

1. Agenda

Documents:

[082421 CC AGENDA2.PDF](#)

2. Meeting Materials

Documents:

[082421 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 August 24, 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 in person or by internet or phone as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/3787305851?pwd=Y2xpSUU2T3IxUUpkSmFtRVlmTjIyUT09>

Meeting ID: 378 730 5851

Passcode: 1234

One tap mobile

+13126266799,,3787305851# US (Chicago)

+16465588656,,3787305851# US (New York)

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.

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 August 24, 2021 AT 5:30 PM AT GRIMES COMMUNITY COMPLEX

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. 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. Alcohol Licenses:
 - a. The Prime and Crown, 721 E. 1st Street- Class C Liquor License with Outdoor Service Privileges
 - b. Pole Position Raceway, 1350 SE Gateway Drive #108 – Class B Beer Permit
 - c. New License Hy-Vee, Inc 351 NE Gateway Drive – Class C Liquor Licenses
 - C. Award of Contract to Pro Track and Tennis for the Grimes North Sports Complex Tennis Court Resurfacing - \$36,000
 - D. Resolution 08-3021 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy
 - E. Resolution 08-3121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Lot 27 in Brentwood Estates, 2935 NE Brentwood Circle
 - F. Resolution 08-3221 Approving Consent and Agreement for Improvements within Overland Flowage Easement for Beaverbrooke Pointe Plat 3 Lot 66 – 1404 NE Heritage Drive
 - G. Resolution 08-3321 Approving Consent and Agreement for Improvements Within Sanitary Sewer Easement for Yonker Estates on Portion of Lot 1 – 897 North James Street
 - H. Change Order:
 - a. Change Order #1 to Jasper Construction Services, Inc. for Brookside Drive Intersection Improvements increasing contract \$1,622.50
 - b. Change Order #1 to Irrigation Iowa LLC for South Sports Complex-Irrigation Project increasing contract \$5,955.00
 - I. Pay Applications for Professional Services:
 - a. Pay Application #20 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower – Construction Phase \$1,465.00
 - b. Pay Application #21 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$33,426.00
 - c. Pay Application #11 to McClure Engineering Company for Water System Study \$1,375.00
 - d. Pay Application #8 to Foth Infrastructure & Environment, LLC for the S James Street and SE 6th Street Intersection Improvements \$1,249.15
 - e. Pay Application #5 to Foth Infrastructure & Environment, LLC for James Street Corridor Study North 27th Street to South 37th Street \$2,100.00
 - J. Pay Requests:
 - a. Pay Application #3 to Irrigation Iowa LLC for South Sports Complex-Irrigation Project \$27,868.40
 - b. Pay Application #2 to Absolute Concrete for County Line Road Intersection Improvements \$90,564.64
 - c. Pay Application #1 to Jasper Construction Services, Inc for Brookside Drive Intersection Improvements \$260,589.85
 - K. Approval of Mid-American Energy Service Proposal for NW Territory Lift Station

- L. Resolution 08-3721 to Enter Into Contract for Professional Services with Veenstra & Kimm, Inc for a Wastewater Treatment Feasibility Study
- M. Filing of Correspondence and Reports
- N. Resolution 08-3821 Approving a Temporary Construction Easement
- O. 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:

1. Grove & Platt Associates Presentation of Donation to the New Library Building Project
2. Purchase of New Skate Park Amenities from American Ramp Company - \$16,860.90
 - a. Acceptance of a Donation Towards the New Skate Park
3. Resolution 08-2721 Of Necessity-Wastewater Treatment Retrofit
4. B-Bops Site Plan
5. 1505 SE 25th Street – Site Plan
6. Walmart Lot 4 Retail – Site Plan
7. Kleener Image – Site Plan Amendment
8. Resolution 08-2821 Approving Final Plat -Willow Hills Plat 1
9. Waterworks Park Redevelopment Presentation -
10. Third Reading of Ordinance 751 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
11. Second Reading of Ordinance 752 Deleting and Replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property
12. Authorizing and Approving an Amended Loan and Disbursement Agreement
 - a. Public Hearing on Proposal to Enter into an Amended Sewer Revenue Loan and Disbursement Agreement
 - b. Resolution 08-2921 Authorizing and Approving an Amended Loan and Disbursement Agreement and Providing for the Issuance and securing the Payment of Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021
13. North Sports Complex Parking Lot Improvements
 - a. Public Hearing for the North Sports Complex Parking Lot Improvements
 - b. Resolution 08-3421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the North Sports Complex Parking Lot Improvements
 - c. Resolution 08-3521 Authorizing Construction Contract and Bond for the North Sports Complex Parking Lot Improvements
 - d. Resolution 08-3621 Making Award of Construction Contract for the North Sports Complex Parking Lot Improvements to CTI in the amount \$618,328.75

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday, August 10, 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 August 10, 2021 at 5:33 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

Polk County Board of Supervisors donation to the New Library Building Project – Presented by Supervisor Robert Brownell. Brownell stated that the Polk County Board of Supervisors unanimously voted to donate \$75,000 toward the new library building and they were very excited by the project.

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Gisch, Second by Johansen, to approve the agenda with one correction made to reflect that Item X on the agenda was to be for the amount of \$3,648,000.

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

CONSENT AGENDA

A. Minutes from previous meeting, B. Resolution 08-0121 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Resolution 08-0221 Approving North Sports Complex Bicycle Parking Improvement Agreement D. Resolution 08-0321 Approving Declaration of Site Improvements – Bridge Creek Plat 1, Lots 1 and 2 E. Resolution 08-0421 Approving Sidewalk Construction Agreement – Autumn Park West Plat 1, Lot 34 F. Resolution 08-0621 Approving a Community Attraction and Tourism Development Grant (CAT) Application for the Grimes Public Library Project G. Resolution 08-0721 authorizing the Mayor to Sign an Agreement With Brycer to Implement the Compliance Engine for Fire Suppression Systems Inspections H. Alcohol Licenses 1. New License Hy-Vee Fast & Fresh West 1st Street Class E Liquor, B-Wine & Sunday Sales 2. New License Hy-Vee Grocery Store NE Gateway Drive Class E Liquor, B-Wine, C-Beer & Sunday Sales 3. Renewal for Fareway Stores 4. Grimes Community Foundation - Special Class C Liquor License I. Tobacco Permits: 1. Hy-Vee Fast & Fresh 1401 West 1st Street 2. Hy-Vee Grocery Store NE Gateway Drive J. Request for Fireworks Display HyVee on September 11, 2021 K. Professional Services 1. Invision Planning Architecture Interiors \$54,020.70 and \$45,017.25 2. Allender Butzke Engineers Inc – Special Inspection Grime RO WTP \$391.35 3. Pay Request #1 Foth Infrastructure & Environment, LLC – 2021 Sanitary Sewer Collection System Study \$4,983.00 4. Pay Request #4 Snyder & Associates, Inc for the Hope Commercial Traffic Impact Study \$6,320.00 5. Whitfield Eddy Legal Services \$16,755.00 6. Pay Request #32 to Veenstra & Kimm, Inc for the WRA Connector \$5,586.82 7. Pay Request #15 to Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$6,822.00 8. Pay Application #20 to McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$21,294.71 9. Pay Application #19 to McClure Engineering Company for the 1.5 MG Elevated Storage Towner – Construction Phase \$495.00 10. Pay Application #10 to McClure Engineering Company for the Water System Study \$830.00 11. Pay Application #9 to HR Green, Inc for the Pavement Management Study \$5,218.98 12. Pay Application #19 to Bolton & Menk, Inc for the

Highway 44 & SW County Line Road Intersection Improvements \$10,243.50 13. Pay Application #9 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$9,330.50 L. Pay Requests: 1. Pay Request #2 to Irrigation Iowa LLC for the South Sports Complex-Irrigation Project \$35,064.15 2. Pay Request #20 to Shank Constructors for the Reverse Osmosis Water Treatment Plant – Phase 1 \$452,737.70 3. Pay Request #5 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$1,329.52 4. Pay Request #17 to CB&I for the New 1.5 Elevated Water Storage Tank \$45,330.20 5. Pay Request #4 to On Track Construction, LLC for the Northwest Territory Lift Station and Force Main \$64,421.64 M. Request for Street Closure for Block Party on August 14, 2021 N. Request for Removal of (4) City Owned Trees O. Legal Service Engagement Letter with Dorsey & Whitney LLP P. Resolution 08-0921 Approving Consent and Agreement for Improvements Within Storm Sewer and Surface Water Flowage Easement for Beaverbrooke West Plat 5 Lot 9: 300 NW 10th Circle. Q. Resolution 08-1021 Approving Consent and Agreement for Improvements Within Storm Sewer and Surface Water Flowage Easement for Chevalia Valley Plat 2, Lot 32: 100 NE 22nd Circle. R. Resolution 08-1121 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Autumn Park West Plat 1 Lot 16 – 1413 NW 8th Street 2. Resolution 08-1721 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Silkwood Meadows Plat 1 Lot 8 – 2409 NE 10th Court T. Resolution 08-1621 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Heritage at Grimes Plat 5 Lot 10 – 1209 NE 21st Street U. Resolution 08-1421 REAP Grant V. Resolution 08-1521 Approving Amended Fee Schedule W. Resolution 08-0521 Accepting Public Improvements in Heritage Town Center Phase 1 X. Resolution 08-1221 To Fix a Date for a Public Hearing on Proposal to Enter into a Sewer Revenue Improvement and Refunding Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$3,648,000 (Corrected from: \$3,548,000) Y. Resolution 08-1821 Approving Personnel Transactions Z. Resolution 08-1921 Agreement for Professional Consulting Services Water Main Improvements (ASR to Standpipe) with McClure Engineering a. Construction Contract for Emergency Water Main Improvements for Connection from ASR to Standpipe with RD McKinney Plumbing and Excavating Inc. b. Resolution 08-0821 Approving Professional Services Agreement Between I&S Group, Inc and the City of Grimes to Provide Engineering Services for the Development of the Hwy 44 Trail Action Plan c. Resolution 08-1321 Approving Professional Services Agreement Between Snyder & Associates, Inc, and the City of Grimes for Traffic Signal Network Communication Project d. Resolution 08-2021 Approving Professional Services Agreement Between Snyder & Associates, Inc, and the City of Grimes for 2021-2022 On Call Traffic Planning and Engineering Services e. Finance Report f. Claims Report dated July 26, 2021 \$591,583.33 and August 10, 2021 \$1,775,453.67 g. Receiving and Filing of Correspondence and Reports. Motion by Gisch, Second by Johansen, the Consent Agenda shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM – None

PUBLIC AND COUNCIL AGENDA ITEMS

1. Third 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 Development Services Director Alex Pfaltzgraff addressed the Council stating the applicant is requesting a rezone of approximately 35 acres from A-1 to Planned Unit Development (PUD) at the southwest corner of SW 19th Street & South James. Pfaltzgraff said there were not any material changes to the plan from the first two readings.

Motion by Johansen, Second by Burger, the Third Reading of Ordinance 749 for James Place Property Generally located south of SW 19th and west of South James Street from A-1 Agriculture to R-4 Planned Unit Development, shall be approved.

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

Motion by Johansen, Second by Burger, Approving Final Passage 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

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

2. Third Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs

Pfaltzgraff stated that this amendment brings flexible sign regulation that is comparable to other communities in the Des Moines Metro, and ensures the vision for our growing community is upheld. Pfaltzgraff also noted that he had already been receiving positive feedback from the development community on this revision.

Motion by Burger, Second by Gisch, the Third Reading of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa regarding signs with the removal of the 90-day temporary sign provision shall be approved.

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

Motion by Burger, Second by Gisch, Approving Final Passage of Ordinance 750 to Consider Amending Provision of the Zoning Ordinance of the City of Grimes, Iowa Regarding Signs.

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

3. Second Reading of Ordinance 751 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

Pfaltzgraff advised the Council that the applicant is requesting approval of a rezoning from A-1 to PUD for approximately 161 acres generally located at the southwest corner of County Line Road and Highway 44. Pfaltzgraff said the rezoning will allow for a mix of land uses including commercial, multi-family, townhomes, single-family and a public park. He noted a portion of the property is located within the Transportation Corridor Overlay. Pfaltzgraff explained that the concept plan shows multiple access points in and out of the development from County Line Road and Highway 44, as well as the future extension of SW 11th Street and a future north/south road to the west of the project. Pfaltzgraff said that an 8' trail is proposed along SW 11th Street and that public sidewalks will be provided on both sides of all internal streets. Pfaltzgraff noted the park is strategically placed on the west side of the development to allow for expansion west with future development. He said detention ponds within the development are proposed to be wet ponds and these ponds would be maintained by the city and designed to support fishing. Pfaltzgraff said landscape buffers will be provided between commercial and residential areas and along roadways where rear yards back up to the right-of-way, and streetscaping is proposed along the three major roads to provide tree-lined streets. Council Member Gisch asked if the type of trees would be reviewed to ensure a good variety of species to shield from future blights or infestations. Pfaltzgraff noted that Ordinances were in place to ensure a healthy diversity.

Motion by Johansen, Second by Borcharding, the Second Reading of Ordinance 751 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; shall be approved.

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

4. Ordinance Deleting and Replacing Grimes Code of Ordinances Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property

Brian Becker, Park and Recreation Director addressed the Council stating that currently, code section 47.20 states it is unlawful to possess or consume alcohol on city property. Becker explained that replacing this ordinance will allow a special permitting process intended for special events, fundraisers, or adult sporting meets, and is not intended for daily park use or traditional park rentals. City Administrator Anderson added that there are already events, such as Governor's Days, that includes a beer garden, and this update will essentially align our current practices with what is on the books.

a. Public Hearing on Ordinance Deleting and Replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grime Public Property

Mayor Mikkelsen opened the Public Hearing at 5:50 PM. Being no written or verbal comments, Mayor Mikkelsen closed the Public Hearing at 5:50 PM

b. First Reading of Ordinance 752 Deleting and Replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage Possession and Consumption on Grimes Public Property.

Council Member Johansen said that if there were guidelines in place, he agreed with aligning the Code to match actual practices, but wanted to make sure it was limited to special events, fund raisers, and such things as weddings. Council Member Gisch said he would like more discussion on the details for review and permitting as this item moves forward.

Motion by Johansen, Second by Borcharding, to pass the First Reading of Ordinance 752 Deleting and replacing Grimes Code of Ordinance Section 47.20 to Permit and Regulate Alcoholic Beverage.

Possession and Consumption on Grimes Public Property.

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

5. SE Jacob Street Water Main Project

Pfaltzgraff told the Council that one of the priorities that came from the last Strategic Planning session was to begin work on some of the road construction work in the older part of town. Pfaltzgraff said SE Jacob Street is one of the older roads marked for resurfacing, however, that area is also the location of an aging water main. Pfaltzgraff said plans have been made to have an integrated Capital Improvement Project where first the water line issue would be addressed from SE 6th Street to Jacob, and then connect to the main improvements, followed by resurfacing once the water main portion is completed.

Pfaltzgraff said 4 Bids were received on this project ranging from \$636,025.00 to \$797,126.00. He stated staff was recommending awarding the contract to Synergy Contracting LLC of Altoona, Iowa in the amount of \$636,025.00.

a. Public Hearing on the SE Jacob Street Water Main

Mayor Mikkelsen opened the Public Hearing at 5:58 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:58 PM.

b. Resolution 08-2121 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE Jacob Street Water Main Project

Motion by Johansen, Second by Gisch, Approving Resolution 08-2121 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the SE Jacob Street Water Main Project

Roll Call: Ayes: Johansen, Gisch, Burger, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

c. Resolution 08-2221 Authorizing Construction Contract and Bond for the SE Jacob Street Water Main

Motion by Gisch, Second by Johansen, Approving Resolution 08-2221 Authorizing Construction Contract and Bond for the SE Jacob Street Water Main

Roll Call: Ayes: Gisch, Johansen, Burger, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

d. Resolution 08-2321 Making Award of Construction Contract for the SE Jacob Street Water Main to Synergy Contracting, LLC of Altoona, Iowa \$636,025.00

Pfaltzgraff addressed the Council stating a public engagement process had taken place on this project to inform the property owners in that area. Pfaltzgraff said service would not be disrupted and no significant outages would occur during the construction process.

Motion by Johansen, Second by Burger, Approving Resolution 08-2321 Making Award of Construction Contract for the SE Jacob Street Water Main to Synergy Contracting, LLC of Altoona, Iowa \$636,025.00

Roll Call: Ayes: Johansen, Burger, Gisch, Borcharding: Abstain: Altringer, Nays: None. Motion passes: 4 to 0

6. Construction of the Iowa Highway 141 SB & Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Pfaltzgraff stated that this is the final remaining section of Highway 141 and Highway 44 interchange that has not been signalized. Pfaltzgraff said a warrant analysis was done by Snyder and Associates and work was also being done with the Dept. of Transportation for funding assistance. Pfaltzgraff said the permitting process has begun and procurement started on the equipment needed for this project. He stated that 5 bids were received with a low bid of \$300,229.00 to a high of \$394,811.75. Pfaltzgraff stated that the low bid came from TK Concrete, Inc but their bid did not acknowledge the addendum which contained paving requirements. He stated that TK Concrete's bid was rejected and the staff recommended awarding the bid to the second lowest bidder who was Elder Corporation for \$309,000. Todd Knox with Snyder & Associates, 2727 Snyder Boulevard, addressed Council stating that the project is scheduled to be completed by Thanksgiving or Christmas this year and there should not be a need to close down the access ramps during the project.

a. Public Hearing for the Construction of the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Mayor Mikkelsen opened the Public Hearing at 6:05 PM. Being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:05 PM.

b. Resolution 08-2421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Motion by Gisch, Second by Borcharding, Approving Resolution 08-2421 Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements.

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

c. Resolution 08-2521 Authorizing Construct Contract and Bond for the Iowa Highway 141 SB

and Iowa Highway 44 Traffic Signal and Turn Lane Improvements

Motion by Gisch, Second by Borcharding, Approving Resolution 08-2521 Authorizing Construct Contract and Bond for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements.

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

d. Resolution 08-2621 Making Award of Construction Contract for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements to Elder Corporation \$309,000.00

Motion by Gisch, Second by Borcharding, to Approve Resolution 08-2621 Making Award of Construction Contract for the Iowa Highway 141 SB and Iowa Highway 44 Traffic Signal and Turn Lane Improvements to Elder Corporation \$309,000.00

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

ADJOURN

Motion by Borcharding, Second by Johansen, to adjourn the meeting at 6:09 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

Council Meeting 08.24.2021

New ABD License

Hy-Vee Market Grille: 351 NE Gateway Drive- Class C Liquor License

ABD Renewals

The Prime & Crown: 721 E. 1st Street- Class C Liquor License, Outdoor Service Privileges

Pole Position Raceway: 1350 SE Gateway Drive #108- Class B Beer Permit



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
HY-VEE, INC.	Hy-Vee Market Grille	(515) 267-2949	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
351 NE Gateway Dr.	Grimes	Polk	50111
MAILING ADDRESS	CITY	STATE	ZIP
5820 Westown Parkway	West Des Moines	Iowa	50266

Contact Person

NAME	PHONE	EMAIL
Kelly Palmer	(515) 267-2800	kpalmer@hy-vee.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM
	Class C Liquor License	12 Month
EFFECTIVE DATE	EXPIRATION DATE	
SUB-PERMITTS/PRIVILEGES		

Status of Business



BUSINESS TYPE
Privately Held Corporation

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Randy Edeker	Urbandale	Iowa	50322	CEO, President	0.00	Yes
Michael Jurgens	Urbandale	Iowa	50322	EVP, Secretary	0.00	Yes
Andrew Schroeder	Johnston	Iowa	50131	AVP, Ass't Controller	0.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
EMPLOYERS MUTUAL CASUALTY COMPANY	Aug 24, 2021	Aug 23, 2022
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
EMKE LLC	The Prime and Crown	(515) 729-1238	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
721 E 1st St	Grimes	Polk	50111
MAILING ADDRESS	CITY	STATE	ZIP
16464 BAXTER DR	CLIVE	Iowa	50325

Contact Person

NAME	PHONE	EMAIL
ERIN FORKE	(515) 729-1238	mforke@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM
LC0046556	Class C Liquor License	12 Month
EFFECTIVE DATE	EXPIRATION DATE	
Sep 1, 2021	Aug 31, 2022	

SUB-PERMITS/PRIVILEGES



Status of Business

BUSINESS TYPE
Limited Liability Company

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
ERIN FORKE	CLIVE	Iowa	50325	owner	49.00	Yes
Michelle Forke	Clive	Iowa	50325	owner	51.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Selective Insurance Company of America		
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
	May 21, 2021	
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

Team-1 Karting Iowa, Inc.

NAME OF BUSINESS(DBA)

Pole Position Raceway Des Moines

BUSINESS

(515) 986-2442

ADDRESS OF PREMISES

1350 SE Gateway Drive Suite #108

CITY

Grimes

COUNTY

Polk

ZIP

50111

MAILING ADDRESS

1350 SE Gateway Drive Suite #108

CITY

Grimes

STATE

Iowa

ZIP

50111

Contact Person

NAME

Mark D. Bonnell

PHONE

(515) 208-6169

EMAIL

mark.bonnell@polepositionraceway.com

License Information

LICENSE NUMBER

BB0038653

LICENSE/PERMIT TYPE

Class B Beer Permit

TERM

12 Month

EFFECTIVE DATE

Sep 1, 2021

EXPIRATION DATE

Aug 31, 2022

SUB-PERMITTS/PRIVILEGES



Status of Business

BUSINESS TYPE
Privately Held Corporation

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Mark Bonnell	Pleasant Hill	Iowa	50327	President	51.00	Yes
Anthony Wenck	Winterset	Iowa	50273	Vice President	25.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Founders Insurance Company		
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

AGENDA MEMO

Item No. X

For Meeting of 8/24/2021

AGENDA HEADING: Approve resurfacing the tennis courts at the Grimes North Complex and replacing one tennis court with two pickleball courts.

FISCAL IMPACT: \$36,000

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S): Approved by the Park and Recreation Board on July 28, 2021.

STAFF/COMMITTEE RECOMMENDATION: Staff recommends approval awarding Pro Track and Tennis the bid to resurface the tennis courts at the Grimes North Complex and replacing one tennis court with two pickleball courts.

According to the Sports and Fitness Industry Association (SFIA), pickleball participation grew by 21.3% last year in American and by adding two pickleball courts we'd be meeting a popular recreational need in our community.

Pro Track and Tennis

ACCEPTANCE OF PROPOSAL

This proposal is valid for 60 days from July 27, 2021.

Pro Track and Tennis, Inc. proposes to furnish labor and material and equipment complete in accordance with the specifications in this proposal for the sum of:

Please initial the appropriate boxes below to designate acceptance of the following options.

☐	OPTION #1: Color Coat Two (2) Courts Twenty thousand, one hundred dollars	\$20,100.00
☐	OPTION #2: Add to Option #1 Armor Crack Repair System-182 LF Three thousand, five hundred dollars	\$3,500.00
☐	OPTION #3: Add to Option #1 Pickleball Net Post System-Two (2) Six thousand dollars	\$6,000.00
☐	OPTION #4: Add to Option #1 Tennis Court Net Posts System-Two (2) Six thousand, four hundred dollars	\$6,400.00

Payment to be made as follows:

A down payment of 33% is due upon acceptance of proposal. A second installment of 33% is due when the project is 50% complete. The remaining balance is due on the day the job is complete and accepted by the owner.

Acceptance

The above price, specifications and conditions found in this proposal are satisfactory and are hereby accepted. Pro Track and Tennis, Inc. is authorized to do the work as specified. Payment will be made as outlined.

Total \$36,000



16525 W 159th STE #190
Lockport, IL 60441
Office 815-922-8179
rhinosealcoat@gmail.com

Proposal

LICENSED-BONDED-INSURED

Proposal Submitted To:
City of Grimes
C/O: Brian Becker

Dated: August 5, 2021
Office:
Fax:
Cell:
Email: bbecker@grimesiowa.gov

SCOPE OF WORK: TENNIS COURT RESURFACE/REPAIR

Work Includes:

- Cleaning of all surface to be coated. Cleaning may include sweeping, blowing.
- Leveling out of "BIRD BATHS" and filling of cracks with Sportsmaster acrylic patch binder.
- Install two new pickle ball courts with nets.
- Apply one coat of acrylic Sportsmaster resurfacer with sand.
- Apply two coats of Sportsmaster concentrate with Color Plus pigment.
- Layout and stripe to existing layout with Sportsmaster T/C white line paint.

** Exclusions: Building permits, additional bonding*

Proposal Amount

Crack Fill-Color Coat-Stripe Total: Thirty-Eight Thousand Dollars & 00/100 (\$38,000.00)

PAYMENT TERMS
50% Deposit 100% upon completion

Acceptance of Proposal

The above Scope of Work, Specifications and Contract Agreement Terms and Conditions are satisfactory and are hereby accepted.

Materials are subject to occasional price increase beyond our control. If there is an increase in materials between the date of this proposal and the time when the work is to be performed, the amount of this proposal/contract will be increased to reflect the additional cost to obtain the materials, upon advance notice and submittal of written documentation to the customer. At that time, a Work Order reflecting the change will be sent to the Customer. This contract may be voided at the sole discretion of Rhino Seal Coat Co. at any time prior to commencement of physical work. Payment will be made as outlined above. Quoted price is good for 30 days from date of this proposal.

DATE: _____

DATE: 8-5-21 _____

SIGNATURE: _____

BY: Tyler Willis _____

Rhino Seal Coat Inc.

PRINTED NAME: _____



4200 Ivy Ct. • Marion, Iowa 52302
319-377-6378

PROPOSAL

TO: Grimes Parks & Recreation
Director/ Brian Becker
410 SE Main St.
Grimes, IA. 50111
515-514-1047
bbecker@grimesiowa.gov

DATE: August 3, 2021

JOB: Grimes Sport
Complex, tennis courts
750 James St.

We hereby submit specifications and estimates for:

- Cleaning 2 existing asphalt tennis courts with brooms and blowers.
- Installing 190' of Armor Crack Repair.
- Installing 1 coat of acrylic resurface.
- Installing 2 coats of blue and green fortified acrylic color.
- Locating, priming, and painting 1 tennis court on west court.
- Locating, priming, and painting 2 pickleball courts on the east court. (Tennis net becomes divider net between the 2 pickleball courts.

Tennis Services will provide materials and labor for the sum of:

Eighteen-thousand four-hundred fifty-eight dollars (\$18,458.00)

OPTIONS

- Installing 2 pickleball above ground net systems (without wheels)- add \$3,800.00

Owner to keep weeds sprayed in the cracks.

Owner to supply water to the jobsite.

If more dirt flows on to the courts and pressure washing is required, an additional fee will be added.

Prices do not include taxes.

Terms are net 15 days.

This proposal may be withdrawn by us if not accepted within 10 days.

Dan Treiber

Dan Treiber
Tennis Services of Iowa, LLC



4200 Ivy Ct. • Marion, Iowa 52302
319-377-6378

August 13, 2021

Brian Becker
Parks & Rec Director
City of Grimes
410 SE Main St.
Grimes, IA. 50111

Mr. Becker,

Per your request I am sending this email to confirm our conversation from earlier today. Tennis Services of Iowa, LLC does not install net post systems that require inground cement footings.

A fence contractor will usually install the net post sleeves. It may require some of the fence to be removed to get equipment onto the court. Care must be taken not to damage the asphalt court surface during the installation.

We do install an above ground system manufactured by Douglas Industries. They are available for both tennis and pickleball. Installation does not require heavy equipment or removal of fence for entry.

Thank you,
Dan Treiber

Dan Treiber
Tennis Services of Iowa, LLC

GRIMES RESOLUTION 08-3021

**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 24TH day of August 2021.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



INVOICE

1420 State Rd 14
Lyons, KS 67554
Phone No. : 800-879-7258
Fax No. : 620-257-5052
Email: LyonsOrders@centralsalt.com

Invoice No. PSI19-37931

Invoice Date: 8/3/2021

Page: 1

Sell

To: Grimes, IA, City of
Rochelle Williams
101 N. Harvey
Grimes, IA 50111
UNITED STATES

Ship

To: Metro Salt Storage Shed
Tim Stovie
5180 Beisser Drive
Grimes, IA 50111

Ship Via Truck
Due Date 9/2/2021
Terms Net 30 Days
Our Order No. SO19-325087
Total Qty. 232.10

Customer ID C00279
P.O. Number JEREMY
SalesPerson In House
Pickup No. 325087
Depot Lyons Salt Mine

Ticket No.	Date	Product	Unit	Quantity	Unit Price	Total
361890	07/15/21	Bulk Deicing Salt	Ton	25.51	\$59.32	\$1,513.25
361890	08/03/21	Fuel Surcharge Billed		25.51	\$0.40	\$10.20
361902	07/15/21	Bulk Deicing Salt	Ton	25.84	\$59.32	\$1,532.83
361902	08/03/21	Fuel Surcharge Billed		25.84	\$0.40	\$10.34
362377	07/23/21	Bulk Deicing Salt	Ton	26.08	\$59.32	\$1,547.07
362377	08/03/21	Fuel Surcharge Billed		26.08	\$0.40	\$10.43
362401	07/23/21	Bulk Deicing Salt	Ton	26.18	\$59.32	\$1,553.00
362401	08/03/21	Fuel Surcharge Billed		26.18	\$0.40	\$10.47
362754	07/29/21	Bulk Deicing Salt	Ton	26.03	\$59.32	\$1,544.10
362754	08/03/21	Fuel Surcharge Billed		26.03	\$0.40	\$10.41
362790	07/29/21	Bulk Deicing Salt	Ton	26.06	\$59.32	\$1,545.88
362790	08/03/21	Fuel Surcharge Billed		26.06	\$0.40	\$10.42
361789	07/14/21	Bulk Deicing Salt	Ton	24.89	\$59.32	\$1,476.47
361789	08/03/21	Fuel Surcharge Billed		24.89	\$0.40	\$9.96

Note new remittance instructions

Please Remit To:

Checks:

Central Salt
PO Box 874292
Kansas City, MO 64187-4292

ACH:

Account: 82325331
ABA/Routing: 021052053
Bank Name and Address:
UMB Bank 1010 Grand Blvd Kansas City Missouri 64106

QUESTIONS? PLEASE CALL 620-257-5626



INVOICE

1420 State Rd 14
Lyons, KS 67554
Phone No. : 800-879-7258
Fax No. : 620-257-5052
Email: LyonsOrders@centralsalt.com

Invoice No. PSI19-37931

Invoice Date: 8/3/2021

Page: 2

Sell

To: Grimes, IA, City of
Rochelle Williams
101 N. Harvey
Grimes, IA 50111
UNITED STATES

Ship

To: Metro Salt Storage Shed
Tim Stovie
5180 Beisser Drive
Grimes, IA 50111

Ship Via Truck
Due Date 9/2/2021
Terms Net 30 Days
Our Order No. SO19-325087
Total Qty. 232.10

Customer ID C00279
P.O. Number JEREMY
SalesPerson In House
Pickup No. 325087
Depot Lyons Salt Mine

Ticket No.	Date	Product	Unit	Quantity	Unit Price	Total
361810	07/14/21	Bulk Deicing Salt	Ton	25.45	\$59.32	\$1,509.69
361810	08/03/21	Fuel Surcharge Billed		25.45	\$0.40	\$10.18
361763	07/14/21	Bulk Deicing Salt	Ton	26.06	\$59.32	\$1,545.88
361763	08/03/21	Fuel Surcharge Billed		26.06	\$0.40	\$10.42

Note new remittance instructions

Please Remit To:

Checks:

Central Salt
PO Box 874292
Kansas City, MO 64187-4292

ACH:

Account: 82325331
ABA/Routing: 021052053
Bank Name and Address:
UMB Bank 1010 Grand Blvd Kansas City Missouri 64106

Subtotal: \$13,861.00

Invoice Discount: \$0.00

Sales Tax - 0%: \$0.00

Total US: \$13,861.00

QUESTIONS? PLEASE CALL 620-257-5626

P.O. No. _____

30279

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Central Salt
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
PS119-37931			13861.00

PURCHASE JUSTIFICATION: _____

DEPARTMENT: Snow Supplies

LINE ITEM: 110-250-6507

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: [Signature] DATE: 8/10/21

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson
City Administrator

8-10-21 msk

8-10-21
Date

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

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



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

AGENDA MEMO

For Meeting of 08.24.21

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within Overland Flowage Easement for Brentwood Estates Lot 27

SYNOPSIS: The owner of 2935 NE Brentwood Circle has requested approval to install a 15-inch storm sewer pipe at approximately 80-feet in length within the overland flowage easement on the subject property. The installation of the storm sewer pipe 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 Brentwood Estates

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 Brentwood Estates Lot 27.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT FOR
LOT 27 IN BRENTWOOD ESTATES
2935 NE BRENTWOOD CIRCLE

WHEREAS, the owners of Lot 27 in Brentwood Estates in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within an overland flowage easement to permit the installation of a 15-inch diameter by 80-foot long storm sewer pipe within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within the 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 storm sewer and overland flowage easement ("*Consent and Agreement*") regarding Lot 27, Brentwood Estates, 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 24th day of August, 2021.

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 Arlis and Myron Werley (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 27 of Brentwood Estates (2935 NE Brentwood Circle), an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").
2. **EXISTING EASEMENT.** Arlis and Myron Werley or Property Owner's predecessor in title, granted that certain Overland Flowage Easement, dated May 8, 2018 recorded on May 20, 2018, in Book 16970, Page 532-568, 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 15-inch diameter storm sewer pipe approximately 80-feet in length on the property in order level out the rear of the property to better utilize their 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

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.

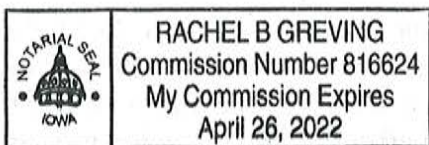
Signed this 17th day of August, 2021

PROPERTY OWNERS

Arlis Werley
Arlis Werley

STATE OF IOWA)
COUNTY OF Polk) SS

On this 17th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Phi Nguyen, 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 Greiving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

Myron Werley
Myron Werley

STATE OF IOWA)
COUNTY OF Polk) SS

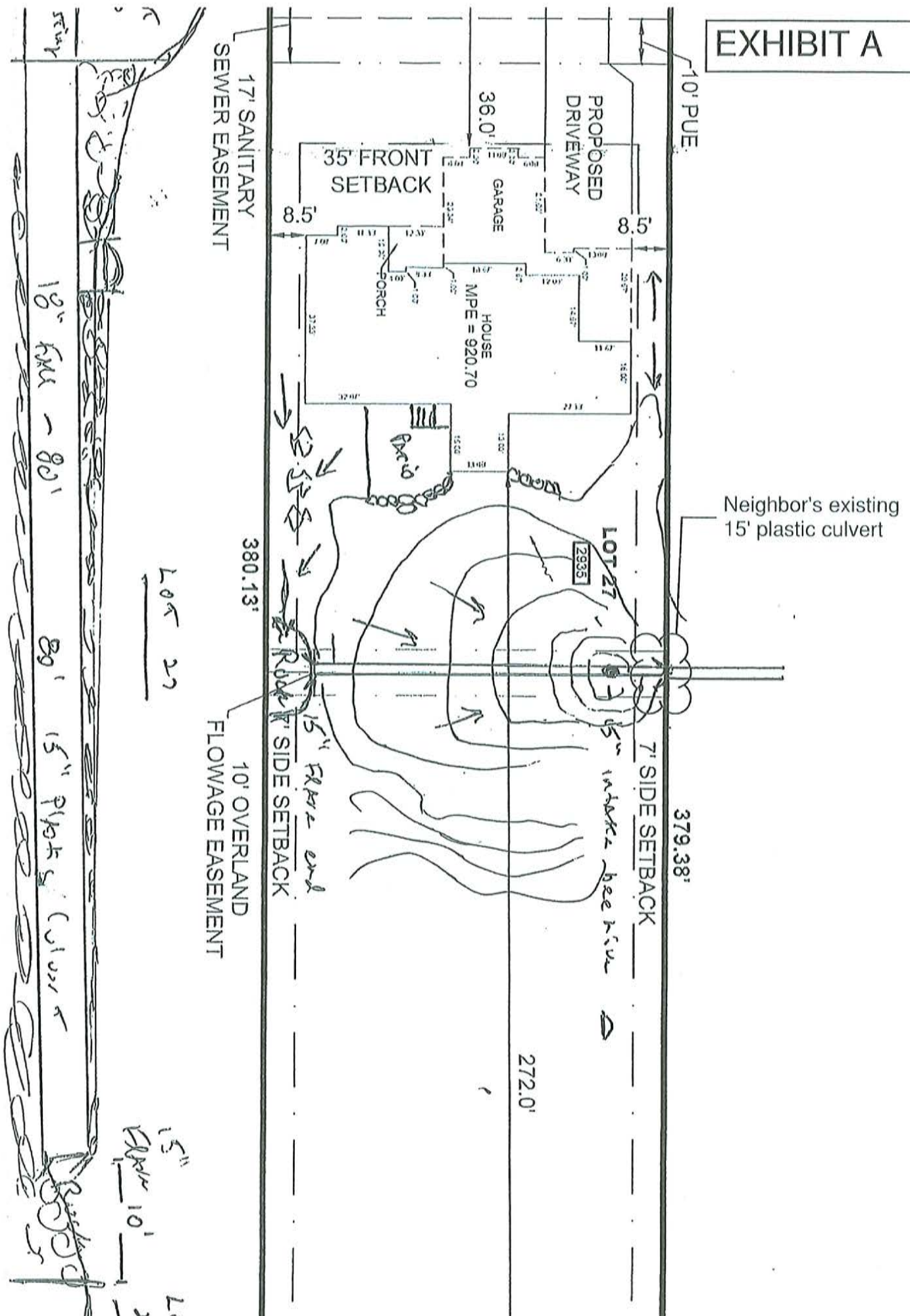
On this 17th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Phi Nguyen, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.



Rachel Greiving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

EXHIBIT A





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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Beaverbrooke Pointe Plat 3 Lot 66.

SYNOPSIS: The owner of 1404 NE Heritage Drive 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 Beaverbrooke Pointe Plat 3

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 Beaverbrooke Pointe Plat 3 Lot 66.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT FOR
LOT 66 IN BEAVERBROOKE POINTE PLAT 3
1404 NE HERITAGE DRIVE

WHEREAS, the owners of Lot 66 in Beaverbrooke Pointe Plat 3 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 66, Beaverbrooke Pointe Plat 3, 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 24th day of August, 2021.

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 Deborah Klug and Jay Hoffman, as joint tenants with full rights of survivorship and not as tenants in common, (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 66 of Beaverbrooke Pointe Plat 3 (1404 NE Heritage Dr), 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 12, 2019 recorded on January 22, 2020, in Book 17673, Page 855, 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 11 day of August, 2021.

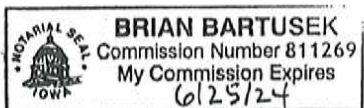
PROPERTY OWNERS


Deborah Klug


Jay Hoffman

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 11 day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Deborah Klug, 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.

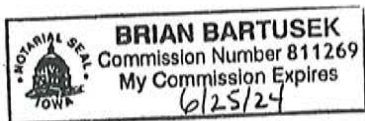


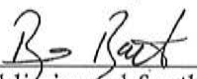

Notary Public in and for the
State of Iowa

My Commission expires 6/25/24

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 11th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jay Hoffman, 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 6/25/24

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 11 day of August, 2020, 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' chainlink fence has been proposed to be constructed in an overland flowage easement on Lot 66 of Beaverbrooke Pointe Plat 3 (1404 NE Heritage Drive) in accordance to permit number FN-21-07064.



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within sanitary sewer easement for Yonker Estates on a portion of Lot 1.

SYNOPSIS: The owner of 897 N James Street has requested approval to install a fence within the sanitary 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 sanitary sewer easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve sanitary sewer easement for Yonker Estates

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within sanitary sewer easement for Yonker Estates on a portion of Lot 1.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN SANITARY SEWER
EASEMENT FOR
A PORTION OF LOT 1 IN YONKER ESTATES
897 N JAMES STREET

WHEREAS, the owners of a portion of Lot 1 in Yonker Estates in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within sanitary 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 sanitary 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 sanitary sewer easement ("Consent and Agreement") regarding a portion of Lot 1, Yonker Estates, 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 24th day of August, 2021.

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 Timothy and Kerry Schiller, 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 in Yonker Estates, an Official Plat, except that part described as:
Beginning at the Southwest corner of said Lot 1, thence North 00°19'13"
West 86.00 feet, thence North 73°17'52" East 198.24 feet, thence South
18°10'58" East 150 feet, thence South 89°53'17" West 236.20 feet to the
point of beginning (897 N James 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 sanitary sewer easement, dated March 9, 1993 recorded on November 2, 1993 in Book 6890, Page 731, 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.

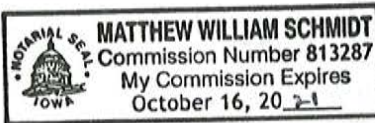
Signed this 11th day of August, 2021.

PROPERTY OWNERS

Timothy Schiller
Timothy Schiller
Kerry Schiller
Kerry Schiller

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 11th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Timothy Schiller, 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.

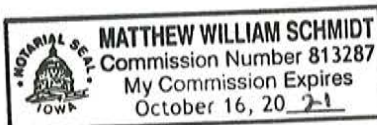


Matthew William Schmidt mw
Notary Public in and for the
State of Iowa

My Commission expires 10/16/21

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 11th day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kerry Schiller, 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.



Matthew William Schmidt mw
Notary Public in and for the
State of Iowa

My Commission expires 10/16/21

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

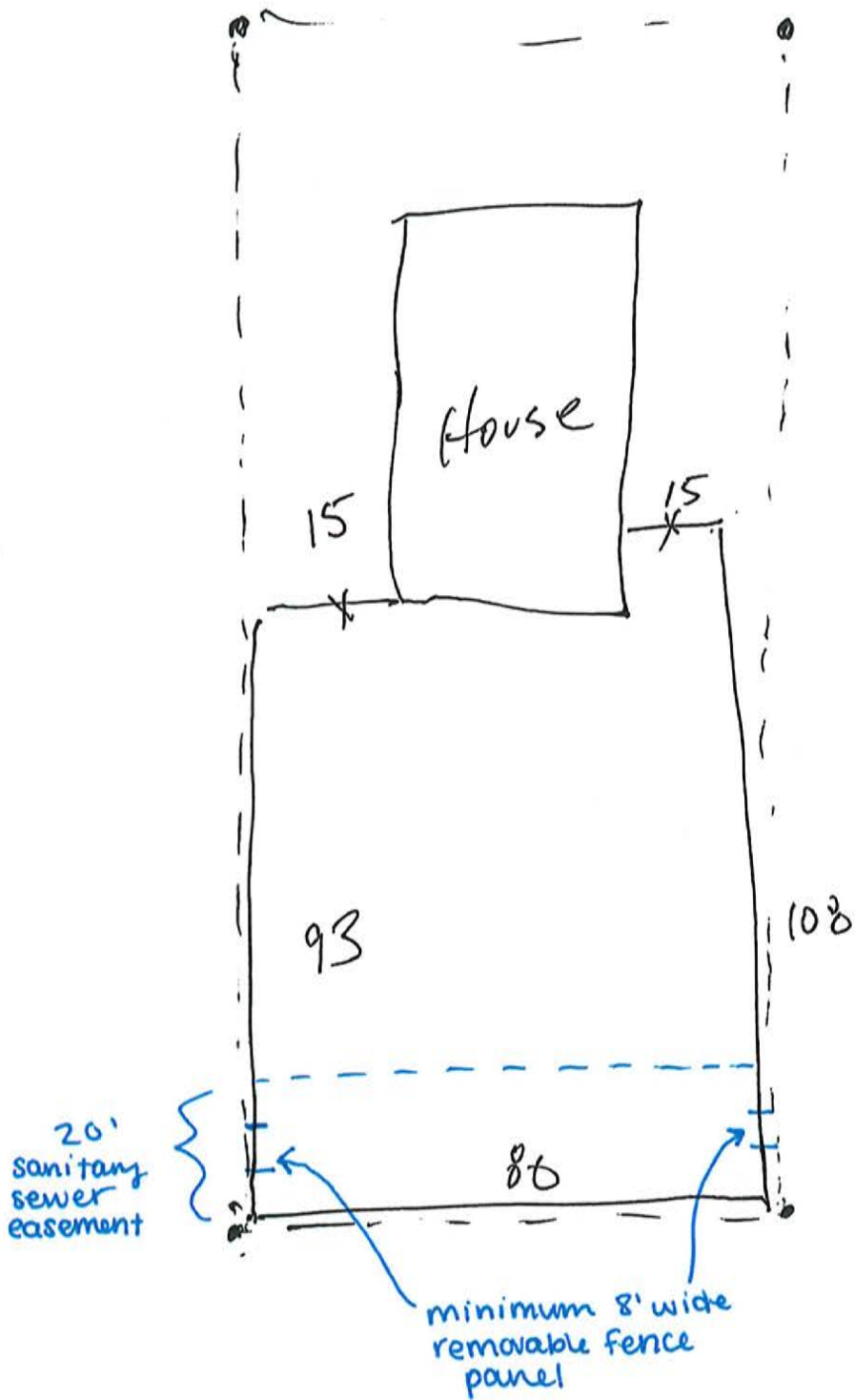
Rochelle Williams
City Clerk

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 _____



CITY OF GRIMES
101 NE HARVEY ST
GRIMES IA 50111

Description	Amount
TIMOTHY SCHILLER	
BLDG ENFORCEMNT	50.00
1101 NW GABUS CIR	
CHCK Received	50.00
Change	.00

KS 8/12/21 09:43 Rcpt# 135662

CHANGE ORDER FORM



Project Title: Brookside Drive Intersection Improvements
Contractor: Jasper Construction Services, Inc.
Address: 928 N 19th Ave E, Newton, IA 50208
Finance Budget Code: 334-210-6499 **Finance Project #** 0
Vendor Project or Invoice #: 0 **PO #** 0
Original Contract Date: April 13, 2021 **Vendor #** 4024

Change Order Number: 1

Change Order Date: August 24, 2021

Purpose of Change Order:

Item 8001 'Portable Dynamic Message Signs' added to provide more safety to the project area by informing motorist. Item 8002 'Additional Temporary Traffic Control' for added temporary stops signs and advance warning

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
8001	Portable Dynamic Message Signs	CDAY	10.00	\$ 126.50	\$ 1,265.00
8002	Additional Temporary Traffic Control	LS	1.00	\$ 357.50	\$ 357.50
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -

Change Order Number: 1 makes the following adjustments to the contract: **\$ 1,622.50**

Contractor Accepted: Jasper Construction Services, Inc.

[Signature] 8/5/21
 Signature Date

Engineer Approved: Bolton & Menk, Inc.

[Signature] 05 AUG 2021
 Signature Date

Owner Accepted: City of Grimes MSA 8-17-21

Signature Title
 Date

Attest for Owner:

Signature Title
 Date

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 331,787.50
1	August 10, 2021	\$ 1,622.50
2	<u>24</u>	
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Revised Contract Amount \$ 333,410.00

CHANGE ORDER FORM



Project Title: SOUTH SPORTS COMPLEX-IRRIGATIONPROJECT
Contractor: IRRIGATION IOWA LLC
Address: 103 N 5TH AVE, HUXLEY, IA 50124
Finance Budget Code: 357-430-6499 **Finance Project #** 0
Vendor Project or Invoice #: 2011 **PO #** 0
Original Contract Date: April 27, 2021 **Vendor #** 4028

Change Order Number: 1

Change Order Date: August 24, 2021

Purpose of Change Order:

Replacing the defective existing 3" RP Febco backflow preventer due to old age.

Details of Change Order:

ITEM #	DESCRIPTION	UNITS	QUANTITY CHANGE	UNIT PRICE	EXTENDED PRICE
1	3" Febco backflow preventer	1	1.00	\$ 5,955.00	\$ 5,955.00
2					\$ -
3					\$ -
4					\$ -
5					\$ -
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -

Change Order Number: 1 makes the following adjustments to the contract: **\$ 5,955.00**

Contractor Accepted: IRRIGATION IOWA LLC
 Signature: [Signature] Firm Name: IRRIGATION IOWA LLC
 Date: 8-17-21

Engineer Approved: Heritage Landscape Supply Group, Inc.
 Signature: [Signature] Firm Name: Heritage Landscape Supply Group, Inc.
 Date: 8/17/21

Owner Accepted: City of Grimes MSA 8-17-21
 Signature: _____ Title: _____
 Date: _____

Attest for Owner:

Signature: _____ Title: _____
 Date: _____

Record of Change Orders

#	Date	Amount
Original Contract Amount		\$ 174,451.00
1	August 24, 2021	\$ 5,955.00
2		
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Revised Contract Amount **\$ 180,406.00**

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 #: 135064 **PO #**
Original Contract Date: September 10, 2019 **Vendor #** 2830

Date of Council Meeting: August 24, 2021 **PAYMENT REQUEST #** 20
PAYMENT PERIOD: From: June 27, 2021 Through: July 31, 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: \$ 206,272.60
 Retainage: 5 % of Completed Work:
 Total Earned less Retainage: \$ 206,272.60
 Less previous applications for payment: \$ 204,807.60
 SU ## ## \$ 1,465.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,465.00

Balance to finish, including retainage: \$ 11,807.40

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

Signature

8/24/2021

Date

City of Grimes Staff Approval:

Signature

8-17-21

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

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
18	June 22, 2021	\$ 3,120.00
19	August 10, 2021	\$ 495.00
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Previous Applications for Payment

No.	Date	Amount
36		
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TOTAL \$ 204,807.60

Record of Change Orders

No.	Date	Amount
1		
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8/24/2021		
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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

July 31, 2021
Project No: 0000191105-000
Invoice No: 135064
Due Date: August 30, 2021

Project 0000191105-000 New 1.5 MG Elevated Storage Tower - Construction Phase

Professional Services from June 27, 2021 to July 31, 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 M. Resident Project Representative

	Hours	Rate	Amount
On-Site Representative II	7.00	145.00	1,015.00
Totals	7.00		1,015.00
Total Labor			1,015.00
	Current	Prior	To-Date
Total Billings	1,015.00	116,627.20	117,642.20
Contract Limit (not-to-exceed)			120,000.00
Contract Limit Remaining			2,357.80
Total this Phase			\$1,015.00

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

Project	0000191105-000	Grimes - New 1.5 MG Elevated Storage	Invoice	135064
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	Hours	Rate	Amount	
Project Coordinator	5.00	90.00	450.00	
Totals	5.00		450.00	
Total Labor				450.00

	Current	Prior	To-Date	
Total Billings	450.00	7,402.50	7,852.50	
Contract Limit (not-to-exceed)			8,400.00	
Contract Limit Remaining			547.50	
		Total this Phase		\$450.00
		Total Due this Invoice		\$1,465.00

Outstanding Invoices

Number	Date	Balance
134711	6/30/2021	495.00
Total		495.00

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 #: 135063 **PO #**
Original Contract Date: August 13, 2019 **Vendor #** 2830

Date of Council Meeting: August 24, 2021 **PAYMENT REQUEST #** 21
PAYMENT PERIOD: From: June 27, 2021 Through: July 31, 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:	\$	1,165,891.39	
Retainage: 5 % of Completed Work:			
Tot April 27, 2021	\$	1,165,891.39	
Less previous applications for payment:	\$	1,132,465.39	
SUBTOTAL	\$	33,426.00	
## ##			
OTHER CHARGES (Attach an itemized list)	\$	-	
CURRENT PAYMENT DUE	\$	33,426.00	

Balance to finish, including retainage: \$ 81,593.61

Contract Time Remaining (if applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Signature

8/24/2021

Date

City of Grimes Staff Approval:

Signature

8-17-21

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

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
19	June 22, 2021	\$ 37,325.05
20	August 10, 2021	\$ 21,294.71
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 1,132,465.39

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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24-Aug-21		
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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

July 31, 2021
Project No: 0000190904-000
Invoice No: 135063
Due Date: August 30, 2021

Project 0000190904-000 Grimes Reverse Osmosis Water Treatment Plant - Phase 1
Professional Services from June 27, 2021 to July 31, 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	135063
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Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administration	557,700.00	93.40	520,891.80	504,160.80	16,731.00
Total Fee	557,700.00		520,891.80	504,160.80	16,731.00
Total Fee					16,731.00
Total this Phase					\$16,731.00

Phase	L.	Construction Staking			
			Current	Prior	To-Date
Total Billings			0.00	19,498.18	19,498.18
Contract Limit (not-to-exceed)					20,570.00
Contract Limit Remaining					1,071.82
Total this Phase					0.00

Phase	M.	Resident Project Representative			
			Hours	Rate	Amount
On-Site Representative II			91.00	145.00	13,195.00
Totals			91.00		13,195.00
Total Labor					13,195.00
Consultants					
Krishna Engineering Consultants, Inc.					2,000.00
Total Consultants					2,000.00

Truck Mileage					600.00
			Current	Prior	To-Date
Total Billings			15,795.00	449,706.41	465,501.41
Contract Limit (not-to-exceed)					478,500.00
Contract Limit Remaining					12,998.59
Total this Phase					\$15,795.00

Phase	Q.	Record Drawings			
Total this Phase					0.00

Phase	T.	SRF Loan Administration			
			Hours	Rate	Amount
Project Coordinator			10.00	90.00	900.00
Totals			10.00		900.00
Total Labor					900.00
			Current	Prior	To-Date
Total Billings			900.00	14,905.00	15,805.00
Contract Limit (not-to-exceed)					20,280.00
Contract Limit Remaining					4,475.00
Total this Phase					\$900.00

Phase	V.	Electrical Room Re-Design			
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Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	135063
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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						\$33,426.00

Outstanding Invoices

Number	Date	Balance
134742	6/30/2021	21,294.71
Total		21,294.71

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: August 24, 2021 PAYMENT REQUEST # 11
 ## PAYMENT PERIOD: From: June 27, 2021 Through: July 31, 2021

Contract Summary

Original Contract Amount:	\$	<u>109,500.00</u>	
Net change by Change Orders:	\$	<u>-</u>	
Contract Amount to Date: (line 1 ± 2)	\$		<u>109,500.00</u>
Total completed and stored to date:	\$	<u>103,567.34</u>	
Retainage: <u>0</u> % of Completed Work:	\$	<u>-</u>	
Total Earned less Retainage:	\$		<u>103,567.34</u>
Less previous applications for payment:	\$		<u>102,192.34</u>
SUBTOTAL			\$ <u>1,375.00</u>

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 1,375.00

Balance to finish, including retainage: \$ 5,932.66

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

Hossein Dallen

Signature

August 24, 2021

Date

City of Grimes Staff Approval:

Matt Ahrens

Signature

8-17-21

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

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
9	June 22, 2021	\$ 4,655.00
10	August 10, 2021	\$ 830.00
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Previous Applications for Payment

No.	Date	Amount
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Record of Change Orders

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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: _____

TOTAL \$ 102,192.34



1360 NW 121st Street
Clive, IA 50325

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

July 31, 2021
Project No: 0000201168-000
Invoice No: 135037
Due Date: August 30, 2021

Project 0000201168-000 City of Grimes Water System Study

Professional Services from June 27, 2021 to July 31, 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	100.00	4,400.00	4,400.00	0.00
Hydrant Flushing Analysis	12,200.00	100.00	12,200.00	12,200.00	0.00
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	95.00	5,320.00	5,040.00	280.00
Report Preparation and Submittal	13,700.00	95.00	13,015.00	12,330.00	685.00
Project Management	6,500.00	95.00	6,175.00	5,850.00	325.00
Total Fee	87,400.00		86,110.00	84,820.00	1,290.00
Total Fee					1,290.00
Total this Phase					\$1,290.00

Phase J Water Service Territory Review

	Hours	Rate	Amount
Project Manager I	.50	170.00	85.00
Totals	.50		85.00
Total Labor			85.00
Total this Phase			\$85.00
Total Due this Invoice			\$1,375.00

Project	0000201168-000	Grimes Water System Study	Invoice	135037
Outstanding Invoices				
	Number	Date	Balance	
	134569	6/30/2021	830.00	
	Total		830.00	

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: S James Street and SE 6th Street Intersection Improvements
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 349-210-6407 **Finance Project #**
Vendor Project or Invoice #: 20G002.01 **PO #**
Original Contract Date: February 11, 2020 **Vendor #** 2972

Date of Council Meeting: August 24, 2021 **PAYMENT REQUEST #** 8
PAYMENT PERIOD: From: June 1, 2021 Through: June 30, 2021

Contract Summary

Original Contract Amount:	\$	28,500.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	28,500.00	
Total completed and stored to date:	\$	27,116.25	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	27,116.25	
Less previous applications for payment:	\$	25,867.10	
SUBTOTAL	\$		1,249.15

OTHER CHARGES (Attach an itemized list)

CURRENT PAYMENT DUE \$ 1,249.15

Balance to finish, including retainage: \$ 1,383.75

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

8/10/2021

Date

City of Grimes Staff Approval:

Signature

8-17-21

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: 8/10/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 14, 2020	\$ 3,401.06
2	August 11, 2020	\$ 985.56
3	August 11, 2020	\$ 472.00
4	November 24, 2020	\$ 1,027.50
5	January 26, 2021	\$ 555.98
6	April 27, 2021	\$ 12,135.00
7	July 13, 2021	\$ 7,290.00
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Previous Applications for Payment

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TOTAL \$ 25,867.10

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

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

Invoice

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

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

July 27, 2021

Project No: 0020G002.01

Invoice No: 73498

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

Invoice Total USD 1,249.15

Project 0020G002.01 S James Street and SE 6th Street Intersection Improvements

Professional Services through June 30, 2021

Professional Personnel

	Hours	Rate	Amount
Project Engineer I	8.50	143.00	1,215.50
Totals	8.50		1,215.50
Total Labor			1,215.50

Expenses 33.65

Billing Limits	Current	Prior	To-Date
Total Billings	1,249.15	25,867.10	27,116.25
Limit			28,500.00
Remaining			1,383.75

Total This Invoice USD 1,249.15

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: James Street Corridor Study N 27th Street to S 37th Street
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 343-210-6407 **Finance Project #**
Vendor Project or Invoice #: 20G021.01 **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 2972

Date of Council Meeting: August 24, 2021 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: June 1, 2021 Through: June 30, 2021

Contract Summary

Original Contract Amount:	\$	130,628.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	130,628.00	
Total completed and stored to date:	\$	121,803.12	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	121,803.12	
Less previous applications for payment:	\$	119,703.12	
SUBTOTAL	\$		2,100.00

OTHER CHARGES (Attach an itemized list)

CURRENT PAYMENT DUE \$ 2,100.00

Balance to finish, including retainage: \$ 8,824.88

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Foth Infrastructure & Environment, LLC

Firm Name

Signature

8/10/2021

Date

City of Grimes Staff Approval:

Signature

8-17-21

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 24, 2020	\$ 14,847.00
2	January 26, 2021	\$ 22,776.32
3	April 27, 2021	\$ 74,409.80
4	July 13, 2021	\$ 7,670.00
5	August 24, 2021	
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 119,703.12

Record of Change Orders

No.	Date	Amount
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8/9/2021		
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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:	-

Invoice

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

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

July 27, 2021

Project No: 0020G021.01

Invoice No: 73499

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

Invoice Total	USD 2,100.00
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Project 0020G021.01 James Street Corridor Study - S 37th Street to N 27th Street

Project Finance Code: 343-210-6407

Professional Services through June 30, 2021**Professional Personnel**

	Hours	Rate	Amount
Project Engineer I	14.00	143.00	2,002.00
Project Administrator II	1.00	98.00	98.00
Totals	15.00		2,100.00
Total Labor			2,100.00

Billing Limits

	Current	Prior	To-Date
Total Billings	2,100.00	119,703.12	121,803.12
Limit			130,628.00
Remaining			8,824.88

Total This Invoice	USD 2,100.00
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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SOUTH SPORTS COMPLEX-IRRIGATIONPROJECT
Contractor: IRRIGATION IOWA LLC
Address: 103 N 5TH AVE, HUXLEY, 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: August 24, 2021 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: August 1, 2021 Through: August 24, 2021

Contract Summary

Original Contract Amount:	\$	174,451.00	
Net change by Change Orders:	\$	5,955.00	
Contract Amount to Date: (line 1 ± 2)	\$	180,406.00	
Total completed and stored to date:	\$	107,758.64	
Retainage: 5 % of Completed Work:	\$	5,387.93	
Total Earned less Retainage:	\$	102,370.71	
Less previous applications for payment:	\$	74,502.31	
SUBTOTAL			\$ 27,868.40

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 27,868.40

Balance to finish, including retainage: \$ 78,035.29

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: [Signature] Firm Name: _____ Date: 8-17-21

Engineer / Consultant Approval: Heritage Landscape Supply Group / GRIDS

Signature: [Signature] Firm Name: _____ Date: 8/17/21

City of Grimes Staff Approval: [Signature] Date: 8-17-21

City of Grimes Council Approval: _____ 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 ESPXLVMP CONTROLLER	1	1.00	-	1.00	\$ 1,841.81	\$ 1,841.81	1.00	\$ 1,841.81	-	100.00%
2	RAINBIRD IQ4GUSA CELL CARD	1	1.00	-	1.00	\$ 1,834.14	\$ 1,834.14	1.00	\$ 1,834.14	-	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	\$ 248.28	-	100.00%
8	RAINBIRD 1 1/2" VALVES	44	44.00	-	44.00	\$ 179.63	\$ 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	\$ 2,846.03	-	100.00%
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	198	198.00	-	198.00	\$ 15.00	\$ 2,940.00	198.00	\$ 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	\$ 990.30	1,980.00	\$ 990.30	-	100.00%
24	2" PVC	3760	3,760.00	-	3,760.00	\$ 0.70	\$ 2,650.42	3,760.00	\$ 3,760.00	-	100.00%
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	860	860.00	-	860.00	\$ 2.87	\$ 1,763.52	860.00	\$ 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	\$ 1,264.85	-	100.00%
30	MISC. FITTINGS	1	1.00	-	1.00	\$ 5,100.00	\$ 5,100.00	0.60	\$ 3,060.00	0.40	60.00%
31	DURA 1" SWING JOINT X BRASS	7	7.00	-	7.00	\$ 41.91	\$ 293.40	7.00	\$ 293.40	-	100.00%
32	IRRIGATION LABOR	1	1.00	-	1.00	\$49,834.92	\$ 49,834.92	0.20	\$ 9,966.98	0.80	20.00%
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	0.15	\$ 825.00	0.85	15.00%
35	SLEEVE MATERIAL	1	1.00	-	1.00	\$ 1,420.00	\$ 1,420.00	1.00	\$ 1,420.00	-	100.00%
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	\$ 31,136.00	-	100.00%
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	\$ 13,355.00	-	100.00%
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	0.15	\$ 480.00	0.85	15.00%
44	CHANGE ORDER #1 3" BACKFLOW	1	-	1.00	1.00	\$ 5,955.00	\$ 5,955.00	-	\$ -	1.00	0.00%
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73				-	-	\$ -	\$ -	-	\$ -	-	0.00%
74				-	-	\$ -	\$ -	-	\$ -	-	0.00%
75				-	-	\$ -	\$ -	-	\$ -	-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 180,406.00

\$ 107,758.64

-40.27%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 22, 2021	\$ 39,438.16
2	July 27, 2021	\$ 35,064.15
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 74,502.31

Record of Change Orders

No.	Date	Amount
1	August 24, 2021	\$ 5,955.00
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TOTAL \$ 5,955.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	April 27th, 2021
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: County Line Road Intersection Improvements
Contractor: Absolute Concrete
Address: 1000 West 6th Ave, PO Box 148, Slater, IA 50244
Finance Budget Code: 334-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 27, 2021 **Vendor #** 1072

Date of Council Meeting: August 24, 2021 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: June 25, 2021 Through: July 31, 2021

Contract Summary

Original Contract Amount:	\$	980,161.50	
Net change by Change Orders:	\$	22,764.00	
Contract Amount to Date: (line 1 ± 2)	\$	1,002,925.50	
Total completed and stored to date:	\$	392,082.70	
Retainage: 5 % of Completed Work:	\$	19,604.14	
Total Earned less Retainage:	\$	372,478.56	
Less previous applications for payment:	\$	281,913.92	
SUBTOTAL	\$		90,564.64

OTHER CHARGES (Attach an itemized list) \$ -

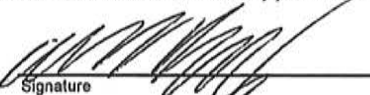
CURRENT PAYMENT DUE \$ 90,564.64

Balance to finish, including retainage: \$ 630,446.94

Contract Time Remaining (If applicable) 21.00 CALENDAR DAYS

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

Construction Contractor Approval: Absolute Concrete

Signature:  Firm Name: Absolute Concrete
 Date: 8/14/21

Engineer / Consultant Approval: Bolton & Menk, Inc.

