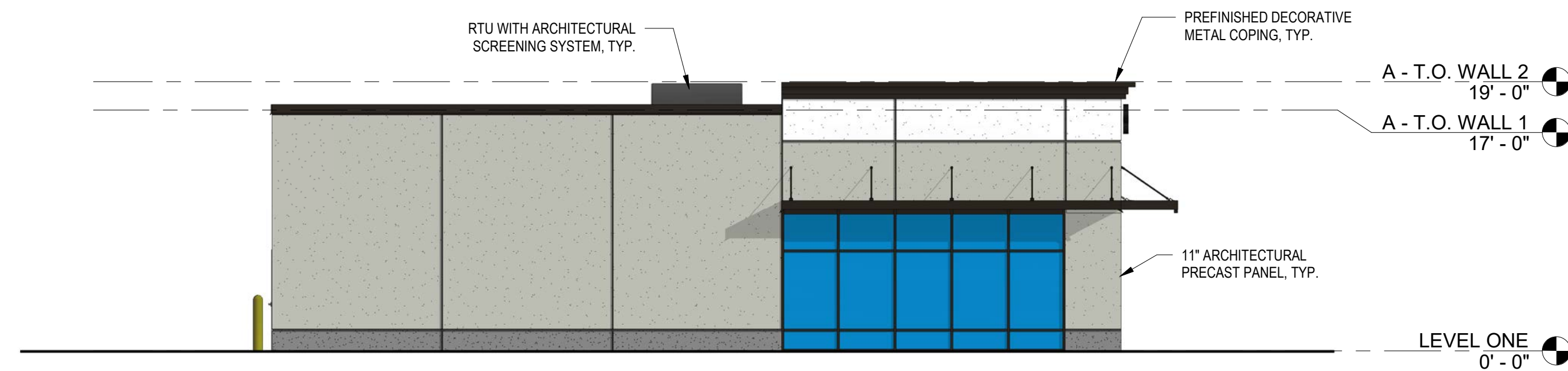
ACCESSIBLE PARKING SIGN

MODIFIED SW-513 INTAKE (ST-2/POND 1)



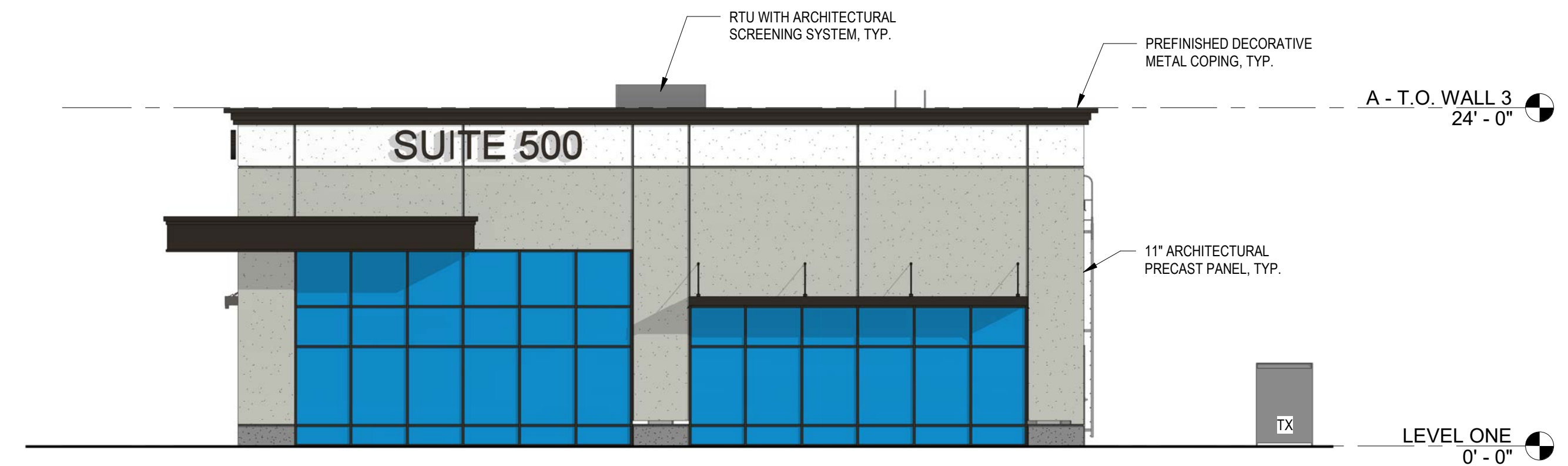
4 BUILDING A - EAST ELEVATION
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%