Signature:  Firm Name: Bolton & Menk, Inc.
 Date: 04 AUG 2021

City of Grimes Staff Approval:

Signature:  Date: 8-17-21

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

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	CLEARING AND GRUBBING	LS	1.00		1.00	\$ 1,131.00	\$ 1,131.00		\$ -	1.00	0.00%
2	EXCAVATION, CLASS 10	CY	1,224.00		1,224.00	\$ 10.00	\$ 12,240.00	350.00	\$ 3,500.00	874.00	28.59%
3	EXCAVATION, CLASS 10, BORROW	CY	2,769.00		2,769.00	\$ 16.00	\$ 44,304.00	350.00	\$ 5,600.00	2,419.00	12.64%
4	SUBGRADE PREPARATION	SY	6,150.00	30.00	6,180.00	\$ 3.00	\$ 18,540.00	1,861.00	\$ 5,583.00	4,319.00	30.11%
5	SUBGRADE TREATMENT, FLY ASH OR CEMENT TREATMENT	SY	6,150.00		6,150.00	\$ 7.00	\$ 43,050.00		\$ -	6,150.00	0.00%
6	SUBBASE, MODIFIED, 6 IN	SY	6,150.00	30.00	6,180.00	\$ 10.00	\$ 61,800.00	1,861.00	\$ 18,610.00	4,319.00	30.11%
7	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	CY	100.00		100.00	\$ 58.00	\$ 5,800.00		\$ -	100.00	0.00%
8	STORM SEWER, TRENCHED, RCP, 15 IN	LF	85.00		85.00	\$ 103.00	\$ 8,755.00	86.00	\$ 8,858.00	(1.00)	101.18%
9	STORM SEWER, TRENCHED, RCP, 30 IN	LF	520.00	51.00	571.00	\$ 109.00	\$ 62,239.00	570.00	\$ 62,130.00	1.00	99.82%
10	STORM SEWER, TRENCHLESS, RCP, 30 IN	LF	100.00		100.00	\$ 555.00	\$ 55,500.00	100.00	\$ 55,500.00	-	100.00%
11	PPEAKON, CONC. 30 IN. V. FOOTING (REMOVE, SALVAGE, AND REINSTALL)	EA	1.00		1.00	\$ 1,800.00	\$ 1,800.00	1.00	\$ 1,800.00	-	100.00%
12	SUBDRAIN, PERFORATED PLASTIC, PIP, 6 IN	LF	1,080.00		1,080.00	\$ 21.50	\$ 23,220.00		\$ -	1,080.00	0.00%
13	SUBDRAIN, CLEANOUT, TYPE A-1, 8 IN.	EA	2.00		2.00	\$ 800.00	\$ 1,600.00		\$ -	2.00	0.00%
14	SUBDRAIN OUTLETS AND CONNECTIONS	EA	6.00		6.00	\$ 500.00	\$ 3,000.00		\$ -	6.00	0.00%
15	FIELD TILE REPAIR, <10"	LF	100.00		100.00	\$ 50.00	\$ 5,000.00		\$ -	100.00	0.00%
16	WATER MAIN, LOWERING, TRENCHED, DIP, 12 IN	LS	1.00		1.00	\$ 17,500.00	\$ 17,500.00		\$ -	1.00	0.00%
17	FIXTURE ADJUSTMENT	EA	4.00		4.00	\$ 1,000.00	\$ 4,000.00		\$ -	4.00	0.00%
18	STORM MANHOLE, SW-401, 72 IN.	EA	3.00		3.00	\$ 6,650.00	\$ 19,950.00	2.00	\$ 13,300.00	1.00	66.67%
19	INTAKE, SW-501	EA	1.00		1.00	\$ 2,400.00	\$ 2,400.00	1.00	\$ 2,400.00	-	100.00%
20	INTAKE, SW-505	EA	1.00		1.00	\$ 4,450.00	\$ 4,450.00	1.00	\$ 4,450.00	-	100.00%
21	INTAKE, SW-506	EA	2.00		2.00	\$ 7,250.00	\$ 14,500.00	2.00	\$ 14,500.00	-	100.00%
22	PAVEMENT, PCC, 8 IN.	SY	2,070.00	30.00	2,100.00	\$ 75.00	\$ 157,500.00		\$ -	2,100.00	0.00%
23	PAVEMENT, PCC, 10 IN.	SY	3,000.00		3,000.00	\$ 85.00	\$ 255,000.00	1,317.00	\$ 111,945.00	1,683.00	43.90%
24	CONCRETE MEDIAN	SY	71.00		71.00	\$ 25.00	\$ 1,775.00		\$ -	71.00	0.00%
25	GRANULAR SHOULDER AND DRIVEWAY, 7 IN.	SY	535.00	120.00	655.00	\$ 15.00	\$ 9,825.00	622.00	\$ 9,330.00	33.00	94.96%
26	PAVEMENT REMOVAL	SY	3,375.00		3,375.00	\$ 16.00	\$ 54,000.00	1,620.00	\$ 25,920.00	1,755.00	48.00%
27	PAINTED PAVEMENT MARKINGS, WATERBORNE	EA	80.10		80.10	\$ 65.00	\$ 5,206.50		\$ -	80.10	0.00%
28	PAINTED PAVEMENT SYMBOLS, WATERBORNE	EA	6.00		6.00	\$ 100.00	\$ 600.00		\$ -	6.00	0.00%
29	PAVEMENT MARKINGS REMOVED	STA	17.00		17.00	\$ 115.00	\$ 1,955.00		\$ -	17.00	0.00%
30	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$ 8,200.00	\$ 8,200.00	0.50	\$ 4,100.00	0.50	50.00%
31	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING (TYPE 1)	AC	0.50		0.50	\$ 3,000.00	\$ 1,500.00		\$ -	0.50	0.00%
32	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING (TYPE 2)	AC	0.75		0.75	\$ 2,950.00	\$ 2,212.50		\$ -	0.75	0.00%
33	SWPPP PREPARATION	LS	1.00		1.00	\$ 1,000.00	\$ 1,000.00	1.00	\$ 1,000.00	-	100.00%
34	SWPPP MANAGEMENT	LS	1.00		1.00	\$ 2,000.00	\$ 2,000.00	0.50	\$ 1,000.00	0.50	50.00%
35	FILTER SOCK, 9 IN.	LF	1,115.00		1,115.00	\$ 2.50	\$ 2,787.50	20.00	\$ 50.00	1,095.00	1.79%
36	RIP RAP, CLASS E	TON	30.00		30.00	\$ 70.00	\$ 2,100.00		\$ -	30.00	0.00%
37	SILT FENCE OR SILT FENCE DITCH CHECK	LF	2,730.00		2,730.00	\$ 1.50	\$ 4,095.00	285.00	\$ 427.50	2,445.00	10.44%
38	EROSION CONTROL MULCHING, HYDROMULCHING	AC	2.10		2.10	\$ 1,500.00	\$ 3,150.00	0.30	\$ 450.00	1.80	14.29%
39	INLET PROTECTION DEVICE	EA	7.00		7.00	\$ 175.00	\$ 1,225.00		\$ -	7.00	0.00%
40	MOBILIZATION	LS	1.00		1.00	\$ 61,000.00	\$ 61,000.00	0.50	\$ 30,500.00	0.50	50.00%
41	CONCRETE WASHOUT	LS	1.00		1.00	\$ 2,500.00	\$ 2,500.00	0.30	\$ 750.00	0.70	30.00%
42	FENCE REMOVAL	LF	350.00		350.00	\$ 5.00	\$ 1,750.00		\$ -	350.00	0.00%
8001	SUBBASE STABILIZATION, GEOGRID	SY		152.00	152.00	\$ 5.50	\$ 836.00	152.00	\$ 836.00	-	100.00%
8002	TEMPORARY TRAFFIC SIGNALS	LS		1.00	1.00	\$ 11,929.00	\$ 11,929.00	0.80	\$ 9,543.20	0.20	80.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 1,002,925.50

\$ 392,082.70

-60.91%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 13, 2021	\$ 281,913.92
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TOTAL \$ 281,913.92

Previous Applications for Payment

No.	Date	Amount
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Record of Change Orders

No.	Date	Amount
1	July 13, 2021	\$ 22,764.00
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TOTAL \$ 22,764.00

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	April 27, 2021
Original Completion Date:	August 31, 2021
Added by Change Order:	
Contract Time to Date:	126.00
Time Used to Date:	105.00
Contract Time Remaining:	21.00

CITY OF
GRIMES

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	EXCAVATION, CLASS 10	CY	536.50		536.50	\$ 20.00	\$ 10,730.00	536.50	\$ 10,730.00	-	100.00%
2	EXCAVATION, CORE OUT	CY	100.00		100.00	\$ 10.00	\$ 1,000.00		\$ -	100.00	0.00%
3	SUBGRADE PREPARATION, 6 IN.	SY	1,250.00		1,250.00	\$ 4.00	\$ 5,000.00	1,000.00	\$ 4,000.00	250.00	80.00%
4	SUBBASE, MODIFIED, 6 IN.	SY	1,250.00		1,250.00	\$ 13.00	\$ 16,250.00	1,000.00	\$ 13,000.00	250.00	80.00%
5	PAVEMENT, PCC, 10 IN.	SY	975.00		975.00	\$ 85.00	\$ 82,875.00	900.00	\$ 76,500.00	75.00	92.31%
6	CONCRETE MEDIAN/MAINTENANCE STRIP	SY	165.00		165.00	\$ 75.00	\$ 12,375.00	100.00	\$ 7,500.00	65.00	60.61%
7	SIDEWALK, PCC, 6 IN.	SY	102.00		102.00	\$ 80.00	\$ 8,160.00	80.00	\$ 6,400.00	22.00	78.43%
8	SIDEWALK, PCC, 6 IN., COLORED	SY	58.00		58.00	\$ 100.00	\$ 5,800.00	40.00	\$ 4,000.00	18.00	68.97%
9	DETECTABLE WARNING, CAST IRON, NATURAL FINISH	SF	20.00		20.00	\$ 55.00	\$ 1,100.00	16.00	\$ 880.00	4.00	80.00%
10	PAVEMENT REMOVAL	SY	426.00		426.00	\$ 20.00	\$ 8,520.00	421.13	\$ 8,422.60	4.87	98.86%
11	TRAFFIC SIGNAL	LS	1.00		1.00	\$130,000.00	\$ 130,000.00	0.90	\$ 117,000.00	0.10	90.00%
12	PAINTED PAVEMENT MARKINGS, WATERBORNE	STA	34.50		34.50	\$ 85.00	\$ 2,932.50		\$ -	34.50	0.00%
13	PAINTED SYMBOLS AND LEGENDS, WATERBORNE	EA	6.00		6.00	\$ 275.00	\$ 1,650.00		\$ -	6.00	0.00%
14	PAVEMENT MARKINGS REMOVED	STA	48.00		48.00	\$ 65.00	\$ 3,120.00		\$ -	48.00	0.00%
15	PAVEMENT SYMBOLS REMOVED	EA	2.00		2.00	\$ 125.00	\$ 250.00		\$ -	2.00	0.00%
16	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	\$10,000.00	\$ 10,000.00	0.80	\$ 8,000.00	0.20	80.00%
17	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	0.25		0.25	\$ 2,500.00	\$ 625.00		\$ -	0.25	0.00%
18	FILTER SOCK, 9 IN.	LF	800.00		800.00	\$ 0.50	\$ 400.00		\$ -	800.00	0.00%
19	MOBILIZATION	LS	1.00		1.00	\$29,500.00	\$ 29,500.00	0.50	\$ 14,750.00	0.50	50.00%
20	CONCRETE WASHOUT	LS	1.00		1.00	\$ 1,500.00	\$ 1,500.00	1.00	\$ 1,500.00	-	100.00%
8001	Portable Dynamic Message Signs	CDAY		10.00	10.00	\$ 126.50	\$ 1,265.00	10.00	\$ 1,265.00	-	100.00%
8002	Addition Temporary Traffic Control	LS		1.00	1.00	\$ 357.50	\$ 357.50	1.00	\$ 357.50	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 333,410.00

\$ 274,305.10

-17.73%

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
1	August 24, 2021	\$ 1,622.50
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TOTAL \$ 1,622.50

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	April 13, 2021
Original Completion Date:	August 31, 2021
Added by Change Order:	-
Contract Time to Date:	141.00
Time Used to Date:	122.00
Contract Time Remaining:	19.00



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: Northwest Territory Lift Station and Force Main – Electric Service Proposal – MidAmerican Energy Company.

SYNOPSIS: The action that is in front of the council is to approve a proposal from MidAmerican Energy for the electric service required for the new Northwest Territory Lift Station. The amount of this proposal is \$152,132.80 and following approval by the City of Grimes, the work would be scheduled by MidAmerican Energy. The cost of this item was included in the budgeting numbers for this project.

FISCAL IMPACT: This proposal is \$152,132.80 and, as stated above, the cost is included in the Capital Improvements Plan budget for this project.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff recommends that the City Council approves and authorizes the Mayor to sign the proposal from MidAmerican Energy Company for the electric service to the new Northwest Territory Lift Station.



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

April 8th, 2021

City of Grimes
Attn: Matt Ahrens, P.E.
mahrens@grimesiowa.gov

Reference: Grimes NW Territory Lift Station and Force Main. Three-phase underground electric extension to new lift station off of NW 27th St. in Grimes, IA. WMIS: **2866562**

Dear Mr. Ahrens:

We are pleased to submit the Refundable Advance for Construction Underground Electric Service Extension Proposal for Speculative Use for the above project. This proposal is valid for 90 days and if MidAmerican Energy construction has not commenced within 12 months it may be voided.

Please sign and return the proposal as soon as you are ready to commit to the work. You may withhold payment until MidAmerican Energy has completed this work. In the meantime, please keep me informed of your schedule.

If you have any questions, please call me at (515) 252-6742.

Sincerely,
MidAmerican Energy Company

Scot Enger
Customer Project Coordinator



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

REFUNDABLE ADVANCE FOR CONSTRUCTION
UNDERGROUND ELECTRIC DISTRIBUTION EXTENSION PROPOSAL
FOR SPECULATIVE USE – WMIS: 2866562

MidAmerican Energy Company, an Iowa corporation and City of Grimes ("Applicant"), agree as follows:

1. MidAmerican Energy Company will extend its electric lines underground to serve a new 480/277 volt, three-phase 150 kVA transformer for the Grimes NW Territory Lift Station as shown on the attached drawings.
2. MidAmerican Energy Company will furnish the necessary labor and materials required to fulfill its undertaking, as specified above, and will commence such work as soon as reasonable and practicable after the execution of this Proposal and receipt of Applicant's cash deposit indicated below, and will prosecute such work to completion with reasonable diligence.
3. The estimated cost of construction is **\$152,132.80** which is a refundable Advance for Construction. MidAmerican Energy Company agrees to construct necessary electric facilities as set forth above with City approval of the signed agreement. **Since the estimated cost of construction is over \$100,000, Applicant is required by tariff to pay actual costs upon completion of the work, which could result in an additional charge or a refund to the Applicant.**
4. The Advance for Construction shall be subject to refund by MidAmerican Energy Company to Applicant based upon the following terms and conditions:
 - a. Advances shall not accrue interest and shall be subject to refund from the date of original advance payment. This will span a six-year period at the rate of fifty percent (50%) of the annual metered electric service bill of the above Applicant.
 - b. If additional customers are connected to the above described line extension, the above Applicant shall receive refunds equal to three times estimated base revenue for each additional new customer to the extent the base revenue exceeds the additional distribution construction costs incurred by MidAmerican Energy Company. Base revenue shall be estimated annual kilowatt hours based on similarly situated customers, less the cost of fuel.



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

- c. Refunds shall be made on the anniversary date of the original advance payment or sooner at the option of MidAmerican Energy Company.
 - d. Revenue for un-metered private lighting shall not be included in any refund.
 - e. No refunds shall be made for revenue received after six (6) years from the date of the original advance payment.
 - f. Never shall the total of refunds exceed the refundable portion of the payment stated above.
 - g. No refunds shall be made for customers served from a further extension of the above described electric line extension.
- 5. Except as may hereinafter be provided, MidAmerican Energy Company shall:
 - a. Not tamp the backfill. Applicant agrees to indemnify and hold MidAmerican Energy Company harmless from any and all damages that may result from the non-tamping of backfill operations conducted by MidAmerican Energy Company. In case any action is brought against MidAmerican Energy Company, or any of its agents or employees, relative to such backfill operations, the Applicant shall assume full responsibility for the defense thereof. Upon failure to do so on proper notice, MidAmerican Energy Company reserves the right to defend such action and charge all costs to the Applicant provided, however, that nothing herein shall be construed as an assumption of liability by the Applicant for damages and claims attributable to MidAmerican Energy Company negligence.
- 6. Applicant shall provide, without cost to MidAmerican Energy Company, such easements as are necessary and incidental to such installation and use of MidAmerican Energy's facilities on private property within the area served. If a 3rd party easement is required any cost associated in obtaining the easement will be paid by the applicant.
- 7. Applicant shall be responsible for complying with all aspects of compliance as required by any local, state, or federal permit or plan associated with storm water pollution prevention or erosion control. It is specifically understood and agreed that MidAmerican Energy Company is providing the service requested by the Applicant solely for the Applicant. MidAmerican Energy Company will not become or agree to become a co-permittee or operator for the purpose of applicants' compliance with any local, state or federal permit or plan associated with storm water pollution prevention or erosion control.



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

8. Applicant shall be responsible for locating and marking all privately owned systems such as water services, culverts, irrigation systems, drainpipes, septic lines, and underground wiring before MidAmerican Energy Company's construction.
9. It is specifically understood and agreed that any distribution systems, or other facilities constructed or installed by MidAmerican Energy Company under terms of this Proposal shall remain the sole property of MidAmerican Energy Company and MidAmerican Energy Company shall determine, as its own judgment indicates, the manner and method of utilization thereof and to extend the same or connect other facilities there to and serve other customers there from as it shall see fit, subject only to such obligations as MidAmerican Energy Company shall have assumed in this Proposal; and no other person shall have any right, title, interest or claim, in or to the said distribution system or other facilities by virtue of any provision of this Proposal.
10. Applicant shall furnish, install, own and maintain all 4-inch ducts as shown on attached prints. All ducts shall be black w/red stripe or grey in color, PVC type schedule 40 or schedule 40 HDPE coil-able. Applicant shall install ducts a minimum of forty-two (42) inches and a maximum of forty-eight (48) inches below finish grade with capped and staked ends and equipped with pull wires. MidAmerican Energy Company will provide marker balls for the duct ends. These are available at MidAmerican Energy Company's storeroom. Applicant is responsible for correct placement and depth of conduit. **Note: No more than ten (10) conduits allowed within the secondary compartment of the transformer pad.**

Proposed this 8th day of April, 2021

MIDAMERICAN ENERGY COMPANY

By: _____

Title: _____

Accepted this _____ day of _____, 2021

APPLICANT:

By: _____

Title: _____

[illegible]

N

MEC TO BORE IN 4 INCH
CONDUIT 3 FEET WEST OF
EXISTING FENCE LINE FROM
RIGHT OF WAY LINE TO
1/8" AL 3PHASE UG PRIMARY

MEC TO INSTALL 3PHASE
2-1/2" RAY PLY ENCLOSURE
550 FEET SOUTH OF LINE
EXISTING 3PHASE OH LINE.
LABEL NEW ENCLOSURE AS
"PSE 2748-A"

FRONT OF ENCLOSURE
TO FACE TOWARDS
LINE WEST

MEC TO BORE IN 4 INCH
CONDUIT 3 FEET WEST OF
EXISTING FENCE LINE FROM
PRIMARY ENCLOSURE TO
RIGHT OF WAY LINE AND
PULL IN 1/8" AL 3PHASE UG
PRIMARY

10' EASEMENT

NEED TO STAY OUT OF FIELD
WHILE INSTALLING CONDUIT &
PRIMARY ENCLOSURE

DISCLAIMER OF LIABILITY: THIS DRAWING REFLECTS FACILITIES IN PLACE AT THE TIME OF ITS PREPARATION AND IS SUBJECT TO CHANGE AT ANY TIME. FOR CURRENT FACILITY INFORMATION, PLEASE CONTACT MIDAMERICAN ENERGY COMPANY. FURTHER, MIDAMERICAN ENERGY COMPANY DISCLAIMS ALL LIABILITY AND RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, DEATH AND PROPERTY DAMAGE, RESULTING FROM ANY AUTHORIZED OR UNAUTHORIZED USE OF, OR RELIANCE UPON, THIS DRAWING FOR ANY PURPOSE.

REV	DATE	DESC (FTR)	APP	DESCRIPTION	REV	DATE	DESC (FTR)	APP	DESCRIPTION
-	-	-	-	-	-	-	-	-	-
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SCALE	1" = 20'
DATE	03/23/2021
DESIGNED	C. RANFELD
DRAWN	C. RANFELD
CHECKED	UNKNOWN
APPROVED	UNKNOWN

WORK REQUEST #	2388582-1
CIRCUIT ID	DGP-214
FORMAL PROJECT #	05971

MIDAMERICAN ENERGY COMPANY	GRIMES- NW TERRITORY LIFT STATION AND FORCE MAIN	DWG NO
NW 82nd Ave & NW Morningside Dr GRIMES, IOWA		CONDUIT LAYOUT PAGE 2



EDGE OF SOCCER FIELD

REC TO BORE IN A 4 INCH
CONDUIT 3 FEET EAST OF
NEW SANITARY EASEMENT
FROM PRIMARY ENCLOSURE
TO THE NORTH TO RE-AND
PULL IN 1/8 AL 3-PHASE UG
PRIMARY

REC TO INSTALL A 3-PHASE
3-WAY PRIMARY ENCLOSURE
LABEL NEW ENCLOSURE #S
PE 2749-B*

TOP OF NEW FORCE
SEWER MAIN IS 5.5
FEET DEEP (10" DIA.
SEWER LINE)

20' SANITARY
SEWER EASEMENT

FRONT OF ENCLOSURE
TO FACE TOWARDS
1-E-SOUTHWEST

REC TO BORE IN A 4 INCH
CONDUIT 3 FEET WEST OF
EXISTING FENCE LINE FROM
PRIMARY ENCLOSURE TO
THE SOUTH TO SUBMIT
PRIMARY ENCLOSURE AND
PULL IN 1/8 AL 3-PHASE UG
PRIMARY



DISCLAIMER OF LIABILITY: THIS DRAWING REFLECTS FACILITIES IN PLACE AT THE TIME OF ITS PREPARATION AND IS SUBJECT TO CHANGE AT ANY TIME. FOR CURRENT FACILITY INFORMATION, PLEASE CONTACT MIDAMERICAN ENERGY COMPANY. FURTHER, MIDAMERICAN ENERGY COMPANY DISCLAIMS ALL LIABILITY AND RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES INCLUDING BUT NOT LIMITED TO, PERSONAL INJURY, DEATH AND PROPERTY DAMAGE, RESULTING FROM ANY AUTHORIZED OR UNAUTHORIZED USE OF, OR RELIANCE UPON, THIS DRAWING FOR ANY PURPOSE.

REV	DATE	DESC	BY	DATE	DESC	BY	APP	DESCRIPTION
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-

SCALE	1" = 20'
DATE	03/23/2021
DESIGNED	C. RANFELD
DRAWN	C. RANFELD
APPROVED	UNKNOWN
APPROVED	UNKNOWN

WORK REQUEST #	2855362-1
CIRCUIT ID	DSF-214
FORMAL PROJECT #	D5911

MIDAMERICAN ENERGY COMPANY	GRIMES- NW TERRITORY LIFT STATION AND FORCE MAIN	DWG NO CONDUIT ABOUT PAGE 3
NW 82nd Ave & NW Morningside Dr		GRIMES, IOWA



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: Wastewater Treatment Feasibility Study – Veenstra & Kimm, Inc. Professional Services Agreement.

SYNOPSIS: The City of Grimes has identified the need for preliminary and preparatory work to allow for moving forward with constructing a new wastewater treatment facility in the event the City is unable to complete a connection to the WRA in a suitable and timely manner. The feasibility study would provide an initial evaluation of location, design and implementation requirements for a new Wastewater Treatment Facility, but would not be to the level of a full Facility Plan. Grimes is undertaking this exercise due to the lack of progress in reaching an agreement with Urbandale for installation of our WRA trunk sewer to the WRA connection point in Urbandale. There are also issues at the existing Wastewater Treatment Facility with meeting discharge requirements. The City needs to take action to remedy the situation towards a permanent solution to keep the regulating agencies from coming down on us.

The staff has selected Veenstra & Kimm as the consultant for this planning work. They have an extensive history of working on similar projects and planning exercises and is well suited for this work.

FISCAL IMPACT: The total cost for the planning work is \$10,000 and will be paid for via funds allocated towards this item in the current Capital Improvements Plan.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S): N/A

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

RESOLUTION TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES

Grimes Resolution No. 08-3721

WHEREAS, the City of Grimes (Grimes) needs to undertake preliminary and preparatory work to allow for moving forward with constructing a new wastewater treatment facility in the event the City is not able to complete a connection to the WRA in a suitable and timely manner; and,

WHEREAS, the engineering firm of Veenstra & Kimm, Inc. (Engineers), has substantial experience in wastewater treatment and facility planning, and is qualified to provide a wastewater treatment feasibility study to provide an initial evaluation of location, design and implementation requirements; and,

WHEREAS, Engineers have proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Engineers and compensation to be paid by Grimes for their engineering services related to a Wastewater Treatment Feasibility Study;

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

Passed by the City Council of the City of Grimes, Iowa, by a vote of ___to___ on the 24th day of August, 2021, and approved by the Mayor on the 24th day of August, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk

AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES

WASTEWATER TREATMENT FEASIBILITY STUDY

This Agreement is made and entered into this 24th day of August 2021, by and between City of Grimes, a municipal corporation, hereinafter referred to as "City," and Veenstra & Kimm, Inc., party of the second part, hereinafter referred to as "Consultant" as follows:

THE CITY HEREBY AGREES TO RETAIN THE CONSULTANT FOR THE PROJECT AS DESCRIBED IN THIS AGREEMENT AND CONSULTANT AGREES TO PERFORM THE PROFESSIONAL SERVICES AND FURNISH THE NECESSARY DOCUMENTATION FOR THE PROJECT AS GENERALLY DESCRIBED IN THIS AGREEMENT.

1. SCOPE OF SERVICES

Services provided under this Agreement shall be as further described in Attachment 1, Scope of Services.

2. SCHEDULE

The schedule of the professional services to be performed shall conform to the Schedule set forth in Attachment 2. Any deviations from the Schedule shall be approved by the authorized City representative. The City agrees that the Consultant is not responsible for delays arising from a change in the scope of services, a change in the scale of the Project or delays resulting from causes not directly or indirectly related to the actions of the Consultant.

3. COMPENSATION

A. In consideration of the professional services provided herein, the City agrees to pay the Consultant the following sum NOT-TO-EXCEED, excluding any authorized reimbursable expenses, pursuant to the Schedule of Fees set forth in Attachment 3.

I. Basic Services of the Consultant

a. Feasibility Study	\$10,000.00
Total	\$10,000.00

B. The Consultant shall invoice the City monthly for services, any reimbursable expenses and any approved amendments to this Agreement, based upon services actually completed at the time of the invoice. Final payment shall be due and payable within 30 days of the City's acceptance of Consultant's submission of final deliverables in accordance with the Scope of Services.

C. In consideration of the compensation paid to the Consultant, the Consultant agrees to perform all professional services to the satisfaction of the City by performing the professional services in a manner consistent with that degree of care and skill ordinarily exercised by members of Consultant's profession currently practicing under similar

circumstances. If the performance of this Agreement involves the services of others or the furnishing of equipment, supplies, or materials, the Consultant agrees to pay for the same in full.

4. INSURANCE

- A. Consultant understands and agrees that Consultant shall have no right of coverage under any and all existing or future City comprehensive, self or personal injury policies. Consultant shall provide insurance coverage for and on behalf of Consultant that will sufficiently protect Consultant or Consultant's representative(s) in connection with the professional services which are to be provided by Consultant pursuant to this Agreement, including protection from claims for bodily injury, death, property damage, and lost income. Consultant shall provide worker's compensation insurance coverage for Consultant and all Consultant's personnel. Consultant shall file applicable insurance certificates with the City, and shall also provide evidence of the following additional coverage.
- B. The Consultant shall provide evidence of comprehensive general liability coverage and contractual liability insurance by an insurance company authorized to do business in the State of Iowa in the limits of at least \$1,000,000 each personal injury accident and/or death; \$1,000,000 general aggregate personal injury and/or death; and \$1,000,000 for each property damage accident. The evidence shall designate the City as an additional insured, and that it cannot be canceled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- C. The Consultant shall also provide evidence of automobile liability coverage in the limits of at least \$1,000,000 bodily injury and property damage combined. The evidence shall designate the City as an additional insured, and that it cannot be cancelled or materially altered without giving the City at least thirty (30) days written notice by registered mail, return receipt requested.
- D. The Consultant shall provide evidence of professional liability insurance, by an insurance company authorized to do business in the State of Iowa, in the limit of \$1,000,000 for claims arising out of the professional liability of the Consultant. The insurance coverage shall not be reduced below these limits and the Consultant will notify the City of any erosion of the Policy Limits due to claims made. The coverage shall be maintained for a period of three (3) years after completion of the project. Consultant shall provide City written notice within five (5) days by registered mail, return receipt requested of the cancellation or material alteration of the professional liability policy.
- E. AGENTS AND SUBCONTRACTORS: The Consultant shall require that any of its consultants, agents and subcontractors who perform work and/or services pursuant to the provisions of this Agreement to meet the same insurance requirements as are required of the Consultant.

F. ADDITIONAL INSURED & GOVERNMENTAL IMMUNITY: Except for Workers Compensation and Professional Liability, the policies providing the coverages specified in B and C above shall include the City of Grimes as Additional Insured and Governmental Immunities Endorsements.

G. Failure of Consultant to maintain any of the insurance coverages set forth above shall constitute a material breach of this Agreement.

5. NOTICE

Any notice to the parties required under this agreement shall be in writing, delivered to the person designated below, by United States mail or in hand delivery, at the indicated address unless otherwise designated in writing.

FOR THE CITY:

Name: City of Grimes
Attn: Matt Ahrens, P.E.
Title: City Engineer
Address: 410 SE Main Street, #102
City, State: Grimes, IA 50111

FOR THE CONSULTANT:

Name: Veenstra & Kimm, Inc.
Attn: H. R. Veenstra Jr.
Title: Chair, Board of Directors
Address: 3000 Westown Parkway
City, State: West Des Moines, IA 50266

6. GENERAL COMPLIANCE

In the conduct of the professional services contemplated hereunder, the Consultant shall comply with applicable state, federal, and local law, rules, and regulations and technical standards or specifications issued by the City. Consultant must qualify for and obtain any required licenses prior to commencement of work, including any professional licenses necessary to perform work within the State of Iowa.

7. STANDARD OF CARE

Services provided by the Consultant under this Agreement shall be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.

8. INDEPENDENT CONTRACTOR

Consultant understands and agrees that the Consultant and Consultant's employees and representatives are not City employees. Consultant shall be solely responsible for payment of salaries, wages, payroll taxes, unemployment benefits, or any other form of compensation or benefit to Consultant or Consultant's employees, representatives or other personnel performing the professional services specified herein, whether it be of a direct or indirect nature. Further, it is expressly understood and agreed that for such purposes neither Consultant nor Consultant's employees, representatives or other personnel shall be entitled to

any City payroll, insurance, unemployment, worker's compensation, retirement, or any other benefits whatsoever.

9. NON-DISCRIMINATION

Consultant will not discriminate against any employee of applicant for employment because of race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will, where appropriate or required, take affirmative action to ensure that applicants are employed, and that employees are treated, during employment, without regard to their race, color, sex, national origin, religion, age, handicap, or veteran status. Consultant will cooperate with the City in using Consultant's best efforts to ensure that Disadvantaged Business Enterprises are afforded the maximum opportunity to compete for subcontracts of work under this Agreement.

10. HOLD HARMLESS

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, agents, and employees (collectively, City) against all damages, liabilities, judgements or costs, including reasonable investigative fees, attorney's fees, and court costs, to the extent caused by the Consultant's negligent acts, errors or omissions in the performance of professional services under this Agreement and those of its subcontractors, or anyone for whom Consultant is legally liable.

11. ASSIGNMENT

Consultant shall not assign or otherwise transfer this Agreement or any right or obligations therein without first receiving prior written consent of the City.

12. APPROPRIATION OF FUNDS

The funds appropriated for this Agreement are equal to or exceed the compensation to be paid to Consultant. The City's continuing obligations under this Agreement may be subject to appropriation of funding by the City Council. In the event that sufficient funding is not appropriated in whole or in part for continued performance of the City's obligations under this Agreement, or if appropriated funding is not expended due to City spending limitations, the City may terminate this Agreement without further compensation to the Consultant. To the greatest extent allowed by law, the City shall compensate Consultant as provided in Section 18(B) of this Agreement.

13. AUTHORIZED AMENDMENTS TO AGREEMENT

A. The Consultant and the City acknowledge and agree that no amendment to this Agreement or other form, order or directive may be issued by the City which requires additional compensable work to be performed if such work causes the aggregate amount payable under the amendment, order or directive to exceed the amount appropriated for this Agreement as listed in Section 3, above, unless the Consultant has been given a

written assurance by the City that lawful appropriation to cover the costs of the additional work has been made.

- B. The Consultant and the City further acknowledge and agree that no amendment to this Agreement or other form, order or directive which requires additional compensable work to be performed under this Agreement shall be issued by the City unless funds are available to pay such additional costs, and the Consultant shall not be entitled to any additional compensation for any additional compensable work performed under this Agreement. The Consultant expressly waives any right to additional compensation, whether in law or equity, unless prior to commencing the additional work the Consultant was given a written amendment, order or directive describing the additional compensable work to be performed and setting forth the amount of compensation to be paid, such amendment, order or directive to be signed by the authorized City representative. It is the Consultant's sole responsibility to know, determine, and ascertain the authority of the City representative signing any amendment, directive or order.

14. OWNERSHIP OF CONSULTING DOCUMENTS

All sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall become the property of the City; a reproducible set shall be delivered to the City at no additional cost to the City upon completion of the plans or termination of the services of the Consultant. All drawings and data shall be transmitted in a durable material, with electronic files provided when feasible to do so. The Consultant's liability for use of the sketches, tracings, plans, specifications, reports, and other data prepared under this Agreement shall be limited to the Project.

15. INTERPRETATION

No amendment or modification of this Agreement shall be valid unless expressed in writing and executed by the parties hereto in the same manner as the execution of the Agreement. This is a completely integrated Agreement and contains the entire agreement of the parties; any prior written or oral agreements shall be of no force or effect and shall not be binding upon either party. The laws of the State of Iowa shall govern and any judicial action under the terms of this Agreement shall be exclusively within the jurisdiction of the district court for Polk County, Iowa.

16. COMPLIANCE WITH FEDERAL LAW

To the extent any federal appropriation has or will be provided for the Project, or any federal requirement is imposed on the Project, Consultant agrees that Consultant will comply with all relevant laws, rules and regulations imposed on City and/or Consultant necessary for receipt of the federal appropriation. Consultant shall provide appropriate certification regarding Consultant's compliance.

17. SOLICITATION AND PERFORMANCE

- A. The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Consultant, to solicit or secure this Agreement, and that the Consultant has not paid or agreed to pay any company or person other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or contingent fee.
- B. The Consultant shall not engage the services of any person or persons in the employ of the City at the time of commencing such services without the written consent of the City.

18. SUSPENSION AND TERMINATION OF AGREEMENT

- A. The right is reserved by the City to suspend this Agreement at any time. Such suspension may be affected by the City giving written notice to the Consultant, and shall be effective as of the date established in the suspension notice. Payment for Consultant's services shall be made by the City for services performed to the date established in the suspension notice. Should the City reinstate the work after notice of suspension, such reinstatement may be accomplished by thirty (30) days written notice within a period of six (6) months after such suspension, unless this period is extended by written consent of the Consultant. If the contract is not reinstated within six (6) months of suspension, it will be considered terminated, and the City will be under no obligation to make further payment under the Agreement.
- B. Upon ten (10) days written notice to the Consultant, the City may terminate the Agreement, if in the City's sole judgement, it is found that reasons beyond the control of either the City or Consultant make it impossible or against the City's interest to complete the Agreement. In such case, the Consultant shall have no claims against the City except for the value of the work performed up to the date the Agreement is terminated.
- C. The City may also terminate this Agreement at any time if it is found that the Consultant has violated any material term or condition of this Agreement or that Consultant has failed to maintain workers' compensation insurance or other insurance provided for in this Agreement. In the event of such default by the Consultant, the City may give ten (10) days written notice to the Consultant of the City's intent to terminate the Agreement. Consultant shall have ten (10) days from notification to remedy the conditions constituting the default.
- D. In the event that this Agreement is terminated in accordance with paragraph C of this section, the City may take possession of any work and may complete any work by whatever means the City may select. The cost of completing said work shall be deducted from the balance which would have been due to the Consultant had the Agreement not been terminated and work completed in accordance with contract documents.
- E. The Consultant may terminate this Agreement if it is found that the City has violated any material term or condition of this Agreement. In the event of such default by the City, the

Consultant shall give ten (10) days written notice to the City of the Consultant's intent to terminate the Agreement. City shall have ten (10) days from notification to remedy the conditions constituting the default.

19. TAXES

The Consultant shall pay all sales and use taxes required to be paid to the State of Iowa on the work covered by this Agreement. If requested by the City, the Consultant shall execute and deliver and shall cause any sub-consultant or subcontractor to execute and deliver to the City certificates as required to permit the City to make application for refunds of said sales and use taxes as applicable. The City is a municipal corporation and not subject to state and local tax, use tax, or federal excise taxes.

20. SEVERABILITY

If any portion of this Agreement is held invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Agreement shall continue in full force and effect.

21. DISPUTE RESOLUTION

Should a dispute or conflict arise between the City and the Consultant during the design and construction of the Project, or following the completion of the Project, the City and the Consultant agree to submit the issues to formal non-binding mediation prior to exercising their right to commence litigation in a court of law. The parties shall each bear their own attorneys' fees, costs and expenses during mediation. The cost of the mediator shall be shared equally by the parties.

If a suit, action, arbitration or other legal proceeding is instituted in connection with any controversy arising out of this Agreement or to interpret or enforce any rights under this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party court costs provided by Iowa law and interest at the legal rate. The City and Consultant agree that the jurisdiction and venue for any legal proceeding arising from this Agreement are the Iowa District Court for Polk County.

22. MISCELLANEOUS HEADINGS

Title to articles, paragraphs, and subparagraphs are for information purposes only and shall not be considered a substantive part of this Agreement.

23. FURTHER ASSURANCES

Each party hereby agrees to execute and deliver such additional instruments and documents and to take all such other action as the other party may reasonably request from time to time in order to affect the provisions and purposes of this Agreement.

24. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall constitute an original document, no other counterpart needing to be produced, and all of which when taken together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents on the day and year first above written.

CONSULTANT

CITY OF GRIMES

BY:  _____

Name: H. R. Veenstra Jr.

Title: Chair, Board of Directors

BY: _____

Scott Mikkelsen, Mayor

ATTEST

Name: _____

Title: _____

ATTACHMENT 1 – SCOPE OF SERVICES

PROJECT OBJECTIVE

The objective of the Wastewater Treatment Feasibility Study is to undertake preliminary and preparatory work to allow the City of Grimes to move forward with constructing a new wastewater treatment facility in the event the City is not able to complete a connection to the WRA in a suitable and timely manner. The purpose of the feasibility study is to better assess the location and implementation parameters that would need to be addressed if the City moves forward with a new treatment plant. The feasibility study intended as an initial evaluation of location, design and implementation requirements. The feasibility study is not intended as a full Facility Plan. The work under the feasibility study will be implemented in a sequential manner based on the City staffs authorization to proceed with various tasks.

SCOPE OF SERVICES

The scope of services in the feasibility study will consist of a series of work tasks that will include, but not necessarily be limited to, the following:

1. Review existing facility planning and flow data to develop the projected design flows and loadings for a City of Grimes wastewater treatment facility with a planning period of approximately 2045 with projections of populations and loadings beyond 2045 for general planning purposes.
2. Identify potential locations for a wastewater treatment facility. The locations to be identified include those to be located in the Beaver Creek basin and the Walnut Creek basin.
3. Review the potential treatment plant sites with the City of Grimes to determine preliminary feasible sites.
4. Complete an assessment of the sites the preliminary analysis determines to be feasible.
5. Select one or two preferred sites for a wastewater treatment facility.
6. Develop a preliminary concept and cost estimate for a wastewater treatment facility based on the preferred site or sites.
7. Submit a Waste Load Allocation request to the Iowa Department of Natural Resources for the preferred site or sites. If multiple sites are selected, a separate Waste Load Allocation request would be submitted for each site.
8. Based on the results of the Waste Load Allocation refine the general design concept and cost estimate for the preferred site or sites.
9. Develop a timeline and schedule for implementation of a new wastewater treatment facility.

10. Perform such other feasibility tasks as requested by the City.

The scope of services under this Agreement is intended to be a framework scope of services in which tasks would be implemented in a sequential basis as authorized by the City. The final scope and extend of the feasibility study will be determined by the task or tasks authorized. Given the uncertain nature of the final scope of services a maximum fee for the initial Agreement is established at \$25,000. Both parties to the Agreement recognize if the scope of work expands beyond the initial feasibility assessment this Agreement may be amended to address additional work or work tasks within the feasibility study.

ATTACHMENT 2 - PROJECT SCHEDULE

The time of completion of the scope of services under this Agreement shall be as follows:

1. The elements of the feasibility study shall be completed on a mutually agreed schedule as each element of the work is authorized.

ATTACHMENT 3 - SCHEDULE OF FEES

CONSULTANT'S CURRENT STANDARD HOURLY RATE SCHEDULE

VEENSTRA & KIMM, INC.
HOURLY RATES BY EMPLOYEE CLASSIFICATION
(Effective July 2021)

Management I.....	\$186.00
Management II.....	180.00
Process Engineer I.....	203.00
Client Services I.....	180.00
Client Services V.....	70.00
Funding Specialist.....	110.00
Engineer I-A.....	186.00
Engineer I-B.....	176.00
Engineer I-C.....	167.00
Engineer I-D.....	160.00
Engineer II-A.....	152.00
Engineer II-B.....	143.00
Engineer III-A.....	134.00
Engineer III-B.....	128.00
Engineer III-C.....	125.00
Engineer IV.....	121.00
Engineer V.....	113.00
Engineer VI.....	106.00
Engineer VII.....	101.00
Engineer VIII.....	98.00
Engineer IX.....	91.00
Engineer X.....	83.00
Engineer XI.....	75.00
Engineer XII.....	67.00
Design Technician I.....	107.00
Design Technician II.....	96.00
Architect.....	114.00
Planner I.....	117.00
Planner II.....	78.00
Planner III.....	72.00
Drafter IA.....	107.00
Drafter IB.....	100.00
Drafter II.....	94.00
Drafter III.....	88.00
Drafter IV.....	79.00
Drafter V.....	70.00
Drafter VI.....	63.00
Drafter VII.....	56.00
Clerical I.....	79.00
Clerical II.....	70.00
Clerical III.....	60.00
Clerical IV.....	53.00
Clerical V.....	44.00
Construction Manager.....	180.00
Surveyor I.....	127.00
Surveyor II.....	112.00
Technician I.....	93.00
Technician II.....	86.00
Technician III.....	79.00
Technician IV.....	77.00

Technician V	71.00
Technician VI	65.00
Technician VII	54.00
Technician VIII	47.00
Technician IX	39.00
Building Inspector I	178.00
Building Inspector I-A	119.00
Building Inspector II	94.00
Building Inspector III	75.00

REIMBURSABLES AND EQUIPMENT RATES

Robotics	35.00
GPS	35.00
Leica Total Station	25.00
Total Station Robotics	20.00
Tablet	45.00
Fluoroscope	50.00
4-Wheeler	50.00
Drone	75.00
Mileage	IRS Rate

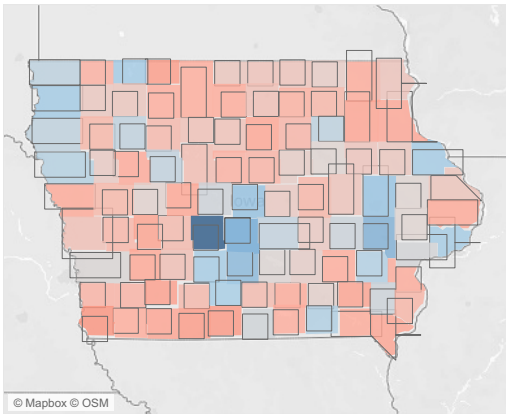
REIMBURSABLE EXPENSES

1. All materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the current standard mileage reimbursement established by the Internal Revenue Service.
3. Charges for outside services such as soils and materials testing, fiscal, legal will be billed at their invoice.
4. All other direct expenses will be invoiced at cost.

2020 Census Results for Iowa's Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
----------------	-----------------	--------------------	----------------------	------------------	------------------	------------------------------------

Click map to choose a county:



Total population in Polk County:

2020 Census	492,401
2010 Census	430,640
County change	61,761
County average	14.3%

Population by city in Polk County

	2020	2010	Change	% Rate	% Rates
Runnells	457	507	-50	-9.9%	
Alleman	423	432	-9	-2.1%	
Des Moines	214,133	203,433	10,700	5.3%	
Windsor Heights	5,252	4,860	392	8.1%	
Mitchellville	2,485	2,254	231	10.2%	
Urbandale	45,580	39,463	6,117	15.5%	
Pleasant Hill	10,147	8,785	1,362	15.5%	
Clive	18,601	15,447	3,154	20.4%	
West Des Moines	68,723	56,609	12,114	21.4%	
Elkhart	882	683	199	29.1%	
Altoona	19,565	14,541	5,024	34.6%	
Johnston	24,064	17,278	6,786	39.3%	
Ankeny	67,887	45,582	22,305	48.9%	
Polk City	5,543	3,418	2,125	62.2%	
Grimes	15,392	8,246	7,146	86.7%	
Bondurant	7,365	3,860	3,505	90.8%	

2020 Census Results for Iowa’s Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
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Choose a county:
Adair

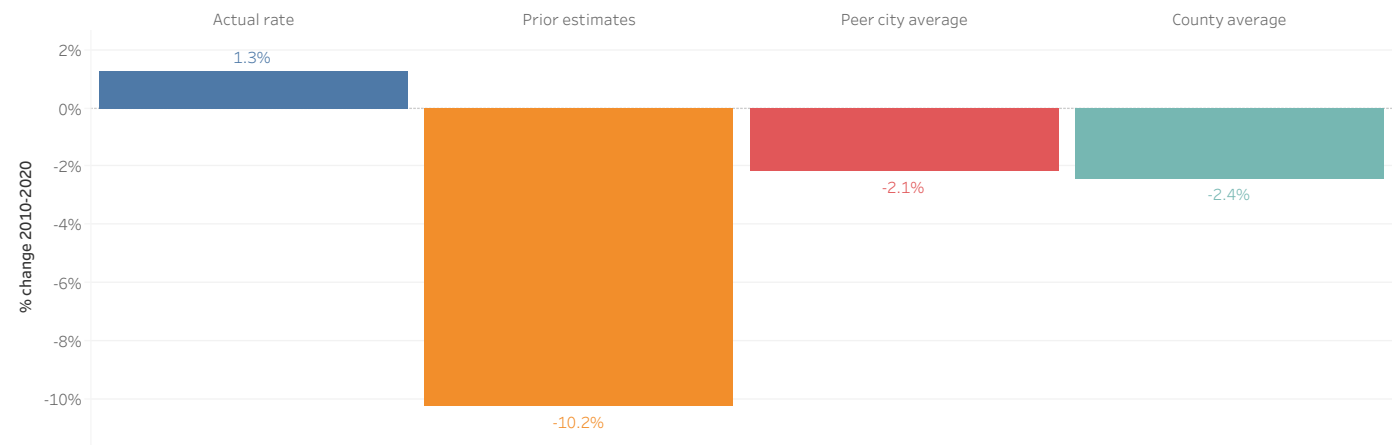
Then choose a city:
Adair

2020 Population in Adair

Based on actual and benchmark rates of change

Actual 2020 Census count	791
Prior 2020 estimate from the annual estimates program	629
If the city had grown at the average rate for cities of similar size and type	764
If the city had grown at the county-wide average rate	762

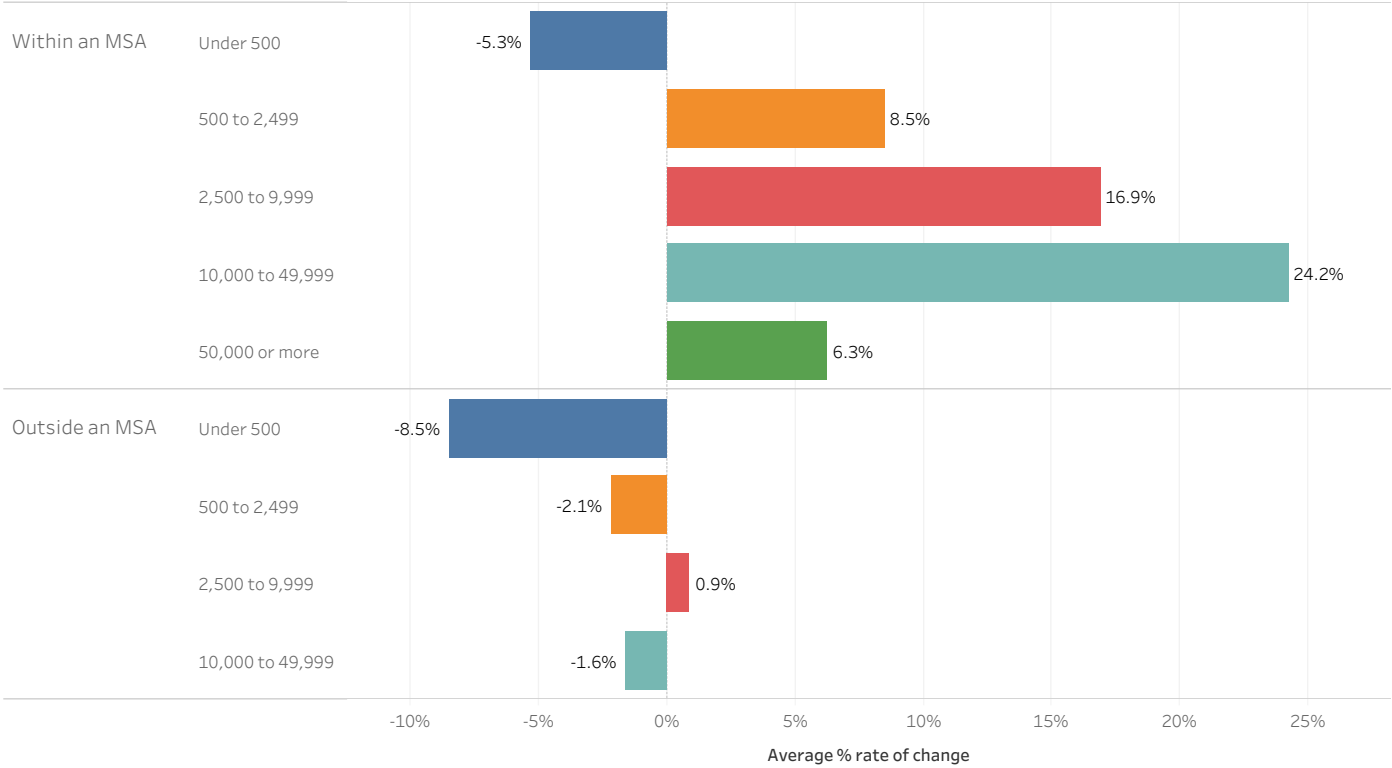
Comparison of actual and benchmark rates of change



2020 Census Results for Iowa's Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
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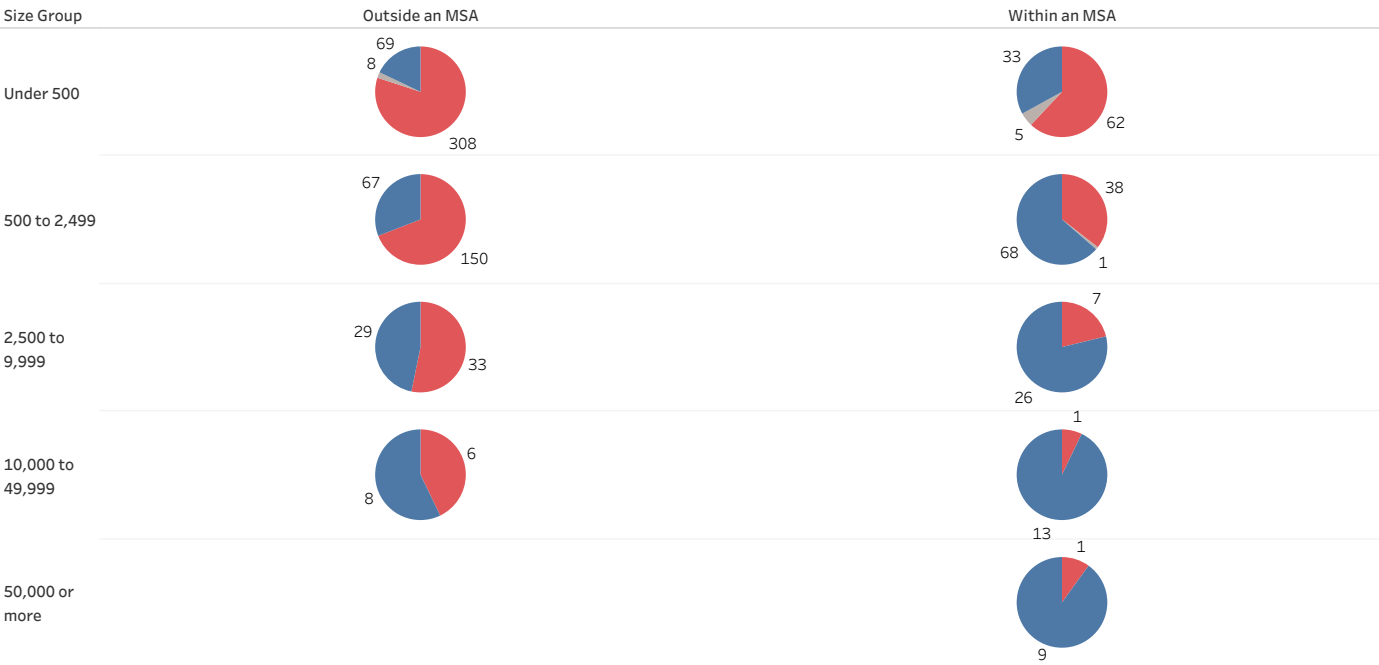
Average Rates of Change by City Size and Metropolitan Status



2020 Census Results for Iowa's Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
--------------------------------	---------------------------------	------------------------------------	--------------------------------------	----------------------------------	----------------------------------	--

Number of cities gaining or losing population, by size and metropolitan status



Direction of change

- Loss
- No change
- Gain

2020 Census Results for Iowa’s Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
----------------	-----------------	--------------------	----------------------	------------------	------------------	------------------------------------

Cities with Highest Rates of Loss, 2010-2020

Filter by city size:

☐ Under 500

☒ 500 to 2,499

☐ 2,500 to 9,999

☐ 10,000 to 49,999

Filter by metro status:

☒ Outside an MSA

☐ Within an MSA

		2020	2010	Change	% Rate
Hamburg	<i>Fremont</i>	890	1,187	-297	-25.0%
Burt	<i>Kossuth</i>	418	533	-115	-21.6%
Grandview	<i>Louisa</i>	437	556	-119	-21.4%
Otho	<i>Webster</i>	429	542	-113	-20.8%
Pomeroy	<i>Calhoun</i>	526	662	-136	-20.5%
Montrose	<i>Lee</i>	738	898	-160	-17.8%
New Albin	<i>Allamakee</i>	432	522	-90	-17.2%
Eldon	<i>Wapello</i>	783	927	-144	-15.5%
Gladbrook	<i>Tama</i>	799	945	-146	-15.4%
Lamoni	<i>Decatur</i>	1,969	2,324	-355	-15.3%

2020 Census Results for Iowa’s Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
----------------	-----------------	--------------------	----------------------	------------------	------------------	------------------------------------

Cities with Highest Rates of Gain, 2010-2020

Filter by city size:

All

Filter by metro status:

All

		2020	2010	Change	% Rate
Tiffin	Johnson	4,512	1,947	2,565	131.7%
Bondurant	Polk	7,365	3,860	3,505	90.8%
Grimes	Polk	15,392	8,246	7,146	86.7%
Waukee	Dallas	23,940	13,790	10,150	73.6%
Adel	Dallas	6,153	3,682	2,471	67.1%
Polk City	Polk	5,543	3,418	2,125	62.2%
North Liberty	Johnson	20,479	13,374	7,105	53.1%
Ankeny	Polk	67,887	45,582	22,305	48.9%
Solon	Johnson	3,018	2,037	981	48.2%
Van Meter	Dallas	1,484	1,016	468	46.1%

2020 Census Results for Iowa’s Cities

View by county	Evaluate a city	Rates by city size	Tallies by city size	Ranked by % Loss	Ranked by % Gain	View by county for smaller screens
----------------	-----------------	--------------------	----------------------	------------------	------------------	------------------------------------

Choose a county:
Adair

Population of cities in Adair County				
	2020	2010	Change	% Rate
Bridgewater	148	182	-34	-18.7%
Orient	368	408	-40	-9.8%
Fontanelle	676	672	4	0.6%
Adair	791	781	10	1.3%
Greenfield	2,062	1,982	80	4.0%

City of Grimes
Water Treatment Plant
&
Wastewater
Treatment Facility
MONTHLY OPERATING REPORT
July 2021



Prepared By:





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

July 30th, 2021

City of Grimes

Mayor Scott Mikkelsen
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

RE: Monthly Update July 2021

Dear Mayor Scott Mikkelsen:

In accordance with contract requirements, we are pleased to provide the following monthly report for July 2021. Below is a list of the significant events that occurred during the month:

SUBMITTED TO: Mayor Scott Mikkelsen
Jake Anderson, City Administrator
Rochelle Williams, City Clerk
City Council, City of Grimes
Jeff DuPont, U.S. Water Services Corporation

We appreciate the opportunity to be of service to the City of Grimes. We are available to discuss this report, or any other aspect of our operations, at your convenience. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Nick Deardorff
Project Manager
USW UTILITY GROUP

1.0 Facility Safety

There were no safety violations to report for the current month. The subjects of the monthly safety trainings were: Personal Protective Equipment-Foot Protection, Portable Ladders-Performing Pre-use Inspections, Basic Scaffold Safety-OSHA Fall Protection Rules for Scaffolding, Basic Scaffold Safety-Reminders for Safely Accessing Scaffolding. All staff reviewed, understood, and acknowledged the material.