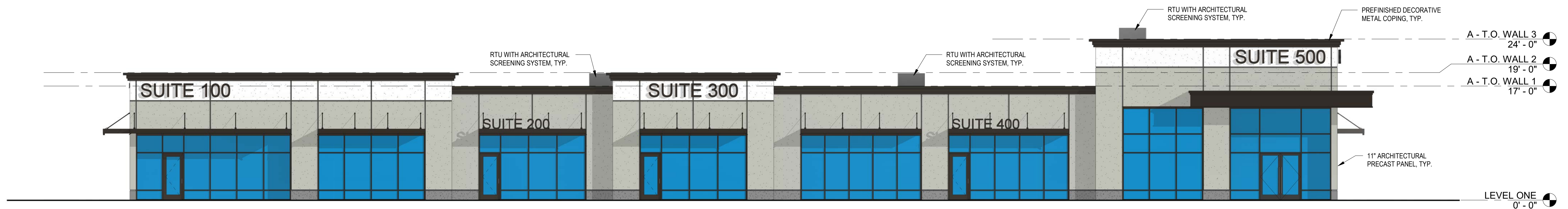
3 BUILDING A - NORTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 200 SF - 18.5%



2 BUILDING A - SOUTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 576 SF - 39.6%



1 BUILDING A - WEST ELEVATION
1/8" = 1'-0"

GLAZING AREA: 1,450 SF - 41.8%

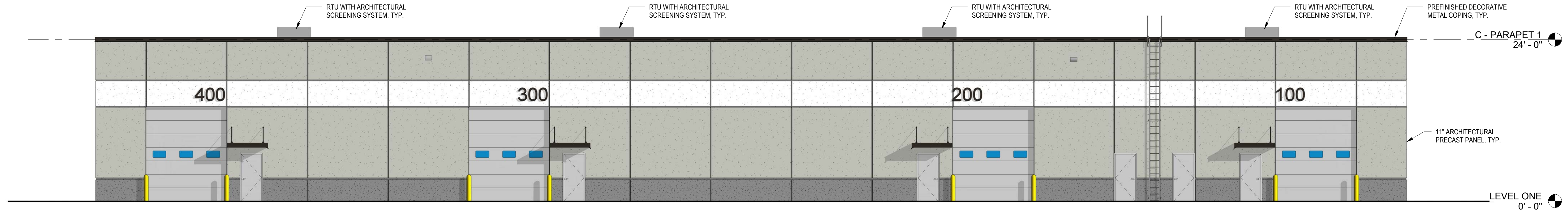
LIST OF TREATMENTS DEMONSTRATED PER BUILDING

- DECORATIVE PARAPET
- COLOR CHANGE
- TEXTURE CHANGE
- ARCHITECTURAL BANDING
- REVEALS
- VARIATION IN ROOF HEIGHT

BUILDING A - MATERIALS LEGEND

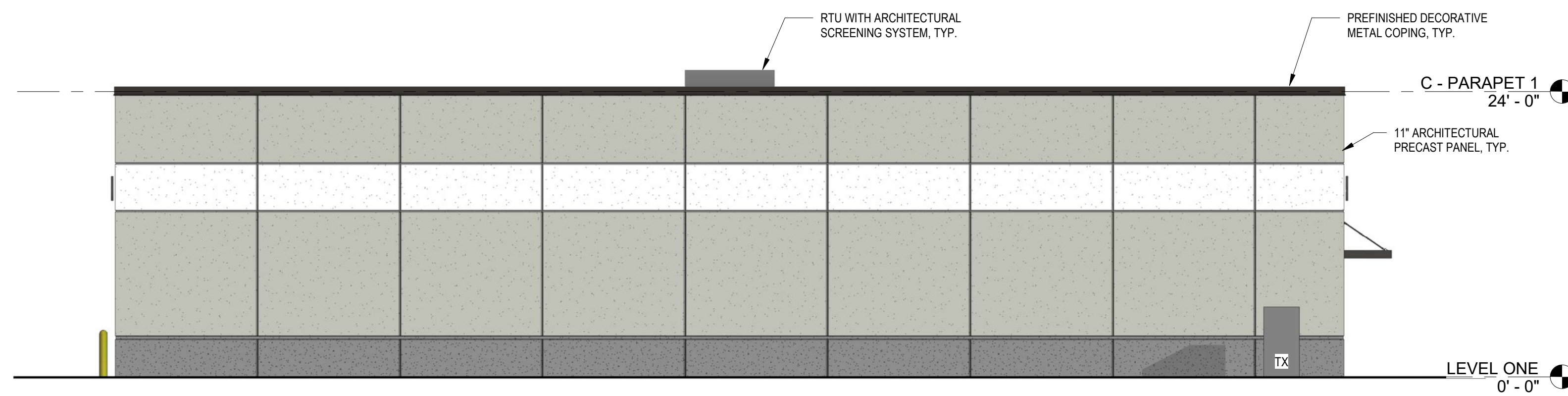
(PRIMARY)		(PRIMARY)	
(PRIMARY)		(TRIM)	
(GLASS)		(GLASS)	
	GLASS (VISION)		GLASS (SPANDREL)