2.0 Drinking Water Treatment Facility Operation Report

This month we saw still had a high amount of water demand throughout the city due to persistent hot, dry weather. We were able to keep our storage facilities full despite the high water demand. We are still struggling with a couple water quality issues due to the lime softening plant being down for remodel. We have no way to soften the water nor manipulate pH without the lime. We are currently using chemicals to adjust pH, causing some water quality issues to a very small amount of the population. The floor finish in the new water plant was started towards the end of the month. The new RO trains are still scheduled to be started up by the beginning of September. Electrical and plumbing is still moving forward as materials arrive. The new lime softening plant equipment has mostly been installed with piping and electrical connections currently being worked on.

Finished Water Monthly Flows and Hardness

		July-21	June-21	July-20
Water	Units			
Average Daily Pumped	gallons	2,173,000	2,263,000	2,164,000
Maximum Daily Pumped	gallons	2,555,000	2,808,000	2,666,000
Minimum Daily Pumped	gallons	1,325,000	1,731,000	1,645,000
Hardness				
Hardness - Avg Raw	grains	23.1	24.1	26
Hardness - Avg Finish	grains	9.8	8.8	4.4
Iron mg/l				
Avg Raw	mg/L	0.64	0.56	7.21
Avg Finish	mg/L	0.02	0.02	0.11
Fluoride mg/l				
Avg Raw Fl.	mg/L	2.10	2.10	0.32
Avg Finish Fl.	mg/L	1.10	1.01	0.21

Drinking Water Distribution Report

During the month of July, we were very busy with work orders again. Warmer weather at times this month allowed us to perform more maintenance in the distribution system. We have been inspection manholes, exercising vales, and hydrants. We will continue an aggressive program on hydrant maintenance in the system. We had one main break this month 2301 NE 12th repaired and tested. Construction is continuing throughout the city, and we are providing the contractors with any information that they request

Distribution	July-2021
Work Orders	120
Meters Installed	39
Residential	36
Commercial	3
Temp Hydrants	4
Disconnect Notices	0
Services Disconnected	30
Hydrants Inspected/Flushed	25
Valves Exercised	15
Manholes Inspected	33
Water Loss	1,500,000

Waste Water Treatment Facility Operation Report

The wastewater treatment facility had several ammonia violations this last month. Both daily and the monthly ammonia limits were breached. We are doing everything possible to eliminate the ammonia, but the plant is grossly overloaded. We continue to haul sludge from the digesters three times a week. We have met with the DNR and outside consultants to come up with plans to convert some equipment throughout the plant to allow for more treatment capability within the same plant footprint.

Wastewater Treatment Facility Flows

	Plant Influent (MGD)
Total	56.51
Average per day	1.82
Minimum	1.39
Maximum	2.33

Wastewater Influent & Effluent Quality

	Influent		Effluent					
Parameter	Daily Ave MG/L	Daily Ave LBS/Day	Daily Max	Permit Daily MG/L Limit	7 Day Max Ave	Permit 7 Day Max Limit	30 Day Average	Permit 30 Day Ave
BOD ₅	158.2	2404.1	•	•	•	•	•	•
CBOD ₅	•	•	109.6 LBS/Day	•	97.5 LBS/Day	711 LBS/Day	73.2 LBS/Day	444 LBS/Day
Suspended solids	401	5959.2	34	•	34	45.0	16.25	30.0
Nitrogen Ammonia	•	•	20.6 MG/L	5.0 MG/L	19.2 MG/L	•	17.9 MG/L	1.1 MG/L
Nitrate Nitrogen	38.0	559.2	334.6 LBS/Day	942.33 LBS/Day	334.6 LBS/Day	•	20.4 LBS/Day	576 LBS/Day
Dissolved Oxygen	•	•	8.47	•	7.16	•	6.47	>5.0
PH	•	•	7.7	6.5 to 9 STD Units	7.6	•	•	•

ND= No Detection

• = No limit set

RESOLUTON 08-3821 APPROVING A TEMPORARY CONSTRUCTION EASEMENT
AND RIGHT-OF-WAY

WHEREAS, Charles and Janet Strutt as property owners, have agreed to a temporary easement and right-of-way during the construction period for the purpose of the City accessing Beaverbrooke West Plat 8, Lot J to complete the Beaverbrooke West Plat 8, Lot J Drainage Improvements Project.

WHEREAS, the City desires to accept the Temporary Construction Easement and Right-of-Way.

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

That the Temporary Construction Easement and Right-Of-Way is hereby accepted and approved by the City Council of the City of Grimes and authorizes the City Clerk to execute the Temporary Construction Easement and Right of Way agreement.

PASSED AND APPROVED this 24th day of August, 2021

By: _____

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a temporary easement and right-of-way during the construction period under, over, on, through, across and within the real estate described on Exhibit A attached hereto (hereinafter called "Easement Area"), together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area, for the purpose of the City accessing Beaverbrooke West Plat 8, Lot J to complete the Beaverbrooke West Plat 8 Lot J Drainage Improvements (the "Project").

This Easement shall be subject to the following terms and conditions:

1. PLANS AND SPECIFICATIONS. Grantor has reviewed the plans and specifications for the Project, and Grantor understands and consents to the work to be performed within the Easement Area, which shall include but not be limited to grading of property to allow for appropriate transition of property.
2. RESTORATION AND MAINTENANCE. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading. The City shall not be responsible for any maintenance of the land located within the Easement Area and that responsibility shall remain with Grantor. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed. The City shall be responsible for the replacement of sidewalk damaged by the temporary access, where adjacent to the easement area.
3. ERECTION AND PLACEMENT OF STRUCTURES OR OBSTRUCTIONS PROHIBITED. Grantor shall not erect or permit any fence or other structure to be placed in the Easement Area without obtaining the prior written consent of the City, and the City is granted the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected within the Easement Area.
4. RIGHT OF ACCESS. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area as herein described.
5. LIABILITY. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage

or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.

6. EASEMENT BENEFIT AND TERM. This Easement shall be for the benefit of the City, and shall terminate upon the completion and final acceptance of the Project by the City by Resolution of the City Council of the City.
7. EASEMENT RUNS WITH LAND. This Easement shall be deemed to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants 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.

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Signed this 19th day of August, 2021.

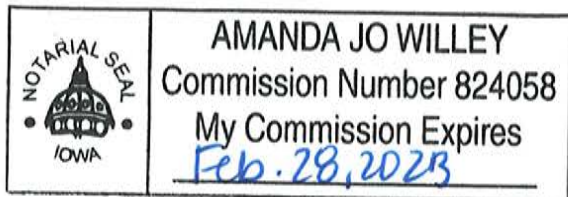
GRANTOR:

By: Charles Strutt

By: Janet Strutt

STATE OF IOWA)
) SS
COUNTY OF POLK)

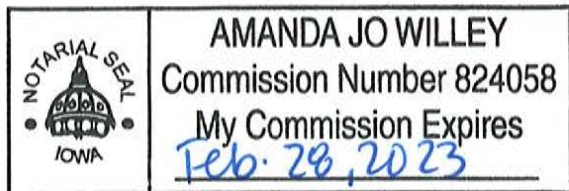
On this 19 day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Charles Strutt, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.



Amanda Willey
Notary Public in and for the
State of Iowa
My commission expires: Feb. 28, 2023

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 19 day of August, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Janet Strutt, 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.



Amanda Willey
Notary Public in and for the
State of Iowa
My commission expires: Feb. 28, 2023

STATE OF IOWA)
) SS
COUNTY OF POLK)

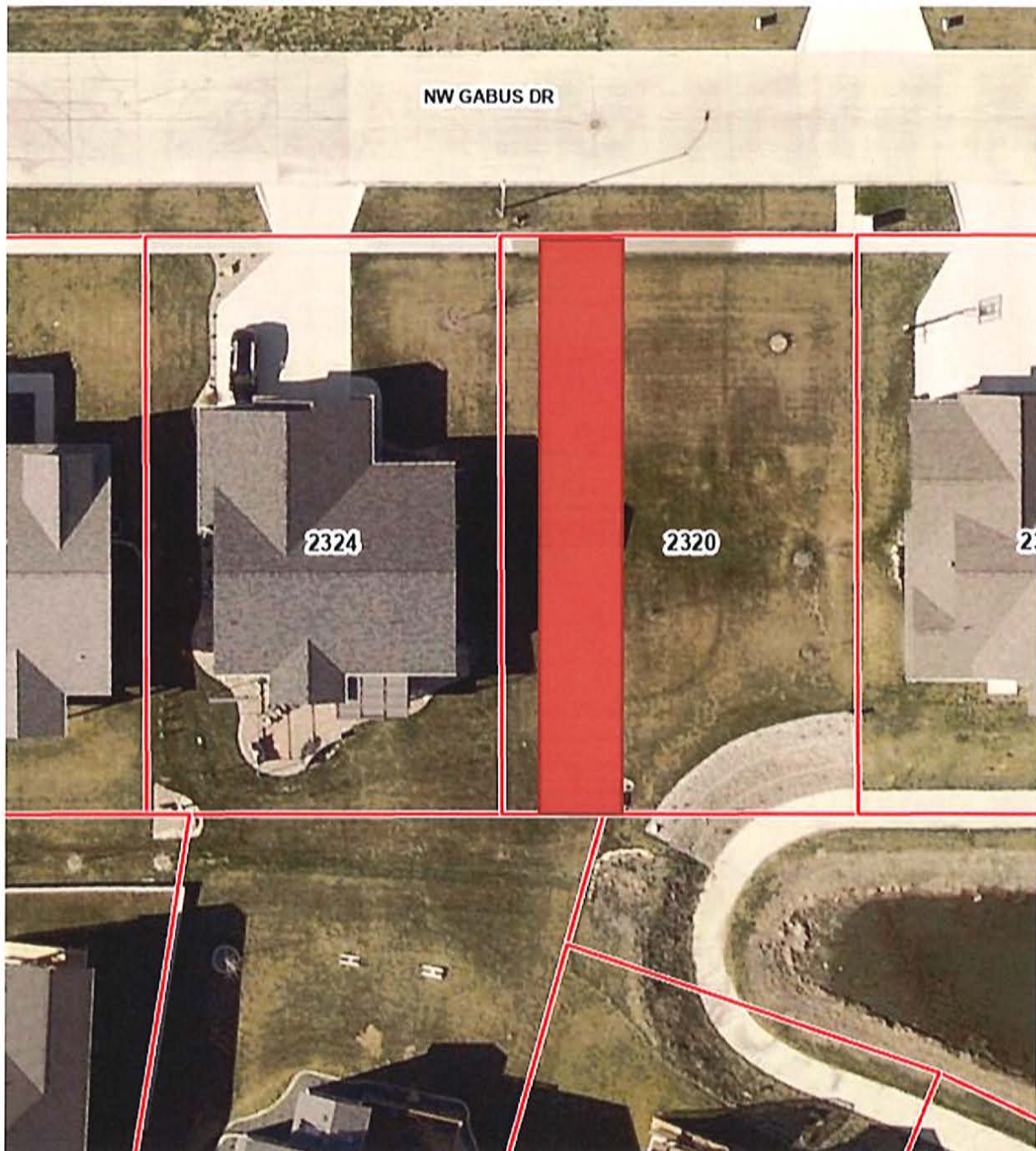
I, Rochelle Williams, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 2021, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 2021.

Rochelle Williams
City Clerk of City of Grimes, Iowa

Exhibit A

Easement area highlighted in red



Amazon Charges

Library

\$521.49 Library materials

\$457.94 organizers, envelopes, tape, magnets

\$45.42 First Aid Supplies

\$92.91 Programming supplies-library

\$1,117.76

City of Grimes Claims 8 24 2021

PREMIER OFFICE EQUIPMENT	COPIER CONTRACT LIBRARY	133.1
BALLARD EQUIPMENT, INC	CHUTE COVER	1,149.93
D&K PRODUCTS	MOSQUITO CONTROL	244
ABSOLUTE CONCRETE CONSTRU	CO LINE RD INTERSECT IMPROVE	90,564.64
AIA CORPORATION	DUTY UNIFORM-FIRE DEPT	1,239.53
JOHNSON CONTROLS SECURITY	CH SECURITY 9/1-11/30/21	719.98
BAKER & TAYLOR	MATERIALS - LIBRARY	1,206.29
BLACK HILLS ENERGY	GAS	567.31
BDI SIGNS	SIGNAGE OUTSIDE CH/BLDG SERVICES	4,250.00
BSN SPORTS	BASEBALL & SOFTBALL BASES	419.7
CITY OF URBANDALE	SHARED TRAFFIC SIGNALS	150.59
COMPUTER RESOURCE SPECIAL	EMERGENCY REPAIR/EXCHANGE SERV	292.5
CENTRAL SALT	SNOW SUPPLIES	13,861.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,088.74
FAREWAY STORES, INC.	TRAINING SUPPLIES	258.71
FINISH LINE AUTO WORKS	EXPLORER - TIRES	707.16
GRAINGER	PUMP	114.08
HACH COMPANY	WATER CHEMICALS	792.67
HAWKINS INC.	CHEMICALS	8,270.80
RELIANT GASES, LTD	CO2 GAS	690.46
STATE HYGIENIC LABORATORY	WATER TESTS	280
IOWA ASSN OF MUNICIPAL UT	SGCIS-JULY-SEPT 2021 SAFETY COORD	6,087.30
INTERSTATE BATTERY	TRUCK S203	285.1
IOWA LIBRARY ASSOCIATION	ILA CONF - KARALEE - LIBRARY	285
IOWA WORKFORCE DEVELOPM01	UNEMPLOYMENT BARBER	2,112.00
LEAF	COPIER LEASE GCC	77.97
LIBERTY READY MIX	STREET REPAIRS	959
LOGAN CONTRACTORS SUPPLY	POTHOLE MIX	138.36
LOGOED APPAREL & PROMOTIO	JULY BAM BAM TSHIRTS	567
MAIL SERVICES	MONTHLY UTILITY STATEMENTS	4,315.97
MEDIACOM	INTERNET GCC	211.94
METRO WASTE AUTHORITY	AUGUST CITY GARBAGE 2021	37,141.08
MACQUEEN EQUIPMENT	SWEEPER REPAIR/OUTER BROOMS	1,226.50
MUNICIPAL EMERGENCY SERV.	FF COATS/PANTS	6,972.00
O'HALLORAN INTERNATIONAL	S202 DUMP TRUCK REPAIR	1,590.25
O'REILLY AUTO PARTS	OIL/SQUEEGEE - SWEEPER	50.25
OFFICE DEPOT CITY HALL	LARGE WIPE BOARD/OFFICE SUPPLIES	428.15
OVERHEAD DOOR COMPANY	SHOP OVERHEAD DOOR REPAIR	181.25
SAWYER ALEXANDER J	SAFETY - AJ	110
TRUE VALUE	TILLER RENTAL	28
GRIMES TIRE & AUTO	TIRE REPAIR - P-107	22.43
PC PRINT CENTER	POSTER - LIBRARY	30.75
ARSL	ARSL CONFERENCE - LIBRARY	390
POLK CO RECORDER	PURCHASE AGREEMENT/WRA PROJECT	32
POLK COUNTY TREASURER	JULY LAW ENFORCEMENT 7/21	111,412.00
PURCHASE POWER	POSTAGE	1,020.99
SHRED-IT USA	CH SHREDDING	107.3
SMITH'S SEWER SERVICE	JET PLUGGED SEWER MAIN	225
P.R.I.M.E. BENEFIT SYSTEM	FLEX SPENDING	1,534.62
SYNCB/AMAZON	MATERIALS LIBRARY	1,117.76
UNIQUE MANAGEMENT SERVICE	COLLECTION SERVICES - LIBRARY	17.9
UNITED CONTRACTORS, INC	CONCRETE WORK	143.04
US WATER	Monthly bill	74,223.91
USA BLUE BOOK	GLOVES & TENSETTE	815.45

VERIZON WIRELESS, BELLEVU	CELL PHONES & HOT SPOTS	389.85
VAN WALL EQUIPMENT	P407 MAINT	149.3
WHITFIELD & EDDY	CITY OF GRIMES-GENERAL/PROJECTS	12,884.50
MERCYONE OCCUPATIONAL HEA	QUARTERLY DRUG/ALCOHOL TESTING	447
ELM USA	DISC BUFFER - LIBRARY	25
CENTURY LINK	PHONE	2,731.29
GATEHOUSE MEDIA IOWA HOLD	PUBLICATIONS	1,340.06
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT LIBRARY	190.41
IOWA DEPT. NAT. RESOURCES	NPDES ANNUAL FEE	1,275.00
EFTPS	FED/FICA TAX	45,663.34
MCCLURE ENGINEERING	RO WATER TREATMENT PLANT	36,266.00
COPY SYSTEMS INC	MONTHLY FIRE COPIER CONTRACT	39
VOYA	DEFER COMP PRE	2,006.00
FOTH INFRASTRUCTURE & ENV	JAMES ST CORRIDOR STUDY	3,349.15
TENNAL, MIKLANNET	COACHING 2 SESSIONS OF VB	504
AIG	DEFER COMP PRE	732.5
HORACE MANN	DEFER COMP ROTH	225
MASSMUTUAL	DEFER COMP PRE	1,250.00
MITEL	PHONE	1,769.32
MATTESON, KEN	FACILITY RENTAL REFUND	100
BUYROLLS.COM	RECEIPT PAPER - LIBRARY	167.9
REDBUD LLC	LANDSCAPING	2,305.00
SCENTAIR TECHNOLOGIES	SCENT AIR PW	149
REG MKTG & LOGISTIC GROUP	FUEL	2,977.00
JASPER CONSTRUCTION SERV	BROOKSIDE DR INTERSECTION IMP	260,589.85
IRRIGATION-IA, LLC	S SPT CMLX IRR PROJECT	27,868.40
EBS	SEPTEMBER EMPLOYEE INSURANCE	63,571.35
SYNERGY FIRE & SAFETY	SLUDGE HAULING	3,461.08
IOWA AMERICAN RESCUE	FORCIBLE DOOR PROP/FIRE DEPT	2,425.00
FINK EMILY	FACILITY RENTAL REFUND	100
ZULIC HAJDI	FACILITY RENTAL REFUND	100
KIDS CREATE LLC	KIDS CREATE INSTRUCTOR	868
COY STEPHANIE	PROGRAM REFUNDS	35
DART	SUMMER ADVENTURE TRANSPORT	328
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	<u>125,557.03</u>
	CLAIMS TOTAL	982,700.79
	GENERAL FUND	294,402.78
	LIBRARY FUND FUND	20,302.05
	ROAD USE TAX FUND	39,141.18
	EMPLOYEE BENEFITS FUND	57,342.77
	CP-Water Tower 2019 FUND	1,465.00
	CP-Water Plant Exp 2019 FUND	33,426.00
	WRA SANI SEWER CONNECTION FUND	1,012.00
	HWY44 & COUNTY LN RD 2020 FUND	351,154.49
	SE 11th ST RR/James 2019 FUND	1,665.00
	WATER SYSTEM STUDY FUND	1,375.00
	JAMES ST CORRIDOR STUDY FUND	2,100.00
	SE 6TH & S JAMES INTERSEC FUND	1,249.15
	S CMLX IRRIGATION PROJ FUND	27,868.40
	WATER FUND	56,868.51
	SEWER FUND	52,095.12
	LANDFILL/GARBAGE FUND	37,248.38
	STORM WATER FUND	<u>3,984.96</u>
		982,700.79



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: Resolution of Necessity - Wastewater Treatment Plant Retrofit

SYNOPSIS: As you are all aware, the City of Grimes has been experiencing compliance issues at the Wastewater treatment plant. The DNR has completed an inspection of the plant and will be requiring the City to work towards compliance.

As such, staff has been working with USW and Veenstra and Kimm, Inc to develop a plan to proactively work toward compliance. In order to not further delay the retrofit with required notices and public hearings, City Staff obtained an opinion from Bob Veenstra, and are suggesting that an emergency be declared pursuant to Iowa Code Section 384.103{2}(b).

Iowa Code Section 384.103(2)(b) allows Cities to move forward with emergency repairs provided the City finds necessity to institute emergency conditions and that a competent and licensed, professional engineer certify that the emergency repairs are necessary.

Due to the temperature dependence of the biological nitrification process, the timing of this retrofit is very important to ensure the establishment of the nitrifying bacteria prior to mid-December.

FISCAL IMPACT:

US Water has provided a quote for the Moving Bed Biofilm Reactor (MBBR} the costs for retrofit will be approximately \$225,000.

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution.

Resolution of Necessity 08-2721-Wastewater Treatment Retrofit

WHEREAS, the City of Grimes, Iowa, has recently experienced compliance issues, where the wastewater treatment plant is unable to meet permitted levels of discharge. A time sensitive plan has been established for the startup and optimization of the MBBR retrofit.

WHEREAS, delay of retrofit due to advertising and public letting requirements outlined in Iowa Code Chapter 26, may cause serious loss or injury to the City;

WHEREAS, pursuant to Iowa Code Section 384.103(2)(a), the City of Grimes is declaring an emergency condition, and instituting emergency proceedings.

NOW, THEREFORE, It Is Resolved by the City Council of the City of Grimes, Iowa:

1. The Mayor and City Council of the City of Grimes declares an emergency condition due to lack of compliance with permitted discharge limits.
2. The Mayor and City Council of the City of Grimes accepts the Certificate of Emergency from Veenstra and Kimm Inc., attached as Exhibit A.
3. The Mayor and City Council of the City of Grimes directs the City Public Works Director to enter into any necessary contracts to perform the repairs, and authorize the repairs.

Passed and approved the 24th day of August, 2021

Scott Mikkelsen - Mayor

Attest:

Rochelle Williams - City Clerk



VEENSTRA & KIMM , INC.

3000 Westown Parkway • West Des Moines, Iowa 50266-1320

515-225-8000 • 515-225-7848 (FAX) • 800-241-800 /JAVAT.J

August 4, 2021

Jake Anderson
City Administrator
City of Grimes
101 NE Harvey Street
Grimes, Iowa 50111

GRIMES, IOWA
WASTEWATER TREATMENT PLANT
AERATION BASIN MBBR RETROFIT
EMERGENCY DECLARATION

In accordance with the request of the City of Grimes, the writer has completed a review of the performance of the Grimes wastewater treatment plant relative to its ability to remove ammonia nitrogen and the proposed MBBR retrofit of one of the larger aeration basins.

The Grimes wastewater treatment plant has recently experienced violations of its NPDES Operating Permit relative to ammonia nitrogen levels. The violations are the result of the current biological loading that does not allow for biological nitrification within the aeration basins. The proposed MBBR retrofit will provide a fixed media component to allow for the growth of nitrifying bacteria.

The City of Grimes was recently notified by the Iowa Department of Natural Resources an administrative order is likely to be forthcoming in the near future. The proposed MBBR retrofit is intended to improve the removal efficiency for ammonia nitrogen and allow the effluent to either come into compliance, or more nearly come into compliance, with the permit limits for ammonia nitrogen.

The estimated delivery time for the MBBR retrofit is approximately 12 weeks. If the order is placed immediately, the delivery would be in the mid-November timeframe. By the time installation is completed it is anticipated the MBBR retrofit would be in service by late November or early December.

Jake Anderson
August 4, 2021
Page 2

The biological nitrification process is temperature dependent. The nitrifying bacteria reproduction rate slows as water temperatures cool in the winter months. To achieve the optimum performance of the MBBR system it is very important for the process to be in place before water temperatures start to significantly cool in mid-December.

If the City followed the normal public improvement process it is not anticipated a contract for the MBBR retrofit could be awarded before the end of September. This process would push the installation of the MBBR process into the mid-January 2022 timeframe. By that time temperatures will have cooled to the point where the nitrification process will be much slower to develop and would not be fully established before the spring of 2022.

Completing the MBBR retrofit of the aeration basin must be completed as soon as possible to avoid any unnecessary delay in the startup and performance optimization. In the writer's opinion, the MBBR retrofit constitutes an emergency condition and the City should move forward as expeditiously as possible with the procurement and installation of the MBBR retrofit materials.

With this letter the writer is certifying that in the writer's opinion the MBBR retrofit constitutes an emergency condition that allows the City to move forward with the direct procurement of the MBBR retrofit. In accordance with the Code of Iowa this determination is to be made by a registered professional engineer not in the regular employ of the City of Grimes. The writer is a registered professional engineer in the State of Iowa with Registration No. 9037 and is not in the regular employ of the City of Grimes.

If you have any questions or comments concerning the project, please contact the writer at 225-8000, or bveenstra@v-k.net.

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr., P.E.



HRVJr:paj
128



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

B-Bop's – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for a 2,541 square foot B-Bop's located at the northwest corner of NE Gateway Drive and NE 2nd Court. The property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Hope Commercial Plat 4 Preliminary Plat

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning 08/03/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for B-Bop's subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: B-Bop's – Site Plan

GENERAL INFORMATION:

Applicant:

B-Bop's Inc.

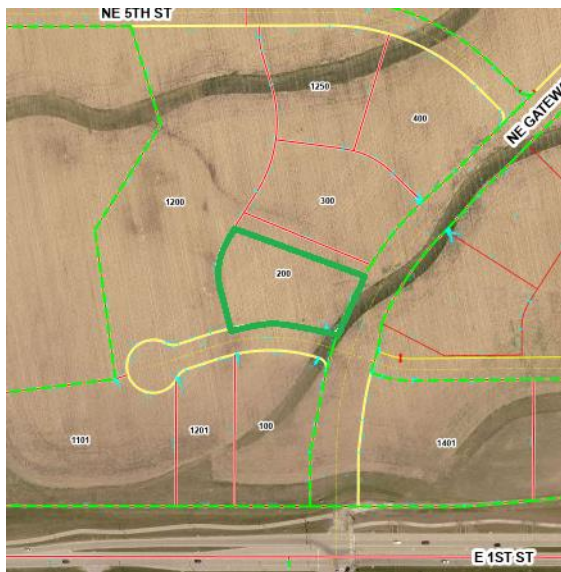
Requested Action

Site Plan

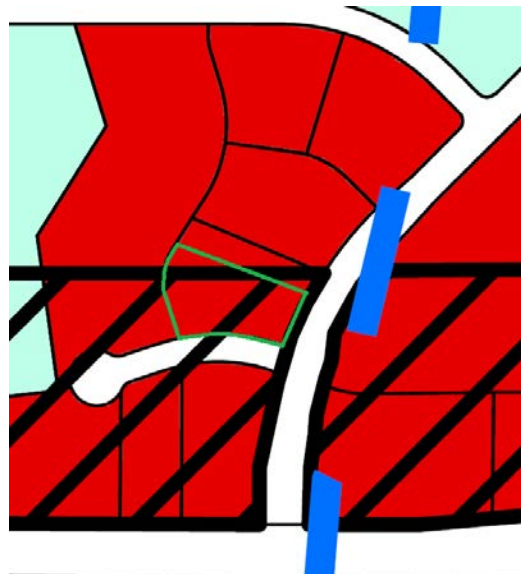
Location

NE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Mixed Use 1	C-2
North	Vacant	Mixed Use 1	C_2
South	Commercial	Mixed Use 1	C-2
East	Commercial	General Commercial	C-2
West	Vacant	Mixed Use 1	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 2,541 square foot B-Bop's located at the northwest corner of NE Gateway Drive and NE 2nd Court. The property is located within the C-2 zoning district and is within the Transportation Corridor Mixed Use Development Overlay District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick and fiber cement paneling with blue metal coping and canopy.

The east façade will need to demonstrate the required glazing across 40% of the façade length eye level. Since the building is not 100% masonry, the façade will require a 4/5 vote of approval by Council.

The dumpster enclosure will be constructed of burnished block colored to match the brick on the building with metal coping and metal gates. The dumpster enclosure will have a 9' by 10' roofed section with a door for exterior storage.

A pink colored neon light strip is proposed across all facades of the building.

Site Layout:

The site will be accessed from a right-in only driveway off of NE 2nd Court, a full access driveway off of the private drive along the west property line, and will have a connection from the site to the north. The private drive will be constructed with the Hope Commercial Plat 4 improvements. Pedestrian connectivity will be provided along NE 2nd Court. An internal sidewalk connection will be provided from the building to the existing trail along NE Gateway Drive.

Outdoor patio seating is proposed on the east side of the building. The drive-thru lane will wrap around the building on the east and north sides.

Pole mounted light fixtures will be installed within the parking lot. Wall pack lighting will be provided on the building facades.

Parking:

Parking has been provided for the building and outdoor patio seating with 41 total spaces provided. The site provides more than the required number of parking spaces for the site and provides more than 25% above the minimum. The increased parking is based on the Waukee location which has 46 parking spaces and has the same amount of dining seating. Due to the lunch and dinner rush need, they desire additional parking. The site will provide extra open space to accommodate the extra paving. The drive-thru has provided more than the 5 required queuing spaces.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Transportation Corridor Overlay. Landscaping is provided along NE Gateway Drive and NE 2nd Court, along the north property line, along the building foundation, and around the transformer to shield it from the right-of-way.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the west side of the site and will run north to the building. A grease interceptor will be installed onsite to accommodate the food service use.

Water will connect to the existing 6" water service on the south side of the lot. Appropriate hydrant locations will be provided.

Detention is handled within the regional detention basin located to the west of the site. Storm sewer onsite will run south to the existing storm sewer along NE 2nd Court that leads to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for B-Bop's 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

~~July 6, 2021~~
July 22, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: B-Bop's Site Plan

Dear Mr. Mandernach:

The Development Services Department is in receipt of a proposed Site Plan for the B-Bop's. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. The private road will need to be completed prior to issuing a CO for B-Bop's.~~

C1.1:

1. Provide grease interceptor detail. **Please provide.**

C2.1:

- ~~1. The 30' sanitary sewer easement on the west side is existing. Please revise label.~~

C3.1:

- ~~1. Provide ramp from sidewalk on the west side of the building down to the parking lot pavement.~~
- ~~2. The sidewalk leading from the patio to the parking lot seems a little odd given that cars could be parked right in front of the sidewalk. Can the paving of the patio be extended all the way to the curb? This would provide access out to the parking lot while providing more flexibility/access points.~~
3. Staff has concerns with the sidewalk connection from Gateway into the site. Have other locations been evaluated on the site? Can it be moved off of NE 2nd Ct and line up with the sidewalk along the west side of the building? **Please provide crosswalk**

pavement striping to help keep this area from being blocked by the drive thru vehicles.

4. Provide a label of the parking stall depth in accordance with 165.34.4.C.1.b. **Please label stall depth for angled parking.**
- ~~5. Label the width of the driveway off of the private street.~~
- ~~6. Label the width of the driveway connection to the north.~~
- ~~7. Are parking lot lights proposed? If so, please provide locations and cut sheets.~~
- ~~8. Label sign location and provide entrance only sign detail for the right in driveway.~~
- ~~9. Provide justification for providing more than 125% of the required minimum amount of parking spaces.~~
- ~~10. Remove the driveway taper on the west side of the driveway off of NE 2nd Ct.~~
11. Please change the island at the NE corner of the site to a landscape island with curb.
Please do the same thing at the NW corner of the lot.
- ~~12. The trail along NE Gateway is already in place. Please revise.~~

C4.1:

- ~~1. Some of the slopes on Detail B are covered by the property line. Please move them so they are legible.~~
- ~~2. Please add storm sewer to grading plan.~~
- ~~3. Show isolation joint for sidewalk through driveway on details.~~

C6.1:

- ~~1. Provide water main pipe length.~~
- ~~2. Will removed blow off hydrant at watermain connection be reused? If so add note.~~
3. 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 every 150' along an approved route around the building. Please add appropriate

hydrants and label the 150' routes. Please move the west hydrant to the NW corner of the building to provide coverage for the north side of the building.

C7.1:

- ~~1. Please provide landscaping and calculations in accordance to the Transportation Corridor overlay (165B.17). Per the rezone agreement, this property follows the overlay requirements.~~
2. Please provide some shrubs along the parking spaces on the private drive to help shield headlights from the ROW.
3. Please change landscaping around the transformer to an evergreen shrub.

Architecture:

- ~~1. Provide dumpster enclosure detail. What will the area on the north side of the enclosure be used for?~~
2. Provide photometric plan and exterior lighting cut sheets. Provide cut sheets for building lighting.
3. Are any colored lights or LED strips proposed? Please provide details for all planned lighting. P&Z and Council will need to review all lighting. Any lighting not approved by P&Z/Council will be required to be return to public meet for approval. What colors are proposed for the lighting? Please label lighting locations and colors on the elevations. If the pink neon tubing the only colored lighting?
4. Are the colored stripes above the canopy painted or will there be neon lighting as well?
- ~~5. Any roof mounted equipment will need to be screened. If parapet walls will not substantially screen the units, provide a screening detail (material, color, etc).~~
- ~~6. Provide building material and glazing percentages.~~
7. A minimum of 40% of the length of the building at eye level along the ROW is required to be glazed. Please provide calculation for the east elevation.
- ~~8. A minimum of 60% of the building will need to be primary material per 165.51. Buildings with less than 100% masonry will be required to be approved by Council by a 4/5 vote per 165B.09.~~

9. Metal paneling is not permitted. Concrete panels could be substituted. In this case, the building would require a 4/5 vote of approval by Council. **Please provide/label decorative reveals and hidden fasteners for the fiber cement.**
10. **Label the height of the dumpster enclosure and exterior storage structure.**

SWPPP

1. Provide NPDES permit once it is received. **Please provide.**

Stormwater Management Plan (SWMP)

1. ~~Storm Sewer Spread Sheet: Show 100-yr chart as well.~~
4. ~~Provide intake spread sheets.~~
5. ~~Show contour elevations on maps.~~
6. **Provide final signed copy.**

Site Plan:

1. ~~C6.1: Label all critical crossings.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

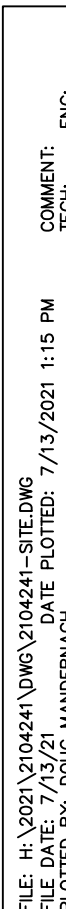
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 12, 2021 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	August 3, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 24, 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

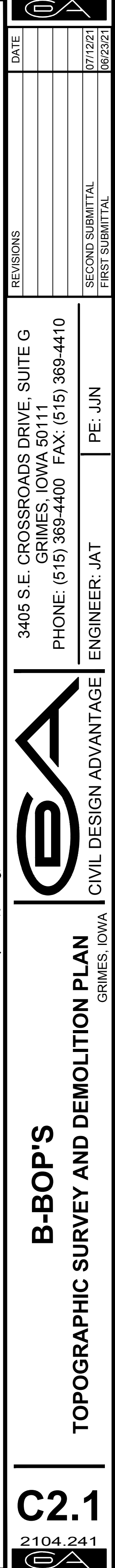


1. EXISTING TOPOGRAPHIC SURVEY INFORMATION FOR THE SITE WAS TAKEN FROM PREVIOUSLY PREPARED TOPOGRAPHIC SURVEY AND DESIGN INFORMATION FROM CONSTRUCTION PLANS FOR HOPE COMMERCIAL PLAT 1 AND HOPE COMMERCIAL PLAT 2. SOME IMPROVEMENTS MAY NOT BE INSTALLED. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ADJACENT CONSTRUCTION ACTIVITIES.

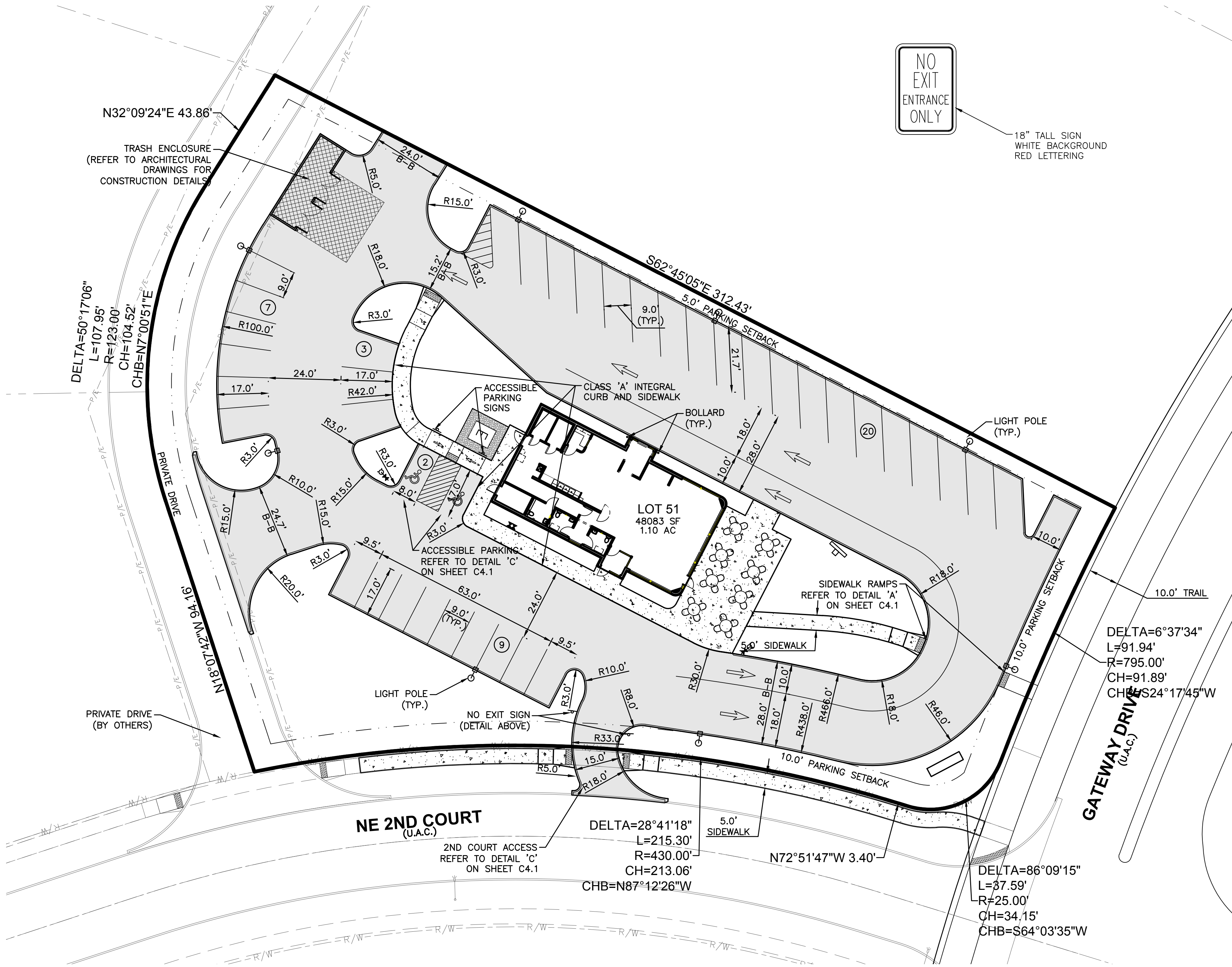
1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE CONTRACTOR. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

1. TRAFFIC CONTROL REQUIRED ON ALL PUBLIC STREETS DURING ANY WORK WITHIN EXISTING RIGHT-OF-WAY. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY FOR APPROVAL PRIOR TO CONSTRUCTION.
2. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
3. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
5. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
6. SIDEWALK CLOSURE SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES. SIGNAGE AND TEMPORARY PEDESTRIAN ACCESS ROUTE THROUGH THE CONSTRUCTION AREA SHALL MEET THE REQUIREMENTS OF PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG), SECTION R20 AND IOWA DOT DESIGN MANUAL, CHAPTER 12A-4.
7. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
8. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE FEBRUARY DATE= FEBRUARY 1, 2019



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DATE: 7/13/2021 2:23 PM
COMMENTS: 100% UNDERGROUND
PLOT: 100% UNDERGROUND



PAVEMENT THICKNESS

- ALL PAVEMENT WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARDS SPECIFICATIONS.
- SIDEWALKS, DRIVEWAYS, DRIVE LANES WITHIN PARKING AND PARKING SPACES SHALL BE CLASS C PORTLAND CEMENT CONCRETE (P.C.C.) COARSE AGGREGATE FOR P.C.C. CONSTRUCTION SHALL BE CLASS 3 DURABILITY.
- 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.
- PAVEMENT THICKNESS:

SIDEWALKS	4" P.C.C.
PATIO	4" P.C.C.
TRAIL	6" P.C.C.
SIDEWALK CURB RAMPS	6" P.C.C.
STANDARD DUTY PAVING (DRIVES, PARKING SPACES)	6" P.C.C.
TRASH ENCLOSURE	8" P.C.C.
WITHIN ROW	8" P.C.C.

GENERAL NOTES

- THE 2020 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 SHALL BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. 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:
 - CITY OF GRIMES
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - 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

- 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 & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

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 & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
- Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.



DATE	REVISIONS
07/12/21	
06/23/21	
	SECOND SUBMITTAL
	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JAT
PE: JJN



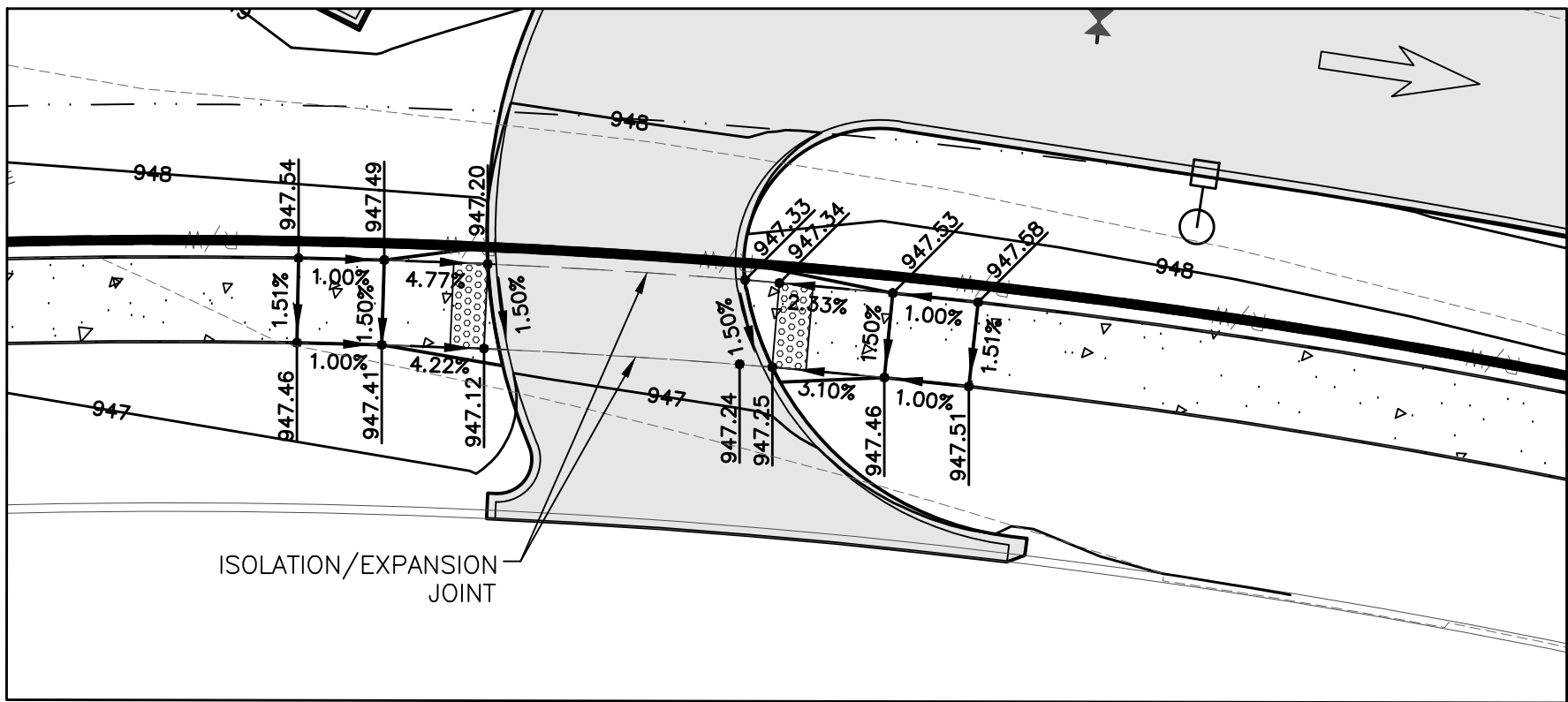
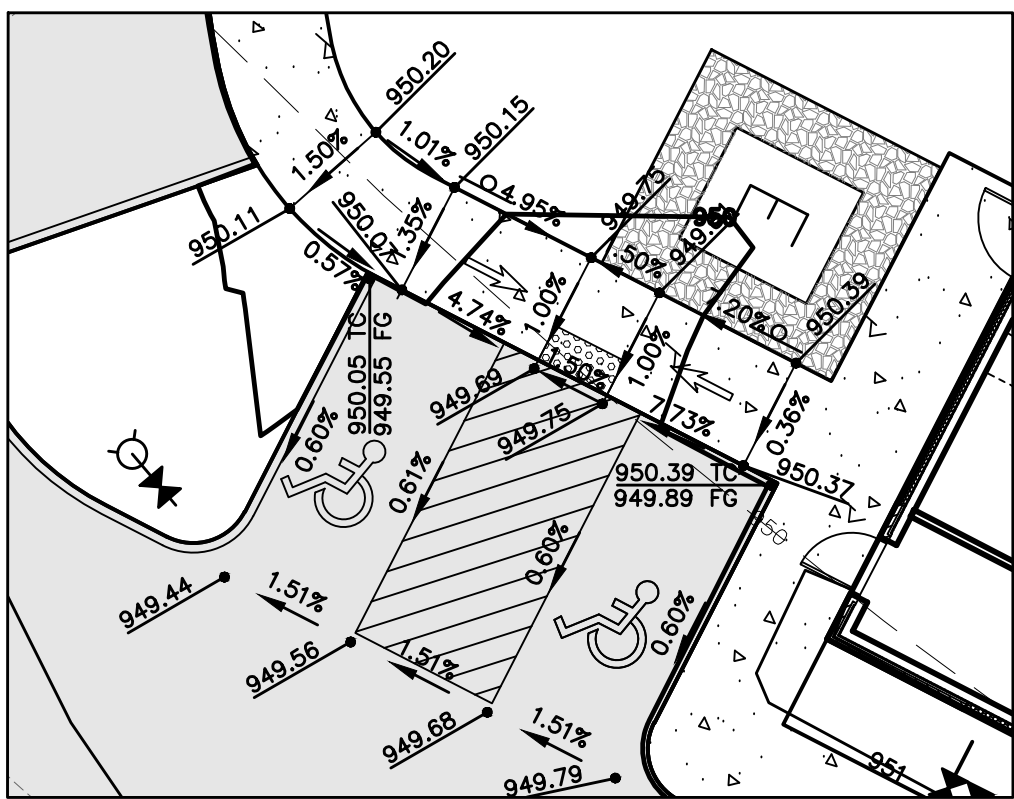
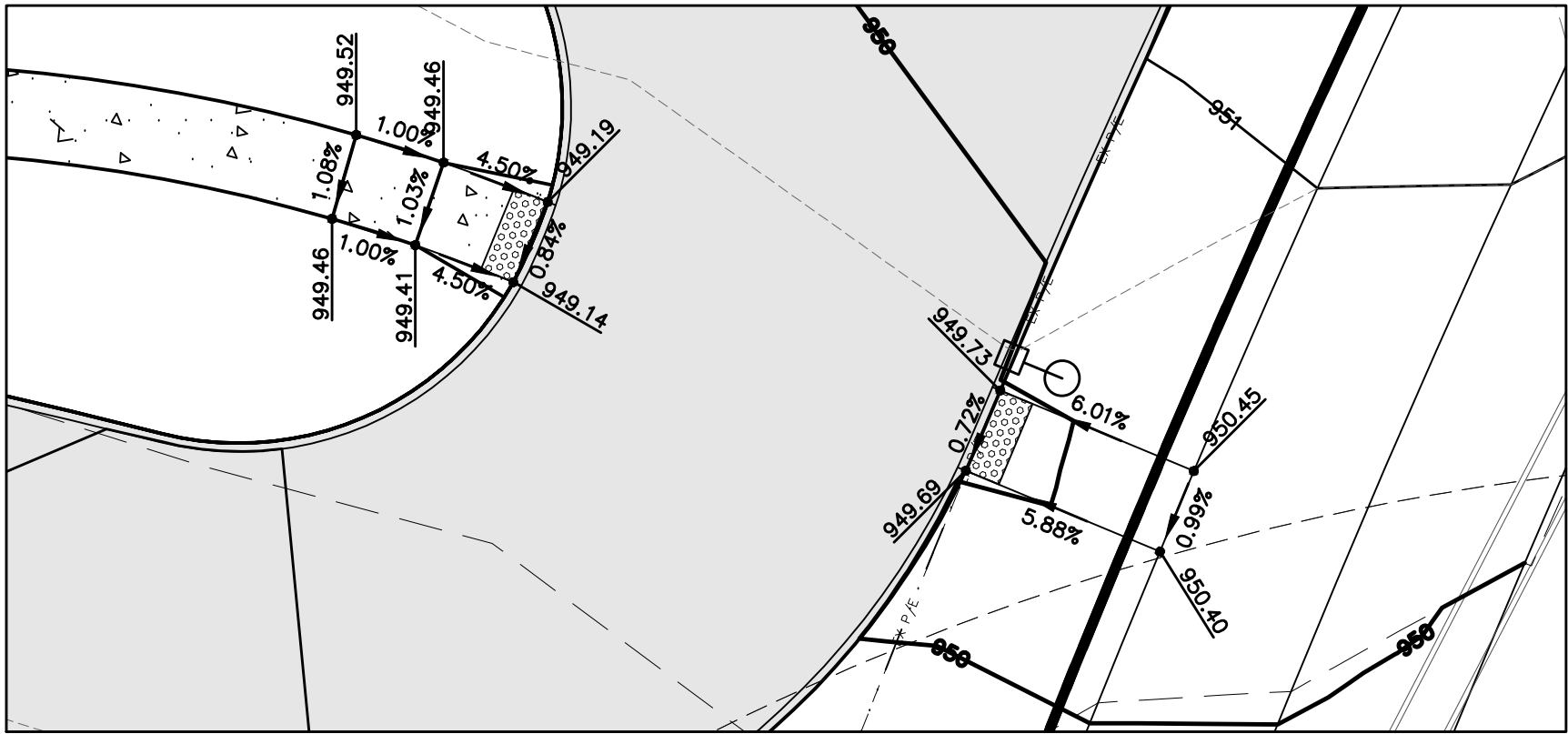
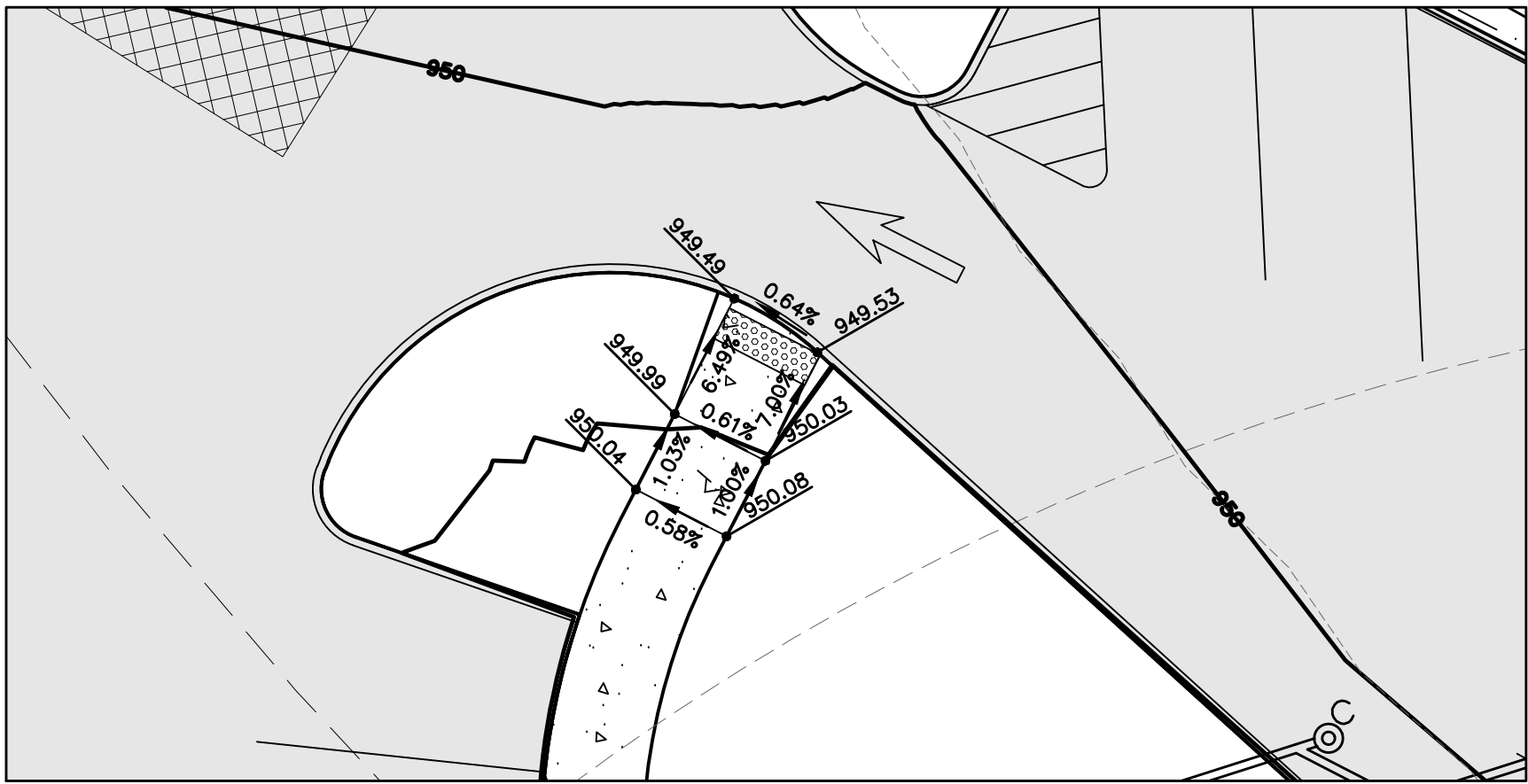
GRIMES, IOWA

B-BOP'S
DIMENSION PLAN

C3.1

2104.241





SCALE

0' 5' 10' 20'

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 2020 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. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
8. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
9. THE CONTRACTOR SHALL CONFINES 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. EXISTING TOP FOR THIS AREA WAS TAKEN FROM PROPOSED CONTOURS FOR THE HOPE COMMERCIAL PLAT 1 & HOPE COMMERCIAL PLAT 2. TIE-IN POINTS MAY VARY BASED ON CONSTRUCTED ELEVATIONS.

REFERENCE OF EFFECTIVE FIRM

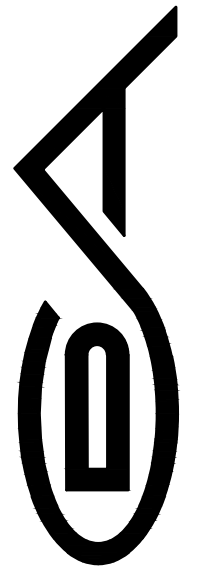
POLK COUNTY, PANEL 160 OF 555
MAP NUMBER= 19153C0160F
EFFECTIVE DATE FEBRUARY DATE= FEBRUARY 1, 2019

REVISIONS	DATE
SECOND SUBMITTAL	07/12/21
FIRST SUBMITTAL	06/23/21

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

PE: JUN

ENGINEER: JAT



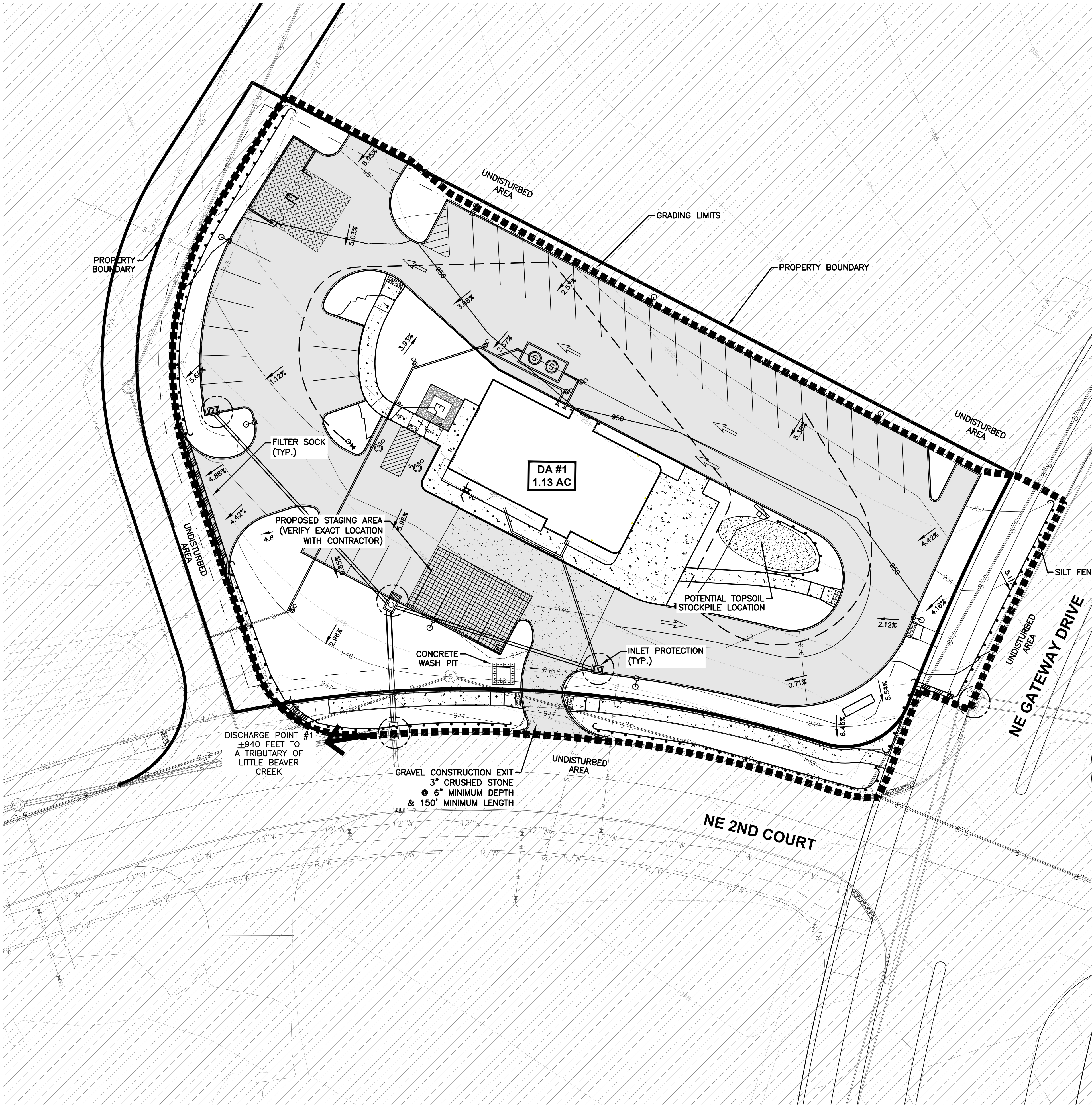
CRIMINAL JUSTICE

B-BOP'S GRADING PLAN

C4.1

2104.241

FILE: H:\2021\2104241\DWG\2104241-SITE.DWG
 FILE DATE: 7/13/21 DATE PLOTTED: 7/13/2021 1:16 PM
 PLOTTED BY: DOUG MANDERNACH COMMENT:
 TECH: ENG:



EROSION CONTROL NOTES

1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.

SWPPP LEGEND

DRAINAGE ARROW	X.XX %	AREA TO BE SEED	
GRADING LIMITS		STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE		RIP-RAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM	R	STAGING AREA	
CONCRETE WASHOUT PIT			

STABILIZATION QUANTITIES

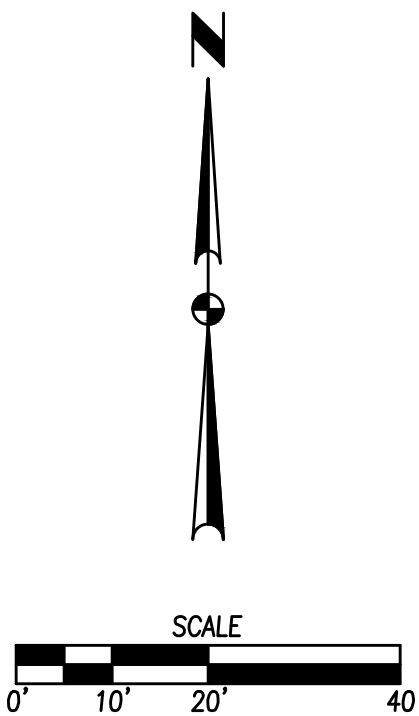
ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	507
2	FILTER SOCK	LF	73
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.29
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±940 FT	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.13 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	4,068 CU FT
VOLUME PROVIDED IN FILTER SOCK (73 LF @ 2.0 CU FT/LF OF SOCK)	146 CU FT
VOLUME PROVIDED IN SILT FENCE (507 LF @ 10 CU FT/LF OF FENCE)	5,070 CU FT
TOTAL VOLUME PROVIDED	5,216 CU FT

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENTS.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEED
3. WASTE FROM CONCRETE WASHOUT ACTIVITIES AND FROM WET SAWING OF CONCRETE IS NOT ALLOWED TO BE DISCHARGED TO SURFACE WATERS AND IS NOT ALLOWED TO ADVERSELY AFFECT A WATER OF THE STATE.



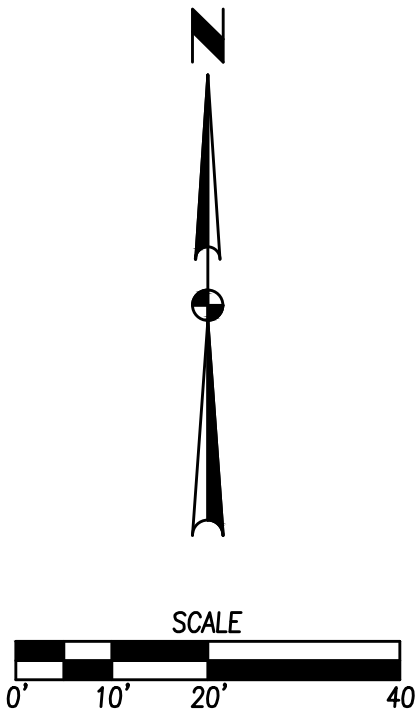


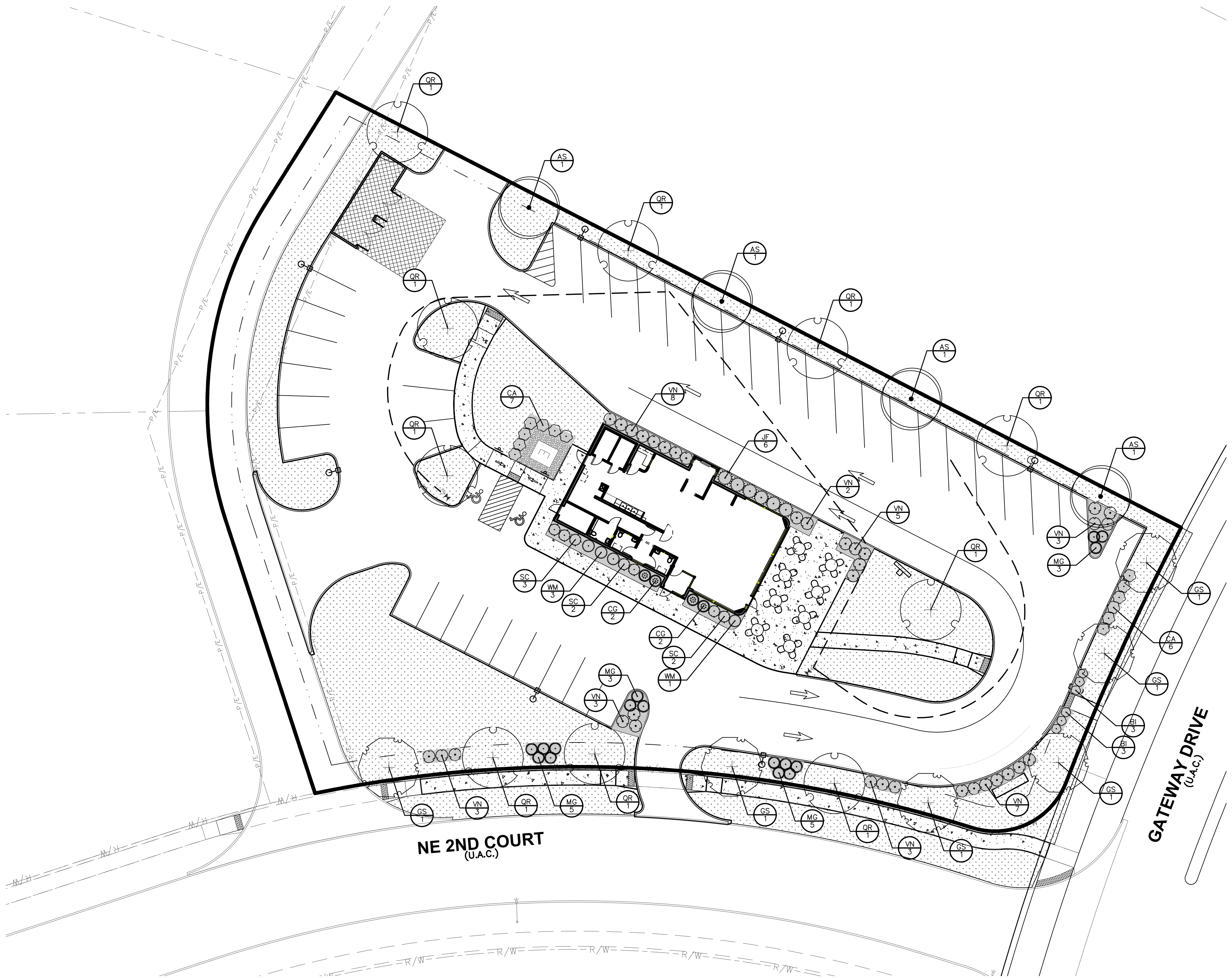
UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2020 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 CONTRACTOR'S 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 2020 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. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES. PERIODIC MAINTENANCE AND CLEANING OF STORM AND SANITARY SEWER MAY BE NECESSARY.
14. 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.

WATER MAIN QUANTITIES

6" WATER MAIN	168 LF
22.5" BEND	2 EACH
45" BEND	1 EACH
6" TEE	1 EACH
6" WYE	1 EACH
FIRE HYDRANT ASSEMBLY	2 EACH





LANDSCAPE NOTES

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 AS DIRECTED BY OWNER. SEED SHALL BE SUPER TURF II LS FROM UNITED SEEDS.
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 DEBRIS SPILLED 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.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER FOR APPROVAL.

LANDSCAPE REQUIREMENTS

PARKING LOT ABUTTING PUBLIC RIGHT OF WAY:
3' HEDGE, WALL OR EARTH BERM AND 1 TREE PER 40 LF AND
1 SHRUB PER 10 L.F. BETWEEN VEHICLE USE AREAS AND RIGHT
OF WAY.

GATEWAY DRIVE (112 FT.)
TREES REQUIRED (112/40) = 2.8 = 3
SHRUBS REQUIRED (112/10) = 11.2 = 12

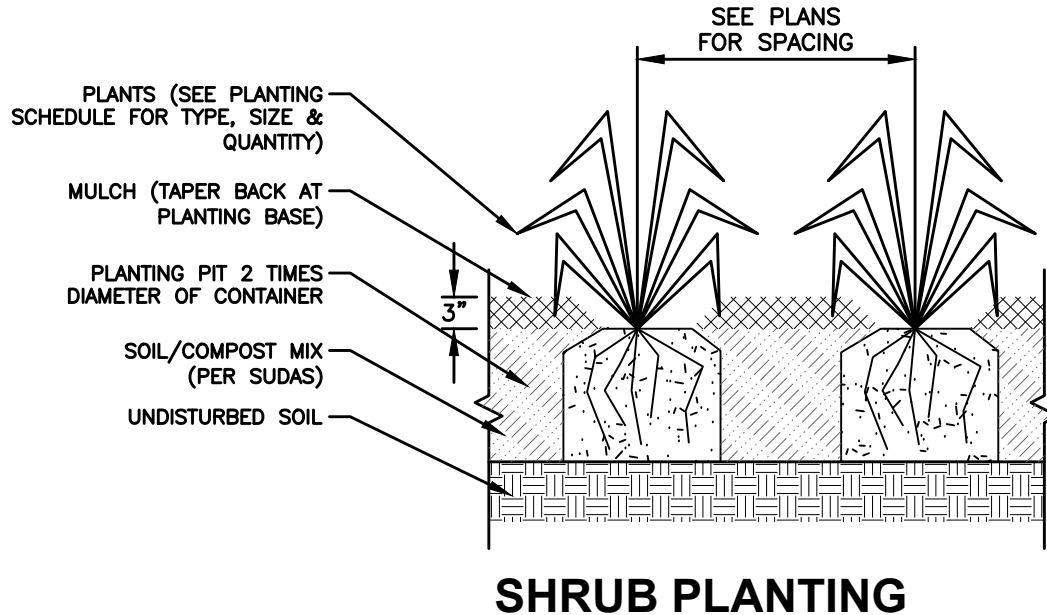
2ND COURT (230 FT.)
TREES REQUIRED (230/40) = 5.75 = 6
SHRUBS REQUIRED (230/10) = 23

NORTH PROPERTY (302 FT.)
TREES REQUIRED 1 TREE/40 LF (302/40) = 7.55=8

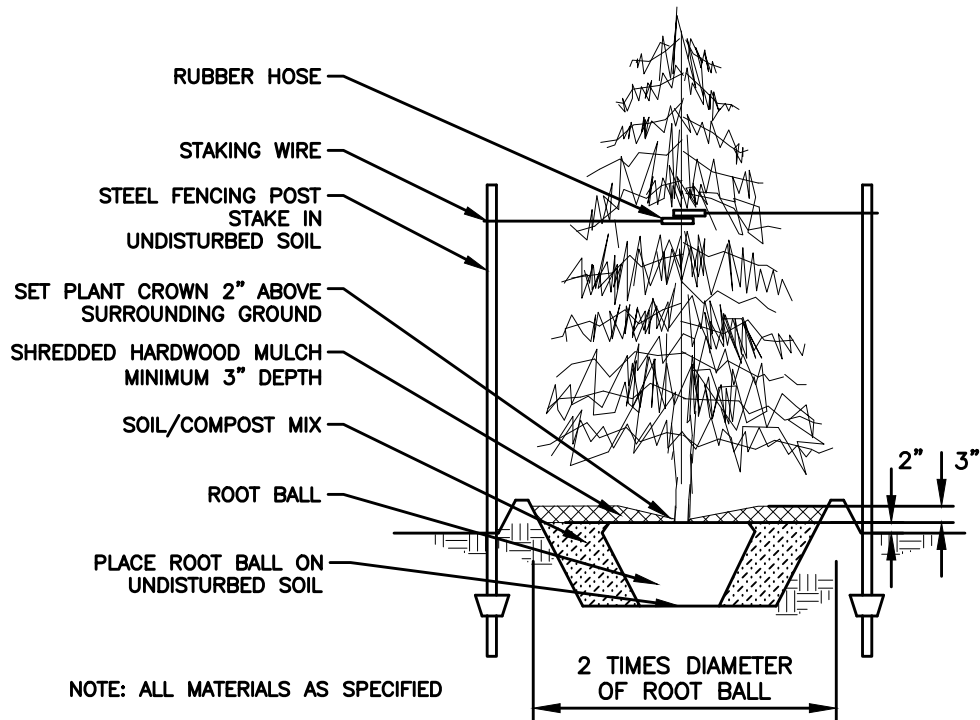
TOTAL PLANT MATERIAL PROVIDED:
OVERSTORY TREES = 20
SHRUBS = 91

OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AS	4	Sugar Maple	Acer Saccharum	B&B, 2" CALIPER
GS	6	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	B&B, 2" CALIPER
QR	10	Red Oak	Quercus rubra	B&B, 2" CALIPER

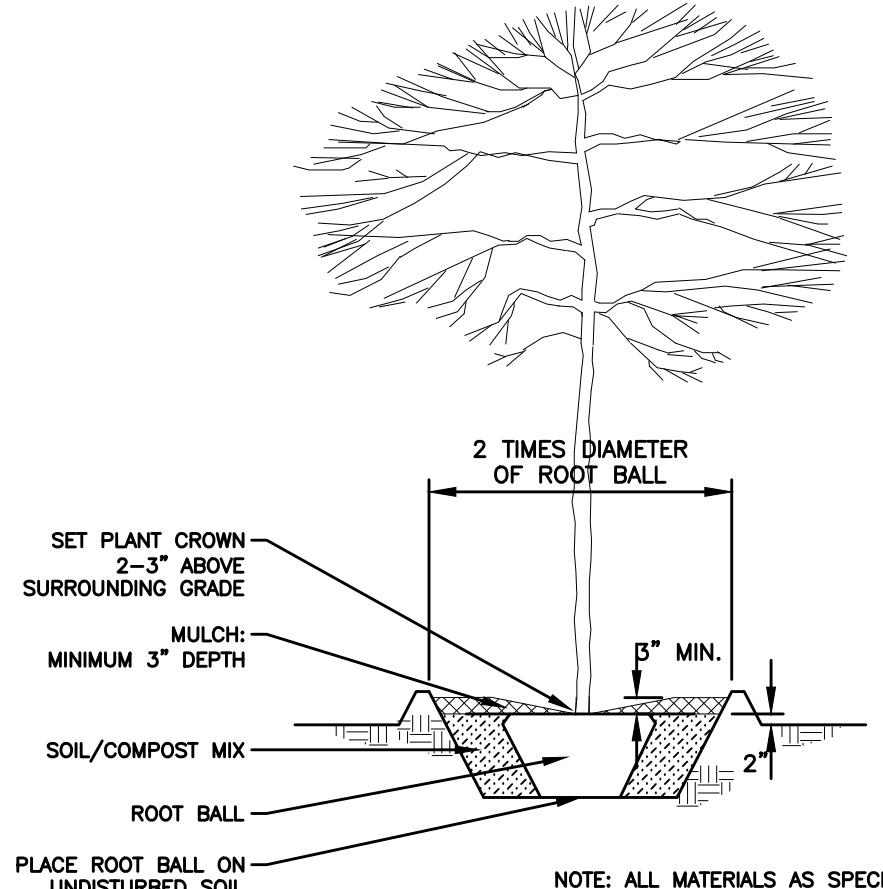
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CA	13	European Variegated Dogwood	Cornus alba 'Argenteo-marginata'	3 GAL
JF	6	Sea Green Juniper	Juniperus chinensis 'Sea Green'	18" HEIGHT
MG	16	Maiden Grass	Miscanthus sinensis 'Gracillimus'	3 GAL
VN	35	Dwarf Cranberry Bush	Viburnum opulus 'Nanum'	3 GAL
BI	6	Wintergreen Korean Littleleaf Boxwood	Buxus sinica insularis 'Wintergreen'	3 GAL
CG	4	Golden Map Threadleaf False Cypress	Chamaecyparis plaifera 'Golden Map'	3 GAL
SC	7	Dwarf Red Flowering Spirea	Spiraea x bumalda 'Coccinea'	3 GAL
WM	4	Minuet Weigela	Weigela florida 'Minuet'	3 GAL



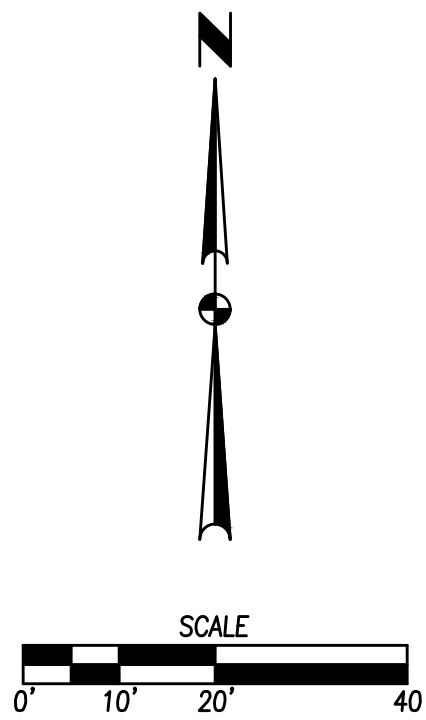
SHRUB PLANTING

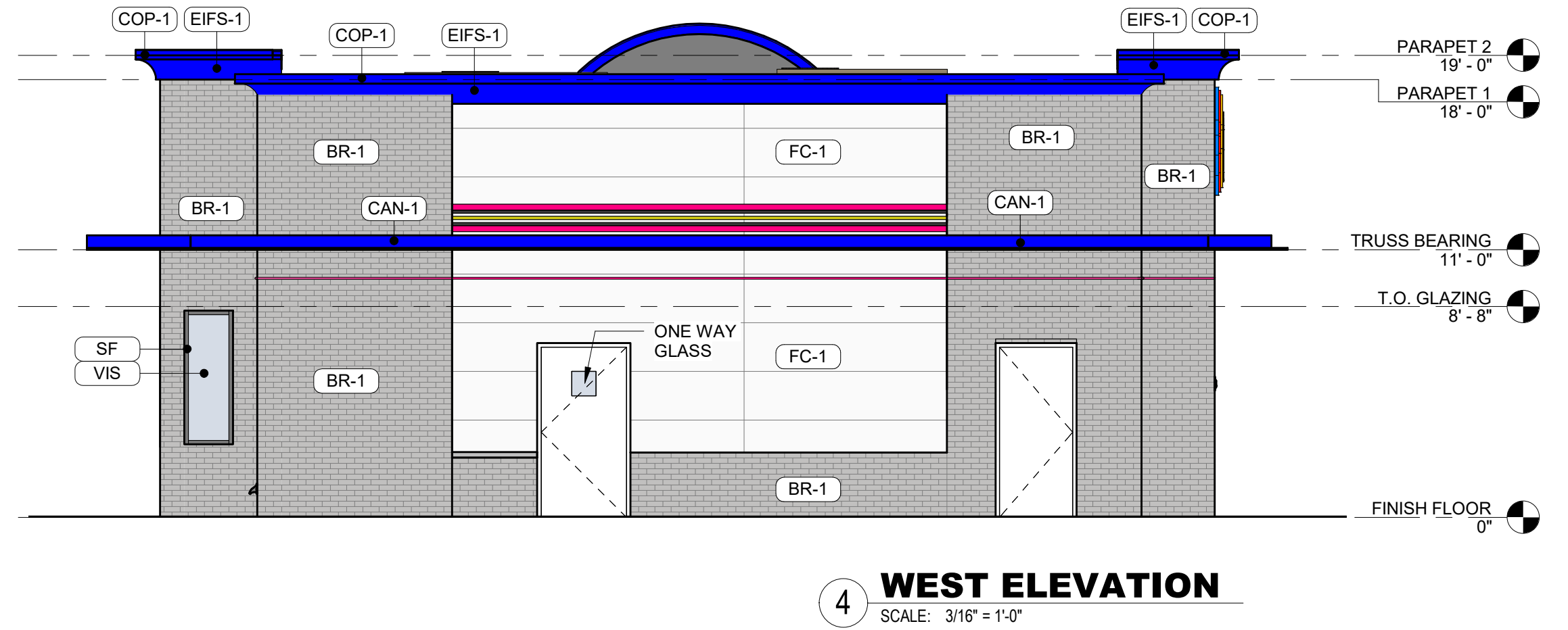
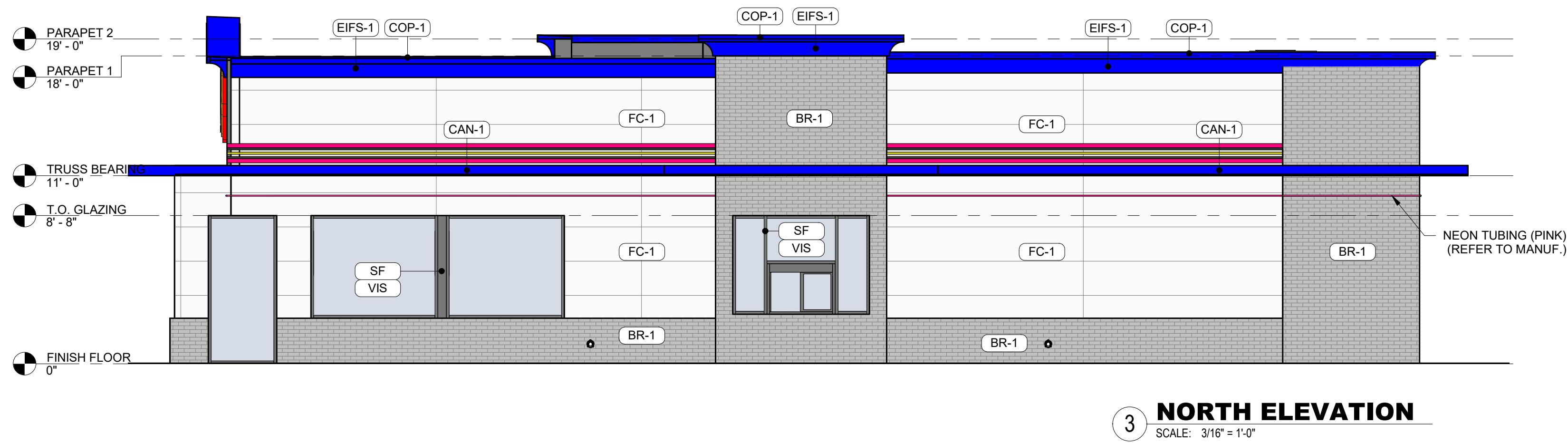
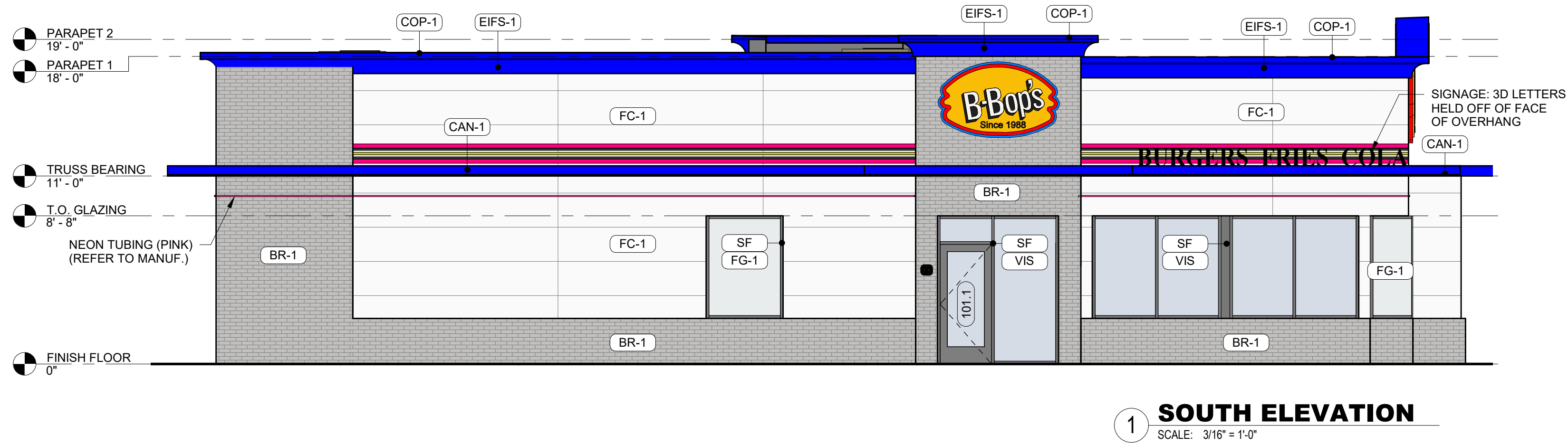


CONIFEROUS TREE PLANTING



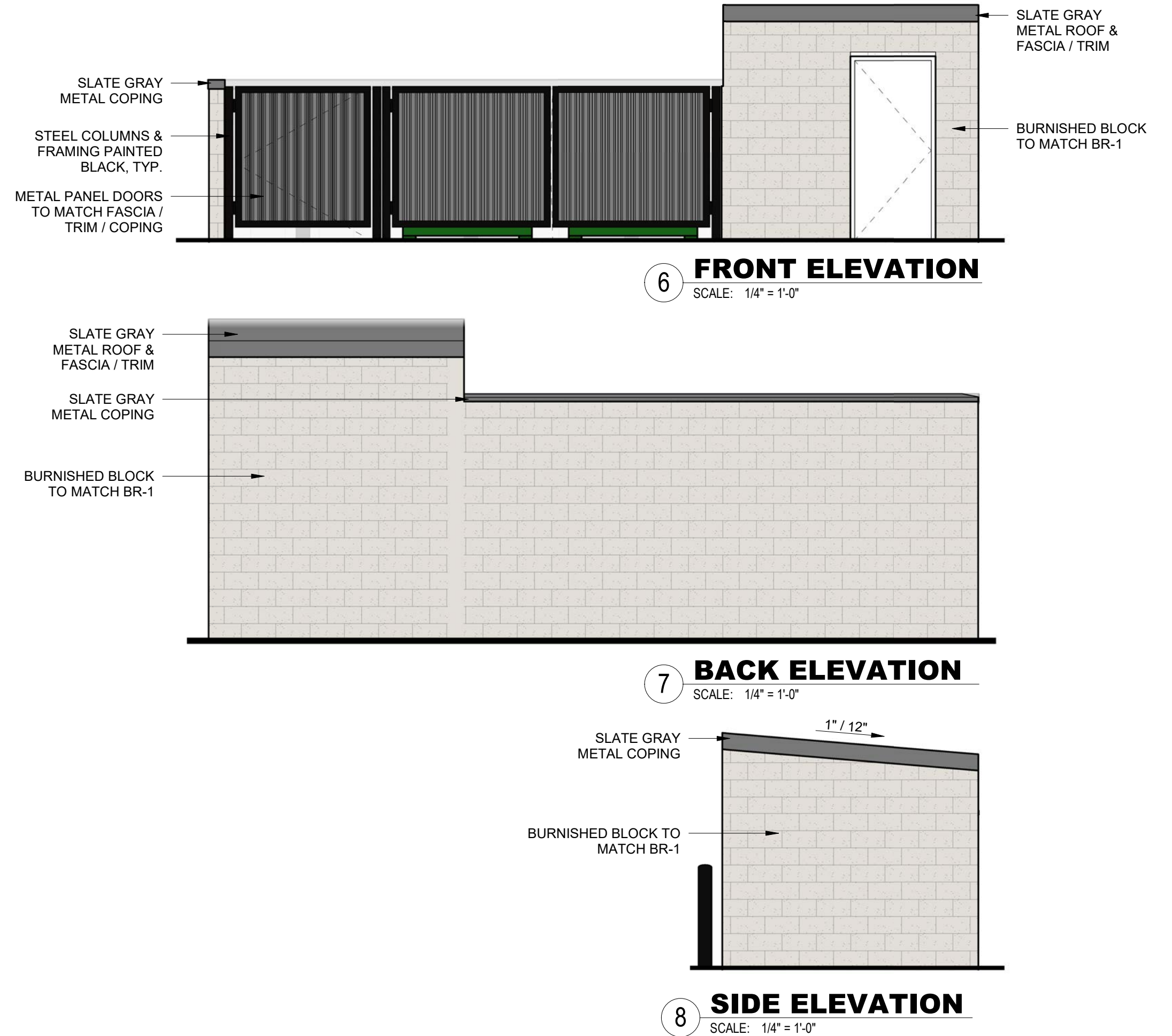
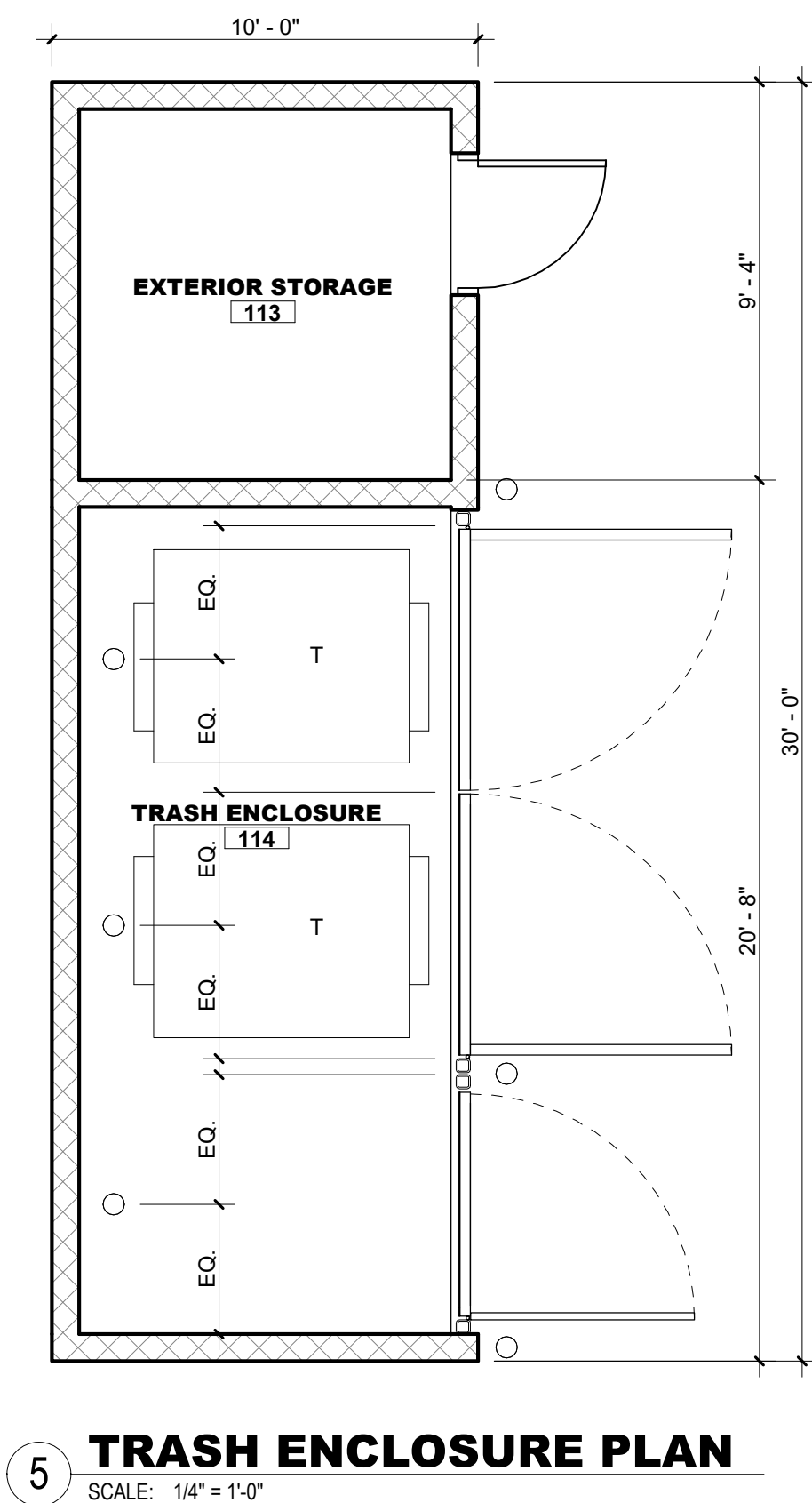
DECIDUOUS TREE PLANTING





MATERIAL CALCULATIONS	
SOUTH ELEVATION: 1,308 SF TOTAL	
BRICK	= 399 SF
GLAZING	= 195 SF
FIBER CEMENT	= 608 SF
TRIM / ACCENTS	= 106 SF
EAST ELEVATION: 815 SF TOTAL	
BRICK	= 203 SF
GLAZING	= 220 SF
FIBER CEMENT	= 330 SF
TRIM / ACCENTS	= 62 SF
NORTH ELEVATION: 1,308 SF TOTAL	
BRICK	= 406 SF
GLAZING	= 170 SF
FIBER CEMENT	= 647 SF
TRIM / ACCENTS	= 85 SF
WEST ELEVATION: 801 SF TOTAL	
BRICK	= 407 SF
GLAZING	= 11 SF
FIBER CEMENT	= 274 SF
TRIM / ACCENTS	= 109 SF
PRIMARY MATERIALS	
BRICK & FIBER CEMENT	= 3,274 SF
TOTAL SF (Excluding Glazing)	= 3,636 SF
	= 90% (>60% req.)

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BR-1	3 5/8" x 2 1/4" x 7 5/8" MODULAR BRICK; GLAZED; INSTALLED IN RUNNING BOND PATTERN; ELGIN BUTLER (OR APPROVED EQUAL); COLOR: 7400 DOVE GRAY; NATURAL MORTAR
CAN-1	FRAMED CANOPY (REFER TO STRUCTURAL) W/ PRE-FINISHED BREAK METAL; COLOR: ELECTRIC BLUE
COP-1	PRE-FINISHED METAL COPING; COLOR: ELECTRIC BLUE
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM; SMOOTH; COLOR: ELECTRIC BLUE
FC-1	FIBER CEMENT PANEL SYSTEM; HARDIE PANEL (OR APPROVED EQUAL); SMOOTH; COLOR: WHITE; TRIM: WHITE TO MATCH PANEL
FG-1	1" INSULATED FROSTED GLASS W/ LOW E COATING
SF	T.B. ALUMINUM STOREFRONT FRAMING; CLEAR ANODIZED FINISH
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING

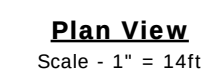


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B-BOPS
NE 2ND COURT
GRIMES, IA
07/13/2021

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 21059

simonson
simonson & associates architects llc
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com



Sensors											
Type	Label	Image	Quantity	Manufacturer	Serial Number	Description	Number Labels	Location Per Label	Light Level Factor	Rating	Unit
	A		8	Lithonia Lighting	KANDU-LED-BDC-100 (30 W WVCUT 4)	KANDU-LED-60-LED, 700MA WVCUT (DRIVER, 3000K, 27° & 0° OPTICS WITH KANDU-LED-DS01LED)	8	110889	1	127	
											View 167/171
	B		8	Lithonia Lighting	KANDU-LED-BDC-100 (30 W WVCUT)	KANDU-LED-60-LED, 700MA WVCUT (DRIVER, 3000K, 27° & 0° OPTICS)	8	110892	1	127	
											

AGENDA MEMO

Item No. X

For Meeting of 8/24/2021

AGENDA HEADING: Purchase of new Skate park amenities and acceptance of a donation to help fund the project.

FISCAL IMPACT:

Donation:	\$10,235
City:	\$11,261

Cost breakdown

Obstacles	\$16,860
Cement	\$4,636

Total cost of project: \$21,496

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S): Approved by the Park and Recreation Board on 7/28/2021.

STAFF/COMMITTEE RECOMMENDATION: Staff recommends approval to purchase the new park amenities from American Ramp Company and to accept the generous donation from Ann Rolow. The new amenities will add more obstacles within the Skate park making an even more enjoyable engagement for community visitors at the park.

601 McKinley
Joplin, MO 64801
Toll-free 877-RAMP-778
Local 417-206-6816
Fax 417-206-6888



sales@americanrampcompany.com

Quote #	FOB
Q25438	Grimes, IA

Item	Obstacle	Height	Width	Length	Pro OPS
<u>1</u>	Sofa (Pro Ops)	2.0'	4.0'	8.0'	\$2,950.00
<u>2</u>	Old Skool Rail (Pro Ops)	1.0'	2"	9.0'	\$490.00
<u>3</u>	ARC Rail (Pro Ops)	1.2'	2"	12.0'	\$950.00
<u>4</u>	Old Skool Bench (Pro Ops)	1.5'	1.5'	7.0'	\$2,950.00
<u>5</u>	Crete Planter (Pro Ops)	1.0'	2.0'	8.0'	\$2,950.00
<u>6</u>	Recliner (Pro Ops)	3.0'	4.0'	10.0'	\$3,950.00
<u>7</u>	Y-Rail (Pro Ops)	1.0'	2"	11.0'	\$950.00

Subtotal	\$15,190.00
Shipping and Handling	\$1,670.90
Installation	CUSTOMER INSTALLATION

TOTAL **\$16,860.90**

Notes:

- If your project is subject to prevailing wage, bonding requirements, or sales tax, call for revised quote.
- Feature renderings shown in "Attachment A."

Signature

Date



Purchase through our competitively bid government Sourcewell contract.

WE LOOK FORWARD TO BUILDING YOU A GREAT SKATE PARK!

This page is the creative property of American Ramp Company. It cannot be copied or redistributed.

601 McKinley
Joplin, MO 64801
Toll-free 877-RAMP-778
Local 417-206-6816
Fax 417-206-6888

sales@americanrampcompany.com



Attachment A – Feature Renderings

(exact dimensions listed in quote)

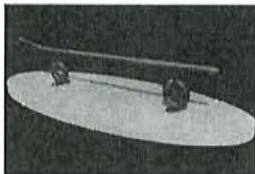
Item 1 - Sofa



Item 5 – Crete Planter



Item 2 – Old Skool Rail



Item 6 – Recliner



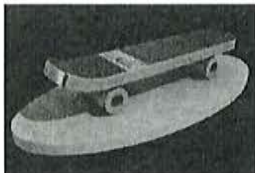
Item 3 – ARC Rail



Item 7 – Y-Rail



Item 4 – Old Skool Bench



Liberty Ready Mix
12012 Ridgemont Drive
Urbandale, IA 50323
515-278-4807



REC'D AUG 09 2021

INVOICE

CITY OF GRIMES
101 NE HARVEY ST
GRIMES IA 50111

Customer No.
Invoice Date
Invoice Number
Job Id
Lot #
PO#
Credit Terms

GRI040
8/4/2021
174874
SOUTH SPORTS COMPL
SOUTH SPORTS COMPL
AJ
Net 30 Days

Date	Ticket	Qty	Description	Price	Amount
08/04/21	1044546	8.50 CY	5000 Exterior Lime	82.00	697.00
08/04/21	1044546	8.50 CY	Haul	40.00	340.00
08/04/21	1044551	8.50 CY	5000 Exterior Lime	82.00	697.00
08/04/21	1044551	8.50 CY	Haul	40.00	340.00
08/04/21	1044557	8.00 CY	5000 Exterior Lime	82.00	656.00
08/04/21	1044557	8.00 CY	Haul	40.00	320.00

Total Cubic Yards 25.00

All Invoices Are Subject to a Mechanic's Lien If
Not Paid Within 30 Days

Sub-Total	3050.00
Sales Tax- 0000	0.00
Invoice Total	3050.00

REC'D: CIVIL RIGHTS
AUG - 9 2021
FBI

Customer No.	GRI040	
Invoice Date	8/5/2021	
Invoice Number	174977	Page 1
Job Id	SOUTH SPORTS COMPL	
Lot #	SOUTH SPORTS COMPL	
PO#	AJ	
Credit Terms	Net 30 Days	

Total Cubic Yards 6.50

Sub-Total		793.00
Sales Tax- 0000		0.00
Invoice Total		793.00



RECEIVED
AUG - 9 2021
BY:

GRI040
8/5/2021
174978 Page 1
SOUTH SPORTS COMPL
SOUTH SPORTS COMPL
AJ
Net 30 Days

Total Cubic Yards 6.50

Sub-Total		793.00
Sales Tax- 9401		0.00
Invoice Total		793.00

601 McKinley
Joplin, MO 64801
Toll-free 877-RAMP-778
Local 417-206-6816
Fax 417-206-6888
sales@americanrampcompany.com



Re.: Pro Series Skatepark Equipment Sole Source

To whom it may concern,

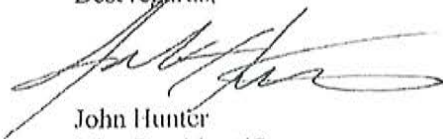
American Ramp Company is the only manufacturer and distributor within the United States that offers an all steel skatepark ramp system. Furthermore, ARC is the only company that offers a modular ramp system suitable for placement into a public park and for public use. Many customers choose to "Sole Source" our Pro MX line of skatepark equipment since we are the only provider of an all steel, fastener free ramp system in the United States. Manufacturing of our Pro Series skatepark components is done in our Joplin MO facility where it is packaged and shipped directly to the installation site.

ARC offers skate and bike park equipment manufacturer direct to municipal customers, meaning there is no 3rd party rep mark up.

We are very excited about the opportunity to work with you.

If you have any questions, please feel free to contact me at 417-206-6816.

Best regards,



John Hunter
Vice President/Owner



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

1505 SE 25th Street – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for a 12,100 square foot flex warehouse and office building located at 1505 SE 25th Street. Half of the building is proposed for the new Crossfit 515 location and the other half will be flex office and warehouse space.

The property is located within the M-1A zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat for M-Keds Home Place Plat 3 - 2018

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 08/03/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for 1505 SE 25th Street subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: 1505 SE 25th Street – Site Plan

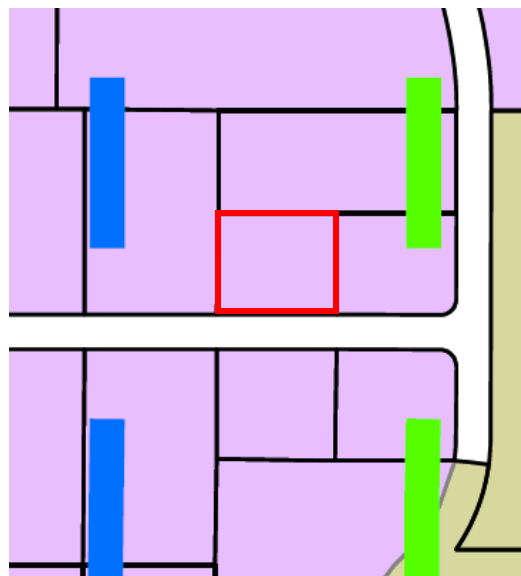
GENERAL INFORMATION:

Applicant:	Mark McMurphy
Requested Action	Site Plan
Location	1505 SE 25 th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Light Industrial	M-1A
North	Industrial	Light Industrial	M-1A
South	Vacant	Light Industrial	M-1A
East	Vacant	Light Industrial	M-1A
West	Vacant	Light Industrial	M-1A

BACKGROUND:

The applicant is requesting approval of the site plan for a 12,100 square foot flex warehouse and office building located at 1505 SE 25th Street. Half of the building is proposed for the new Crossfit 515 location and the other half will be flex office and warehouse space.

The property is located within the M-1A zoning district and is within Zone 2 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of architectural concrete with acid etch finish and metal accents on the south elevation. The remaining sides consist of metal siding. Overhead doors are proposed on the north and west elevations. The elevation appears to meet the Zone 2 architecture standards.

Site Layout:

The site will be accessed from two driveways off of SE 25th Street. A future sidewalk will be provided along SE 25th St. Two sidewalk connections are proposed from SE 25th Street to the building. Outdoor equipment storage for Crossfit 515 will be provided at the northwest corner of the site and will be screened with a 6' wood fence.

Wall pack lighting will be provided on the building facades. No pole lights are proposed within the parking lot.

No dumpster enclosure is proposed for the site. Trash will be handled inside each unit.

Parking:

The site provides more than the required number of parking spaces for the site but does not provide more than 25% above the minimum required spaces. Parking has been provided for the building with 49 total spaces provided. One loading space is provided at the north end of the site.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Corridor. Landscaping is provided along SE 25th Street, the north property line, along the building foundation, and around the transformer to shield it from the right-of-way.

Utilities:

The existing 6" sanitary sewer service on the south side of the site will be utilized.

Water will connect to the existing 12" water main along SE 25th Street and will be constructed north to the building. The building is proposed to be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations have been provided.

Detention is handled within the regional detention basin located to the north of the site. Storm sewer onsite will run north to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 1505 SE 25th Street 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

~~July 6, 2021~~

~~July 22, 2021~~

July 26, 2021

Abaci Consulting, Inc.

Attn: Mark McMurphy

3000 SE Grimes Blvd, Suite 800

Grimes, IA 50111

RE: 1505 SE 25th Street Site Plan

Dear Mr. McMurphy:

The Development Services Department is in receipt of a proposed Site Plan for 1505 SE 25th Street. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide detail sheet (curb, ramps, signs, etc.)~~

Sheet 1:

- ~~1. Please change the US Water contact to Nick Deardorf. ndeardorf@uswatercorp.net (515)822-4501.~~

Sheet 2:

- ~~1. Update City standard notes.~~
- ~~2. Site notes S4 references the 14/21 day stabilization rule. Update to reflect the current 0/14 day stabilization rule.~~
- ~~3. Update parking calculation.~~

Sheet 3:

- ~~1. Outdoor storage must be screened with opaque fencing of brick or wood.~~
- ~~2. Is parking lot lighting proposed? If so, label locations.~~

- ~~3. Label stop sign locations at the driveways.~~
- ~~4. Is dumpster location proposed or will trash be handled within each unit?~~
- ~~5. Show isolation joints for sidewalk through driveway.~~
- ~~6. Provide width of driveway grinding.~~
- ~~7. Please remove at least one of the parallel parking spaces and shift the loading space to the east. This will allow 24' of drive aisle space where the AC units are placed.~~
- ~~8. Staff recommends installing bollards around the AC units, at least on the NW corner of the building.~~

Sheet 4:

- ~~1. Label slope and cross slope of ADA parking spaces.~~
- ~~2. Provide sidewalk ramps details. Detail not shown.~~
- ~~3. Label slope and cross slope of sidewalks.~~

Sheet 5:

- ~~1. Demonstrate that building has appropriate hydrant coverage. Label 150' routes along fire truck driving path (not within parking spaces or landscape areas).~~
- ~~2. The water service needs to be 6" up until the point where the domestic and fire lines split. Please revise.~~
- ~~3. The FDC cannot be blocked by parking or other obstructions. Please provide new location or stripe the parking space in front of the current location.~~
- ~~4. 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 6" main may be required.~~
- ~~5. Will sanitary service be utilized?~~
- ~~6. Provide watermain lengths.~~
- ~~7. Commercial water service to be 2".~~

- ~~8. Add note to include footing and apron guard on proposed FES outlet to pond.~~
- ~~9. New hydrant to be connected using tapping sleeve and valve and existing hydrant to be removed and capped at the main.~~
- ~~10. Please verify what type of intake will be installed for SW 511.~~

L400:

- ~~1. Provide required open space shrub calculation.~~
- ~~2. Provide ROW buffer calculation for trees and shrubs. Please revise. 45 shrubs required. $(177/4=45)$~~

Architecture:

- ~~1. Please revise the roof color to black or gray to match the rest of the building and rendering.~~
- ~~2. Are roof mounted units proposed? If so, provide screening details (color, material, etc.) and show on the elevation drawings.~~
- ~~3. Provide lighting cut sheets.~~

SWPPP

1. Provide SWPPP. **Please provide.**

Stormwater Management Plan (SWMP)

- ~~1. Summary for Reach P2: The inflow area should include the building since there are roof drain connections.~~
- ~~2. Make sure slopes, invert elevations, and pipe sizes match plans.~~

Site Plan

- ~~1. Sheet 5: SW 511, invert east should be 62.01, according to SWMP.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 12, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 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
1505 SE 25TH ST CROSSFIT 515
GRIMES, POLK COUNTY, IOWA

STANDARD SYMBOLS LEGEND

FOUND/ EXISTING	SET/ PROPOSED	LEGEND	ABBREVIATIONS
		SECTION CORNER (CORNERS SET W/ 1/2" DIA. I.R. W/ YELLOW CAP #15982)	R RECORDED BEARING AND DISTANCE
		PROPERTY CORNER	M MEASURED BEARING AND DISTANCE
		CENTER LINE OF ROAD	C CALCULATED BEARING AND DISTANCE
		SECTION LINE	BSB BUILDING SETBACK
		PLAT BOUNDARY LINE	T/S TOP OF SLAB
		PLAT LOT LINE	B/C BACK OF CURB
		PROPERTY LINE	NAG NORTH AMERICAN GREEN (TRM)
		RIGHT OF WAY (ROW)	FL FLOW LINE
		BLDG. SETBACK LINE (BSB)	FG FORM GRADE
		PUBLIC UTILITY EASEMENT (PUE)	INV INVERT OF PIPE
		GAS EASEMENT	TOB TOP OF BERM
		EASEMENT LINE	BOC BEGINNING OF CURVE
		SILT FENCE	EOC END OF CURVE
		9" STRAW WATTLE	TOP TOP OF PIPE
		FILTER SOCK INLET PROTECTION DEVICE	BOP BOTTOM OF PIPE
		PROP. FENCE LINE	
		WATER MAIN	
		SANITARY SEWER PIPE	
		STORM SEWER PIPE	
		SUB-DRAIN	
		EX. UNDERGROUND ELECTRIC	
		EX. UNDERGROUND FIBER OPTICS	
		EX. UNDERGROUND TELEPHONE	
		EX. UNDERGROUND TV	
		EX. UNDERGROUND GAS MAIN	
		EX. OVERHEAD ELECTRIC	
		MAJOR CONTOUR W/ ELEV.	
		MINOR CONTOUR W/ ELEV.	
		STORM SEWER MANHOLE	
		FLARED END SECTION (FES)	
		CLEAN OUT	
		SANITARY SEWER MANHOLE	
		WATER MAIN GATE VALVE	
		WATER SHUTOFF	
		FIRE HYDRANT	
		SIGN	
		GAS VALVE	
		POWER POLE W/ LIGHT	
		POWER POLE	
		LED BUILDING WALL PACK LIGHTS	
		ELECTRICAL PEDESTAL/BOX	
		TELEPHONE PEDESTAL	
		TELEVISION PEDESTAL	
		HANDHOLE	
		SURVEY CONTROL POINT	
		BENCH MARK	
		PROPOSED GRADE SPOT ELEVATION	

NOTE:
NOT ALL SYMBOLS AND LINES SHOWN IN LEGEND ARE SHOWN IN THIS PLAN SET.

ABBREVIATIONS

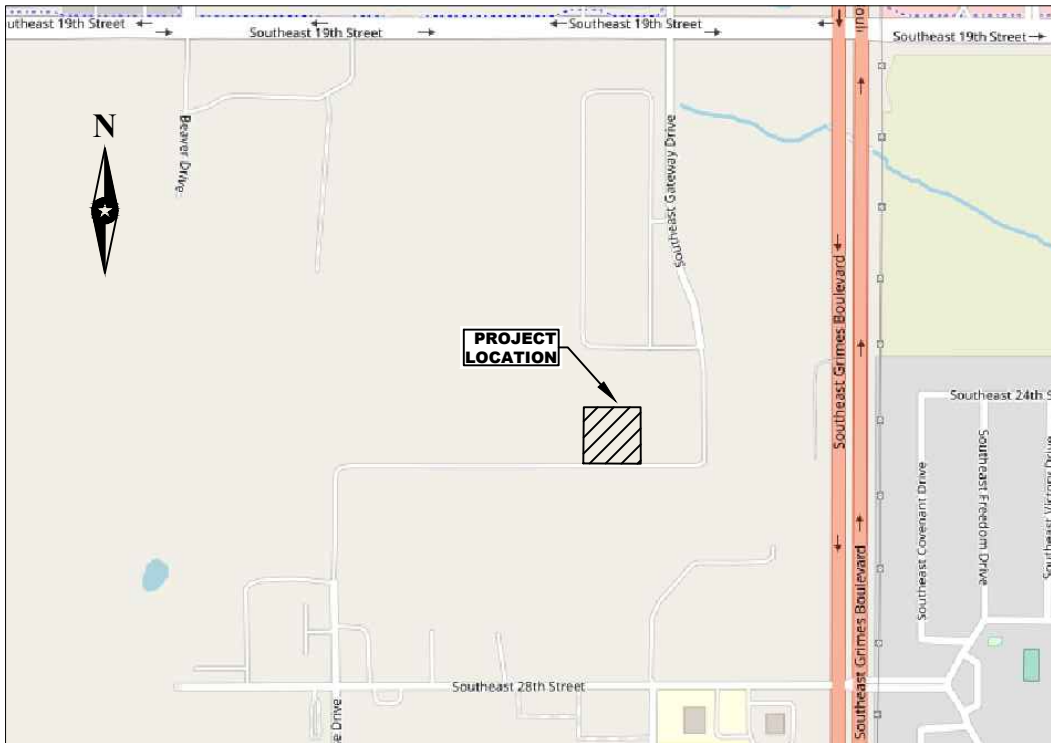
HATCH SYMBOLS

	PROPOSED SIDEWALK
	PROPOSED ROAD PAVEMENT
	EXISTING PAVEMENT REMOVAL
	EARTH
	CLASS 'D' REVETMENT
	CRUSHED ROCK
	TRM

TREE SYMBOLS

	EXISTING EVERGREEN
	EXISTING DECIDUOUS
	EXISTING EVERGREEN TO BE REMOVED
	EXISTING TREE LINE
	PROPOSED DECIDUOUS
	PROPOSED CONIFEROUS

VICINITY MAP



BUILDING SUMMARY

BUILDING USAGE:	
FITNESS CENTER	50%
FLEX WAREHOUSE	25%
OFFICE	25%
NO. OF BUILDINGS:	1 EA.
NO. OF FLOORS:	1
TOTAL BUILDING AREA:	12,102 S.F.
FITNESS CENTER:	6000 S.F.
FLEX-WAREHOUSE:	3000* S.F.
OFFICE AREA:	3000* S.F.
BUILDING HEIGHT AT EYES:	15'
BUILDING HEIGHT AT PEAK:	20'
*ESTIMATED FOR PARKING CALCULATIONS ONLY.	

INDEX OF SHEETS

1 - TITLE SHEET
2 - GENERAL INFORMATION
3 - GEOMETRIC PLAN
4 - GRADING & EROSION CONTROL
5 - UTILITY PLAN
L400 - PLANTING PLAN
L401 - PLANTING DETAILS

INDEX OF REVISIONS

NO:	REVISION DESCRIPTION:	DATE:
1	PER CITY COMMENTS (7/06/21)	7/09/21
2	PER CITY COMMENTS (7/22/21)	7/26/21
3		
4		

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF IOWA SUDAS

LEGAL DESCRIPTION

LOT 19 M-KEDS HOME PLACE PLAT 3,
OFFICIAL PLAT, CITY OF GRIMES,
POLK COUNTY, IOWA

CONSTRUCTION SCHEDULE

ITEM	BEGIN	COMPLETE
EROSION CONTROL	AUG 2021	NOV 2022
GRADING	AUG 2021	NOV 2021
BUILDING CONSTRUCTION	OCT 2021	MAY 2022
PAVING	OCT 2021	NOV 2021
LANDSCAPING	APRIL 2022	JUNE 2022

UTILITIES:

ELECTRIC: MIDAMERICAN ENERGY
GAS: BLACK HILLS ENERGY
SANITARY: CITY OF GRIMES
STREETS & STORM: CITY OF GRIMES
WATER: CITY OF GRIMES

UTILITY OWNERSHIP AND CONTACTS:

WATER:	US WATER CORP - NICK DEARDORF	515-822-4501	ndeardorf@uswater.com
SANITARY SEWER:	US WATER CORP - NICK DEARDORF	515-822-4501	ndeardorf@uswater.com
GAS LINES:	BLACK HILLS ENERGY - JOE McAREAVY	515-343-2031	joe.mcareavy@blackhillsenergycorp.com
ELECTRICAL:	MIDAMERICAN ENERGY - DUSTIN WEDLUND	515-522-6565	dwedlund@midamerican.com
TELEPHONE:	CENTURYLINK - JAKOB LINDKE	319-310-0254	
CABLE:	MEDIACOM - PAUL KENDRICK	515-246-1890	

VERTICAL/HORIZONTAL CONTROL REFERENCE:

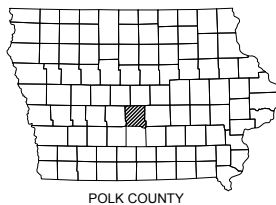
GENERAL INFORMATION:
MEASUREMENT UNITS FOR THIS PROJECT ARE IN US SURVEY FEET. PROJECT DATUM AND CONTROL POINT INFORMATION WERE ESTABLISHED USING IOWA RTN REFERENCES STATIONS.
HORIZONTAL CONTROL:
THE PROJECT COORDINATE SYSTEM IS IOWA STATE PLANE SOUTH (U.S. SURVEY FEET) COORDINATES WERE DETERMINED BY AVERAGING THREE IARTN OBSERVATIONS WITH APPROPRIATE TIME SPANS BETWEEN.
VERTICAL CONTROL:
VERTICAL DATUM FOR THIS PROJECT IS TIED TO A BENCHMARK BURY BOLT ON FHVD AT SE CORNER OF GATEWAY AND SE 28TH ST ELEV. = 926.75

NOTE: ANY CHANGES TO THE APPROVED SITE PLAN MUST BE APPROVED BY THE CITY OF GRIMES PRIOR TO INSTALLATION/AMENDMENT.

NOTE: THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.

ZONING NOTES:

Z1) THE ZONING IS COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT (M-1A)
Z2) SEE THE ZONING ORDINANCE FOR ADDITIONAL REQUIREMENT/RESTRICTIONS
Z3) NO VARIANCES ARE PROPOSED FOR THIS DEVELOPMENT
Z4) THIS SITE IS IN ZONE 2 OF THE HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR



PROJECT INFORMATION:

THIS CONSTRUCTION DRAWING PLAN SET WAS ORIGINALLY SETUP FOR AND PRINTED ON 11x17 PAPER. BAR SCALES ARE PROVIDED ON PLAN SHEETS FOR VERIFICATION - ALWAYS CHECK AGAINST BAR SCALE.

ABACI PROJECT NO: 21213 ABACI FILE NO: 21213SP

REFERENCE STATEMENT:

THIS SURVEY/ENGINEERING DOCUMENT WAS PREPARED FOR USE ON THIS PROJECT IN ACCORDANCE WITH THE CLIENT'S SCOPE OF WORK REQUIREMENTS. ABACI CONSULTING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THIS DRAWING (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID SCOPE OF WORK REQUIREMENTS.

UTILITIES SHOWN FOR REFERENCE ONLY. IOWA LAW REQUIRES AT LEAST 48 HOURS ADVANCE NOTICE BEFORE EXCAVATION BEGINS. NOTIFY IOWA ONE-CALL SERVICE PHONE 1-800-292-8989. ADDITIONALLY, THE CONTRACTOR SHALL ALSO NOTIFY THE OWNER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION AND HAVE ANY AND ALL PRIVATE UTILITIES LOCATED.