NORTH ELEVATION	TOTAL = 884 SF
• PRIMARY MATERIAL	790 SF = 89.3%
• TRIM MATERIALS	94 SF = 10.6%
EAST ELEVATION	TOTAL = 3,399 SF
• PRIMARY MATERIAL	2,848 SF = 83.8%
• TRIM MATERIALS	551 SF = 16.2%
WEST ELEVATION (PUBLIC R.O.W.)	TOTAL = 2,020 SF
• PRIMARY MATERIAL	1,741 SF = 86.2%
• TRIM MATERIALS	279 SF = 13.8%
SOUTH ELEVATION	TOTAL = 877 SF
• PRIMARY MATERIAL	751 SF = 85.6%
• TRIM MATERIALS	126 SF = 14.4%



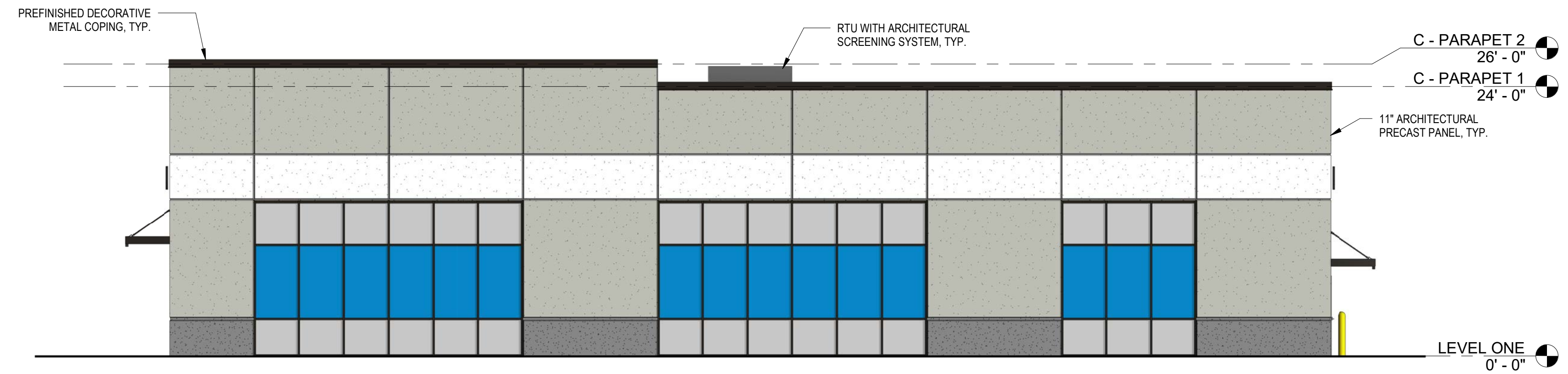
4 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%



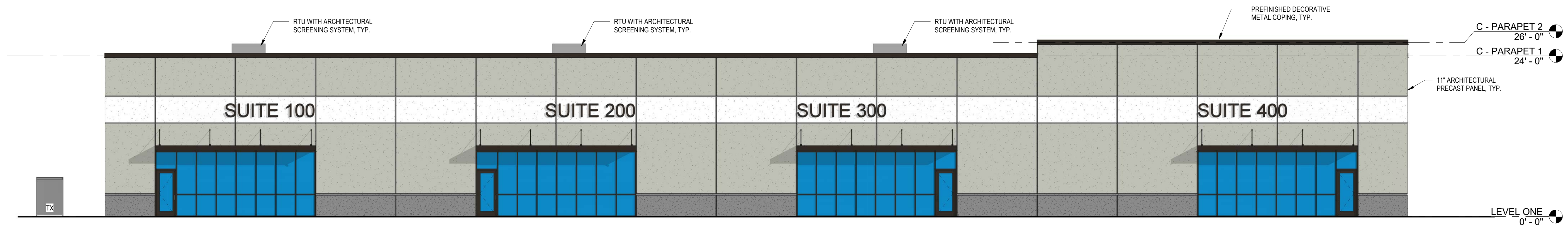
3 BUILDING C - WEST ELEVATION
1/8" = 1'-0"

GLAZING AREA: 0 SF - 0%



2 BUILDING C - EAST ELEVATION
1/8" = 1'-0"

GLAZING AREA: 840 SF - 32.1%



1 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"

GLAZING AREA: 960 SF - 19.7%

LIST OF TREATMENTS DEMONSTRATED PER BUILDING	
•	DECORATIVE PARAPET
•	COLOR CHANGE
•	TEXTURE CHANGE
•	ARCHITECTURAL BANDING
•	REVEALS
•	VARIATION IN ROOF HEIGHT