ENGINEER/SURVEYOR:

PROJECT MANAGER: MARK McMURPHY
PH: (515) 986-5048
EMAIL: mark@abaciconsulting.com

SURVEY COORDINATOR: MERLIN DAVIS
MOBILE: (515) 447-5755
EMAIL: merlind@abaciconsulting.com
MINIMUM NOTICE OF THREE (3) BUSINESS DAYS FOR ANY CONSTRUCTION STAKING.

OWNER - DEVELOPER:

ATTN JIM NOYCE AND BOBBY NOYCE
NOYCE PROPERTIES, LLC
905 48TH ST WEST DES MOINES, IA 50265
PH: (515) 321-0380 JIM
EMAIL: jimnoyce@live.com
PH: (515) 537-9132 BOBBY
EMAIL: noycebo8@aol.com

ZONING:

M-1A COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT

REV. DESCR. DATE

PROJECT BULK REGULATIONS:

	REQD	PROPOSED
MIN. FRONT YARD BLDG SETBACK	25 FT	25 FT
MIN. SIDE YARD BLDG SETBACK	NONE	52 FT
MIN. REAR YARD BLDG SETBACK	25 FT	48 FT
MIN. OPEN SPACE	15%	18.09%

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

PROPERTY ADDRESS:

1505 SE 25TH ST
GRIMES, IOWA

3000 SE GRIMES BLVD.,
SUITE 800
GRIMES, IOWA 50111
(515) 986-5048

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED 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.
PRELIMINARY
SIGNATURE: MARK A. McMURPHY DATE:
PRINTED OR TYPED NAME: MARK A. McMURPHY
IOWA LIC. NO. 14874
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022.
SHEETS 1 THROUGH 5
PAGES COVERED BY THIS SEAL:

CITY OF GRIMES NOTES: 1. SEE THE 'CITY OF GRIMES NOTES' ON THIS SHEET FOR ADDITIONAL INFORMATION. 2. ANY CITY (GENERAL/STANDARD) NOTES SHALL GOVERN IF DISCREPANCIES OCCUR WITHIN THESE (GENERAL) PROJECT NOTES. GENERAL NOTES: 1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-8989. 2. STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL. 3. ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES. 4. ALL FILL UNDER PAVEMENT SHALL BE PLACED IN LIFTS NO GREATER THAN 8 INCHES AND COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED. OBTAIN REQUIRED COMPACTION WITHIN A SOIL MOISTURE CONTENT RANGE OF OPTIMUM MOISTURE TO 4 PERCENTAGE POINTS ABOVE OPTIMUM MOISTURE. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. 5. ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS. 6. PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET. 7. MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED. 8. DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES. STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP A MINIMUM OF 6" OF TOPSOIL, RESPREAD OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT). 9. SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES. 10. THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT. 11. THE LOCATION OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS AND SURVEYS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR(S). IT SHALL BE THE DUTY OF THE CONTRACTOR(S) TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT; AND TO NOTIFY THE OWNER(S) OF THE UTILITIES. THE CONTRACTOR(S) SHALL AFFORD ACCESS TO THESE FACILITIES BY THE OWNERS FOR NECESSARY MODIFICATION OF SERVICES. 12. ALL CONSTRUCTION STAKING SHALL BE DONE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR INCLUDING, BUT NOT LIMITED TO: ROADWAYS/STREETS, ALLEYS, PEDESTRIAN FACILITIES (INCLUDING ALL CURB DROPS AND SIDEWALK/SHARED USE PATH LOCATIONS), AND UTILITIES. 13. ALL CONSTRUCTION STAKING, PROPERTY PINS, ETC. SHALL BE PROTECTED FROM GRADING AND/OR OTHER OPERATIONS. ANY DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE. 14. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION ACTIVITIES. PROPERTY PINS SHALL BE RESET BY A REGISTERED LAND SURVEYOR AND SHALL BY INCIDENTAL TO CONSTRUCTION.

CITY OF GRIMES 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 (IDNR, 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 BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP

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.

CITY OF GRIMES SANITARY SEWER NOTES:

1)

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.

2)

SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").

3)

SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").

4)

ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.

5)

ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.

6)

ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B:PCC W/ADJUSTING MECHANISM.

7)

SANITARY SEWER TESTING, CLEANING, AND TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

CITY OF GRIMES WATER MAIN NOTES:

1)

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 SHOW, 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 SHOW SHALL BE 2.0'

2)

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.

3)

A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2/

4)

ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.

5)

WATER SERVICE SHALL BE 1 INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.

6)

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.

7)

ALL WATER MAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

CITY OF GRIMES STORM SEWER NOTES:

1)

ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.

2)

ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND HE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.

3)

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.

4)

STORM SEWER CLEANING AND TELEVISING SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISING.

5)

USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATER MAIN PER IDNR REQUIREMENT.

SITE SPECIFIC NOTES

1.

THIS PROJECT CONSISTS OF CONSTRUCTION OF ONE 12,102 SF BUILDING.

2.

TOTAL SITE AREA: 1.01 ACRES
BUILDING AREA: 12,102 SF
PAVEMENT AREA: 23,730 SF
TOTAL HARD SURFACE: 33,832 SF
TOTAL OPEN SPACE AREA: 7,921 SF (18.1%)
TOTAL OPEN SPACE REQUIRED: 6,565 SF (15%)

PAVING & STORM SEWER NOTES

1.

ALL CONSTRUCTION OF PRIVATE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE.

2.

THE LENGTH GIVEN FOR THE STORM PIPE INCLUDES THE LENGTH OF THE FLARED END SECTION.

3.

ANY AND ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4.

ALL PROPOSED PAVEMENT IN DRIVEWAYS AND PARKING AREAS SHALL BE 6 INCH (MINIMUM) THICK P.C.C. EXCEPT PAVEMENT IN THE RIGHT-OF-WAY SHALL BE 7 INCH (MINIMUM) THICKNESS P.C.C.

WATER MAIN & SANITARY SEWER NOTES

1.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2020 EDITION OF IOWA SUDAS, UNLESS NOTED OTHERWISE.

2.

MAINTAIN 5.5 FT MIN. COVER FOR THE WATER SERVICE.

3.

VERIFY THE LOCATION AND DEPTH OF THE EXISTING SANITARY SEWER SERVICE STUB AT THE START OF CONSTRUCTION.

PAVEMENT/PARKING NOTES:

P1)

THE REQUIRED PARKING IS:
FITNESS CENTER:
2.25 SPACES PER 1000 SF
=> 6000/1000 * 2.25 = 13.5

P2)

FLEX INDUSTRIAL/WAREHOUSE
2.5 SPACES PER 1000 SF
=> 3000/1000 * 2.5 = 7.5*

P3)

FLEX SPACE RETAIL/OFFICE
6 SPACES PER 1000 SF
=> 3000/1000 * 6 = 18*

P4)

* PROPOSED AREA OF USE IS ASSUMED FOR PURPOSES OF THESE CALCULATIONS ONLY.
TOTAL PARKING SPACES REQUIRED = 39

P5)

TOTAL PARKING SPACES PROVIDED** = 49

P6)

** INCLUDES 3 ACCESSIBLE SPACES.

SITE NOTES:

S1)

THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES FROM ANY DAMAGE RESULTING FROM THE MOVEMENT OF SOIL OR DEBRIS FROM THE PROJECT SITE.

S2)

PRESERVE ANY EXISTING VEGETATION UNTIL CONSTRUCTION IS NECESSARY IN THAT AREA.

S3)

SEED ALL AREAS (TEMPORARY OR PERMANENT) UPON COMPLETION OF FINAL GRADING AS SOON AS POSSIBLE.

S4)

IF CONSTRUCTION ACTIVITY IS NOT PLANNED TO OCCUR FOR AT LEAST 14 DAYS IN A DISTURBED AREA, STABILIZE WITH TEMPORARY EROSION CONTROL IMMEDIATELY AFTER WORK CEASES IN THE AREA.

S5)

THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL EROSION CONTROL MEASURES (TEMPORARY AND PERMANENT) AND KEEP THEM IN WORKING ORDER. CLEANING OF SILTATION CONTROLS SHALL OCCUR NO LATER THAN WHEN THEY HAVE LOST 50% OF THE CAPACITY.

S6)

THE PROJECT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY 7 DAYS. RECORD THE FINDINGS OF THE INSPECTION AND TAKE ANY ACTIONS NECESSARY TO ENSURE THAT THE EROSION CONTROL MEASURES ARE WORKING PROPERLY.

S7)

FINAL STABILIZATION MEANS: THE POINT AT WHICH ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED, AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILES) HAVE BEEN EMPLOYED.

S8)

PROVIDE ADDITIONAL SILT FENCE, SILT BASINS, EARTH DIKES, DITCH CHECKS, AND VARIOUS OTHER CONTROL MEASURES AS NEEDED.

CONSTRUCTION SEQUENCING:

1)

INSTALL STABILIZED CONSTRUCTION ENTRANCE & PERIMETER SILT BARRIER(S).

2)

CLEAR AND GRUB FOR EARTHWORK OPERATIONS.

3)

CONTINUE GRADING OPERATIONS BEGINNING WITH STOCKPILING OF ANY AVAILABLE TOPSOIL. ALSO, INSTALL INTERIOR SILT BARRIERS.

4)

STABILIZE DENUDED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.

5)

INSTALL STORM SEWER AND WATER MAIN. INSTALL INLET PROTECTION.

6)

PAVING.

7)

FINE GRADING.

8)

RE-SPREAD AVAILABLE TOPSOIL 4 INCHES MINIMUM.

9)

TEMPORARY SEEDING/STABILIZATION ON BUILDING LOTS.

10)

PERMANENT SEEDING/STABILIZATION OF DISTURBED AREAS.

11)

FINAL COMPLETION, REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

GENERAL NOTES:

G1)

THE CONTRACTOR SHALL COMPLY WITH ALL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES PERMIT, THE ENVIRONMENTAL PROTECTION AGENCY, AND LOCAL ORDINANCES.

G2)

IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL THE NECESSARY MEASURES TO ELIMINATE EROSION FROM THE PROJECT

SITE AND BORROW OR FILL AREAS INCLUDING THE CONTROLS SHOWN ON THIS PLAN.

G3)

ALL SEDIMENT OR DEBRIS MUST BE REMOVED FROM ADJOINING PROPERTIES PROMPTLY OR THE OWNER WILL REMOVE THE ITEMS AND DEDUCT THE COST FROM THE AMOUNT DUE TO THE CONTRACTOR.

G4)

THE SWPPP AND ALL DOCUMENTS ASSOCIATED WITH IT AND THE PERMIT SHALL BE KEPT ONSITE AT ALL TIMES AND BE AVAILABLE TO PRESENT TO THE IOWA DEPARTMENT OF NATURAL RESOURCES UPON REQUEST.

G5)

UPON FINAL COMPLETION AND STABILIZATION OF THE SITE, A NOTICE OF DISCONTINUATION MUST BE FILED BY THE OWNER. THE OWNER MUST RETAIN ALL DOCUMENTS ASSOCIATED WITH THE PERMIT AND SWPPP FOR THREE YEARS.

G6)

THE CONTRACTOR SHALL PROVIDE ALL DOCUMENTS INCLUDING THE ORIGINALS AND INSPECTION RECORDS TO THE OWNER UPON ISSUANCE OF THE NOTICE OF DISCONTINUATION.

CONSTRUCTION SCHEDULE:

1)

THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. CALL IOWA ONE CALL BEFORE DIGGING 1-800-292-8989.

2)

STRIP TOPSOIL IN EXCAVATED AND FILL AREAS. REMOVE ALL VEGETATION AND ORGANIC MATERIALS PRIOR TO PLACING AND COMPACTING THE FILL.

3)

ALL CUT AND FILL AREAS SHALL BE MAINTAINED FOR PROPER DRAINAGE AT ALL TIMES.

4)

THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL MATERIALS TESTING REQUIRED TO ASSURE COMPLIANCE WITH THE PROJECT SPECIFICATIONS. THIS TESTING SHALL BE INCIDENTAL TO CONSTRUCTION.

5)

IN THE EVENT OF A DISCREPANCY BETWEEN THESE SPECS. AND THE DETAILED CONSTRUCTION DRAWINGS, THE DETAILED CONSTRUCTION DRAWINGS SHALL GOVERN.

6)

ANY COHESIONLESS SOILS ENCOUNTERED SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR BENEATH PAVEMENTS AND CRITICAL BACKFILL AREAS.

7)

PROOF-ROLL THE PAVEMENT SUBGRADE PRIOR TO PLACING PAVEMENT. REMOVE AND REPLACE ANY UNSUITABLE SOILS TO A DEPTH OF 2 FEET.

8)

MAINTAIN MOISTURE CONTENT OF PAVEMENT SUBGRADE SOILS CONSISTING OF CLAYS/SILTS BETWEEN 0 AND 4 PERCENTAGE POINTS ABOVE OPTIMUM UNTIL THE PAVEMENT IS PLACED.

9)

CURB BACKFILL SHALL BE COMPACTED AND SLOPED TO PROVIDE ADEQUATE DRAINAGE AND PREVENTING WATER FROM PONDING AND INFILTRATING BENEATH THE PAVEMENT.

10)

DISTURB AS LITTLE AREA AS POSSIBLE DURING GRADING PROCEDURES.

11)

STOCKPILE ALL STRIPPED TOPSOIL AND ALL EXCESS CUT IN THE AREA SHOWN ON THIS PLAN (OR IN A SUITABLE LOCATION). STRIP ANY AVAILABLE TOPSOIL TO A MINIMUM DEPTH OF 6", RESPREAD (4" MIN.) AVAILABLE TOPSOIL OVER ALL DISTURBED AREAS AFTER FINAL GRADES ARE REACHED (EXCEPT UNDER PAVEMENT/BUILDING PADS).

12)

SEE THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE INITIAL EROSION CONTROL MEASURES.

13)

IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES.

14)

THE CONTRACTOR AND SUBCONTRACTORS MUST MAINTAIN PROPER EROSION CONTROL THROUGHOUT THE ENTIRE PROJECT.

15)

SITE SOIL MATERIAL MUST BE RETAINED ON SITE BY PREVENTING EROSION. THIS INCLUDES SOIL EXCAVATIONS FOR FOUNDATIONS ON EACH RESPECTIVE LOT.

16)

CONTRACTOR MUST PROMPTLY REMOVE ALL MUD, SOIL AND DEBRIS TRACKED ONTO CITY STREETS. CLEANING SHALL BE PERFORMED BEFORE THE END OF A WORK DAY OR PRIOR TO A RAIN EVENT.

BUILDING NOTES:

B1)

THE PROPOSED BUILDING USE WILL BE HALF FITNESS CENTER AND HALF FLEX SPACE.

B2)

THE PROPOSED BUILDING WILL BE STEEL FRAME CONSTRUCTION WITH MASONRY EXTERIOR ON THE FRONT AND THE FORWARD 10 FEET OF BOTH SIDES AND THE REAR WILL BE METAL SIDING.

B3)

THE BUILDING WILL BE 20 FEET TALL AT THE PEAK. SEE DETAILED ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.

B4)

THE BUILDING WILL HAVE FIRE PROTECTION SPRINKLERS.

B5)

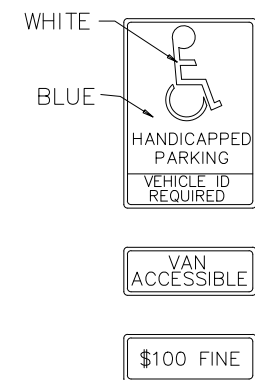
THE BUILDING FLOOR AREA IS 12,102 SF.

B6)

WALL PACK EXTERIOR LIGHTING IS PROPOSED. CUTOFFS WILL BE INSTALLED TO PREVENT DIRECT ILLUMINATION OF ADJACENT PROPERTIES.

B7)

ALL BUILDING DOWNSPOUTS WILL BE PIPED UNDERGROUND TO A ROOF DRAIN COLLECTOR PIPE.



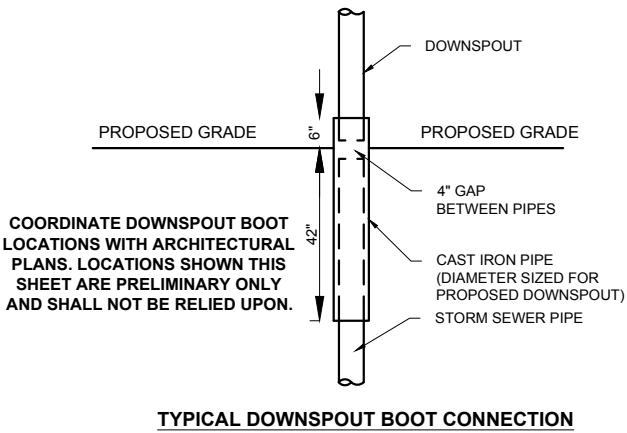
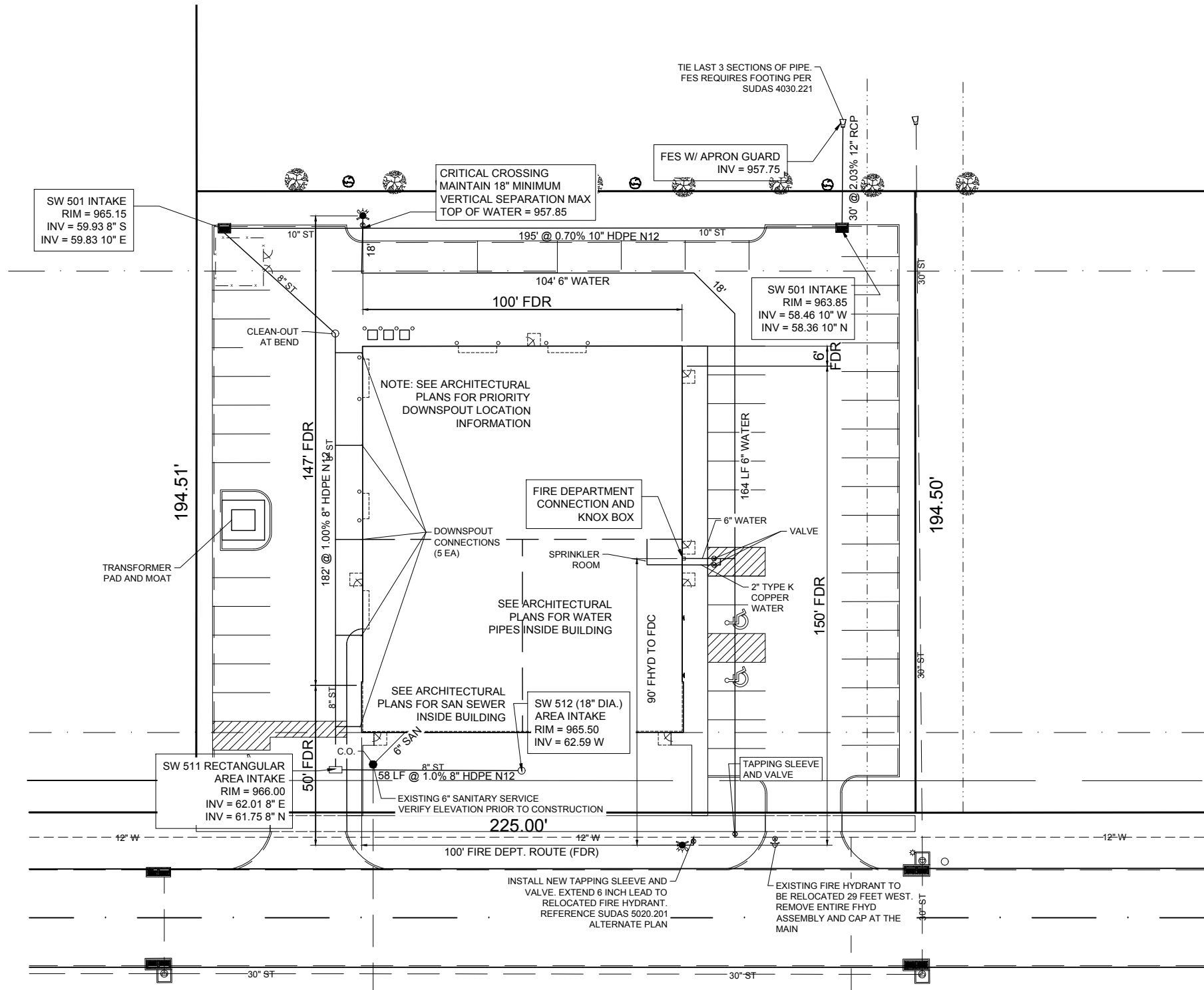
NOTE: INSTALL SIGN AT THE
INDICATED ACCESSIBLE SPACE –
BUILDING/POST MOUNTED.



SCALE: 1" = 40'
(ALWAYS CHECK AGAINST BAR SCALE)

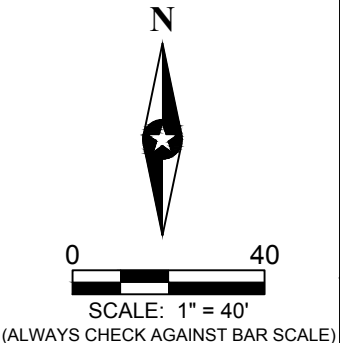
1. SEE SHEET 2 FOR ADDITIONAL CONDITIONS AND REQUIREMENTS.

1505 SE 25TH ST GRIMES, POLK COUNTY, IOWA		ABACI CONSULTING, INC. CIVIL ENGINEERING - LAND SURVEYING 3000 SE GRIMES BLVD., STE 600 GRIMES, IOWA 50111 OFFICE (515) 986-5048	
SHEET: 3		GEOMETRIC PLAN	
NO:	REVISION DESCRIPTION:	DATE:	PROJECT NO:
1	PER CITY COMMENTS (7/06/21)	7/09/21	21213SP
2	PER CITY COMMENTS (7/22/21)	7/26/21	M.M.
3			E.S.
4			7/26/2021
			DATE:



- UTILITY PLAN NOTES**
- U1) SEE SHEET 2 FOR CITY OF GRIMES SPECIFIC REQUIREMENTS.
 - U2) THE UTILITY CONTRACTOR SHALL CONSTRUCT THE APPLICABLE PROPOSED UTILITIES TO 5 FEET FROM THE OUTSIDE EDGE OF THE BUILDING. THE PLUMBING CONTRACTOR SHALL EXTEND THE UTILITIES FROM THEIR TERMINATION INTO THE BUILDING.

- SIDEWALK NOTE**
- S1) THE OWNER IS REQUIRED TO INSTALL THE 5FT SIDEWALK (197 LF) WITHIN 90 DAYS OF NOTIFICATION BY THE CITY THAT SIDEWALK IS REQUIRED.



PROJECT NO:		21213
DRAWING FILE NO:		21213SP
DESIGNED/REVIEWED BY:		M.M.
DRAWN BY:		E.S.
DATE:		7/26/2021
REVISION DESCRIPTION:		
NO:	1	PER CITY COMMENTS (7/06/21)
	2	PER CITY COMMENTS (7/22/21)
	3	
	4	

ABACI CONSULTING, INC.

CIVIL ENGINEERING - LAND SURVEYING

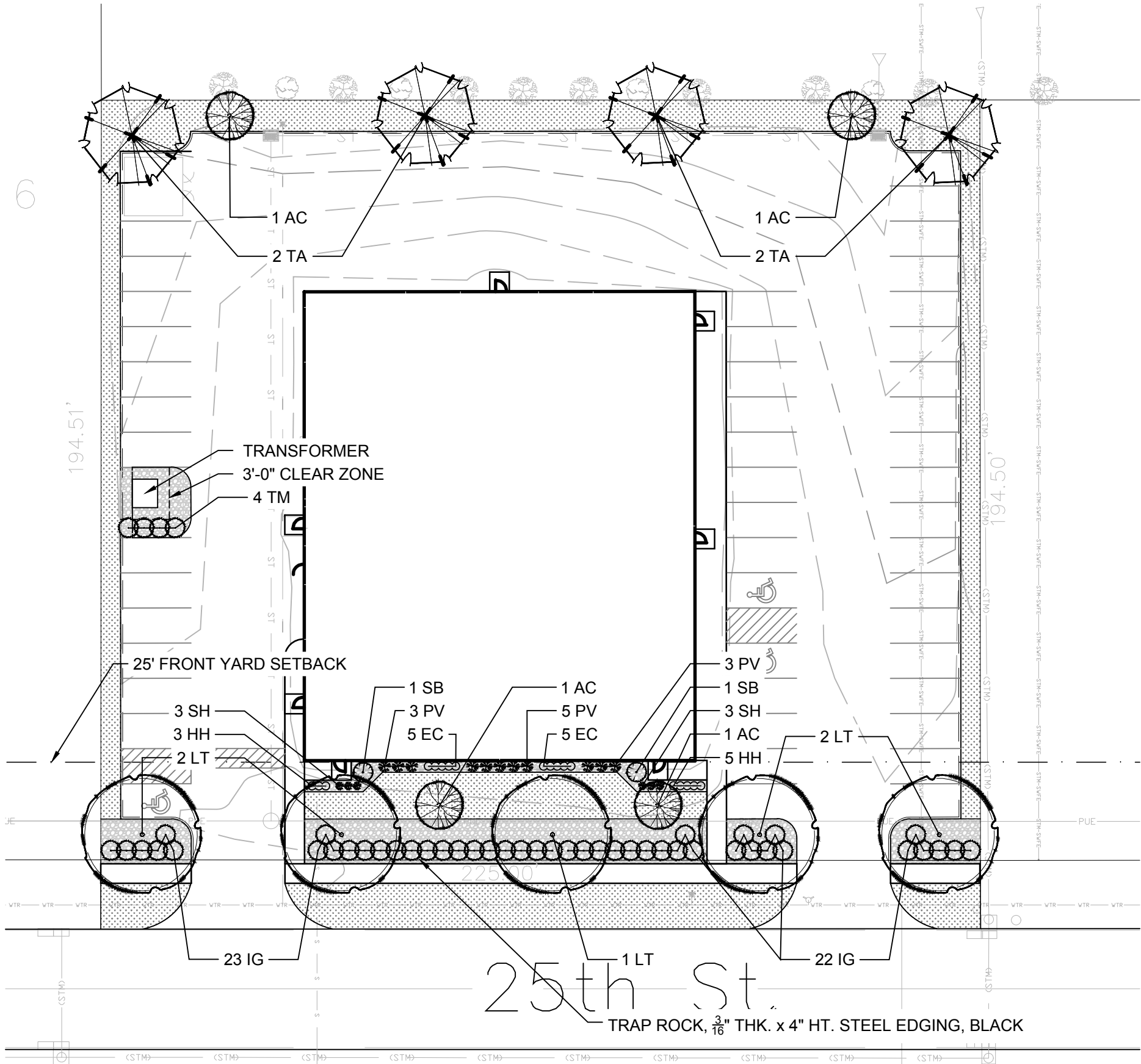
3000 SE GRIMES BLVD., STE. 800
GRIMES, IOWA 50111
OFFICE: (515) 986-5048

1505 SE 25TH ST
GRIMES, POLK COUNTY, IOWA

UTILITY PLAN

SHEET:

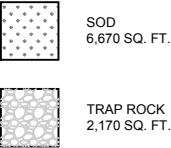
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PLANT SCHEDULE						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING/REMARKS
CANOPY TREES						
LT	5	Liriodendron tulipifera	TULIP TREE	2" CAL	B&B	SPECIMEN QUALITY
TA	4	Tilia americana 'Redmond'	REDMOND LINDEN	2" CAL	B&B	SPECIMEN QUALITY
ORNAMENTAL TREES						
AC	4	Amelanchier canadensis	SERVICEBERRY	1.5" CAL	B&B	SPECIMEN QUALITY
SHRUBS						
SB	2	Spirea betulifolia 'Tor'	TOR SPIREA	#5	CONT.	SPECIMEN QUALITY
IG	45	Ilex glabra 'Shamrock'	INKBERRY	#5	CONT.	4'-0" O.C.
TM	4	Taxus x media 'Gwen'	GWEN YEW	#5	CONT.	4'-0" O.C.
PERENNIALS						
EC	10	Echinacea 'Cheyenne Spirit'	CHEYENNE SPIRIT CONEFLOWER	#1	CONT.	1'-9" O.C.
HH	8	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	CONT.	1'-9" O.C.
ORNAMENTAL GRASSES						
PV	11	Panicum virgatum 'Shenandoah'	SHENANDOAH SWITCH GRASS	#1	CONT.	3'-0" O.C.
SH	6	Sporobolus heterolepis 'Tara'	TARA PRAIRIE DROPSEED	#1	CONT.	2'-3" O.C.

PLANTING REQUIREMENT NOTES

- PERIMETER OF LOTS ADJACENT TO PUBLIC RIGHT-OF-WAY.
 - 10' between parking and ROW
 - 1 tree per 50 feet. Planted as individual trees or a grouping with an area of at least twenty-five (25) square feet.
 - In addition, a hedge, wall, earth berm, or other durable landscape barrier a minimum of three (3) feet in height shall be placed along the perimeter of such landscape strip. If said barrier consists of plant like material, one (1) shrub shall be planted every four (4) feet and abutting the barrier. The remainder of the required landscape strip shall be planted with grass, ground cover or other landscape material, exclusive of paving.
- LANDSCAPE VEGETATION STANDARDS.
 - Minimum requirements:
 - 2 trees (B&B) per one thousand (1,000) square feet of required open space
 - 50% are 2" caliper, the remaining are 8-10" in height and 1 1/2" caliper.
 - The min. height for evergreens shall be 6' and may be counted as 2 inch caliper for requirements.
 - One shrub for every five hundred (500) square feet of open space, but no less than three shrubs per lot.
 - Landscape around buildings: Landscaping around buildings shall consist of a variety of plants, shrubs and flowers. Plants shall be placed along building faces that front public rights of way and near primary entrances into the building at a minimum spacing of 1' apart once the plant is fully matured.
 - Enforcement: Landscaping plan to be submitted for approval as part of final site plan submittal. Landscaping plan is to show the following information:
 - Location of trees and shrubs.
 - Size and species of trees and shrubs.
 - Percentage of each size of tree.
 - Type of ground cover and form of maintenance.
 - Ground cover plants shall form a solid mat or cover over the ground within a twelve (12) month period. In Zone 2, the non-street portion of the public right-of-way and the front set back shall be sodded, all other areas may be seeded with Planning and Zoning Commission and Council approval.
 - Non-living material shall not be used as the primary ground cover device, but may be used in conjunction with living plant material to develop an ornamental landscaping effect. Non-living material such as rocks, pebbles, sand, wood mulch or wood chips shall be placed at a minimum depth of three (3) inches and shall be used in conjunction with an appropriate landscape weed control fabric. Native seeding, in lieu of sod, may be utilized in stormwater management areas as approved by Staff.



PARCEL AREA: 43,769.72 SF
BUILDING AREA 12,000 SF

Zone 2 Minimum Open Space:
15% Minimum (6,565.46 SF)
6,882.63 SF Provided.

2 trees per 1,000 SF of req. open space
13 Trees Required
13 Trees Provided Total
1 shrub per 500 SF of req. open space
13 Shrubs Required
39 Shrubs Provided Total

ROW Buffer Requirement:
1 tree per 50' Frontage
4 Trees Required (177' Frontage)
5 Trees Provided
Hedge Required, 1 shrub every 4 feet
45 Shrubs Required in buffer
45 Shrubs Provided in buffer

Screening Requirement:
Mechanical Equipment, Transformer
Shrub Hedge or Fence Required
4 Shrubs provided

GENERAL PLANT REQUIREMENTS:
No tree closer than 4' to hard surface

DESIGN STANDARDS

Buildings shall not expose service areas and equipment (transformers, generators, compressors, etc.), loading areas, nonresidential overhead doors, and similar features to the public right-of-way or to adjacent residential property.

If it is not feasible to design and orient service areas and equipment (transformers, generators, compressors, etc.), loading areas, nonresidential overhead doors, and similar features so as not to face a public right-of-way or adjacent residential property, appropriate screening walls or fences with similar design features to the building (material, shape, color, etc.), additional landscape buffering or additional setbacks shall be required.

SCREENING REQUIREMENTS

Mechanical Equipment. For all uses, except single family and two family dwellings, mechanical equipment, including cooling and heating equipment, pumps, generators and transformers, that are located on the ground shall be substantially screened from the adjacent street and from adjacent residentially zoned properties by a fence and/or evergreen shrubs.

01
L400

PLANTING PLAN

0' 15' 30' 60'

- NOTES
- SEE "GENERAL NOTES AND INFORMATION" SHEETS FOR ADDITIONAL NOTES AND INFORMATION.
 - SEE "GRADING PLAN" SHEETS FOR ADDITIONAL INFORMATION.

CONFLUENCE

525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875 | PROJECT #21304

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CROSSFIT 515
1505 SE 25TH ST. GRIMES, IA

PLANTING PLAN

SHEET:
L400

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

3000 SE GRIMES BLVD. STE 800
GRIMES, IOWA 50116
OFFICE: (515) 960-5040

REVISION DESCRIPTION:

NO:

1

2

3

4

PROJECT NO:

21213

21213SP

DESIGNED/REVIEWED BY:

DB

KR

DRAWN BY:

DATE:

7/26/2021

DATE:

21213

21213SP

DESIGNED/REVIEWED BY:

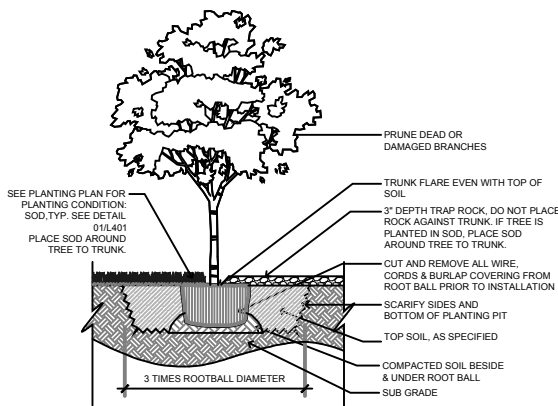
DB

KR

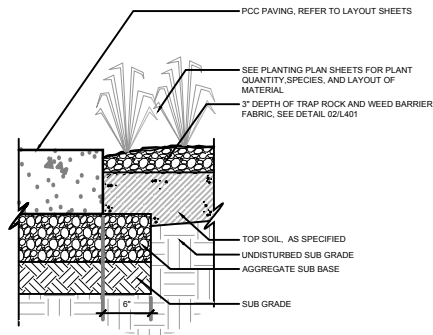
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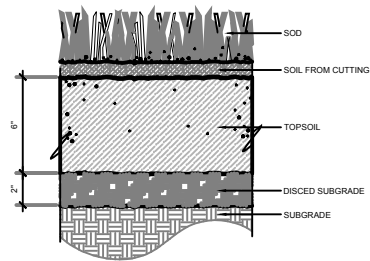
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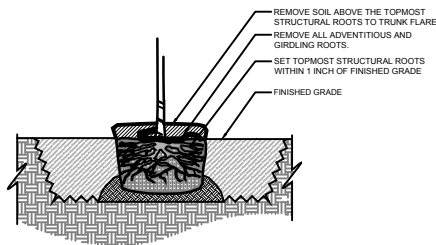
08 L401 SECTION: TREE PLANTING, TYP. N.T.S.



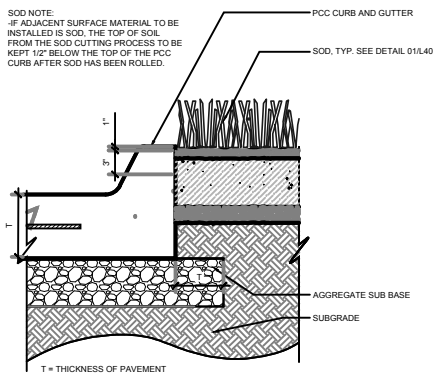
04 L401 SECTION: PLANTING ADJ. SIDEWALK, TYP. N.T.S.



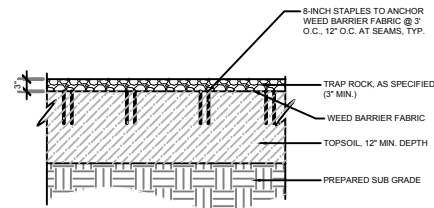
01 L401 SECTION: SOD PLANTING, TYP. N.T.S.



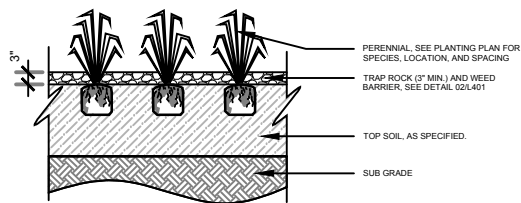
09 L401 SECTION: ROOT BALL PLANTING, TYP. N.T.S.



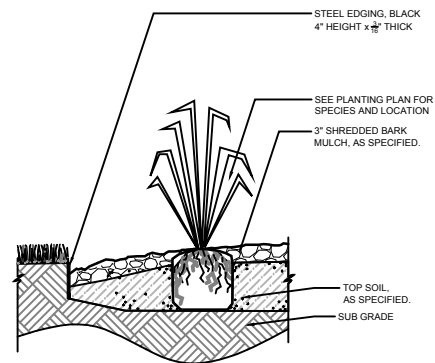
05 L401 SECTION: SOD ADJ. PCC CURB, TYP. N.T.S.



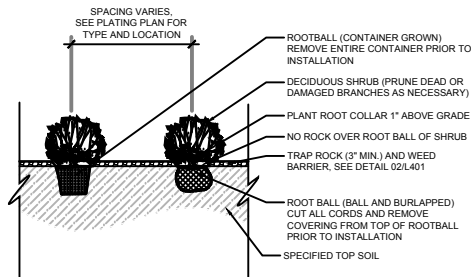
02 L401 SECTION: ROCK AND WEED BARRIER, TYP. N.T.S.



06 L401 SECTION: PERENNIAL PLANTING, TYP. N.T.S.



03 L401 SECTION: STEEL EDGING, TYP. N.T.S.



07 L401 SECTION: SHRUB PLANTING, TYP. N.T.S.

- NOTES**
- SEE "GENERAL NOTES AND INFORMATION" SHEETS FOR ADDITIONAL NOTES AND INFORMATION.
 - SEE "GRADING PLAN" SHEETS FOR ADDITIONAL INFORMATION.

CONFLUENCE

525 17TH STREET
DES MOINES, IOWA 50309
515.288.4875 | PROJECT #21304

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ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

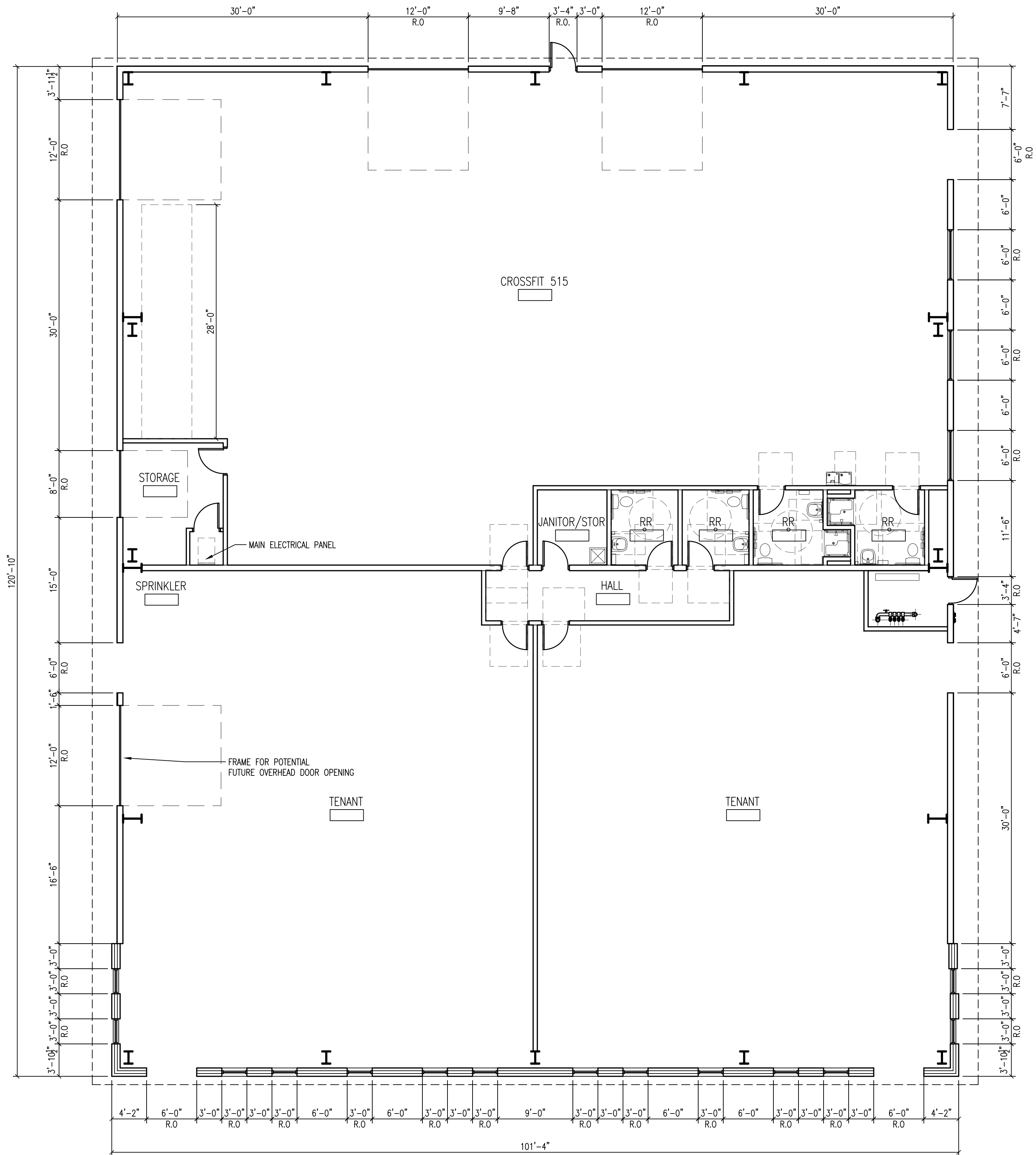
3000 SE GRIMES BLVD. STE 800
GRIMES, IOWA 50116
OFFICE (515) 288-5048

CROSSFIT 515
1505 SE 25TH ST. GRIMES, IA

PLANTING DETAILS

SHEET:
L401

PROJECT NO: 21213
DRAWING FILE NO: 21213SP
DESIGNED/REVIEWED BY: DB
DRAWN BY: KR
DATE: 7/8/2021



1

FLOORPLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN - GENERAL NOTES:

- DIMENSIONS SHOWN ARE BASED ON NOMINAL WALL THICKNESS. SEE WALL TYPES FOR ACTUAL WALL DIMENSIONS.
- EXTERIOR AND INTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE OR FROM FACE OF METAL STUDS, TYPICAL.
- DIMENSIONS AT WINDOWS AND DOORS IN CONCRETE WALLS ARE TAKEN AT ROUGH OPENING DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH THE DOOR, WINDOW AND SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION.
- REFER TO THE CODE PLAN, WALL SECTIONS & WALL TYPES FOR ADDITIONAL INFORMATION ON WALLS WHICH CONTINUE TO DECK.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY WOOD BLOCKING AND NAILERS WHERE REQUIRED TO SECURELY ATTACH ACCESSORIES, DEVICES, FIXTURES, EQUIPMENT AND MILLWORK TO WALL, CEILING OR FLOOR SURFACES.
- CUP FLOOR SLAB AT ALL FLOOR DRAIN LOCATIONS, SLOPE SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. SEE PLUMBING.
- CONTRACTOR SHALL PROVIDE VERTICAL EXPANSION JOINTS @ 24'-0" O.C. (MAXIMUM) IN GYPSUM WALLBOARD AT ALL WALLS OVER 24 FEET LONG AND AT BOTH SIDES OF ALL DOOR, WINDOW, DUCT AND OTHER OPENINGS LARGER THAN 4 SQUARE FEET. COORDINATE EXACT LOCATION W/ ARCHITECT.
- THE PRE-ENGINEERED METAL BUILDING, STRUCTURAL MAIN FRAMES, END-WALL FRAMES, GIRTS, PURLINS, METAL SIDING PANELS, METAL ROOFING, OVERHANGS, METAL SOFFITS, FASCIA, GUTTERS, DOWNSPOUTS, INSULATION, EXTRUDED METAL SIDING TRIMS AT OPENINGS, CLIPS, ANGLES, FASTENERS, ATTACHMENTS AND ALL OTHER RELATED ACCESSORIES ARE PROVIDED BY AN INDEPENDENT METAL BUILDING CONTRACTOR AND ARE THE SOLE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER AND INSTALLATION CONTRACTOR.

PRELIMINARY - NOT FOR CONSTRUCTION

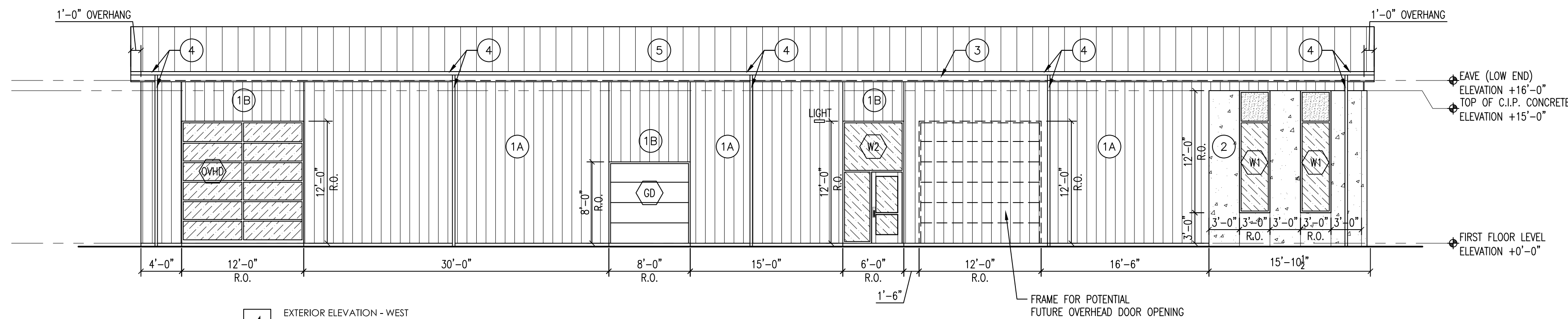
PRINT DATE: JUNE 17TH, 2021
SHEET NAME: FLOOR PLAN

NOYCE PROPERTIES
1505 SE 25TH STREET
DES MOINES, IOWA 50317

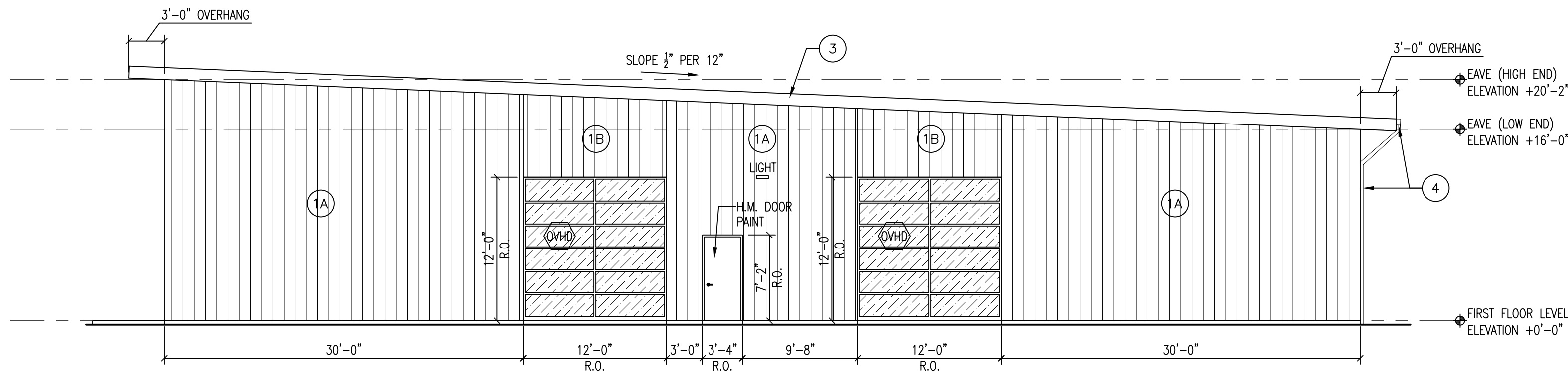
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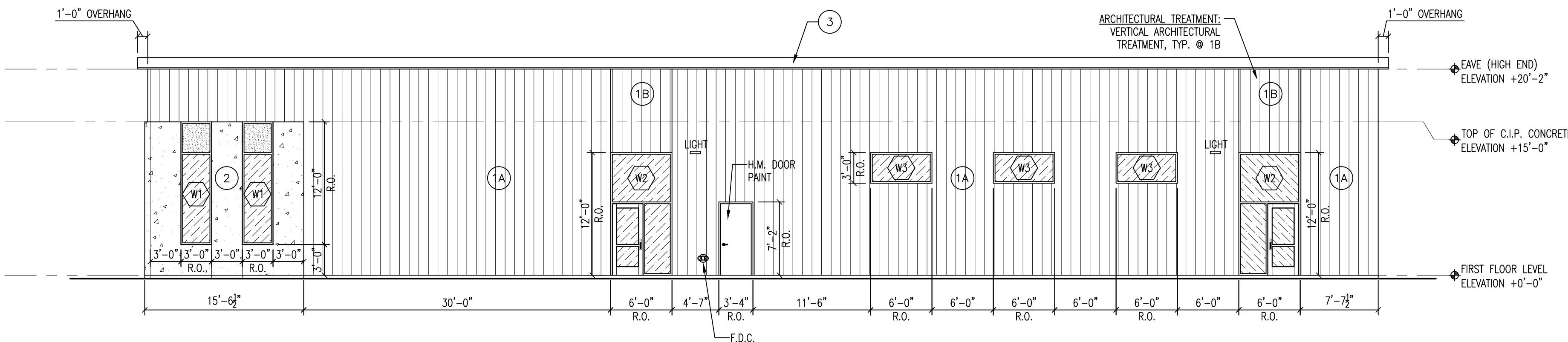




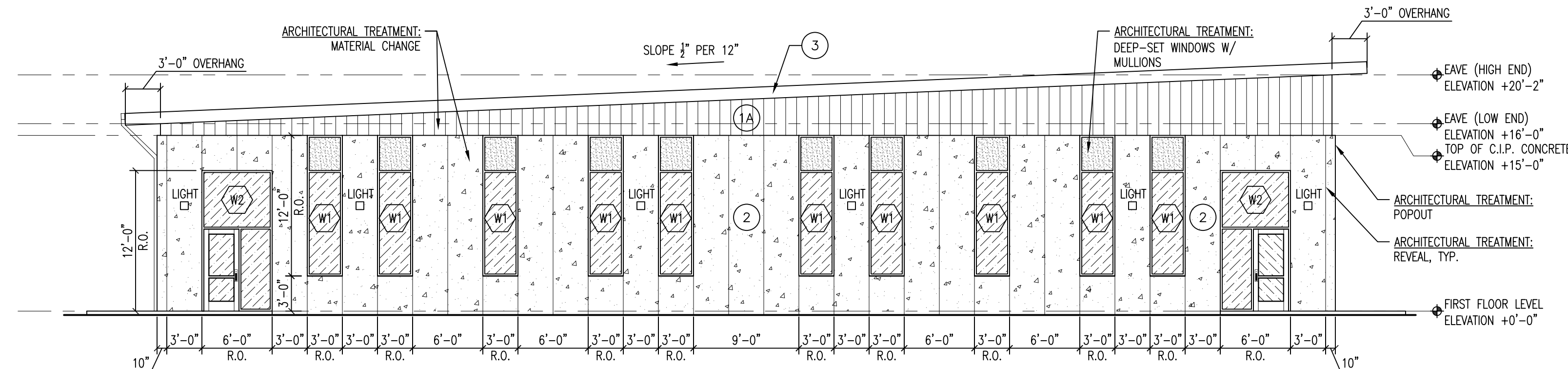
4 EXTERIOR ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 EXTERIOR ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 3/16" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"

ELEVATION KEY NOTE LEGEND:		
1	METAL PANEL SIDING: METAL PANEL SIDING BY PEMB MANUFACTURER. PROVIDE ALL TRIMS AT TOP, BOTTOM, SIDES, CORNERS, SPICES AND OPENINGS BY PEMB MANUFACTURER	Wx STOREFRONT WINDOW SYSTEM: 2"x4x2" THERMALLY-BROKEN ALUMINUM STOREFRONT BLACK ANODIZED FINISH SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
1A	COLOR: PEARL GREY	WHD GLAZED OVERHEAD DOOR: 2"x4x2" THERMALLY-BROKEN ALUMINUM OVERHEAD DOOR, BLACK ANODIZED FINISH SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
1B	COLOR: CHARCOAL	GD INSULATED GARAGE DOOR: INSULATED GARAGE DOOR, PAINT TO MATCH ADJACENT METAL PANEL. SEE WINDOW ELEVATIONS. SEE SPECIFICATION.
2	CAST-IN-PLACE CONCRETE WALL: CAST-IN-PLACE CONCRETE WALL WITH ACID ETCH FINISH	
3	METAL FASCIA: PRE-FINISHED METAL FASCIA; COLOR: CHARCOAL PROVIDED BY PEMB SUPPLIER	
4	DOWNSPOUT & GUTTER: PRE-FINISHED METAL DOWNSPOUT AND GUTTER; COLOR: CHARCOAL PROVIDED BY PEMB SUPPLIER	
5	STANDING SEAM METAL ROOF: PRE-FINISHED METAL STANDING SEAM METAL ROOF; COLOR: REFLECTIVE WHITE PROVIDED BY PEMB SUPPLIER	

- EXTERIOR ELEVATIONS - GENERAL NOTES:
1. THE PRE-ENGINEERED METAL BUILDING, STRUCTURAL MAIN FRAMES, END-WALL FRAMES, GIRTS, PURLING, METAL SIDING PANELS, METAL ROOFING, OVERHANGS, METAL SOFTITS, FASCIA, GUTTERS, DOWNSPOUTS, INSULATION, EXTRUDED METAL SIDING TRIMS AT OPENINGS, CLIPS, ANGLES, FASTENERS, ATTACHMENTS AND ALL OTHER RELATED ACCESSORIES ARE PROVIDED BY AN INDEPENDENT METAL BUILDING CONTRACTOR AND ARE THE SOLE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER AND INSTALLATION CONTRACTOR.
 2. DIMENSIONS SHOWN ARE BASED ON NOMINAL WALL THICKNESS TO CORRESPOND WITH THE OVERALL FLOOR PLANS. SEE WALL TYPES AND DETAILS FOR ACTUAL WALL DIMENSIONS.
 3. DIMENSIONS AND ELEVATIONS AT WINDOWS AND DOORS ARE SHOWN AS ROUGH OPENING SILL/HEADER DIMENSIONS. CONTRACTOR SHALL COORDINATE ACTUAL ROUGH OPENINGS WITH BOTH THE WINDOW AND DOOR ELEVATIONS, ALONG WITH THE SIDING MANUFACTURER'S REQUIREMENTS PRIOR TO ORDER & INSTALLATION.
 4. CONTRACTOR SHALL PROVIDE BACKER RODS & SEALANT AROUND THE PERIMETER OF ALL WINDOWS, DOORS, OPENINGS, PENETRATIONS AND AT ALL JOINTS BETWEEN DISSIMILAR EXTERIOR FINISH/CLADDING MATERIALS, TYPICAL.
 5. AT CAST-IN-PLACE CONCRETE WALLS, THE FINISHED/SANDBLASTED FACE SHALL WRAP AROUND ALL CORNERS, WING WALLS, RETURNS, ENDS, AND ALL WINDOW/DOOR JAMBS SO THAT THE FINISHED/SANDBLASTED FACE IS PROVIDED ON ALL FACES EXPOSED TO VIEW.
 6. MECHANICAL PIPES, PLUMBING VENTS, EXHAUST FANS, LOUVERS, REGISTERS AND ALL OTHER PENETRATIONS SHALL NOT PASS THROUGH CAST-IN-PLACE CONCRETE WALLS. CONTRACTOR TO VERIFY EXACT LOCATIONS PRIOR TO ORDER & INSTALLATION.
 7. PROVIDE EXTERIOR SIGNAGE & ATTACHMENTS AS REQUIRED BY AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE W/ THE REQUIREMENTS PRIOR TO CONSTRUCTION. SIZE, LOCATION AND QUANTITY OF BUILDING SIGNS, MONUMENT SIGNS AND OTHER STRUCTURES SHALL BE SUBMITTED TO THE CITY BY A SEPARATE DESIGNER/ARCHITECT/ENGINEER UNDER A SEPARATE SET OF PERMIT DOCUMENTS.
 8. CONTRACTOR SHALL VERIFY WITH THE AUTHORITY HAVING JURISDICTION THAT NO DRY-TYPE SPRINKLER HEADS ARE REQUIRED AT ROOF OVERHANGS (<4'-0") OR EXTERIOR ALUMINUM SUNSHADES, PRIOR TO DESIGN OF AUTOMATIC SPRINKLER SYSTEM.

ZONE 2 ARCHITECTURAL REQUIREMENTS:	
SOUTH ELEVATION OF THE BUILDING FACES THE R.O.W. AND IS CONSIDERED THE FRONT BUILDING FACE. PRIMARY COVERING RETURNS 15' ON BOTH WEST AND EAST SIDES.	
AREA OF FRONT BUILDING FACE (SOUTH) = 1,818 SF	
AREA OF GLAZING = 504 SF (27%)	
AREA OF BUILDING FACE - GLAZING = 1,314 SF	
AREA OF PRIMARY COVERING = 1,043 SF (79%)	
PRIMARY COVERING: ARCHITECTURAL CONCRETE PANELS W/ACID ETCH FINISH	
ARCHITECTURAL TREATMENTS USED ON BUILDING:	
-REVEAL	
-POPOUTS	
-VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12 INCHES IN WIDTH	
-MATERIAL CHANGE	
-DEEP-SET WINDOWS W/ MULLIONS	



3 EXTERIOR ELEVATION - NORTH



4 EXTERIOR ELEVATION - WEST



1 EXTERIOR ELEVATION - SOUTH



2 EXTERIOR ELEVATION - EAST

PRELIMINARY - NOT FOR CONSTRUCTION

PRINT DATE:
JUNE 28TH, 2021
SHEET NAME:
ELEVATION RENDERINGS

NOYCE PROPERTIES
1505 SE 25TH STREET
DES MOINES, IOWA 50317

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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

Walmart Lot 4 – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for a 6,022 square foot retail building located at 2080 E. 1st Street. The property is located within the C-2 zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Final Plat for Wal-Mart's Second Addition - 2009

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 08/03/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for Walmart Lot 4 Retail subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Walmart Lot 4 Retail – Site Plan

GENERAL INFORMATION:

Applicant:

Spot in Grimes LLC

Requested Action

Site Plan

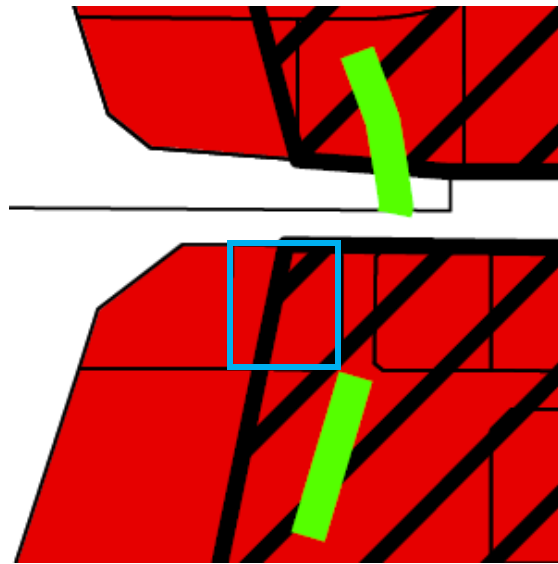
Location

2080 E 1st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	General Commercial	C-2
North	Commercial	General Commercial	C-2
South	Commercial	General Commercial	C-2
East	Commercial	General Commercial	C-2
West	Commercial	General Commercial	C-2

BACKGROUND:

The applicant is requesting approval of the site plan for a 6,022 square foot retail building located at 2080 E. 1st Street. The property is located within the C-2 zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of fiber cement paneling and brick with metal accents. The dumpster enclosure will be constructed of brick and metal coping with metal panel gates to match the building.

Site Layout:

The site will be accessed via the internal road network for Walmart. A full access driveway will be provided on the south side of the property and a right-in only access will be provided on the east side. Pedestrian connectivity is existing along E 1st Street and a sidewalk connection is proposed from the building out to E 1st Street. Outdoor patio seating is proposed on the north side of the building. A drive-thru lane will be located on the south and east sides of the building.

Pole mounted light fixtures will be installed within the parking lot. Wall pack lighting will be provided on all sides of the building with up lighting provided on the north elevation.

Parking:

The site provides 65 spaces which is more than the minimum required number of parking spaces. However, the site does meet the maximum parking requirements and provides only 25% more than the required minimum. The drive-thru has provided more than the 5 required queuing spaces.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Corridor District. Landscaping is provided along E. 1st Street, along the east and south property lines, along the building foundation, and around the transformer to shield it from view.

Utilities:

The sanitary sewer will connect to the existing 6" sanitary sewer service on the south side of the site and will run north to the building. A grease interceptor will be installed onsite to accommodate food service uses.

Water will connect to the existing 8" water main on the west side of the lot. The building is proposed to be fitted with a fire suppression system and therefore the appropriate FDC and hydrant locations have been provided.

Detention is handled within the regional detention basin located southwest of the site. Storm sewer onsite will run south to the existing storm sewer that leads to the regional detention basin.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for Walmart Lot 4 Retail 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

~~July 6, 2021~~

~~July 22, 2021~~

July 30, 2021

Civil Design Advantage

Attn: Nicole Neal

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Walmart Lot 4 Site Plan

Dear Ms. Neal:

The Development Services Department is in receipt of a proposed Site Plan for Walmart Lot 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide City standards notes. Update note 1.f to "A Knox box is required by the fire department and shall be obtained at Knoxbox.com."~~
- ~~2. Provide photometric plan. Please label the foot candles at the property line.~~
- ~~3. Provide detail sheet for curbs, ramps, signs, planters, fencing, dumpster enclosure, etc.~~

Cover Sheet:

- ~~1. Provide construction schedule.~~
- ~~2. Add maximum building height to development summary.~~
- ~~3. Update parking calculation. Should be 10/1000 sf GFA for restaurant. Include parking calculation for the patio. Provide justification/analysis for extra parking.~~

C1.1:

- ~~1. Label length of the saw cuts.~~
- ~~2. What does XX Easement mean?~~

- ~~3. Remove existing storm sewer to manhole.~~

C2.1:

- ~~1. Update sheet number to C2.1 and change title to Dimension Plan.~~
- ~~2. Please shift the north sidewalk connection to the west to better align with the ADA loading area across the parking lot.~~
- ~~3. Please shift the south sidewalk connection east to better align with the corresponding ramp.~~
- ~~4. The sidewalk on the south side of the building needs to be 7' wide minimum in front of the parking spaces.~~
- ~~5. The east driveway will be right in only. Please adjust driveway accordingly. Driveway needs to be 16' wide.~~
- ~~6. Staff does not like the drive-thru set-up. There is a potential for cars to stack out into the south driveway and block access.~~
- ~~7. Please label stop sign location at the south driveway.~~
- ~~8. Label parking lot lighting locations.~~
- ~~9. Provide 5' sidewalk along the east property line.~~
- ~~10. Please label entrance only/do not enter sign location at the right in only entrance.~~

C3.1:

- ~~1. Provide blown up details showing slopes and grades for all sidewalk ramps and ADA parking spaces.~~
- ~~2. Label cross slope of the sidewalk along the south side of the building.~~

C4.1:

- ~~1. Plan does not provide required hydrant coverage at 150' linear routes. Please add additional hydrants to provide coverage on the NE corner of the building.~~

- ~~2. Label the 150' routes to demonstrate the hydrant coverage. The route must be measured along the fire truck driving path, not along the front of the building or within parking spaces.~~
- ~~3. The FDC cannot be blocked by the drive thru or other obstructions. Please move near the southwest hydrant.~~
- ~~4. Connect to existing 8" valve and reduce and add 2-45° bends to turn north.~~
- ~~5. Provide watermain lengths.~~
- ~~6. Add note to include footing and apron guard on proposed FES outlet to pond.~~

C5.1:

- ~~1. Provide detail for fencing around the patio.~~

L1.1:

- ~~1. Revise note #5. Sod is required.~~
- ~~2. Provide plants along the south side of the transformer to shield from view. Evergreen plants are preferred.~~
- ~~3. Provide 5' clear zone around the hydrants.~~
- ~~4. Please provide planting beds along the north side of the building or provide planters.~~

Architecture:

- ~~1. Add list of 5 treatments demonstrated on the building to elevation sheet.~~
- ~~2. The fiber cement will need to have hidden fasteners and decorative reveals. Please provide details. Staff is fine with flush mount fasteners like what was done at Princeton Retail. We want to avoid the more visible fasteners that were used at Dollar Tree.~~
- ~~3. The architectural features calculations table provided on the plan are not Grimes requirements. Please remove.~~

- ~~4. Are the LED strips proposed to change color? What color is proposed? Where will they be placed on the north elevation?~~

SWPPP

- ~~1. Provide SWPPP. Please provide.~~
2. Provide NPDES permit once received.

Stormwater Management Plan (SWMP)

- ~~1. Storm Sewer Spread Sheet: L-1 and L-2 inverts do not match plans. Please fix.~~
- ~~2. Provide intake spread sheets.~~
- ~~3. Provide Contour Elevations on Map.~~
4. Provide final signed copy.

Site Plan

- ~~1. C6.1: Label all critical crossing over sanitary service.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 12, 2021
July 28, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 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.

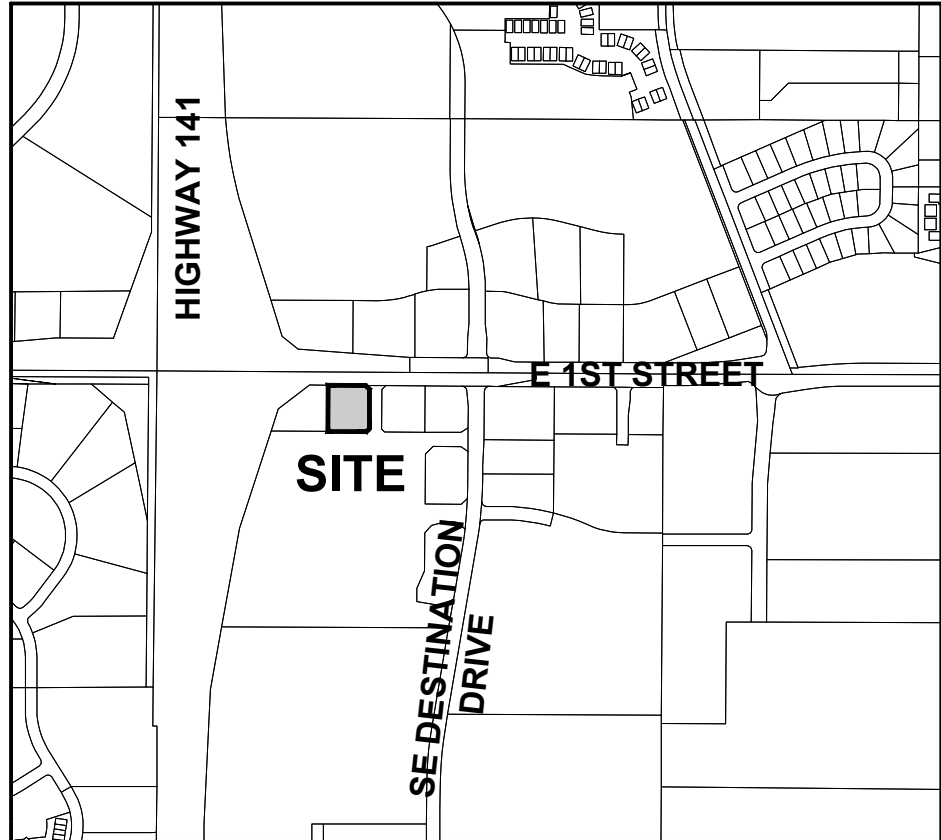
Sincerely,

Evann Martin

Assistant Planner

SITE PLAN FOR:
WALMART LOT 4, RETAIL
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

OWNER

WALMART TRS LLC
702 SW 8TH
BENTONVILLE, AR 72712-6209

APPLICANT

SPOT IN GRIMES LLC
138 CAMBRIDGE DR WEST DES MOINES, IA 50266
CONTACT: CHAITANYA VADLAPATLA
EMAIL: TANYAAVEMAIL@GMAIL.COM
PH: (319) 939-3789

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: NIKKI NEAL
EMAIL: NICOLEN@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

SIMONSON & ASSOCIATES
1717 INGERSOLL AVENUE, SUITE 117
DES MOINES, IA 50309
CONTACT: CLARK SNYDER
EMAIL: CSNYDER@SIMONSONASSOC.COM
PH: (515) 440-5626

SUBMITTAL DATES

FIRST SUBMITTAL: 06/28/2021
SECOND SUBMITTAL: 07/12/2021
THIRD SUBMITTAL: 07/28/2021

LEGAL DESCRIPTION

LOT 4 WAL-MARTS SECOND ADDITION, AN OFFICIAL PLAT NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK, IOWA.

ZONING

C-2 DISTRICT (GENERAL AND HIGHWAY SERVICE COMMERCIAL DISTRICT)

HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT - ZONE 1

TRANSPORTATION CORRIDOR MIXED USE DEVELOPMENT OVERLAY DISTRICT

PROJECT SITE ADDRESS

2080 E 1ST STREET GRIMES, IA 50111

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED

PROPOSED: RESTAURANT/RETAIL

DEVELOPMENT SUMMARY

AREA: 1.19 ACRES (51,680 SF)

SETBACKS

FRONT: 25'
SIDE: 0'
REAR: 25'

OPEN SPACE

OPEN SPACE REQUIRED: 10,336 SF (20%)
OPEN SPACE PROVIDED: 14,311SF (28%)

BUILDING

RESTAURANT: 3,202 SF
FLEX RETAIL: 2,820 SF
6,022 SF

IMPERVIOUS AREA

BUILDING: 6,022 SF
PARKING/DRIVE AISLES: 28,441 SF
PATIO: 475 SF
SIDEWALK: 2,431 SF
TOTAL: 37,339 SF

PARKING

REQUIRED

RESTAURANT (10/1,000 SF): 33 SPACES
FLEX RETAIL (6/ 1,000 SF): 17 SPACES
50 SPACES

PROVIDED

STANDARD: 61 SPACES
ACCESSIBLE: 3 SPACES
64 SPACES

MAX BUILDING HEIGHT: 45'

DATE OF SURVEY

06/09/2021

BENCHMARKS

- BENCHMARK ON FIRE HYDRANT SE CORNER OF O'REILLY'S
ELEVATION=983.08
- GRIMES BENCHMARK G6J-012 CAP BOLT ON FIRE HYDRANT
SW CORNER OF 5TH AND LITTLE BEAVER DRIVE.
ELEVATION=925.96

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SEPTEMBER 2021
ANTICIPATED FINISH DATE = MARCH 2022

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	EROSION AND SEDIMENT CONTROL PLAN
C4.1	UTILITY PLAN
C5.1	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

PROPERTY BOUNDARY
SECTION LINE
CENTER LINE
RIGHT OF WAY
BUILDING SETBACK
PERMANENT EASEMENT
TEMPORARY EASEMENT

TYPE SW-501 STORM INTAKE

TYPE SW-502 STORM INTAKE

TYPE SW-503 STORM INTAKE

TYPE SW-505 STORM INTAKE

TYPE SW-506 STORM INTAKE

TYPE SW-512 STORM INTAKE

TYPE SW-513 STORM INTAKE

TYPE SW-401 STORM MANHOLE

TYPE SW-402 STORM MANHOLE

FLARED END SECTION

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

WATER VALVE

FIRE HYDRANT ASSEMBLY

SIGN

DETECTABLE WARNING PANEL

WATER CURB STOP

SANITARY SEWER

SANITARY SERVICE

STORM SEWER

STORM SERVICE

WATERMAIN WITH SIZE

WATER SERVICE

SAWCUT (FULL DEPTH)

SILT FENCE

USE AS CONSTRUCTED

MINIMUM PROTECTION ELEVATION

EXISTING

SANITARY MANHOLE

WATER VALVE BOX

FIRE HYDRANT

WATER CURB STOP

WELL

STORM SEWER MANHOLE

STORM SEWER SINGLE INTAKE

STORM SEWER DOUBLE INTAKE

FLARED END SECTION

DECIDUOUS TREE

CONIFEROUS TREE

DECIDUOUS SHRUB

CONIFEROUS SHRUB

ELECTRIC POWER POLE

GUY ANCHOR

STREET LIGHT

POWER POLE W/ TRANSFORMER

UTILITY POLE W/ LIGHT

ELECTRIC BOX

ELECTRIC TRANSFORMER

ELECTRIC MANHOLE OR VAULT

TRAFFIC SIGN

TELEPHONE JUNCTION BOX

TELEPHONE MANHOLE/VAULT

TELEPHONE POLE

GAS VALVE BOX

CABLE TV JUNCTION BOX

CABLE TV MANHOLE/VAULT

MAIL BOX

BENCHMARK

SOIL BORING

UNDERGROUND TV CABLE

GAS MAIN

FIBER OPTIC

UNDERGROUND TELEPHONE

OVERHEAD ELECTRIC

UNDERGROUND ELECTRIC

FIELD TILE

SANITARY SEWER W/ SIZE

STORM SEWER W/ SIZE

WATER MAIN W/ SIZE



1-800-292-8989

www.iowaonecall.com



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.



CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

PROJECT NO. 2106.424

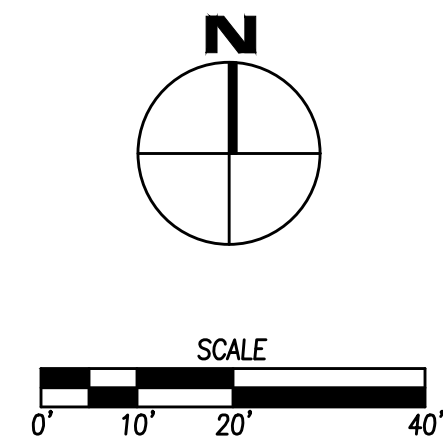
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT 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 MOST RECENT 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.

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

JOHN PATRICK SAWYER, P.E.
25523
DATE
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS



1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION/CONSTRUCTION SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PRIOR TO EXCAVATIONS THAT ARE TO REMAIN, THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES EXIST. OPTIMUM ADJUSTMENTS TO THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% MOISTURE. OPTIMUM ADJUSTMENTS TO THE PLAN MAY BE PRESENT.
6. IF A TEST FAILURE OCCURS, THE CONTRACTOR SHALL RETEST THE MATERIAL EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
7. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, CULVERTS, ETC. PAYMENT FOR ANY OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
8. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURBS, DRIVEWAYS, DRIVE, ETC. THIS IS THE CONTRACTOR'S OBLIGATION.
9. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
10. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
11. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL EXEMPT THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

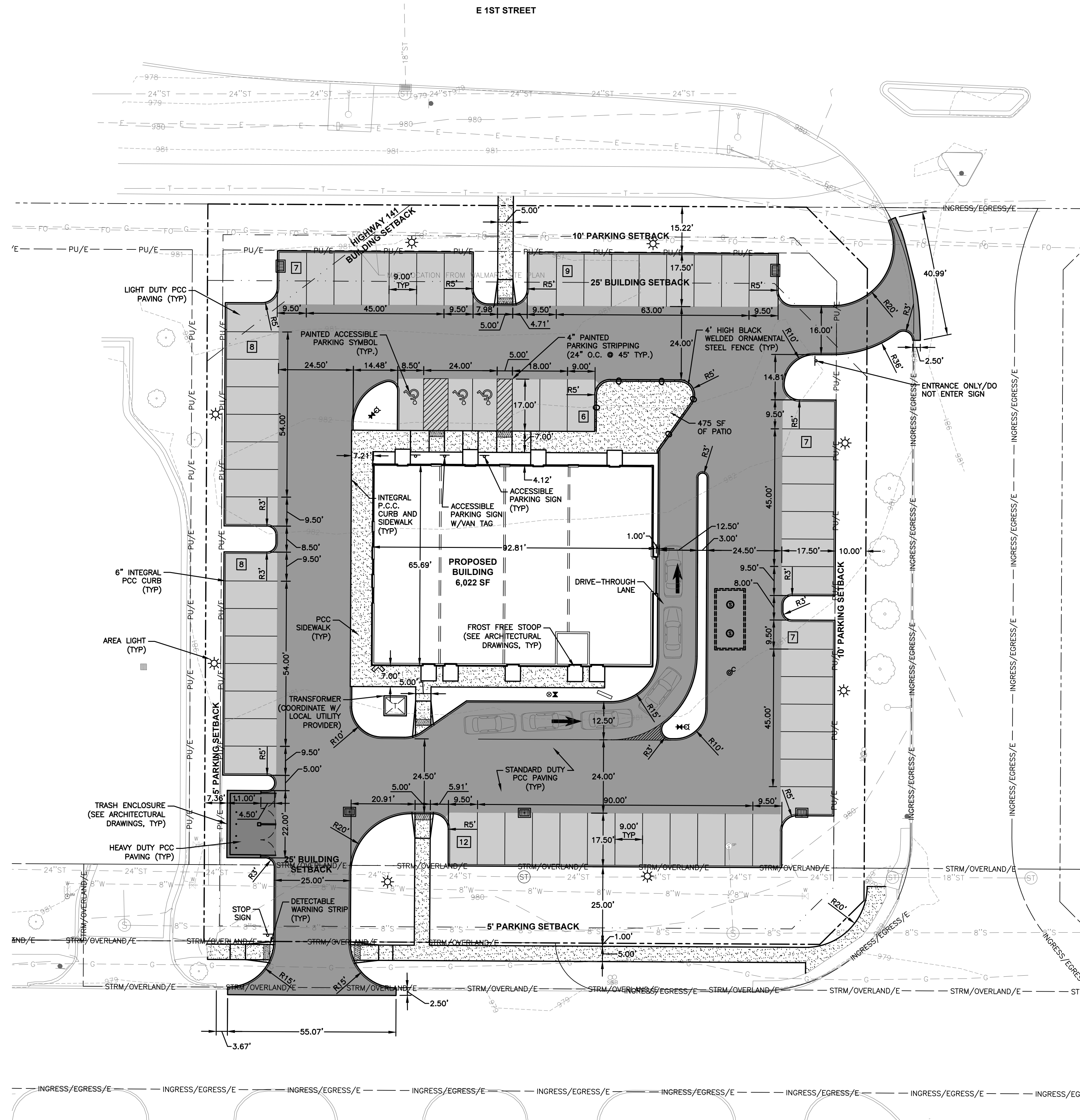
1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINABLE PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED THAT ANY OBSTRUCTION REMOVE ANY EXISTING SIGNING, AND NOT TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
7. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD, MAINTENANCE AND REPAIR MANUAL OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

3405 S.E. CROSSROADS DRIVE, SUITE G GRIMES, IOWA 50411 PHONE: (515) 369-4400 FAX: (515) 369-4410	
ENGINEER:	DRAFTED:

WALMART LOT 4, RETAIL
TOPOGRAPHIC SURVEY/ DEMOLITION PLAN
1ST STREET
GRIVE

SHEET NUMBER:
C1.1
2106.424

FILE: H:\2021\2106424\DWG\2106424-SITE.DWG
 FILE DATE: 7/28/21 DATE PLOTTED: 7/28/2021 2:06 PM
 PLOTTED BY: NICOLE NEAL TECH:



GENERAL NOTES

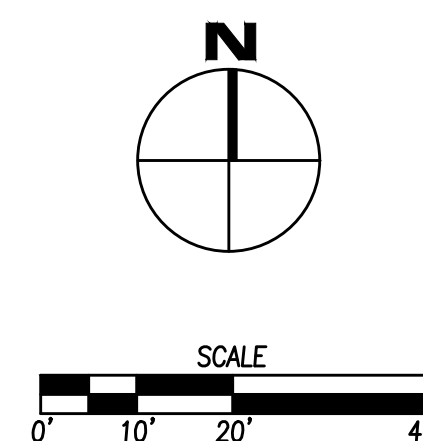
1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA 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 ACCESS FROM PUBLIC AREAS TO THE PROJECT SITE WITH THE EXCEPTED.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W. / EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4" INCH EXPANDED JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1" INCH EXPANDED JOINT BETWEEN JOINTS IN 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. NOT TO DISTURB OR REMOVE ANY MATERIALS OR EQUIPMENT ON 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 OUTSIDE THE CONSTRUCTION LIMITS. 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 SHALL BE RESPONSIBLE FOR REPLACING ANY REMOVED 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.
18. ALL VERIFIED REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
19. ALL SCOUR STOP BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

PAVEMENT THICKNESS

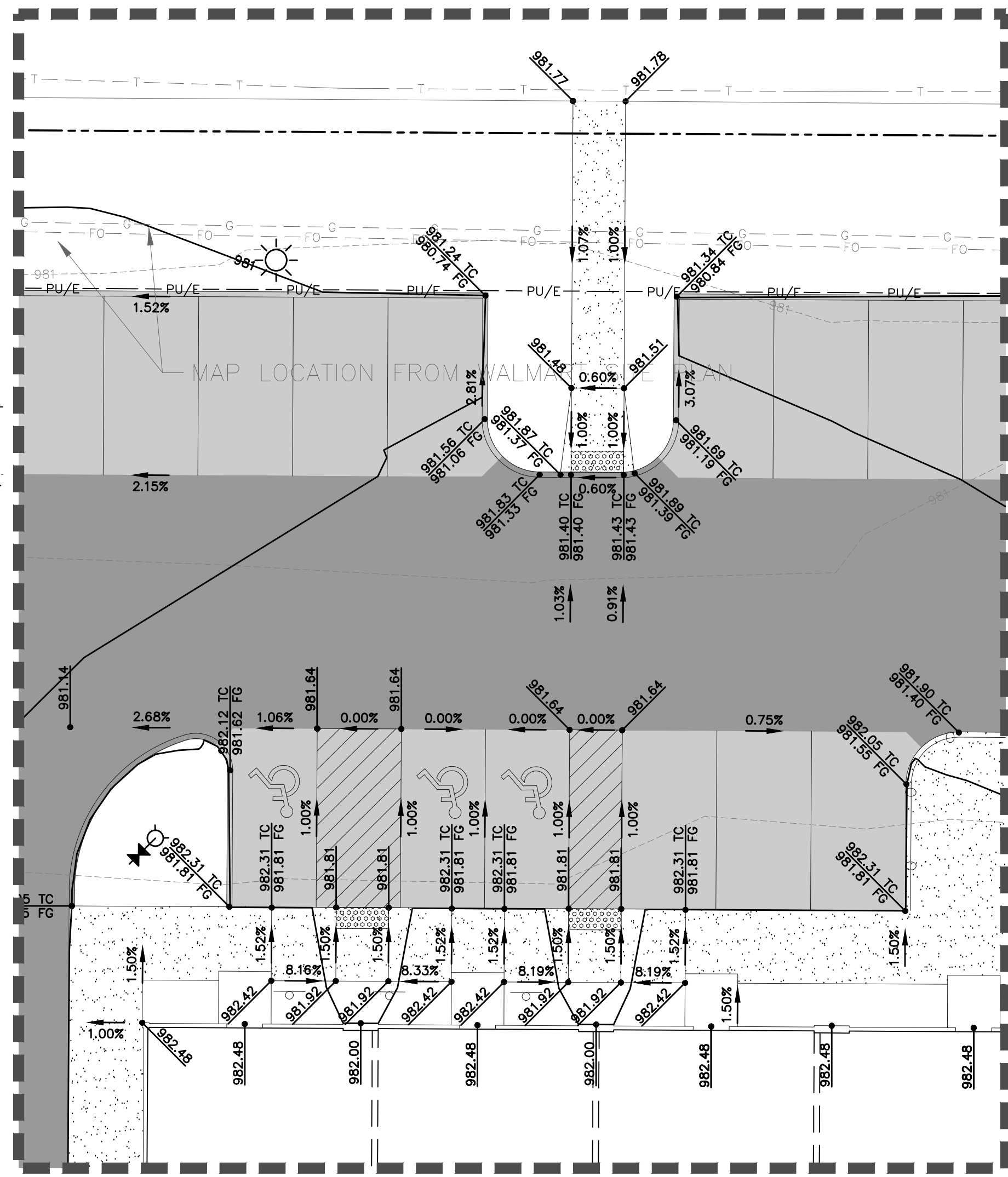
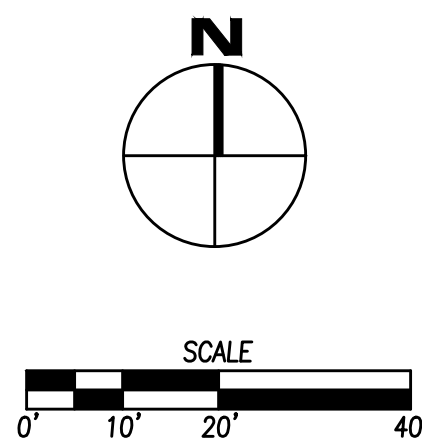
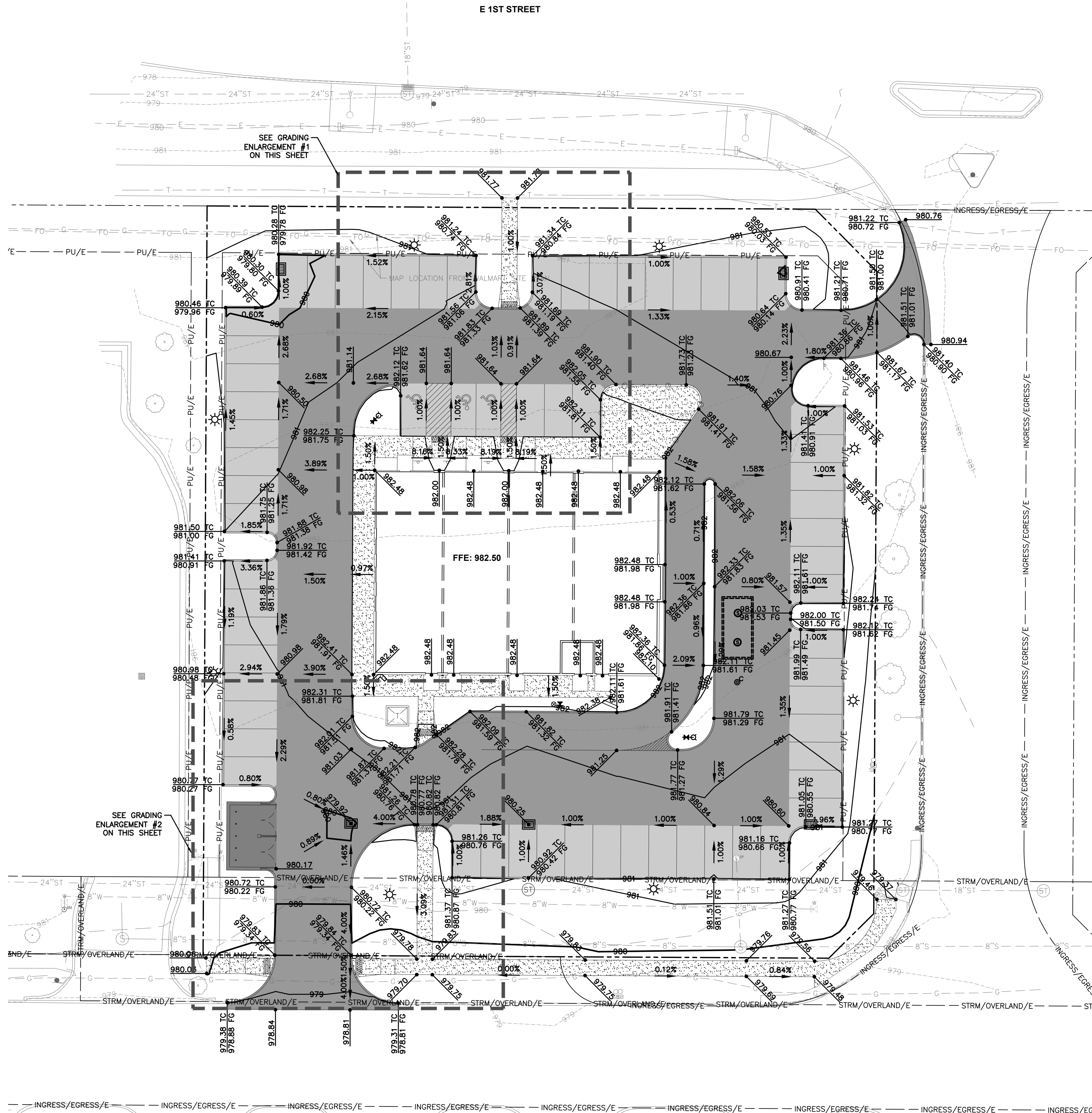
- | | | |
|-------------------------|-----------|---|
| 1. SIDEWALKS | 4" P.C.C. |  |
| 2. LIGHT DUTY PAVING | 6" P.C.C. |  |
| 3. STANDARD DUTY PAVING | 7" P.C.C. |  |
| 4. HEAVY DUTY PAVING | 8" P.C.C. |  |

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

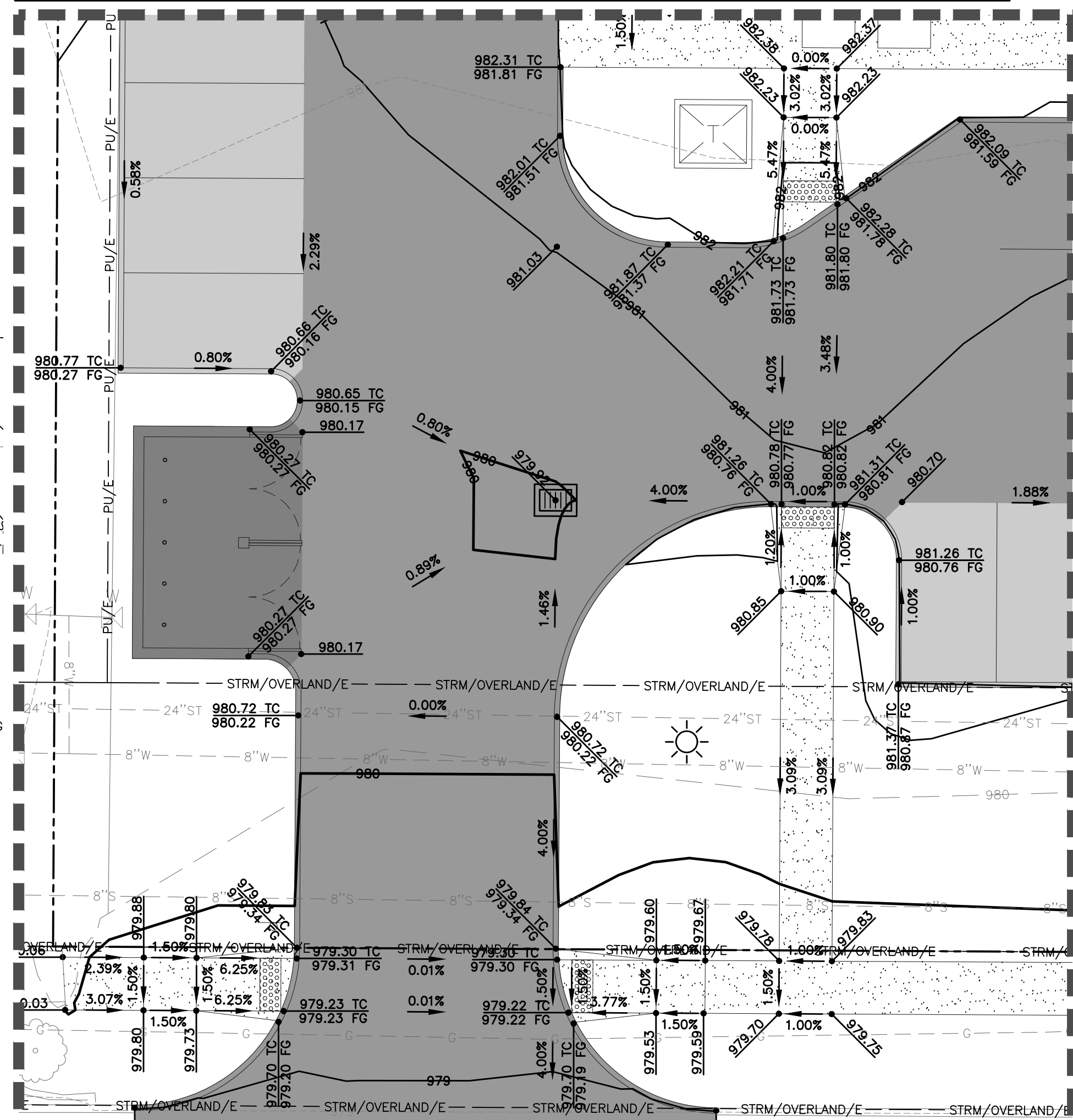
1. GENERAL NOTES:
- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
 - b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
 - c. ALL PERMITS (IDNR, 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 BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP.
 - f. A KNOX BOX IS REQUIRED BY THE CITY 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 SHALL HAVE MATERIAL SHALL BE PVC SDR 20 (2' TO 15').
 - c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4' TO 6').
 - d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
 - e. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
 - f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
 - g. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
3. WATER MAIN NOTES:
- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATERMANN PAGER W6-67-250, 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, 5/16" ZURLY 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) UNTIL 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 2-INCH 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 ANALYSIS OF TEST RESULTS SHALL BE PROVIDED 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 CONTRACTOR SHALL BE OBLIGATED TO REPAIR 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 OF RING CASTINGS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.



FILE: J:\CADD\2024\2406\WALMART LOT 4.dwg
DATE: 7/28/2021 2:08 PM
DRAWN BY: JACOB REAL
CHECKED BY: JACOB REAL
COMMENTS: ENG.



GRADING ENLARGEMENT #1



GRADING ENLARGEMENT #2

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
12. SIDEWALKS: MAINTAIN 1% 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 1/3, TRANSVERSE 1/4.
13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

DATE	

REVISIONS	

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

WALMART LOT 4, RETAIL

GRADING PLAN

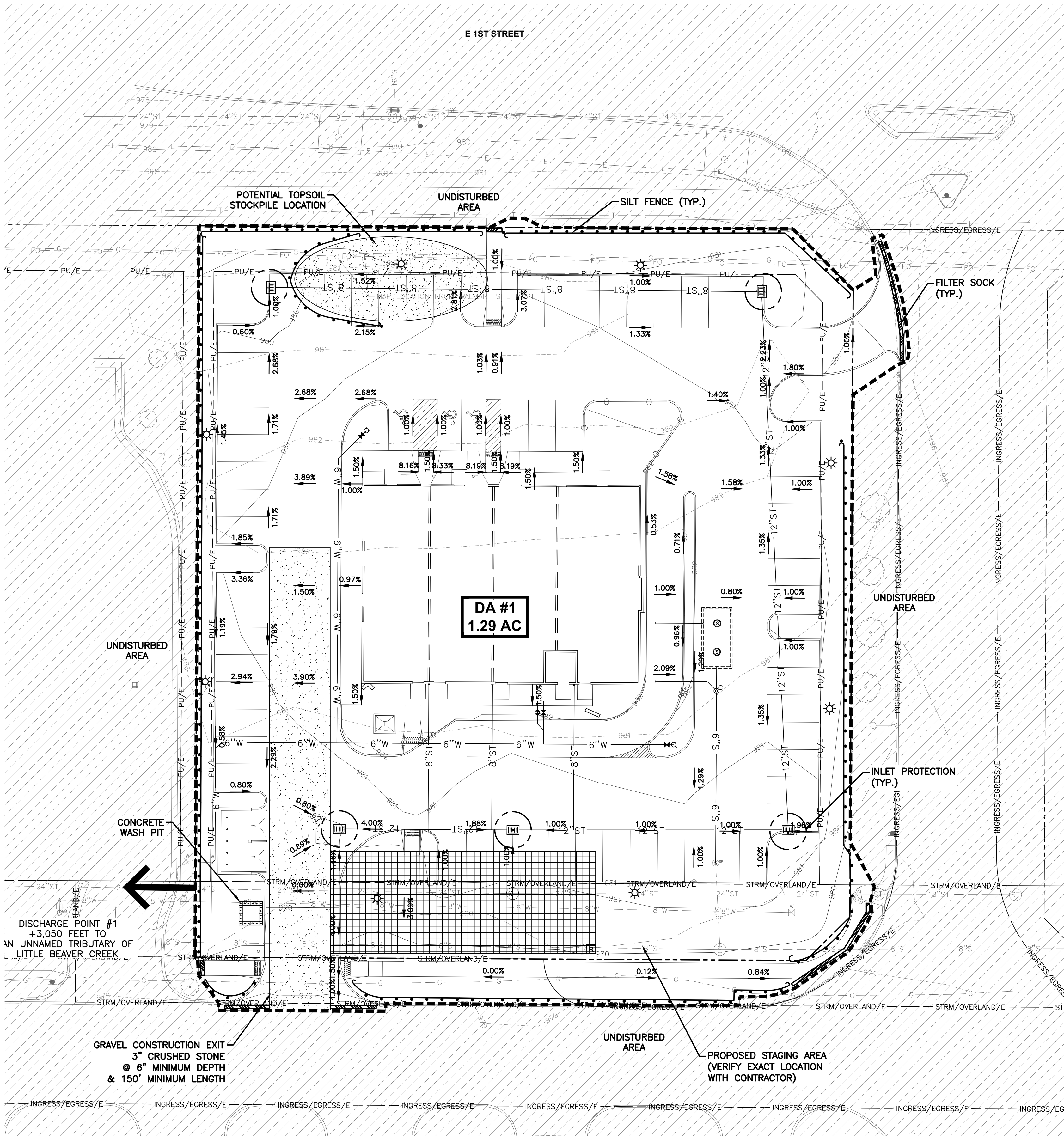
2080 E 1ST STREET

DATE: 07/28/2021

SHEET NUMBER: C3.1
2106.424

ENGINEER:

DRAFTED:



STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	887
2	FILTER SOCK	LF	90
3	SEEDING, FERTILIZING, AND MULCHING	AC	0.37
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

DISCHARGE POINT SUMMARY

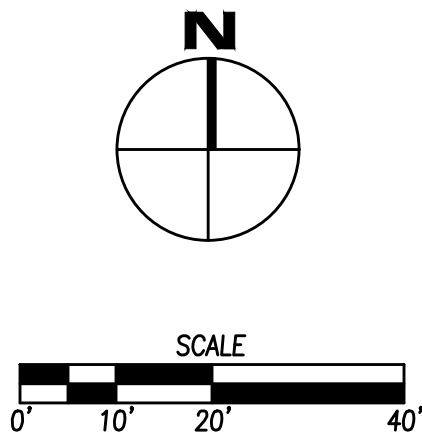
DISCHARGE POINT #1 TO AN UNNAMED TRIBUTARY OF LITTLE BEAVER CREEK ±3050 FT	1.28 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	4,608 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN FILTER SOCK (90 LF @ 2.0 CU FT/LF OF SOCK)	180 CU FT
VOLUME PROVIDED IN SILT FENCE (432 LF @ 10 CU FT/LF OF FENCE)	4,320 CU FT
VOLUME PROVIDED IN SILT FENCE @ 3:1/4:1 SLOPES (455 LF @ 4.5 CU FT/LF)	2,048 CU FT
TOTAL VOLUME PROVIDED	6,548 CU FT

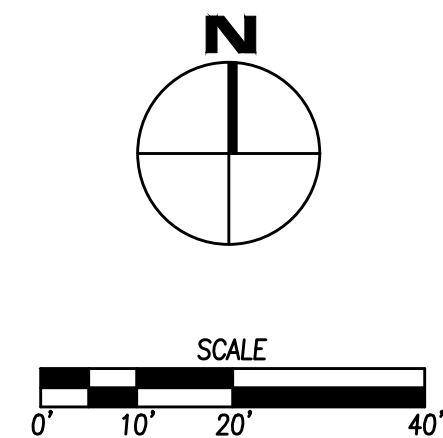
SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEED	
GRADING LIMITS	--- X.XX %	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	--- X.XX %	RIP-RAP	
INLET PROTECTION		GRAVEL ENTRANCE	
PORTABLE RESTROOM		STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	

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 SEED 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.

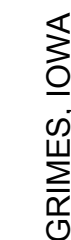




1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY THAT ARE ENCOUNTERED DURING CONSTRUCTION. UTILITY BACKFILL IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SDG&S STANDARD SPECIFICATIONS AND ALL CITY 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 MOST RECENT EDITION OF THE SDG&S STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES.
9. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
10. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
11. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY 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 A DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL UTILITY LOCATIONS. IT IS THE CONTRACTOR'S 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 BE AT THE PROJECT LOCATION FOR ALL CALL SERVICE, 800-292-6889, AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
12. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDG&S STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
14. SUBCONTRACTOR(S) TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS, 2012 EDITION, AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
15. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
16. 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 BE RESPONSIBLE FOR THE COST TO THE OWNER, INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

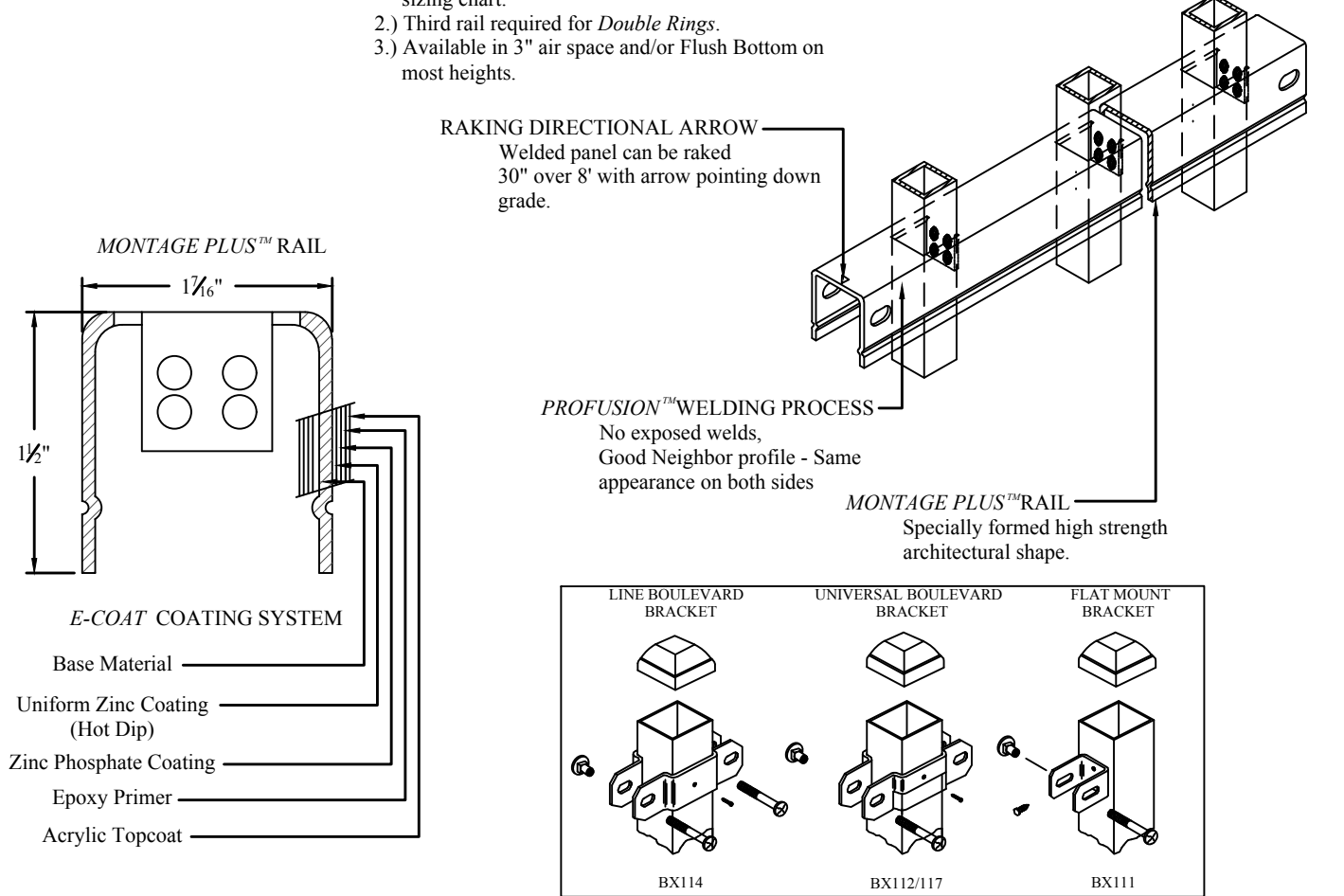
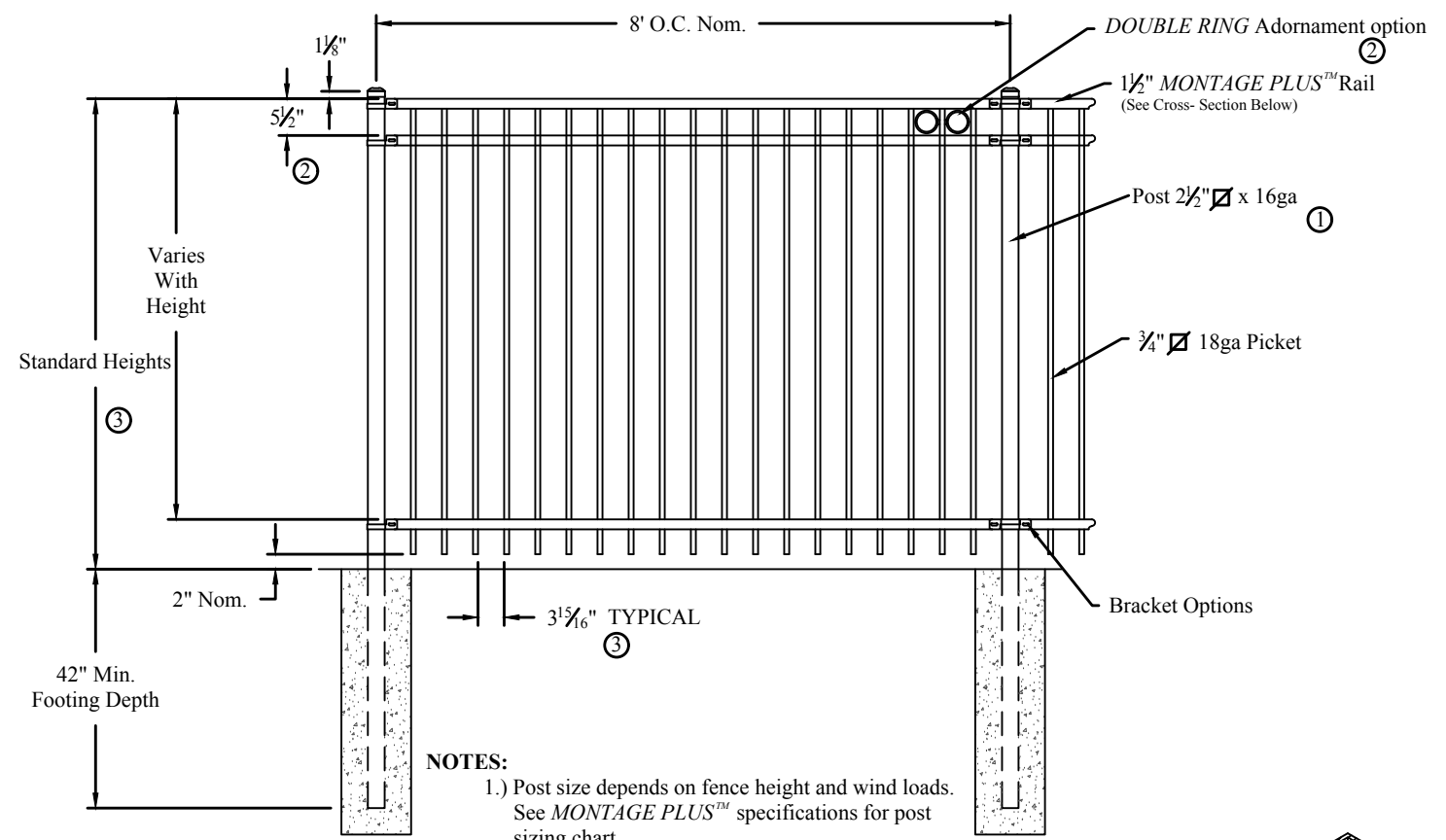
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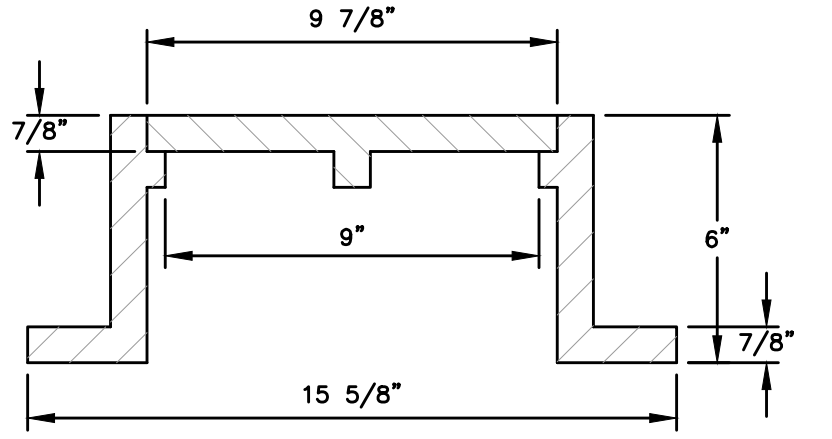
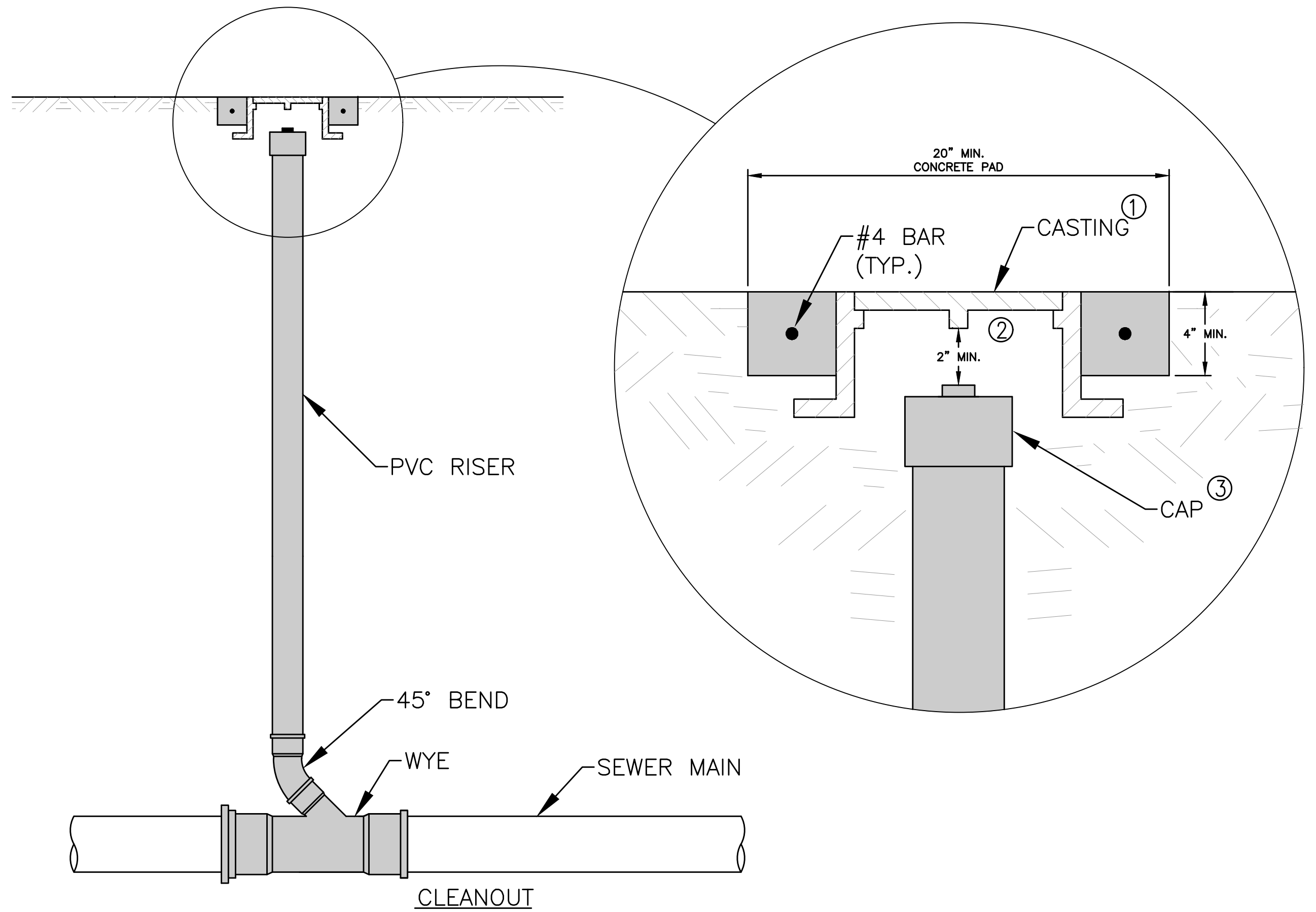
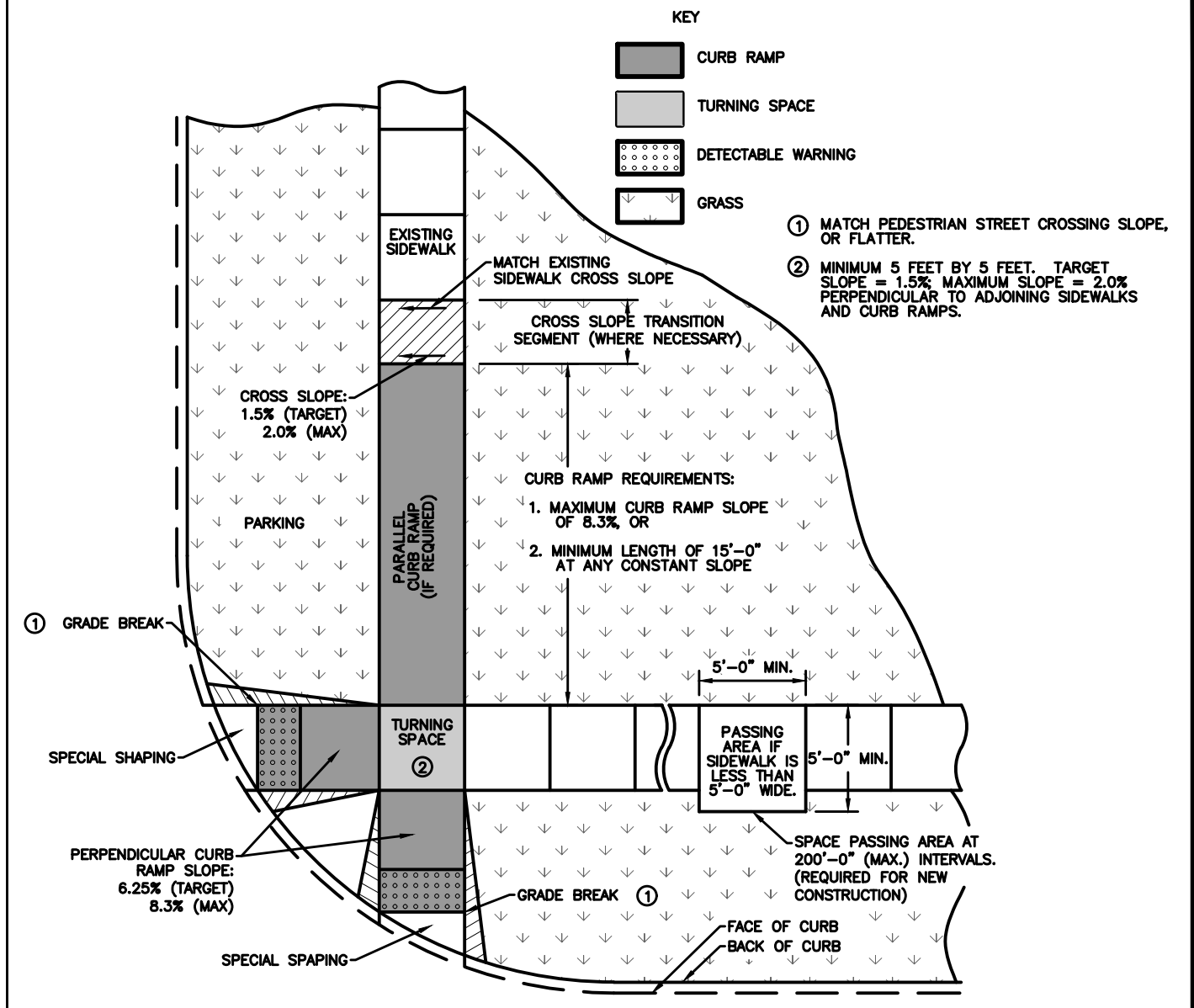
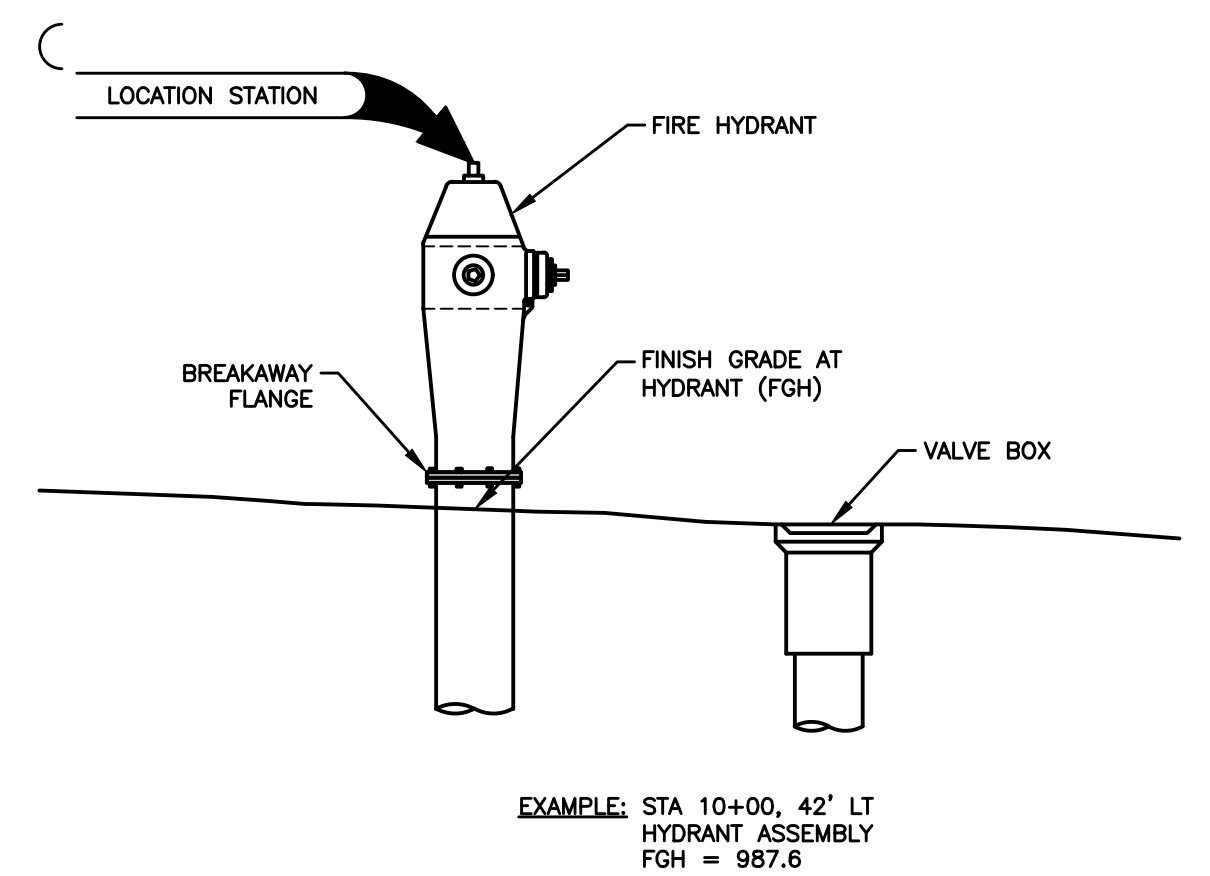
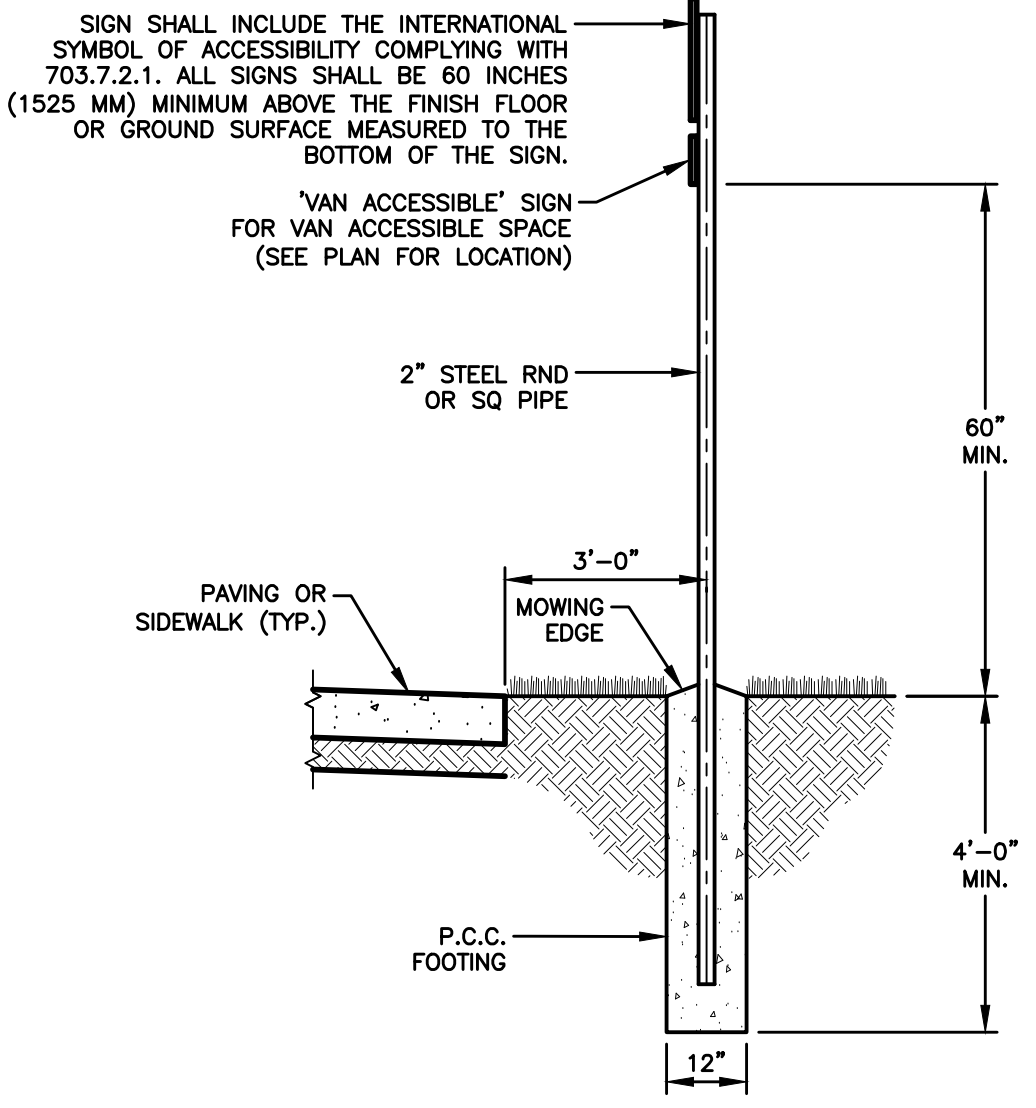
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07/28/2021