BUILDING C - MATERIALS LEGEND	
(PRIMARY)	(PRIMARY)
(PRIMARY)	(TRIM)
(GLASS)	(GLASS)
GLASS (VISION)	
GLASS (SPANDREL)	
NORTH ELEVATION	
EAST ELEVATION (PUBLIC R.O.W.)	
WEST ELEVATION	
SOUTH ELEVATION	
(*) # = ELEVATION AREA INCLUDING GLAZING SF	



AGENDA MEMO

Item No. X
For Meeting of 06/22/21

AGENDA HEADING:

Report and Status Update on Water Distribution

SYNOPSIS:

Due to the unseasonably dry weather our community experienced a significant increase in water demand. This started on Tuesday and Wednesday, June 8th and 9th. The demand exceeded 4 times our normal daily demand. In gallons per minute, we experienced a water draw of approximately 5,000 gallons per minute. While it is normal to have peak demand periods (in the morning hours and again in the evening) this was more than the system is currently designed to handle.

Initially we had concerns this was caused by a water main break and not regular water usage. Our team scoured the community, made social media posts and tracked down several leads. None of which have resulted in the discovery of a water main break.

We also immediately started calling our largest water users to communicate our situation. We found a few users who were using large volumes of water. These included a ramp up in water production needs, lawn irrigation and other various seasonal needs. We asked all users we contacted to reduce water usage and work with the city through this dry season. We again posted the situation on social media asking all residents to conserve water for the next several days.

To complicate things, as we started the ASR well and began pumping that water into the system, it showed signs of having excessive air in the water. Water customers close to the ASR called complaining of air at their faucets. Our operators then switched to flushing the ASR water down the sanitary sewer to purge the air out. In the process of flushing the ASR a sanitary sewer blockage was discovered. This blockage was slowing down the flow of water through the same sanitary sewer where the ASR was flushing. With the flow slowed by the blockage and the ASR adding more water to the sanitary sewer, backup of sanitary sewer into several basements resulted along NE Little Beaver. (We are working with ICAP to address the associated property damages.) The city cleared the blockage and was able to resume flushing the ASR. To date we have flushed over 5 million gallons of water out of the ASR and we still have too much air in the water to pump this into the distribution system. If the ASR was functioning properly, we could deliver approximately 500-600 gallons per minute (750,000 gallons per day) to the community.

A team consisting of representatives from the City, USW and McClure Engineering have been focused on this matter as meeting at least once daily since Wednesday afternoon. Troubling shooting our issues and collectively analyzing our options. We knew the new water treatment plant was not going to be fully online for the 2021 peak demand season, however USW had a plan and felt confident in our ability based on the past 2-3 years of demands. USW submitted an application to the Iowa DNR to increase our permitted amount of water allowed to be stored in the ASR. That permit was approved and the additional capacity would have helped to bridge the gap until the new water plant could be completed. The air in the ASR became the major issue we've struggled to resolve over the last two weeks.

Encouraging voluntary conservation has been able to reduce water demand in the community to match what the current plant production can handle. This is approximately 1,900 -2,000 gallons per minute, or approximately 2,800,000 gallons per day. Through the help of McClure we have been able to fill the Enterprise Tower to approximately 1,000,000 of the 1,500,000 gallons available. The stand pipe on James Street remains full and USW has a sequence of operations that now matches the daily demand spikes, using the towers as demand buffers.

In order to get the ASR water into the system, McClure is working on the design for a water main pipe from the ASR to the stand pipe. Approximately 1,000 feet away. This will allow the ASR water to be pumped directly into the stand pipe where the air in the water can be off gassed in the tank. Then the water can be pumped into the distribution system utilizing the booster pumps at the stand pipe. We believe this is a viable option that will allow us to utilize the 60 million gallons of water we have in storage in the ASR. A secondary benefit to piping the ASR directly into the stand pipe, allows the booster station to be on-line while the stand pipe is filling. This should extend the useful life of the stand pipe by many years for the community.

As it relates to wastewater, the City and USW had several reports of foul odor caused by the wastewater treatment plant. USW had a contractor that was removing sludge from a reed bed and hauling the waste offsite, as is normal practice. With the dry warm, weather the sludge had an especially foul odor that was stirred up as it is being loaded by an excavator into open trucks. We have come up with a plan to have some of our sludge piped into tanker trucks and regularly hauled to the WRA. This has the potential to not only help with the smell, but also to help with the treatment process at the plant. We will also attempt to have the sludge hauled away during the cooler months of the year to help avoid as much odor as possible.

FISCAL IMPACT:

The cost of a water main between the ASR and the stand pipe is estimated at \$300,000-\$500,000.

The cost of hauling sludge to the WRA is estimated at \$50,000/annually until we are connected.

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Receive and file.