SHEET NUMBER:
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2106.424

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 ENG:



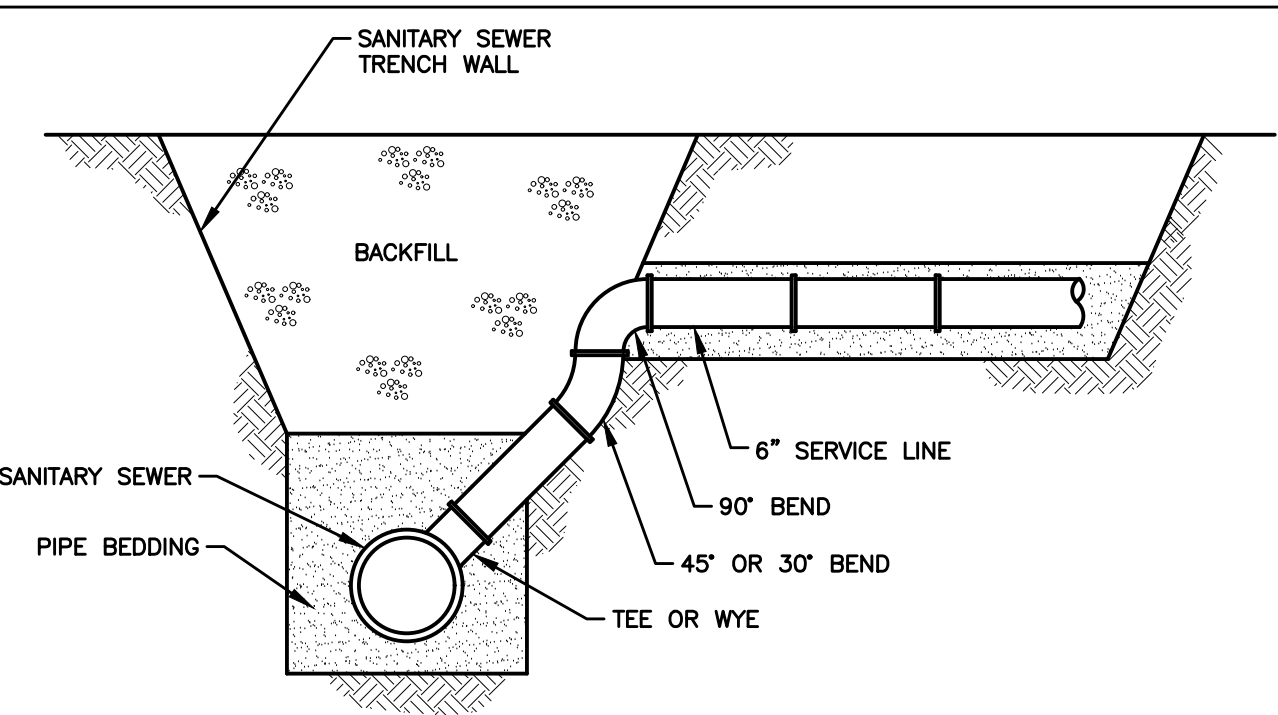
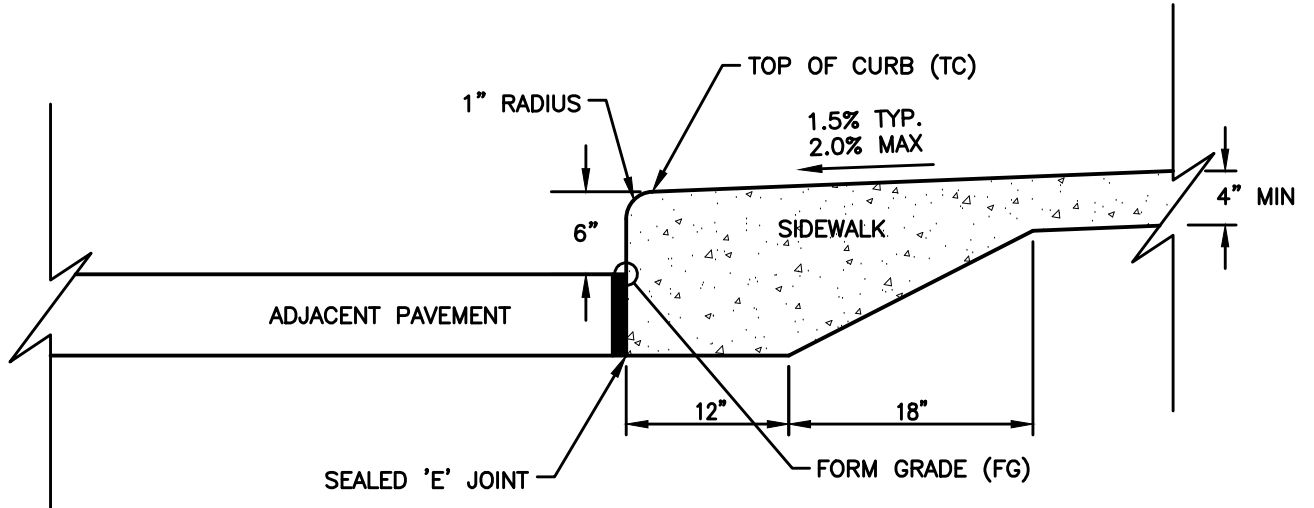
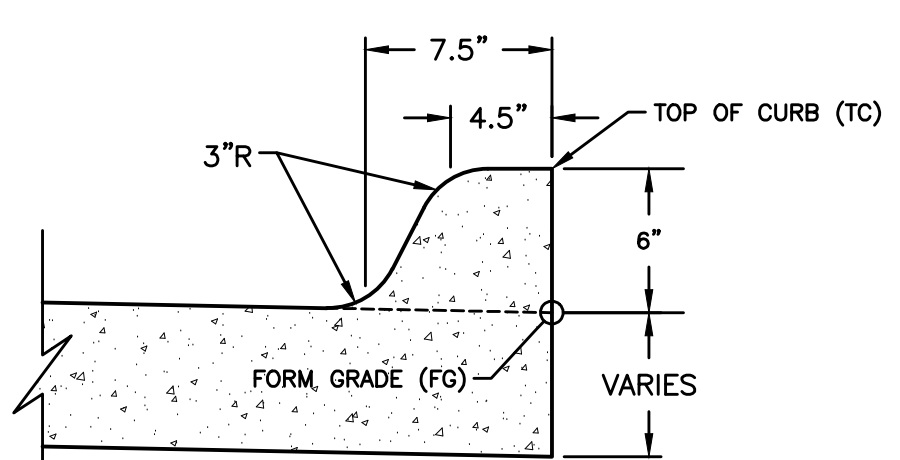
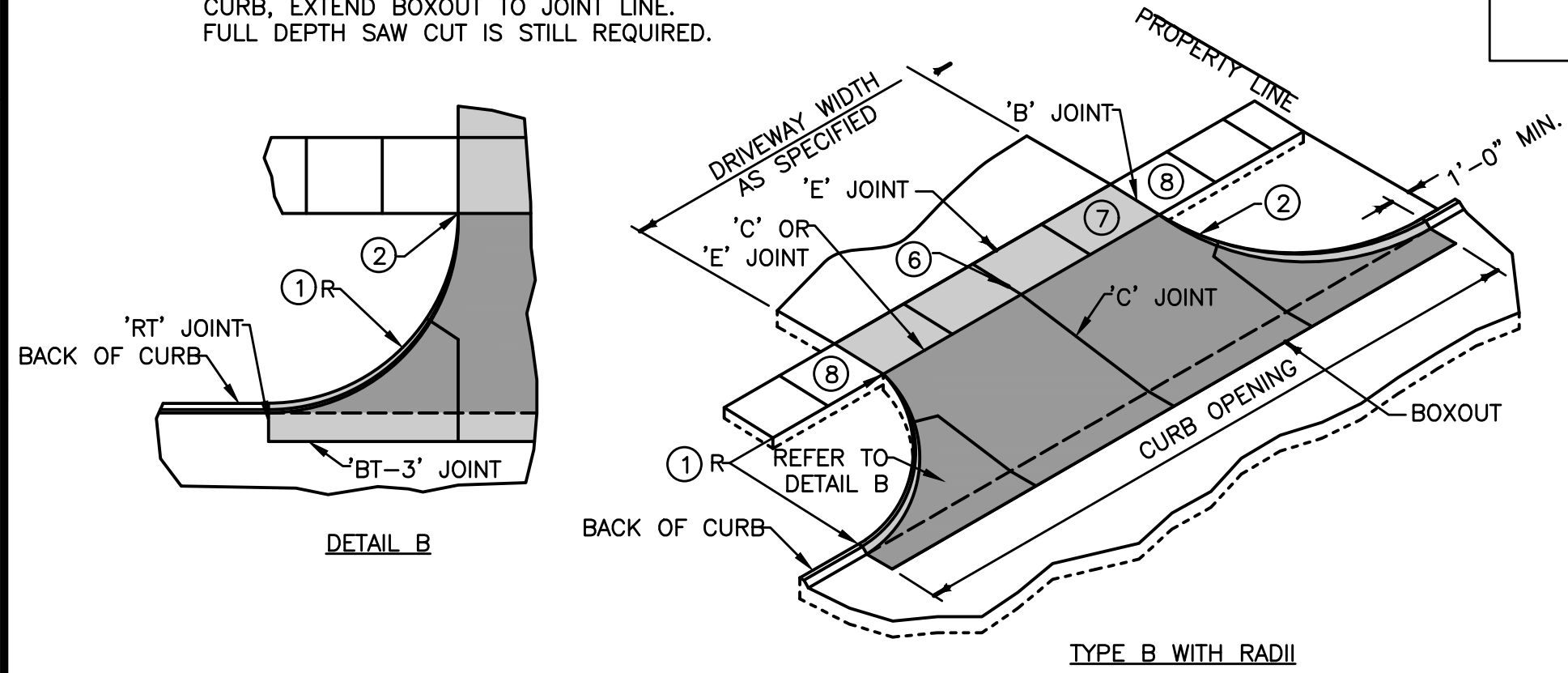
MONTAGE PLUS MAJESTIC 2/3-RAIL				1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com	
DR: NJB	SH: 1 of 1	SCALE: DO NOT SCALE			
CK: BS	Date: 09/21/11	REV:			



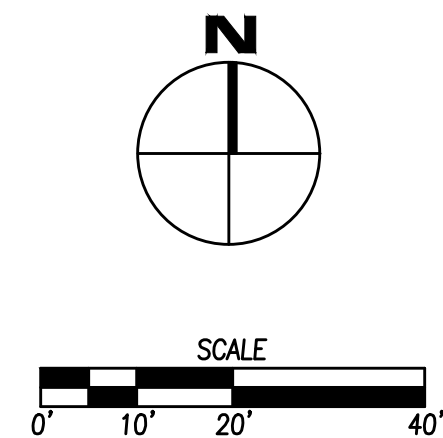
CASTING ①
(DIMENSIONS ARE NOMINAL)

- ① STANDARD DUTY CASTING COMPLYING WITH AASHTO M 306. MARK LID WITH "SANITARY" OR "SANITARY C.O."
- ② DO NOT ALLOW CASTING TO BEAR ON TOP OF RISER PIPE.
- ③ THREADED PVC CAP OR IRON BODY FERRULE WITH BRASS SCREW PLUG

- ① DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
- ③ PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- ⑤ IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
- ⑥ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
- ⑦ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- ⑧ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



COMMENT: ENG.
FILE DATE: 7/23/21
COTED BY: NICKIE REAL TECH.



LANDSCAPE CALCULATIONS

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601.
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
6. BACKFILL TO TOP OF CURB, (MINUS 1" IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS/SPILLS AT THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

OPEN SPACE
OPEN SPACE REQUIRED: 10,336 (20.0%)
OPEN SPACE PROVIDED: 14,311 SF (27.7%)

OPEN SPACE LANDSCAPE

REQUIREMENTS:

TREES (2/ 1,000 SF):	20 TREES
SHRUBS (1/ 500 SF):	20 SHRUBS

PROVIDED
TREES: 20 TREES
SHRUBS: 94 SHRUBS

PARKING_BUFFER

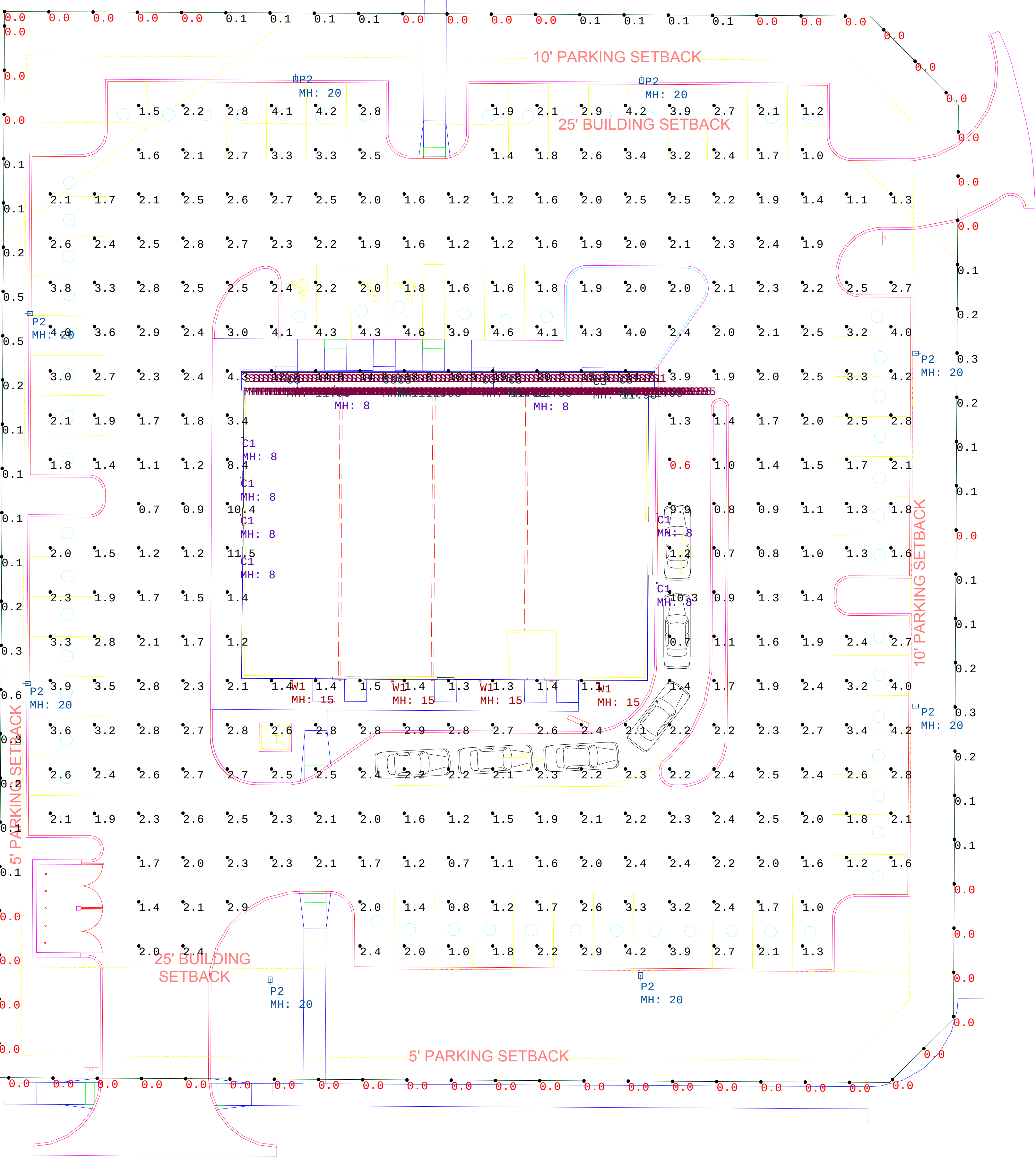
REQUIRED - NORTH (200 LF)
TREES (1/50 LF): 4 TREES
SHRUBS (1/4 LF): 50 SHRUBS

PROVIDED - NORTH
TREES: 4 TREES
SHRUBS: 92 SHRUBS

PLANT SCHEDULE				
DECIDUOUS TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AG	13 Green Column Maple 29%	Acer nigrum 'Greencolumn'	B&B	2"
GA	3 Moldenhair Tree 14%	Ginkgo biloba 'Autumn Gold' TM	B&B	2"
GS	11 Skyline Honey Locust 41%	Gedditia triacanthos 'Skyline'	B&B	2"
SHRUBS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AR	27 Rosy Lights Azalea 29%	Azalea x 'Rosy Lights'	3 GAL	
LP	14 Little Princess Japanese Spirea	Spiraea japonica 'Little Princess'	3 GAL	
LR	11 Kodiak Orange Honeysuckle 36%	Diervilla x 'G2X8544' TM	3 GAL	
SGJ	7 Sea Green Juniper 5%	Juniperus chinensis 'Sea Green'	3 GAL	
GRASSES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AM	13 Autumn Moor Grass	Sesleria autumnalis	1 GAL	
CK	82 Feather Reed Grass 86%	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	
SS	16 Standing Ovation Little Bluestem Grass 3%	Schizachyrium scoparium 'Standing Ovation'	1 GAL	
ANNUALS/PERENNIALS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AS	34 Summer Beauty Allium	Allium x 'Summer Beauty'	4" Pot	
PE	15 Emerald Blue Creeping Phlox	Phlox subulata 'Emerald Blue'	1 GAL	

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	8	P2	SINGLE	N.A.	0.850	VP-S-48L-110-4K7-4-BC
	8	C1	SINGLE	N.A.	0.850	F005025FCC4004K30LD25U25
	4	W1	SINGLE	N.A.	0.850	RWL1-48L-15-4K7-3-U
	7	C3	SINGLE	N.A.	0.850	F002560FCC43044K10LFL
	93	S1	SINGLE	274.431	0.720	LSM-25-30K

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
CalcPts_1	Illuminance	Fc	2.74	20.2	0.6	4.57	33.67	
Property Line	Illuminance	Fc	0.07	0.6	0.0	N.A.	N.A.	



EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	BRICK (INSTALLED PER MFR.); COLOR: WHITE (PRIMARY MATERIAL)
CAN-1	PREFINISHED ALUMINUM CANOPY; BLACK FINISH
COP-1	PREFINISHED ALUMINUM COPING; COLOR: BLACK
COP-2	PREFINISHED ALUMINUM COPING; COLOR: BLACK
DS-1	PREFINISHED METAL DOWNSPOUT AND SCUPPERS; METAL PREFINISHED TO MATCH ADJACENT MATERIAL
FCP-1	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: DARK GRAY (PRIMARY MATERIAL)
FCP-2	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: LIGHT GRAY (PRIMARY MATERIAL)
FCP-3	SMOOTH FIBER CEMENT PANEL (INSTALLED PER MFR.); COLOR: CHARCOAL (PRIMARY MATERIAL)
MP-1	SMOOTH METAL PANEL TRIM (INSTALLED PER MFR.); COLOR: CHARCOAL
SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING

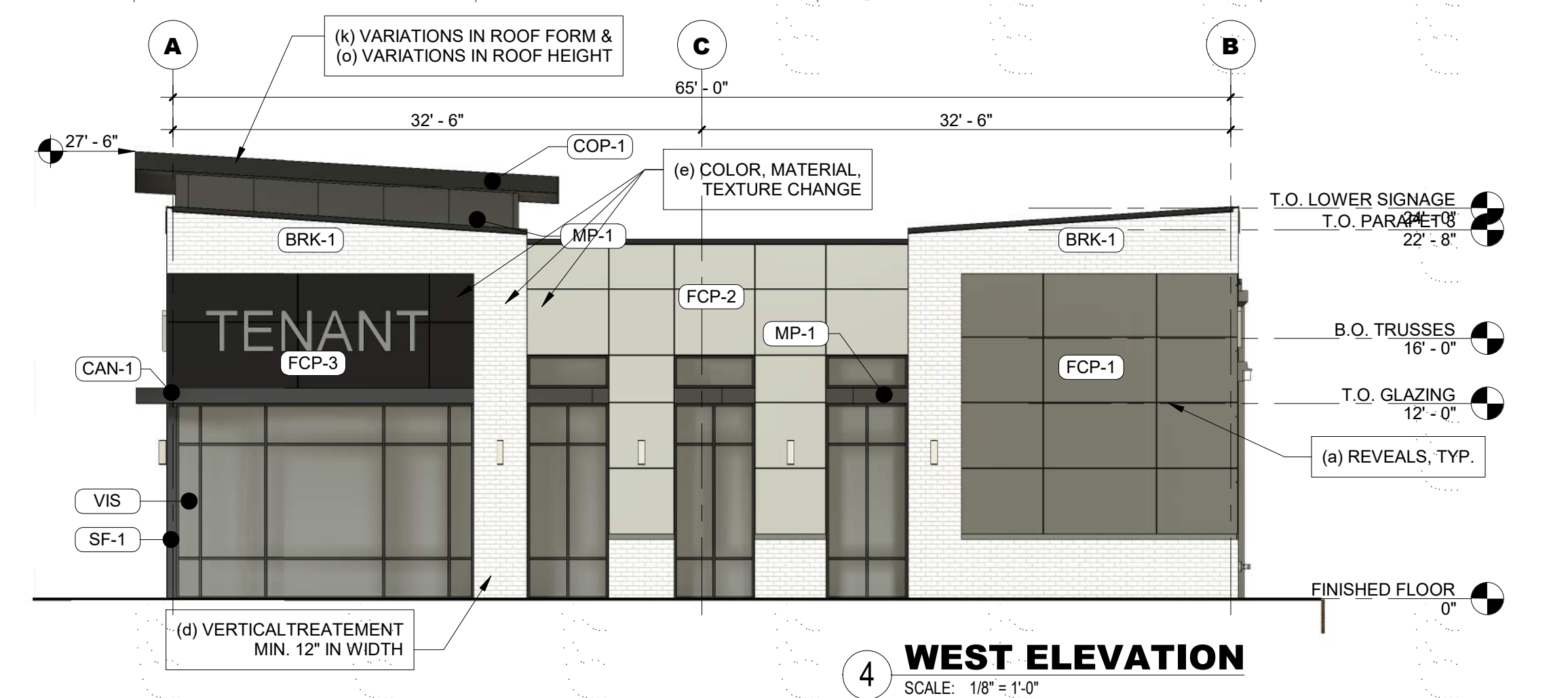
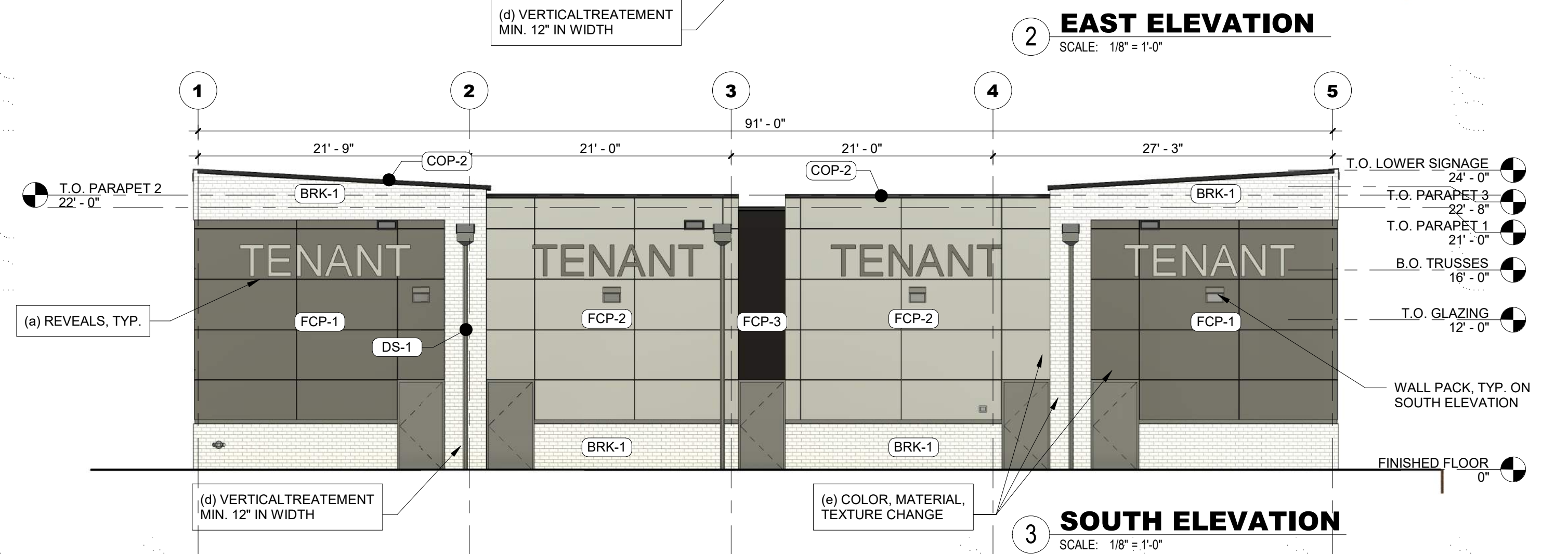
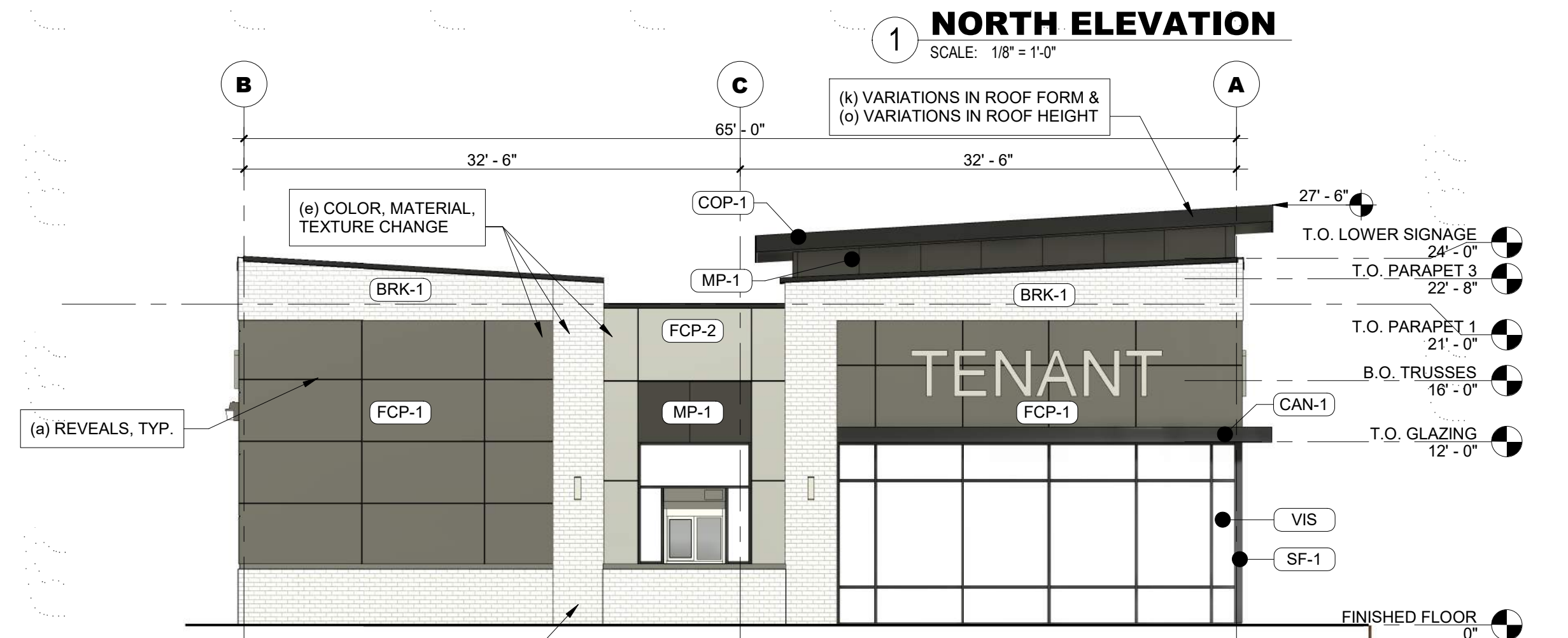
MISCELLANEOUS EXTERIOR MATERIAL FINISHES

- TYPICAL U.O.N
- EXPOSED CONCRETE: GRIND SMOOTH & RUBCOAT WITH CEMENT SLURRY.
 - EXPOSED LINTELS: GALVANIZED AND PAINTED TO MATCH ADJ. MATERIAL.
 - SCUPPERS, GUTTERS, & DOWNSPOUTS: METAL PREFINISHED TO MATCH ADJ. MATERIAL.
 - CAULKS & SEALANTS: COLOR MATCHED TO ADJ. MATERIALS.
 - HOLLOW METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJ. MATERIALS.
 - LIGHT FIXTURES: METAL PRE-FINISHED HOUSINGS TO MATCH ADJ. OPENING FRAMING.

MATERIAL CALCULATIONS (CITY OF GRIMES)				
NORTH ELEVATION (FRONT)		2,250 SF TOTAL	W/O GLASS: 1,271 SF TOTAL	
GLASS =	979 SF	44.0%	EXCLUDED	00.0%
BRICK =	335 SF	15.0%	PRIMARY MATERIAL	26.5%
FIBER CEMENT =	693 SF	30.0%	PRIMARY MATERIAL	54.5%
METAL =	243 SF	11.0%	TRIM	19.0%
The primary material shall constitute at least 75% of the wall area, excluding glass. The maximum amount of trim on a wall area, excluding glass, shall not exceed 25%				
EAST ELEVATION		1,601 SF TOTAL	W/O GLASS: 1,224 SF TOTAL	
GLASS =	377 SF	24.0%	EXCLUDED	00.0%
BRICK =	441 SF	28.0%	PRIMARY MATERIAL	36.0%
FIBER CEMENT =	626 SF	40.0%	PRIMARY MATERIAL	51.0%
METAL =	157 SF	08.0%	TRIM	13.0%
The primary material shall constitute at least 75% of the wall area, excluding glass. The maximum amount of trim on a wall area, excluding glass, shall not exceed 25%				

A MINIMUM OF FIVE ARCHITECTURAL TREATMENTS MUST BE USED (CITY OF GRIMES)

- (a) REVEALS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (d) VERTICAL ARCHITECTURAL TREATMENT A MINIMUM OF 12 INCHES IN WIDTH.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (e) COLOR, TEXTURE, OR MATERIAL CHANGE INCLUDING, BUT NOT LIMITED TO, BRICK OR STONE.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (k) VARIATIONS IN ROOF FORMS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION
- (o) VARIATION IN ROOF HEIGHTS.
 - NORTH ELEVATION
 - EAST ELEVATION
 - SOUTH ELEVATION
 - WEST ELEVATION



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GRIMES OUTLOT #4

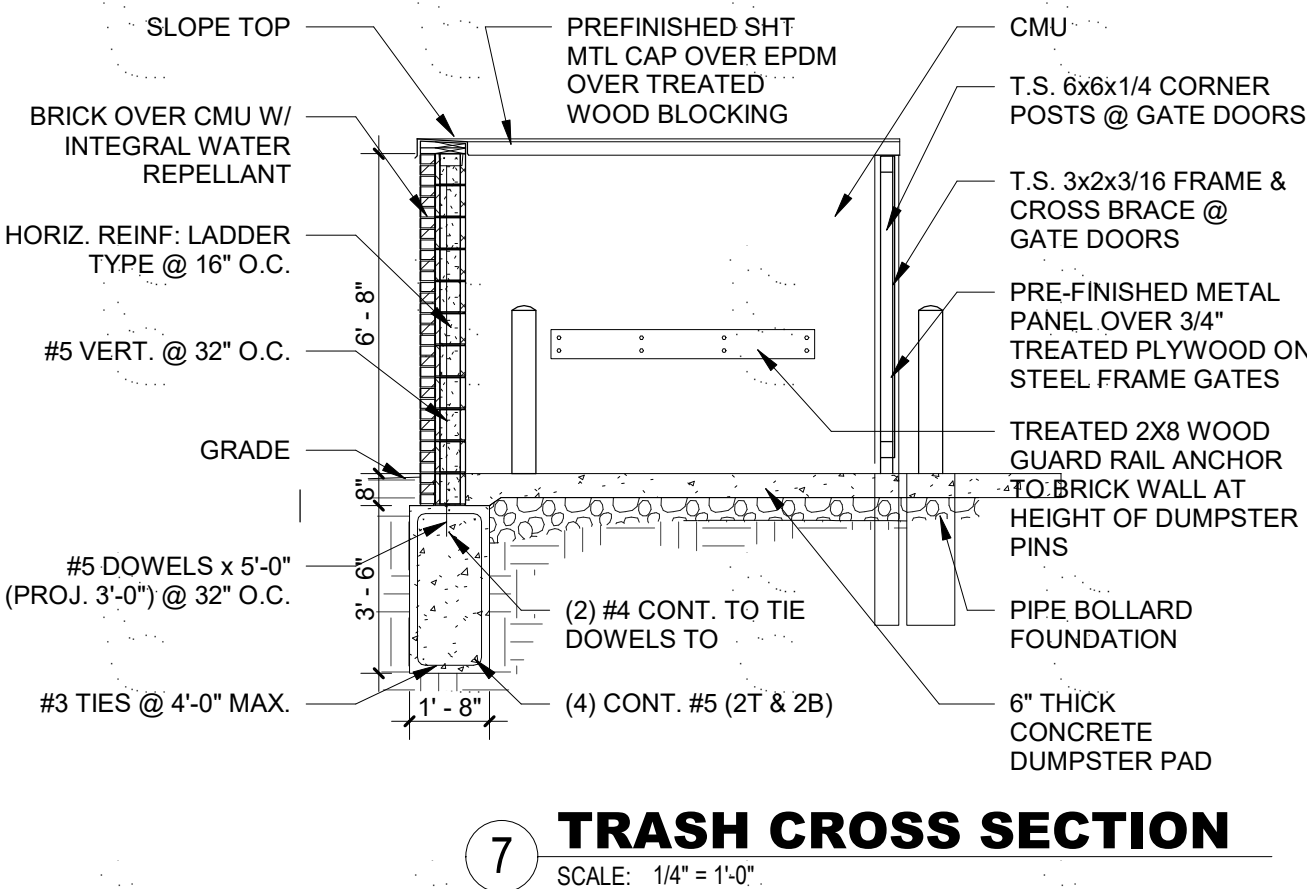
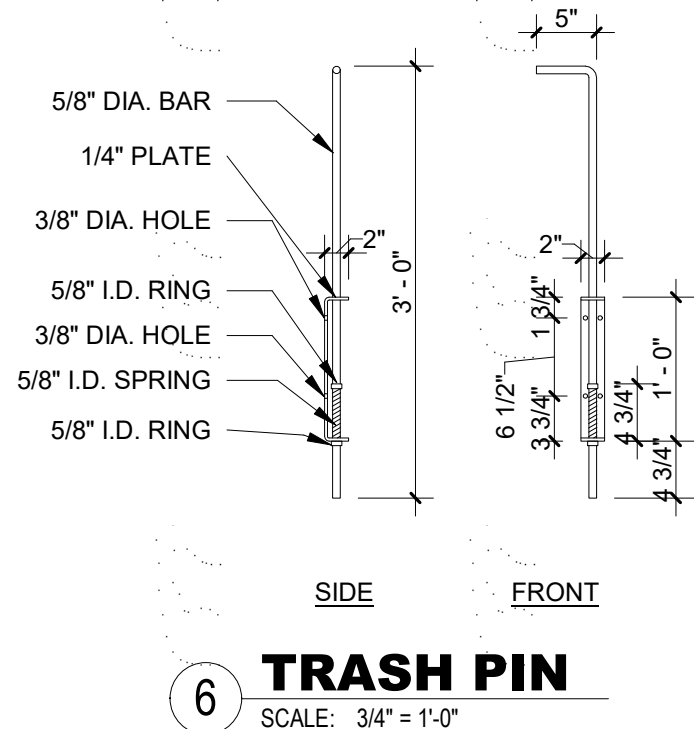
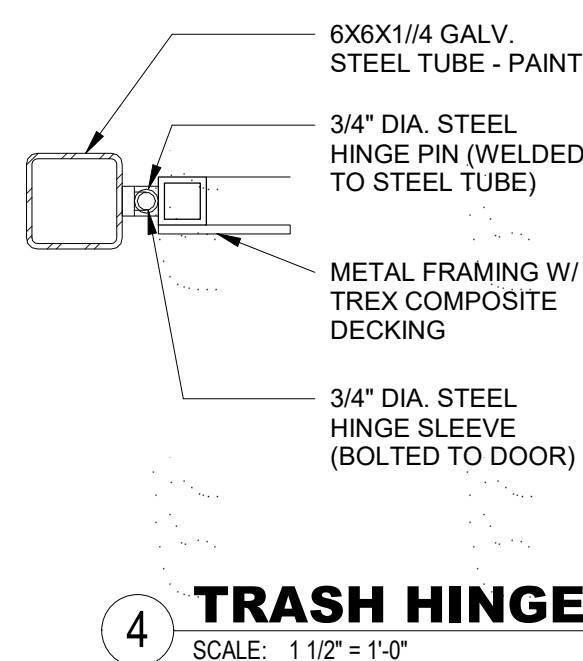
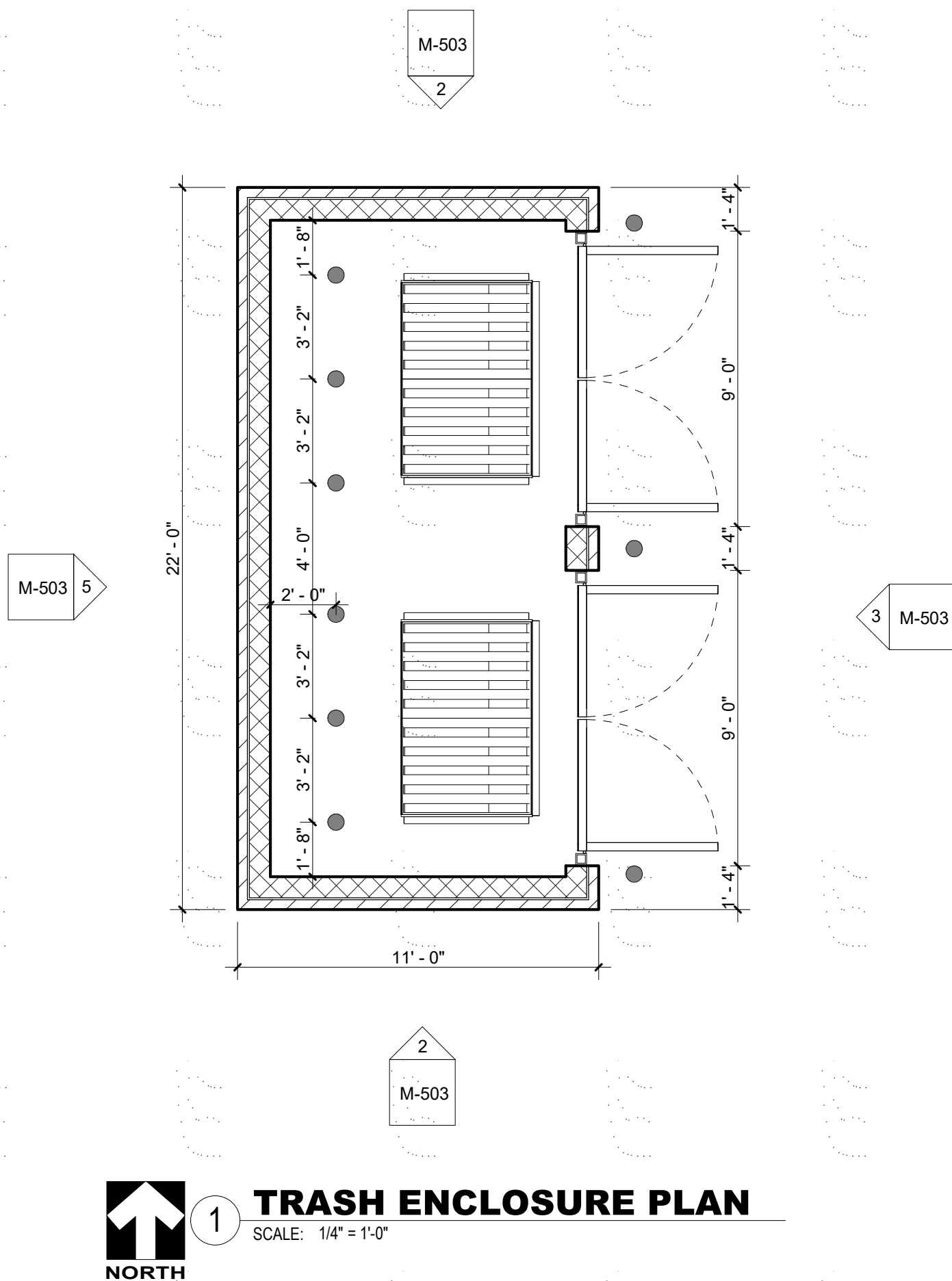
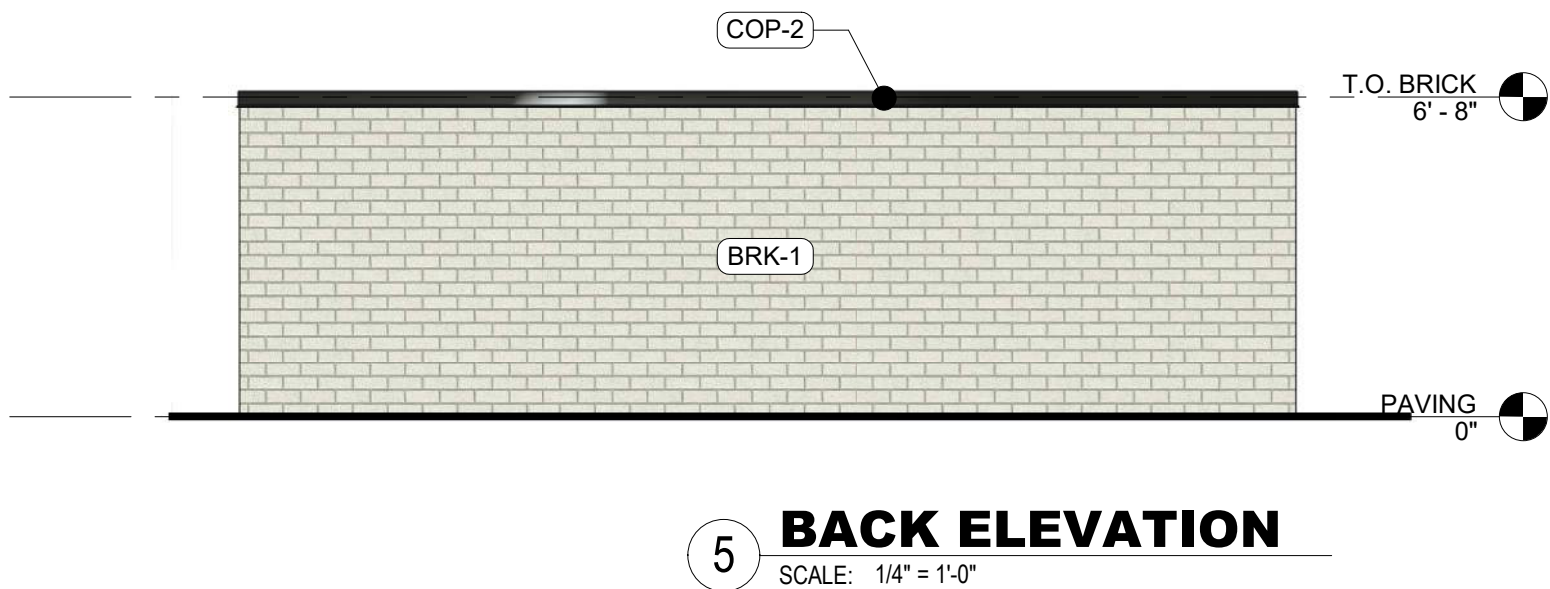
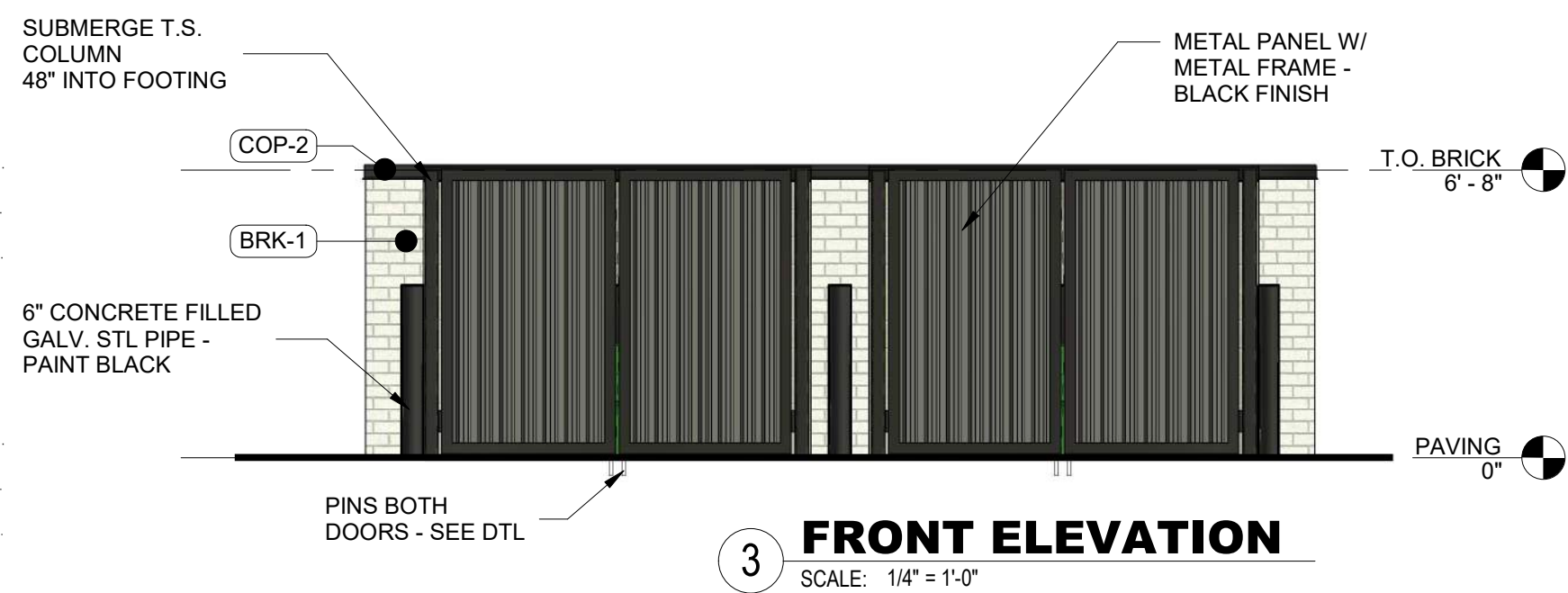
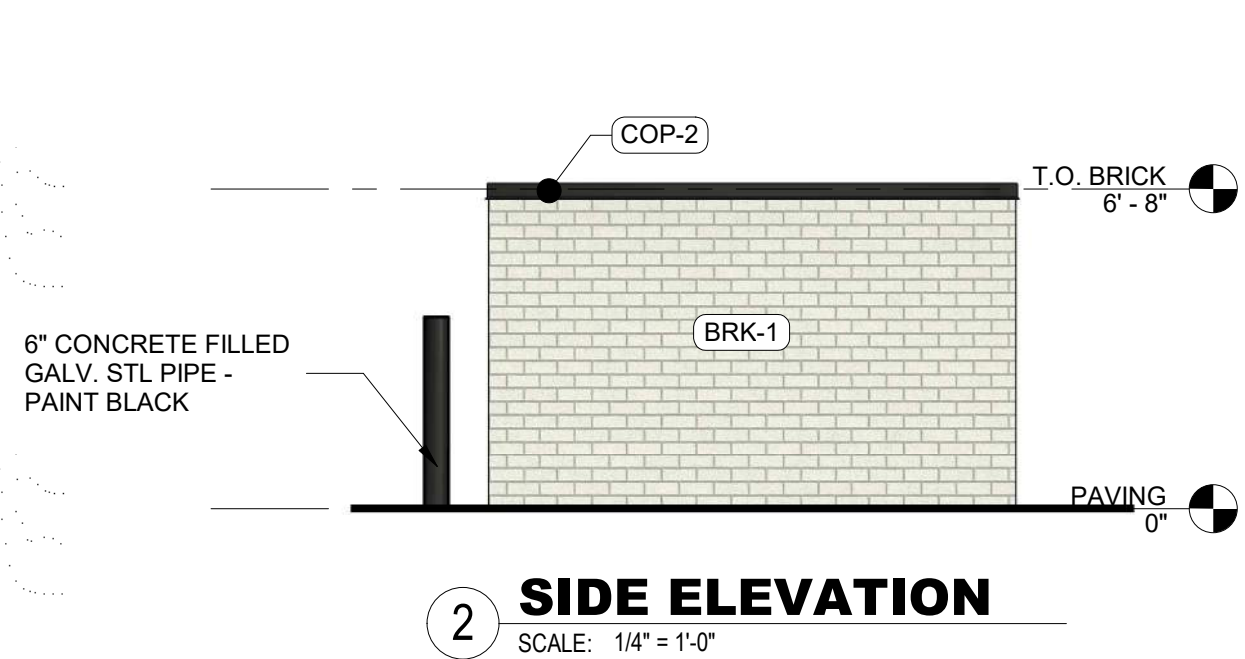
2080 E 1ST ST
GRIMES, IA
07/12/2021

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
OTHER SHEET SIZES NOT TO SCALE
SAA JOB #: 21001

simonson

simonson & associates architects LLC
1717 ingersoll avenue suite 117 des moines ia 50309
phn 515 440 5626 www.simonsonassoc.com

EXTERIOR MATERIAL LEGEND	
MAT. LABEL	MATERIAL DESCRIPTION
BRK-1	BRICK (INSTALLED PER MFR.); COLOR: WHITE (PRIMARY MATERIAL)
CAN-1	PREFINISHED ALUMINUM CANOPY; BLACK FINISH
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SF-1	T.B. ALUMINUM STOREFRONT FRAMING; BLACK FINISH
VIS	1" INSULATED VISION GLASS; CLEAR W/ LOW E COATING



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GRIMES OUTLOT #4

2080 E 1ST ST
GRIMES, IA
07/12/21

24"x36" SHEET (FULL SIZE)
- SCALE IS AS NOTED
12"x18" SHEET (HALF SIZE)
- SCALE IS ONE-HALF OF WHAT IS NOTED
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SAA JOB #: 21001

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phn 515 440 5626 www.simonsonassoc.com



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

Kleener Image – Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 7,500 square feet. In total, the building addition will increase the square footage from 4,489 square feet to 11,989 square feet.

The property is located within Zone 2 of the Highway 141 Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Kleener Image – Site Plan

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 08/03/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan amendment for Kleener Image, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Kleener Image – Site Plan Amendment

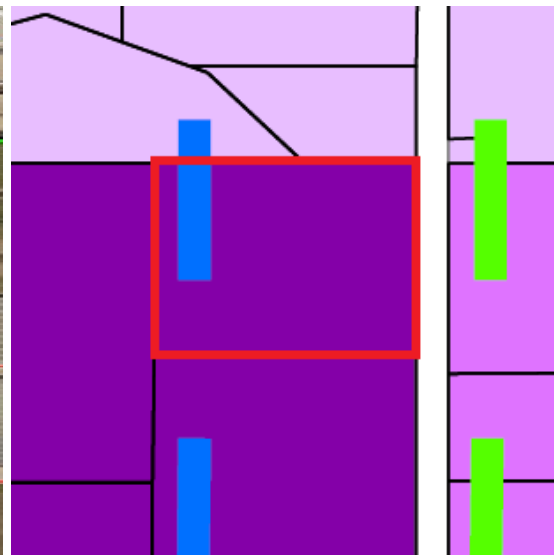
GENERAL INFORMATION:

Applicant:	Kleener Image
Requested Action	Site Plan Amendment
Location	3250 SE Gateway Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Industrial	General Industrial	M-3
North	Industrial	Business Park	M-1A
South	Industrial	General Industrial	M-3
East	Commercial	Business Park	M-2
West	Industrial	General Industrial	M-3

BACKGROUND:

The applicant is requesting approval of a site plan amendment, which will allow for the construction of an addition to the existing building. The proposed addition consists of 7,500 square feet. In total, the building addition will increase the square footage from 4,489 square feet to 11,989 square feet.

The property is located within Zone 2 of the Highway 141 Corridor District.

ANALYSIS:*Building/Elevations:*

The building addition will consist of precast to match the existing building. Stone veneer will be added to the building addition to meet the Zone 2 architecture requirements. The stone will also be added to the existing building to tie the two buildings together. Since the building is constructed of precast, 30% glazing is provided on the east elevation along SE Gateway Drive. The west façade of the addition will be metal siding and will be hidden from the right-of-way.

Site Layout:

There is one existing driveway on SE Gateway Drive near the southern property line. As part of the addition, another driveway is proposed off of SE Gateway Drive on the northern side of the site.

The addition is located on the north side of the existing building. An internal road will be constructed to loop around the building and site and connect the two driveways.

The site currently has outdoor storage onsite. Additional outdoor storage will be provided with the building expansion. Screening is required to shield the outdoor storage from the right-of-way and neighboring properties. Staff has advised that brick or wood screening is required and has requested details to be shown on the plans.

Parking:

The existing parking on site will provide the necessary parking to accommodate the building expansion. The ordinance requires a total of 1 space per every 2,000 square feet of gross floor

area. Based upon the total proposed square footage, a total of 10 spaces is required. The site provides 12 spaces.

Landscaping/Streetscape:

The site is required to provide a minimum of 10% open space. As proposed, the site will provide 54.7%.

Additional landscaping is proposed along SE Gateway to provide a continuous landscape strip from the existing improvements to the new proposed improvements. Landscaping will also be provided along the building foundation.

Utilities:

No additional sanitary sewer is proposed. The existing 6" sanitary service will be utilized.

The existing water service will be utilized. The existing building is fitted with a fire suppression system, therefore the appropriate FDC is provided. An additional fire hydrant and water main extension will be required to provide coverage for the building expansion.

Storm water detention is being handled via three on-site detention basins.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for Kleener Image, 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

~~July 6, 2021~~

~~July 22, 2021~~

July 30, 2021

Civil Design Advantage

Attn: Doug Mandernach

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Kleener Image Site Plan Amendment

Dear Mr. Mandernach:

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

General Comments:

1. Provide photometric plan. **Please provide.**

Cover Sheet:

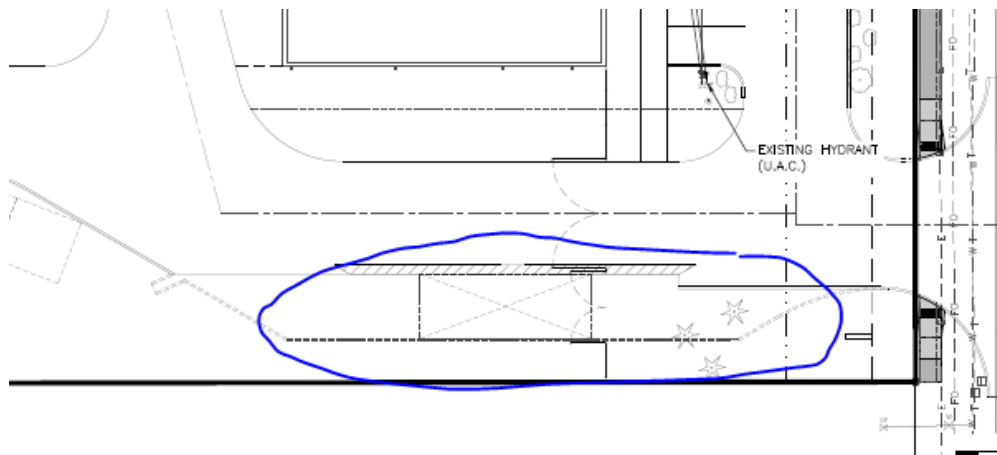
- ~~1. Provide maximum building height requirement.~~
- ~~2. Provide required green space percentage.~~
- ~~3. Provide floodplain designation.~~

C2.1:

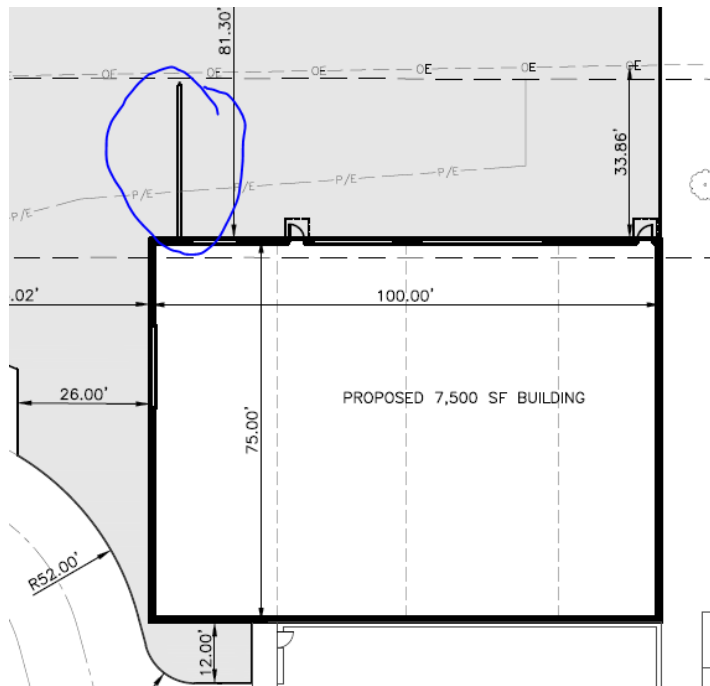
- ~~1. Update City standard notes.~~
- ~~2. How much cover will be over the top of the proposed 48x60 RCAP?~~
- ~~3. Utility Notes (13) please update the plumbing code that is called out to the 2018 Uniform Plumbing Code.~~

C4.1:

1. ~~Fuel tanks can only be below ground and will need to be located outside of the floodplain. Please move the tanks away from the detention basin. Is the existing fuel tank going to remain onsite? Please label existing location.~~
2. Remove the concrete flumes and provide flared end. **Please remove the flume at the bottom of the basin. The bottom of the basin needs to be graded properly. Short flumes can be used to direct the water into the basin from the pavement. The City does not want flumes within basins.**
3. What is the 40x140 pad for? Provide concrete connection from the internal drive. Provide screening of opaque wood or brick to shield storage from ROW and adjacent properties. **Please label wall height and material.**
4. ~~The concrete pad needs to be at least 5' from the property line. Please label the setback.~~
5. Label the floodplain boundary. **Please label floodplain boundary on all sheets.**
6. ~~Provide detail for block wall (height, material, etc.)~~
7. ~~Provide detail for the scale. Please provide.~~
8. Is the parking and driveway planned as future improvements? Please explain this area. Will this be another drive aisle? Why is the paving not shown on C4.1? Is this a future improvement? If it is intended to be installed with this project, please shade the paving to show the improvements to be installed. Please label the setback from the property line. **Please label the type of gate and height and label the setback of the pavement from the property line.**



- ~~9. New building requires 4 parking spaces. Check sf of existing to make sure enough parking provided. Please show all parking as existing. The way it is represented on the plans makes it look like future paving.~~
- ~~10. Are pole lights proposed on site? If so, show locations. Provide cut sheets.~~
- ~~11. The 5' public sidewalk will need to be installed with this project.~~
- ~~12. Proposed Driveway in ROW to be 8". Isolate sidewalk through driveway with expansion joints.~~
- ~~13. Label the existing block walls and material storage bins on the plans.~~
- ~~14. Is a dumpster proposed or existing on site? Label dumpster location and provide enclosure details.~~
15. Please provide required screening for the outdoor storage areas. Screening must be opaque wood or brick and screen areas from ROW and adjacent properties.
- ~~16. What is this? Please label and provide detail.~~



C5.1:

1. Label grades of the block wall. Please provide additional grades for the block wall (TW/BW). Please provide grade at the beginning of the wall.

C6.1:

1. ~~Please verify if the standpipes are going to be permanent or temporary. Notes by each standpipe call out permanent standpipe but on the quantities tab, it calls them temporary standpipes.~~
2. ~~Please provide the details for the standpipes. I could not find details for the standpipes in the plan set.~~
3. ~~Please provide inlet protection for the first intake downstream from the site.~~
4. ~~Provide the following quantities to the quantities tab;—~~
 - ~~TRM~~
 - ~~Inlet protection device~~
 - ~~Construction entrance~~

C7.1:

1. Provide location of existing and proposed hydrants. Additional hydrant is required on site to provide coverage for the building addition.
2. Label 150' hydrant coverage routes. Label all coverage routes to demonstrate coverage of all sides of the building.
3. ~~Label the FDC location within 100' of a hydrant.~~
4. ~~A sprinkler system will be required if one is not currently installed within the existing building.~~
5. ~~Provide roof drain connections.~~
6. ~~Provide detail for riser pipe on at ST-8.~~

C8.1:

1. Provide foundation plantings along east side of building addition. Please move shrubs back along the front of the building.
2. ~~Provide calculations for required open space plantings. Update calculations. 2 trees/1000sf is required. 2 shrubs/1000sf is required.~~

- ~~3. Provide required 84 shrubs along ROW.~~

A202:

- ~~1. Provide building material labels, colors, and percentages. Please update the material percentages by excluding the glazing and doors from the material percentages. The percentages for precast, stone, and metal should add up to 100%.~~
- ~~2. Provide color rendering/drawing.~~
- ~~3. List 5 treatments demonstrated on the building.~~
- ~~4. Label glazing percentage for east elevation.~~
- ~~5. Precast requires decorative reveals and 30% minimum glazing along ROW.~~
- ~~6. Provide lighting cuts sheets and label locations on the building. Up lighting required on east elevation. Wall pack lights need be shaded and hooded.~~

SWPPP

- ~~1. Provide SWPPP.~~
- ~~2. Provide final SWPPP with NPDES permit.~~

Stormwater Management Plan (SWMP)

- ~~1. WQv treatment of additional impervious area is required. Detention basins do not provide treatment. See ISWMM.~~
- ~~2. It appears areas of DB 1B are not being detained, and flow directly to the 2 48" culverts under SE Gateway Drive.~~
- ~~3. Add contour labels to maps.~~
- ~~4. Provide final signed copy of SWMP.~~

Site Plan

- ~~1. C6.1: Label all critical crossings.~~

~~2. C5.1: Recommend placing revetment at inlet of ST 2 and ST 4.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 12, 2021
July 28, 2021
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 3, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: August 24, 2021 at 5:30 at the Grimes City Hall

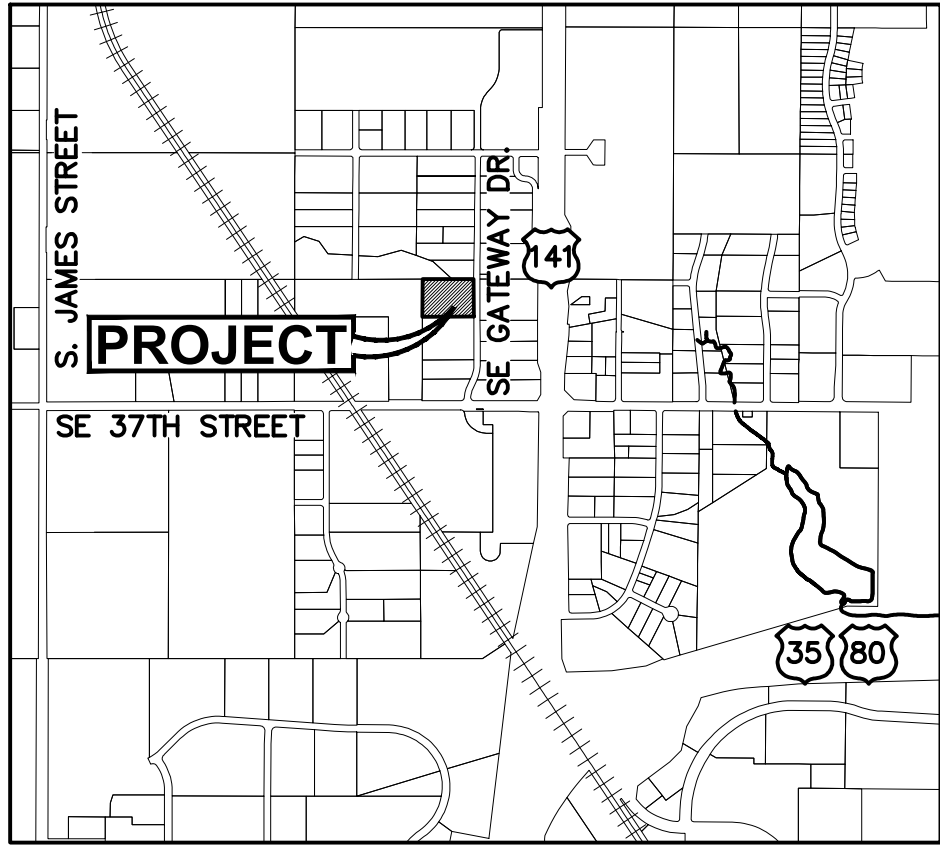
Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
KLEENER IMAGE
GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

KLEENER IMAGE INC.
3250 SE GATEWAY DR.
GRIMES, IOWA 50111
CONTACT: ANDY KLEEN
PH: (515) 556-8673
EMAIL: AFK08@AOL.COM

ENGINEER

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: DOUG MANDERNACH
EMAIL: DOUGM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
CONTACT: CHARLIE MCGLOTHLEN
EMAIL: CHARLIEM@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

SUBMITTAL DATES

FIRST SUBMITTAL: 06/25/2021
SECOND SUBMITTAL: 07/12/2021
THIRD SUBMITTAL: 07/28/2021

LEGAL DESCRIPTION

LOT 6 INTERSTATE GATEWAY BUSINESS PARK,
CONTAINING 4.77 ACRES (207,877 SF)

ZONING

M-3 HEAVY INDUSTRIAL DISTRICT
(ZONE 2 OF THE HIGHWAY 141 MIXED USE
CORRIDOR DISTRICT)

PROJECT SITE ADDRESS

3250 SE GATEWAY DRIVE

EXISTING/ PROPOSED USE

EXISTING USE: INDUSTRIAL/COMMERCIAL
PROPOSED USE: EXPANDED STORAGE AREA AND DRIVEWAY

DEVELOPMENT SUMMARY

AREA: 4.77 ACRES (207,877 SF)

ZONING: M-3

SETBACKS:

FRONT: 30'
SIDE: NONE
REAR: 40'

MAXIMUM HEIGHT: NO LIMITATION
MAXIMUM STORIES: NO LIMITATION

OPEN SPACE CALCULATION:

MINIMUM OPEN SPACE REQUIRED: 15% (31,182 SF)

TOTAL SITE: = 207,877 (4.77 AC.)
BUILDINGS = 11,989 SF
PARKING/DRIVES/FLUMES = 78,380 SF
OPEN SPACE PROVIDED = 117,508 SF (56.53%)

FLOODPLAIN DESIGNATION

ZONE X & ZONE A

DATE OF SURVEY

AUGUST 24, 2020

BENCHMARKS

1. FLOW LINE FES ALONG EAST SIDE OF GATEWAY DRIVE.
ELEVATION = 932.95
2. STORM MANHOLE AT STORM INTAKE ALONG EAST SIDE OF
GATEWAY DRIVE.
ELEVATION = 938.45
3. GUTTER OF STORM INTAKE ALONG EAST SIDE OF GATEWAY
DRIVE.
ELEVATION = 937.89
4. SANITARY MANHOLE AT CENTERLINE OF GATEWAY DRIVE AT
DITCH.
ELEVATION = 939.60

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = SUMMER 2021
ANTICIPATED FINISH DATE = FALL 2021

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1-C1.2	DETAILS
C2.1	NOTES
C3.1	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
C4.1	DIMENSION PLAN
C5.1-C5.2	GRADING PLAN
C6.1	EROSION CONTROL PLAN
C7.1	UTILITY PLAN
C8.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE



UTILITY WARNING

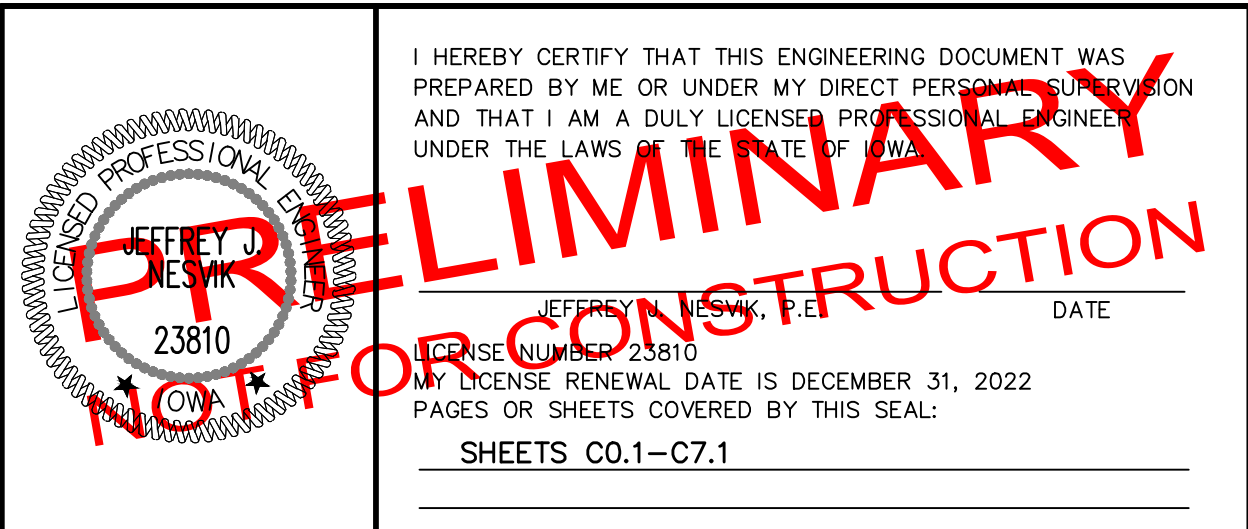
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



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.

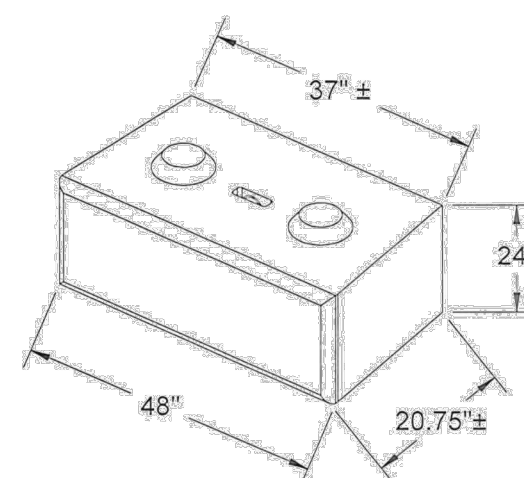
THE 2020 EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



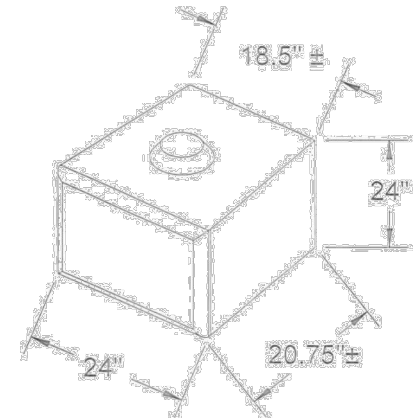
Notes:

1. COLORS, PRODUCT DATA, AND AVAILABILITY ARE SUBJECT TO CHANGE.
2. CONTRACTOR TO CONFIRM ALL UNIT REQUIREMENTS AND DETAILS WITH A COUNTY MATERIALS REPRESENTATIVE FOR LOCAL AVAILABILITY. COLORS MAY VARY FROM ACTUAL HUES AND SHOULD BE USED AS A GUILD ONLY. REFER TO ACTUAL PRODUCT SAMPLES FOR FINAL COLOR SELECTION.

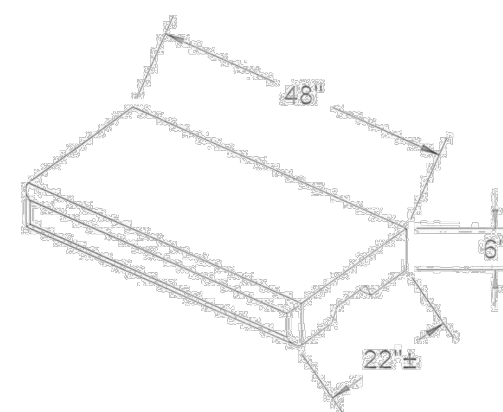
20" RIB ROCK UNIT	
HEIGHT	24"
WIDTH	48"
DEPTH	20.75"
WEIGHT	2,400 LB ±
SETBACK	1.5"



28" HALF RIB ROCK UNIT	
HEIGHT	24"
WIDTH	24"
DEPTH	20.75"
WEIGHT	1,200 LB ±
SETBACK	1.5"



6" RIB ROCK CAPSTONE	
HEIGHT	6"
WIDTH	48"
DEPTH	22"
WEIGHT	760 LB ±
SETBACK	N/A



THIS DRAWING HAS BEEN PREPARED BY COUNTY MATERIALS CORPORATION FOR CONCEPTUAL PURPOSES ONLY AND IS CONSIDERED ACCURATE FOR THE APPLICATION ILLUSTRATED. THE INFORMATION SHOWN IS ACCURATE TO THE BEST KNOWLEDGE OF COUNTY MATERIALS CORPORATION AT THIS TIME. ANY USE OF THIS DRAWING IS AT THE SOLE RISK AND LIABILITY OF THE USER. FINAL DESIGN ENGINEERING FOR CONSTRUCTION PURPOSES SHALL BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS FAMILIAR WITH THE PRODUCT AND MODULAR RETAINING WALL DESIGN.

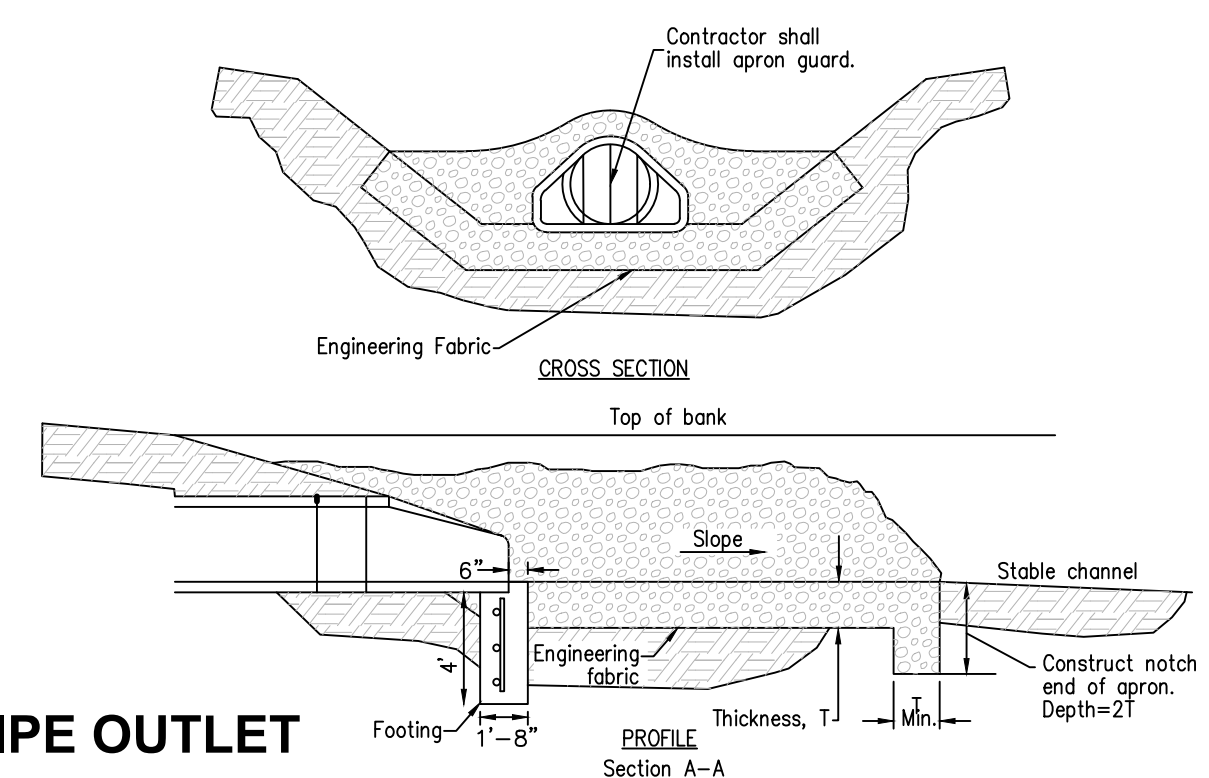
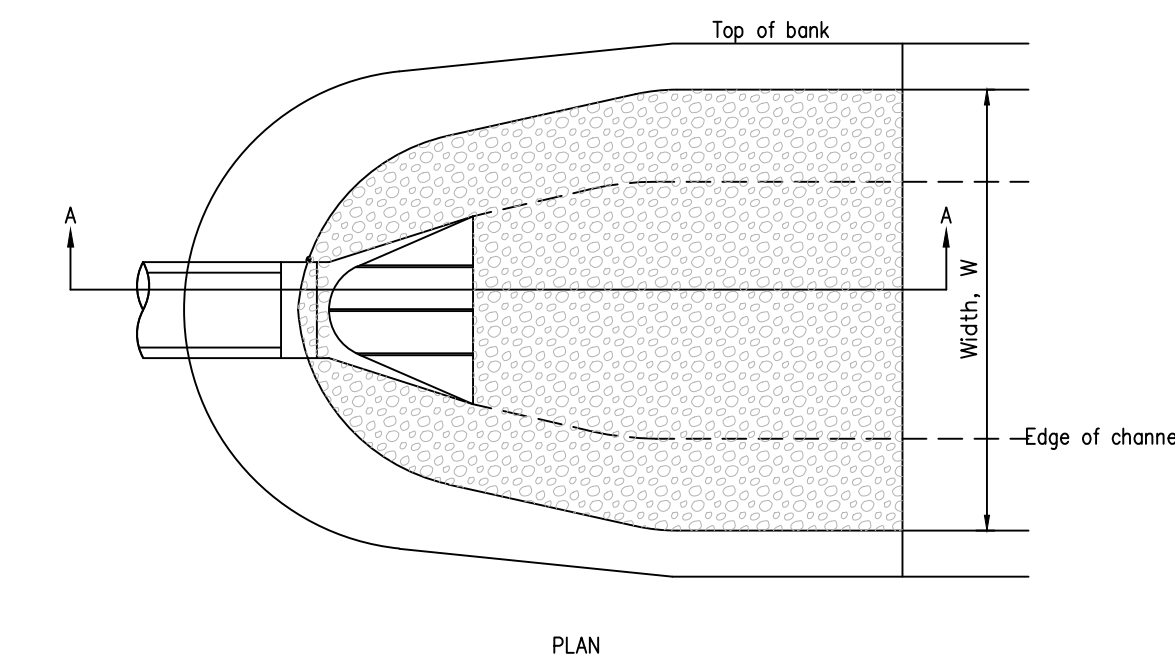


205 North St. P.O. Box 100
Marathon, WI 54448-0100
(715) 848-1365
www.countymaterials.com

RIB ROCK
LANDSCAPE BLOCK

TYPICAL UNIT DETAIL

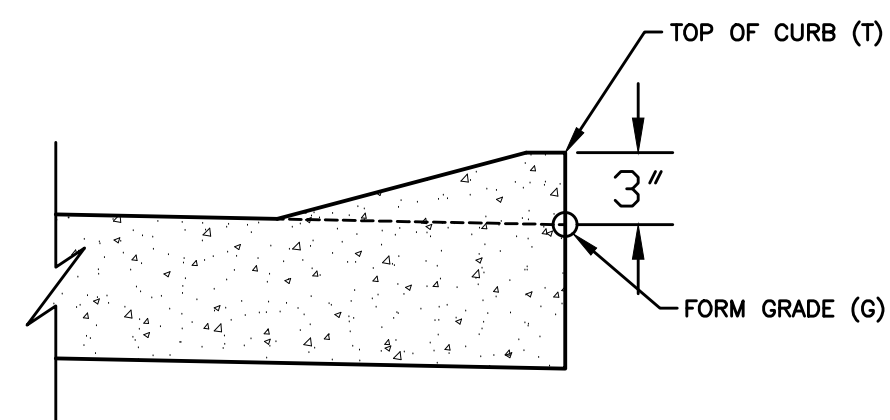
DRAWING NO.	RR-001
REV. NO.	0



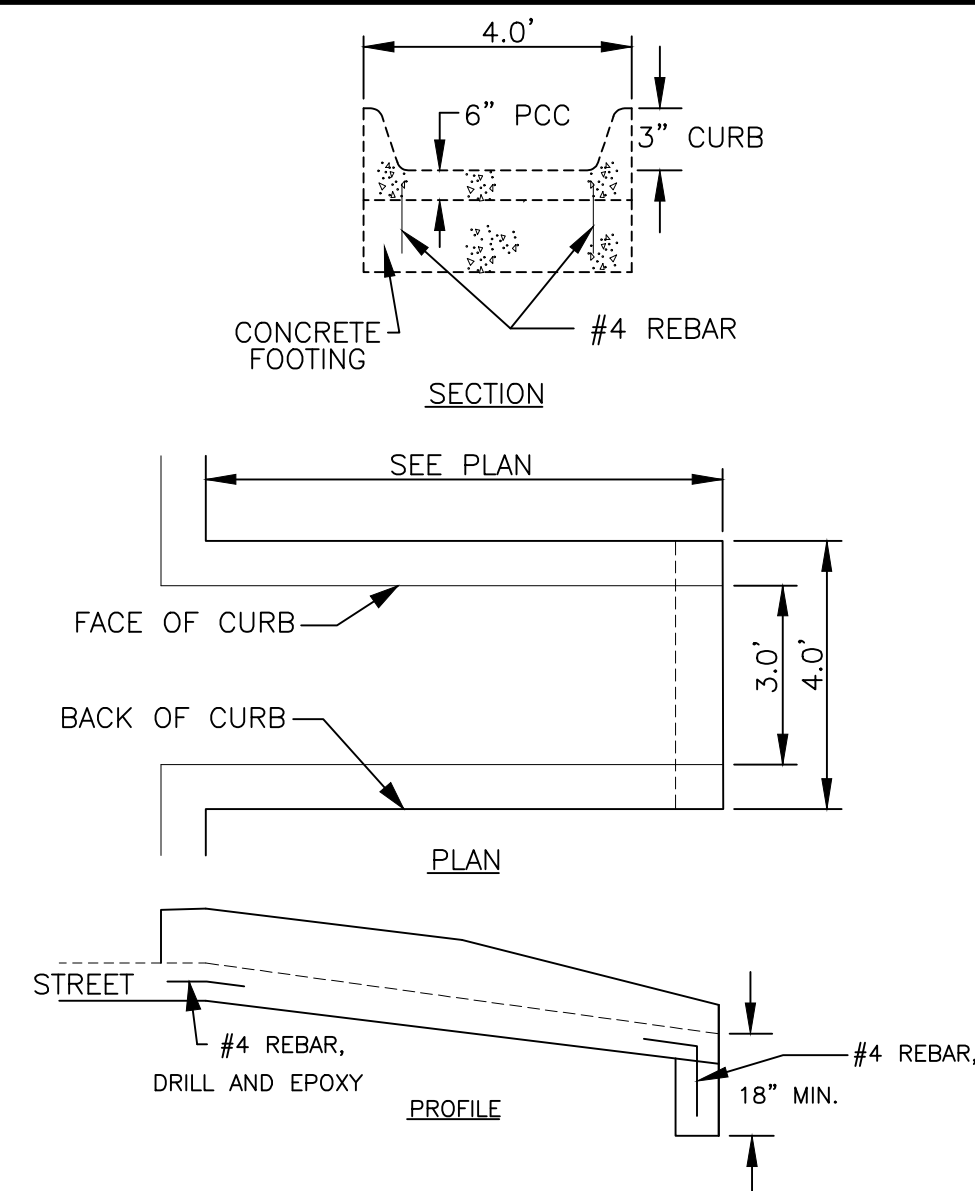
NOTE: THE LAST THREE SECTIONS AND THE APRON SHALL BE CONNECTED WITH PIPE CONNECTIONS PER SECTION 4030.302C OF SUDAS.

ROCK APRON FOR PIPE OUTLET

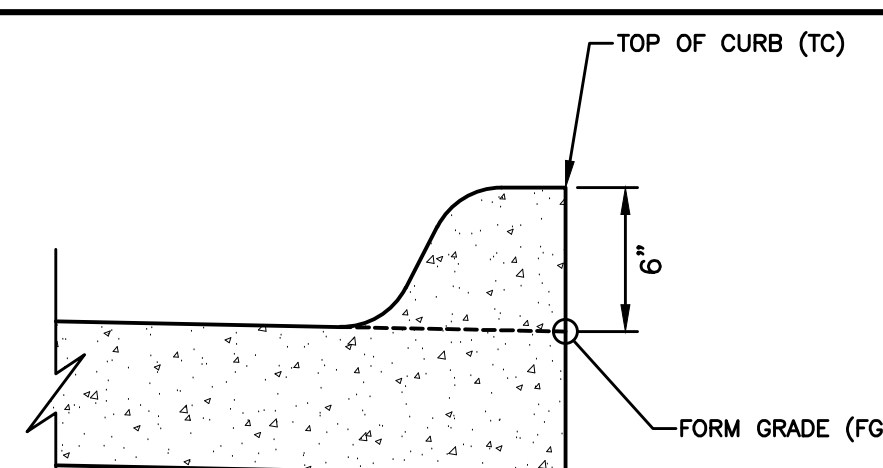
- ① DRIVEWAY RADIUS (R).
- ② TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- ③ PAVEMENT THICKNESS.
RESIDENTIAL: 6 INCHES MINIMUM.
COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- ④ SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- ⑤ CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- ⑥ MATCH THICKNESS OF ADJACENT ROADWAY, 8 INCHES MINIMUM.
- ⑦ PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- ⑧ FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- ⑨ TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- ⑩ IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0% REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



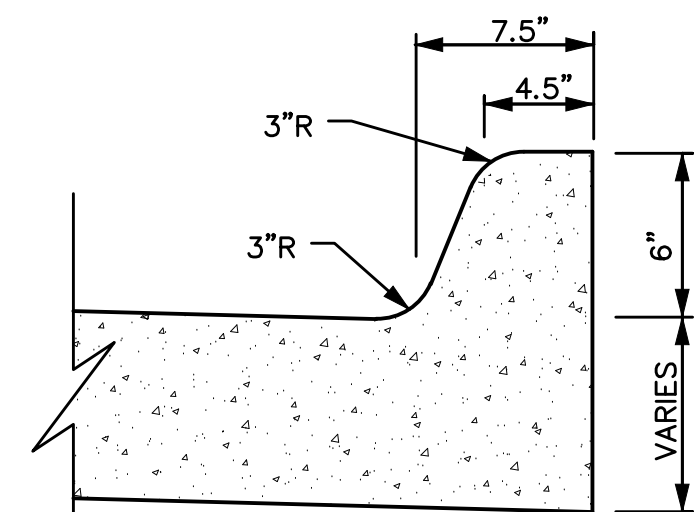
**INTEGRAL 3" ROLLED CURB
SPOT ELEVATION REFERENCE**



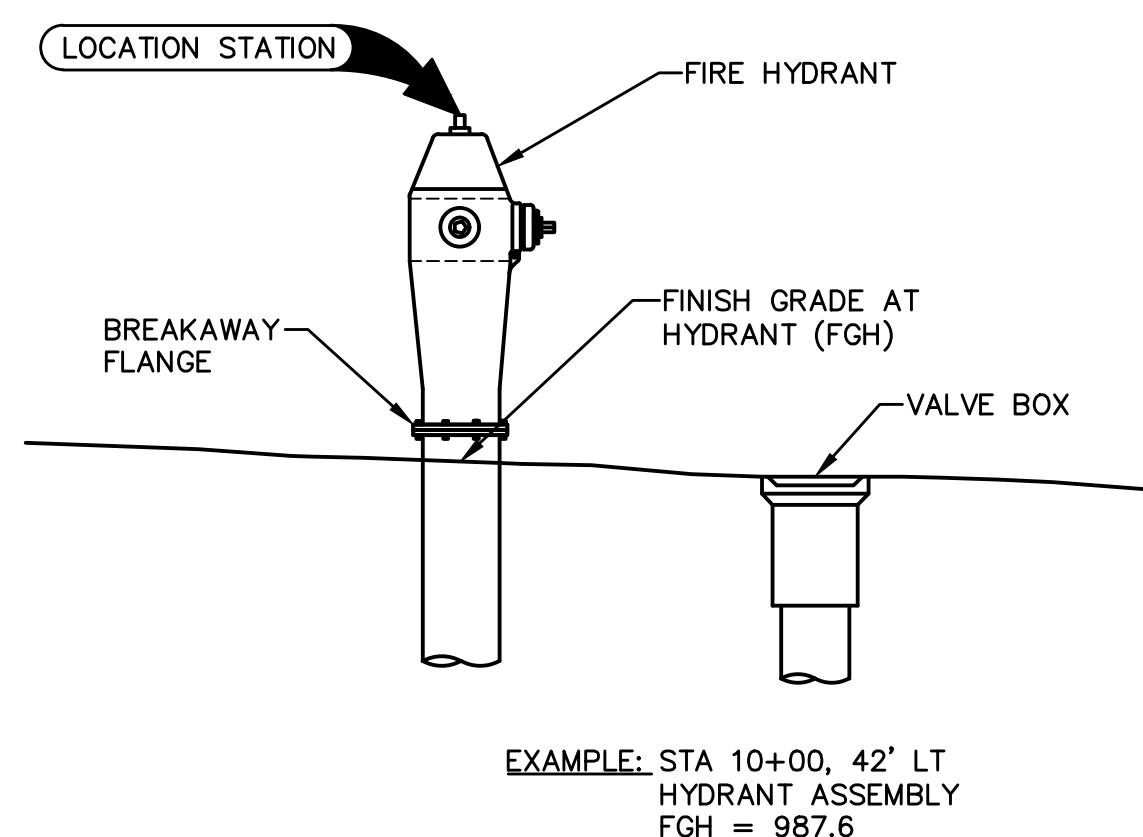
CONCRETE LETDOWN FLUME DETAIL



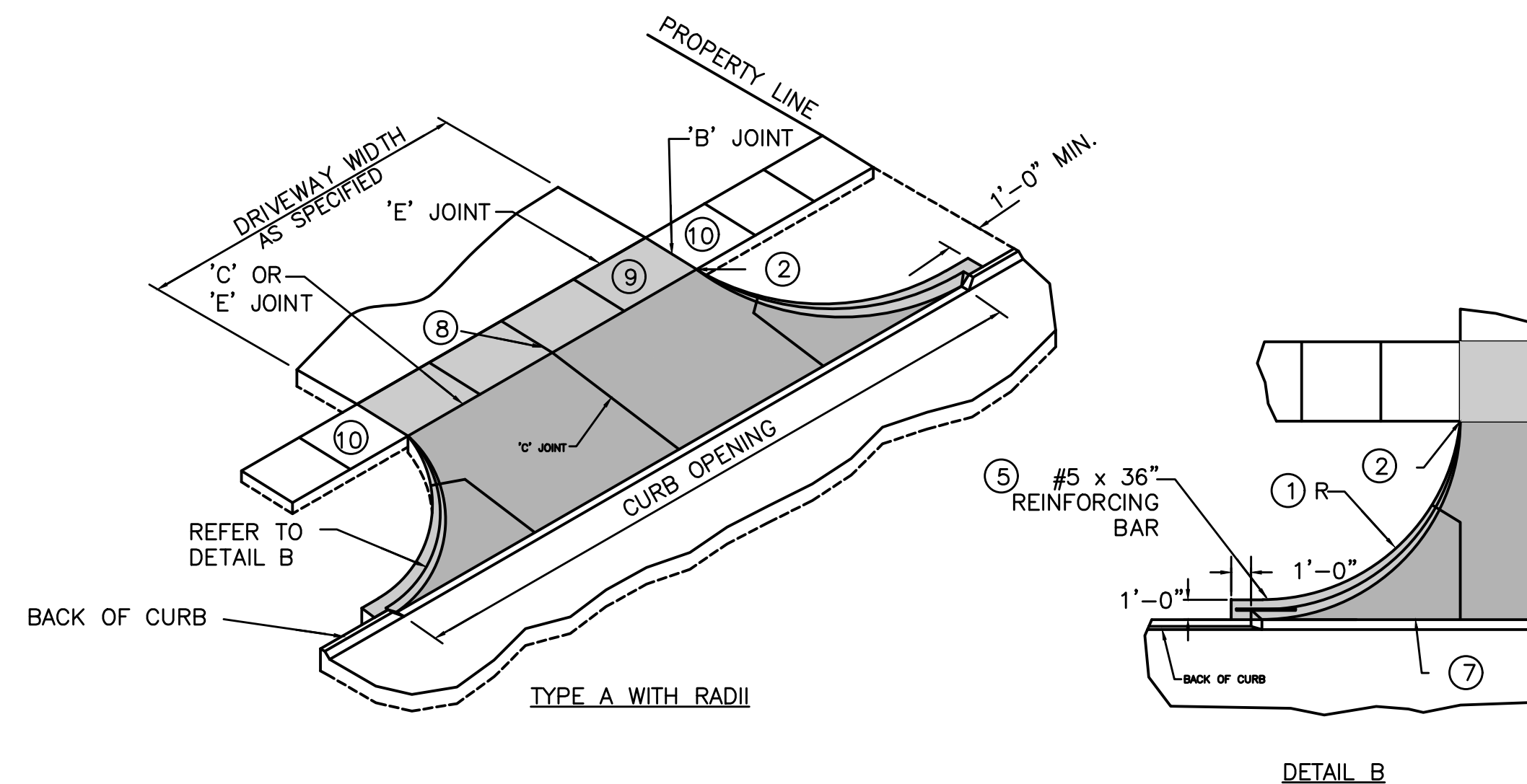
INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE DETAIL



6" PCC INTEGRAL CURB



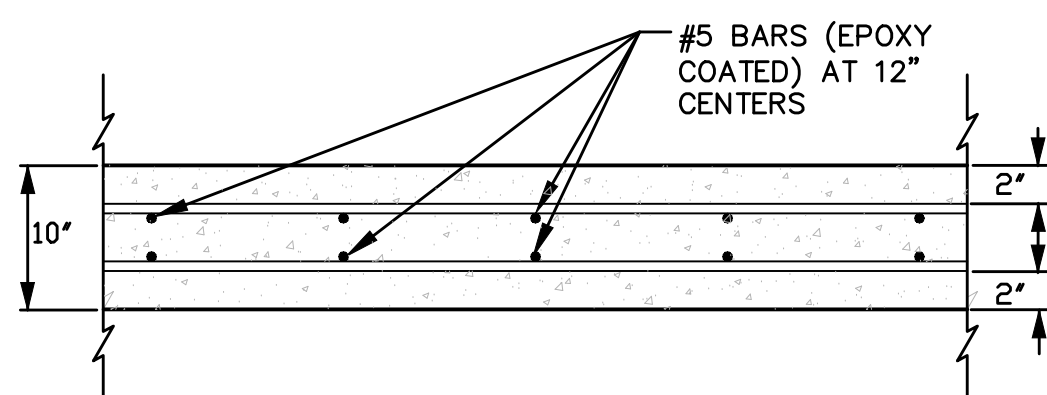
HYDRANT ASSEMBLY SPOT ELEVATION REFERENCE DETAIL



CONCRETE DRIVEWAY TYPE A

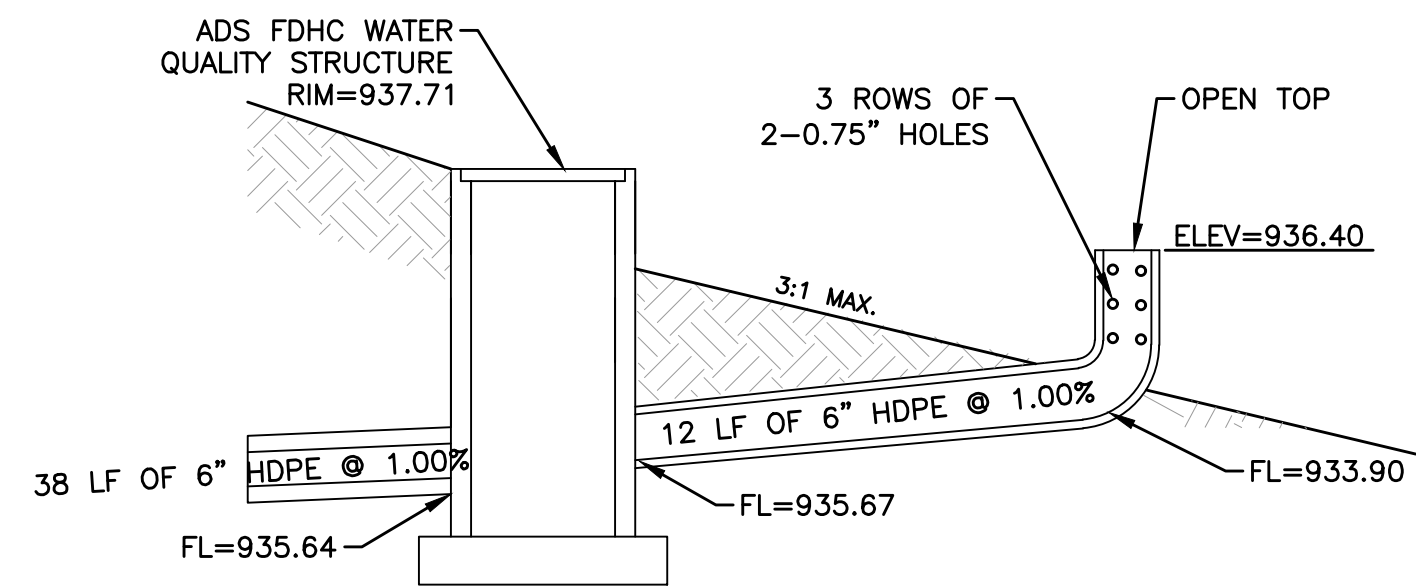
FILE: H:\2020\2002075\DWG\2002075-SITE.DWG
DATE PLOTTED: 7/28/2021 4:05 PM
COMMENT:

NOTE:
MAINTAIN 6" MINIMUM CLEARANCE BETWEEN
NO. 5 REBARS AND 'CD' BARS

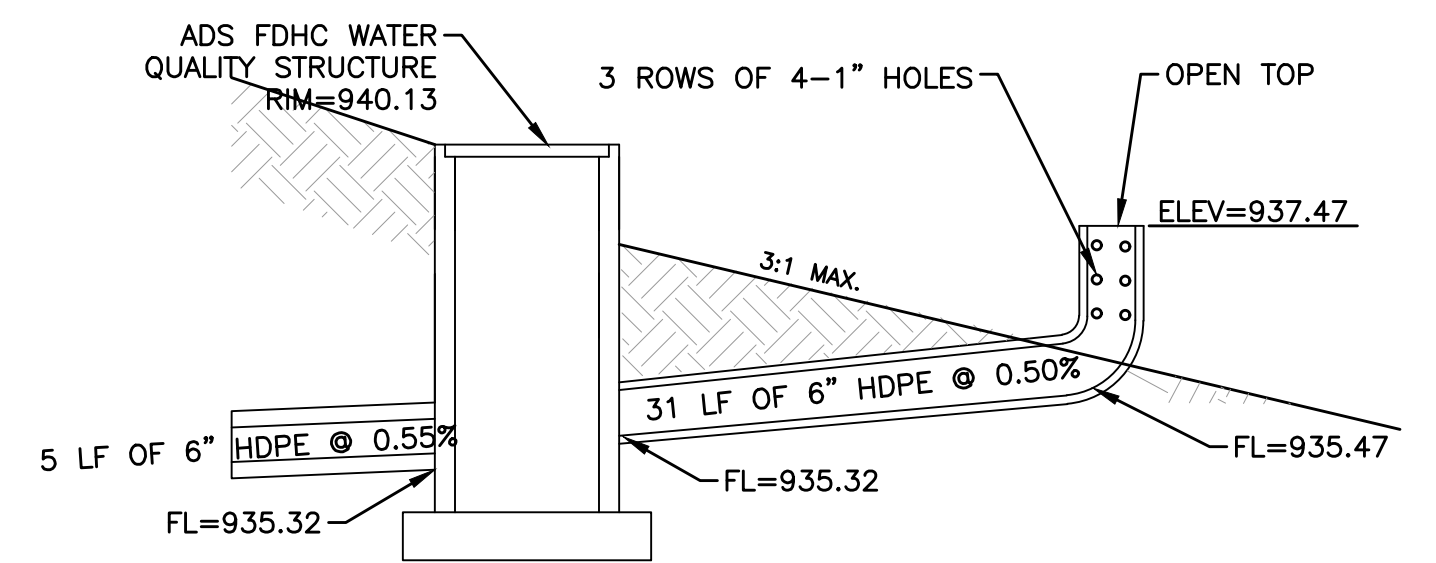


**DOUBLE REINFORCED CONCRETE
PAVEMENT**
NOT TO SCALE

FILE: H:\2020\2002075\DWG\2002075-SITE.DWG
 FILE DATE: 7/28/21 DATE PLOTTED: 7/28/2021 4:05 PM
 PLOTTED BY: JEFF NESWIK TECH: COMMENT:
 ENG:



**ST-11 POND OUTLET
ADS FDHC WITH STANDPIPE**



**ST-9 POND OUTLET
ADS FDHC WITH STANDPIPE**

REVISIONS	DATE
THIRD SUBMITTAL	07/28/21
SECOND SUBMITTAL	07/12/21
FIRST SUBMITTAL	06/25/21

FILE: H:\2020\20202075 DWA\202075-SITE.DWG
PLOTED BY: JEFF NESIK
DATE: 7/28/2021 4:05 PM
COMMENTS:
END

GENERAL NOTES

- THE 2020 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 CONSTRUCTION DIVISION.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S 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 AND REPAIR APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
- ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP CONSTRUCTION SPECIFICATIONS.
- ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

- 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 (IDNR, 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 Building Service Layout to reflect the City's service order from Left to right facing the lot, Sanitary, Water, Sump
 - 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

- 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 steel covers.
 - e.All sanitary sewer manholes castings shall be sealed with Heat Shrink Sleeves.
 - f.All sanitary sewer manhole castings located within pavement shall be Type B:PCC W/Adjusting Mechanism.
 - g.Sanitary Sewer testing, cleaning & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.

- Water Main Notes:
 - a.All fire hydrants shall be American Flow Control-Waterous Pacer WB-67-250, Mueller Super Centurion 250 (3-way A-423), or Clow Medallion F-2545. All hydrants shall have the following: 6" MJ Shoe, 2-1/2"Hose Nozzle, 4-1/2" Steamer Nozzle, NST Threads, Pentagon Operating Nut, Chain on cap, open left, 5-1/2' bury, and factory painted red. The minimum spool pipe length from auxiliary valve to hydrant shoe shall be 2.0'.
 - b.All hydrants will immediately be covered with a black plastic bag (or equivalent) once the hydrant is installed. The City of Grimes will notify the Contractor when the bags shall 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.

- 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 & televising shall be completed prior to paving. The sewer system shall be flushed with water prior to televising.
 - e.Use O ring gaskets on storm sewers crossing over watermain per IDNR requirement.

DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
- PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GRIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.

TRAFFIC CONTROL NOTES

- ALL APPLICABLE CITY OF GRIMES PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
- ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
- THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
- SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
- THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. PARKING AREAS	6" P.C.C.
3. DRIVEWAYS	7" P.C.C.
4. PAVEMENT WITHIN R.O.W.	8" P.C.C.
5. DOUBLE REINFORCED PAVEMENT	10" P.C.C.

UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATION. 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 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 2020 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'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2018 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.
- 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.

GRADING NOTES

- PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
- 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 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY 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 HAIL 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 1/3, TRANSVERSE 1/4.
- THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.

LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2020 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- 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.
- SEED (TYPE 1) OR SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- 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 (MIN) DEPTH OF 3".
- 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, IF REQUESTED, FOR APPROVAL.

SEEDBED PREPARATION SUDAS SECTION 7E-24 -- PERMANENT SEEDING

TOPSOIL:
IN ORDER TO PROVIDE AN ADEQUATE GROWING MEDIUM, A MINIMUM OF 6 INCHES OF TOPSOIL SHOULD BE PLACED OVER THE DISTURBED AREA PRIOR TO SEEDING. DEEPER TOPSOIL DEPTHS (8-12 INCHES OR GREATER) ARE DESIRABLE AS THEY INCREASE THE ORGANIC MATTER AVAILABLE FOR USE BY THE PLANTS. ALLOW FOR DEEPER ROOT PENETRATION AND INCREASE THE MOISTURE HOLDING ABILITY OF THE SOIL. THESE BENEFITS WILL INCREASE THE DROUGHT TOLERANCE AND LONG-TERM HEALTH OF THE VEGETATION. WHERE SUFFICIENT TOPSOIL IS NOT AVAILABLE, COMPOSTED MATERIAL MAY BE INCORPORATED AT THE RATE OF 1 INCH OF COMPOST FOR EVERY 3 INCHES OF DEFICIENT TOPSOIL. THIS WILL INCREASE THE ORGANIC MATTER CONTENT OF THE SOIL, AND PROVIDE AN ADEQUATE GROWING MEDIUM FOR VEGETATION.

SEED MIX

SUDAS STANDARD SPECIFICATION

TYPE 1 (PERMANENT LAWN MIXTURE):
USED FOR RESIDENTIAL AND COMMERCIAL TURF SITE, FERTILIZED, AND TYPICALLY MOWED. USE BETWEEN MARCH 1 AND MAY 31 AND BETWEEN AUGUST 10 AND SEPTEMBER 30.

TYPE 1 SEED MIXTURE1	
COMMON NAME	APPLICATION RATE LB/ACRE
KENTUCKY BLUEGRASS CULTIVAR2	65
KENTUCKY BLUEGRASS CULTIVAR2	65
KENTUCKY BLUEGRASS CULTIVAR2	65
CREeping RED FESCUE	25
FINE-LEAFED PERENNIAL RYEGRASS3	20
FINE-LEAFED PERENNIAL RYEGRASS3	20
ANNUAL RYEGRASS	40

- A COMMERCIAL MIXTURE MAY BE USED IF IT CONTAINS A HIGH PERCENTAGE OF SIMILAR BLUEGRASSES; IT MAY OR MAY NOT CONTAIN CREeping RED FESCUE.
- CHOOSE THREE DIFFERENT CULTIVARS OF KENTUCKY BLUEGRASS.
- CHOOSE TWO DIFFERENT CULTIVARS OF FINE-LEAFED PERENNIAL RYEGRASS, AT 20 POUNDS/ACRE EACH.

TYPE 2 (PERMANENT COOL SEASON MIXTURE FOR SLOPES AND DITCHES):
NOT TYPICALLY MOWED.
REACHES A MAXIMUM HEIGHT OF 2 TO 3 FEET, LOW FERTILITY REQUIREMENTS, GROWS IN THE SPRING AND FALL, AND CAN GO DORMANT IN THE SUMMER. USE BETWEEN MARCH 1 AND MAY 31 AND BETWEEN AUGUST 10 AND SEPTEMBER 30.

TYPE 2 SEED MIXTURE	
COMMON NAME	APPLICATION RATE LB/ACRE
FAWN RESCUE	55
RYEGRASS (PERENNIAL)	45
BIRDFOOT TREFOIL (EMPIRE)	5
GRAIN RYE	40

NATIVE GRASS AND WILDFLOWER SEEDING:
BETWEEN APRIL 1 AND JUNE 30 AND AUGUST 1 AND AUGUST 31, USE THE FOLLOWING SEED MIXTURE FOR AREAS DESIGNATED FOR NATIVE GRASS AND WILDFLOWER SEEDING.

NATIVE GRASS AND WILDFLOWER SEEDING MIXTURE*		
COMMON NAME	SCIENTIFIC NAME	PLS(PER AC)
GRAIN RYE	SECALE CEREALE	22.5 LBS. 25 KG
CANADA WILD RYE	ELYMUS CANADENSIS	12 LBS. 13 KG
SWITCHGRASS	PANICUM VIRGATUM	2 LBS. 2.2 KG
BIG BLUESTEM	ANDROPOGON GERARDI	8 LBS. 9 KG
INDIANGRASS	SCORPASTRUM NUTANS	8 LBS. 9 KG
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	4 LBS. 4.5 KG
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	3 LBS. 3.4 KG
BLUE GRAMA	BOUTELOUA GRACILIS	3 LBS. 3.4 KG
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	4 OZ. 280 G
BLACKEYED SUSAN	RUDEBECKIA HIRTA	4 OZ. 280 G
PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	4 OZ. 280 G
BUTTERFLY WEED	ASCLEPIAS TUBEROSA	4 OZ. 280 G
WILD BERGAMOT	MONARDA FISTULOSA	4 OZ. 280 G
GRAY-HEADED CONEFLOWER	RATIBIDA PINNATA	4 OZ. 280 G
NEW ENGLAND ASTER	SYMPHYOTRICHUM	2 OZ. 140 G

* FURNISH SEED CERTIFIED AS SOURCE IDENTIFIED



DATE	REVISIONS
07/28/21	THIRD SUBMITTAL
07/12/21	SECOND SUBMITTAL
06/25/21	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410
ENGINEER: JJN PM: DAM

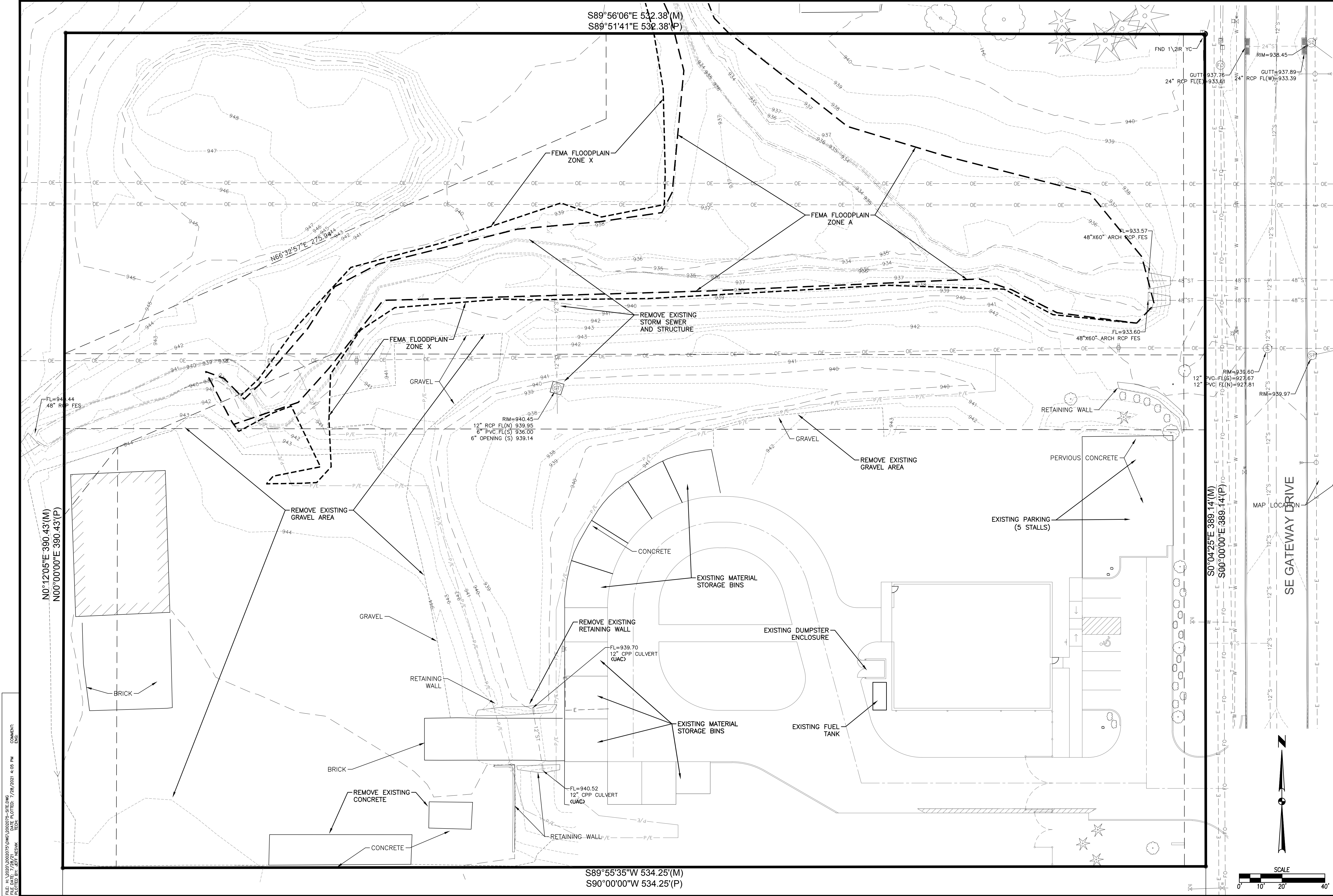


CIVIL DESIGN ADVANTAGE
GRIMES, IOWA

KLEENER IMAGE
NOTES

C2.1
2002.075





DATE

REVISIONS

THIRD SUBMITTAL

07/28/21

SECOND SUBMITTAL

07/12/21

FIRST SUBMITTAL

06/25/21

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GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JLN

PM: DAM

KLEENER IMAGE

TOPOGRAPHIC SURVEY AND
DEMOLITION PLAN

C3.1

2002.075

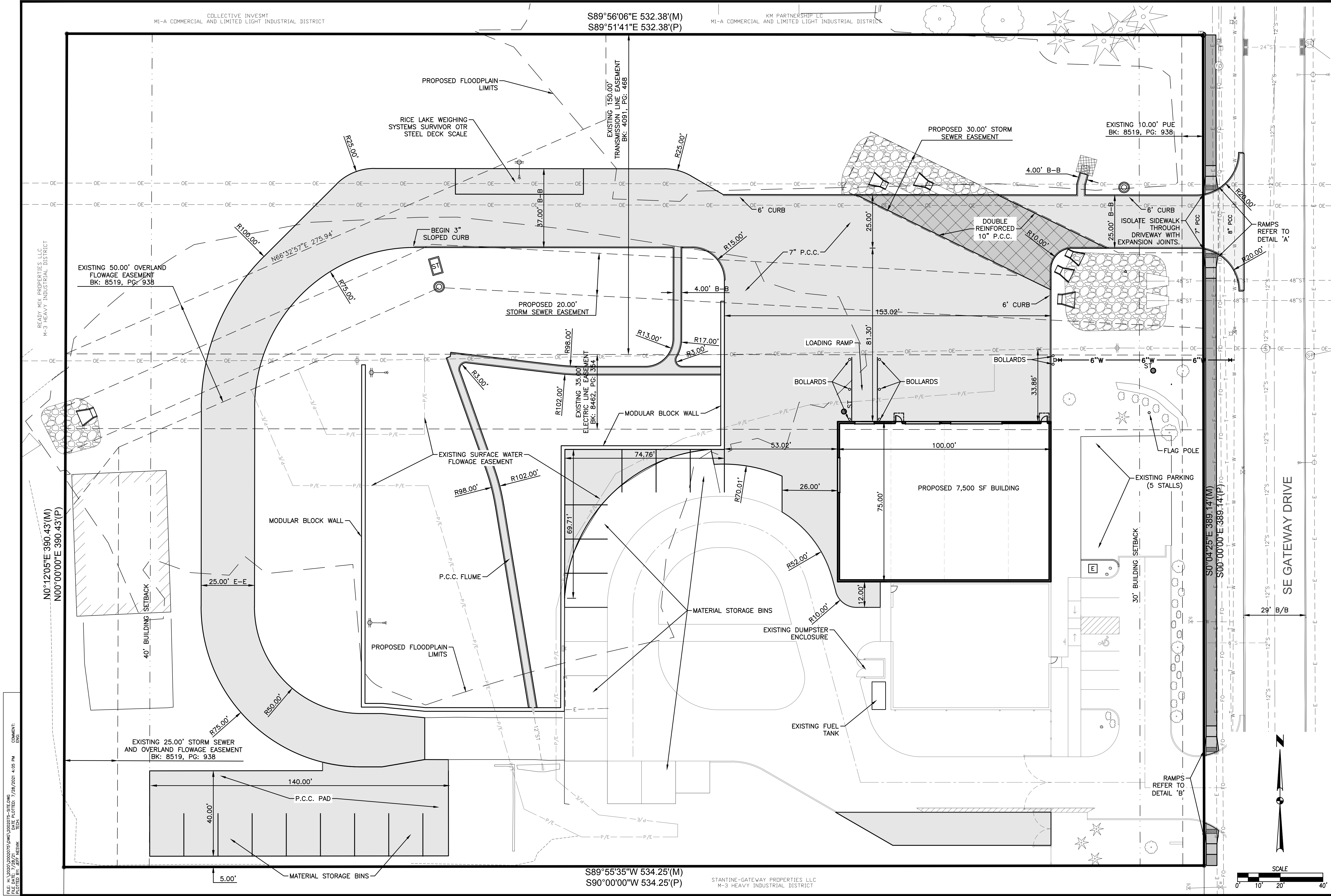
GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

EA

CIVIL DESIGN ADVANTAGE

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DATE PLOTTED: 7/28/2021 4:05 PM
PLOT BY: JEFF NESVAK
COMMENTS:
END



DATE

REVISIONS

THIRD SUBMITTAL

07/28/21

SECOND SUBMITTAL

07/12/21

FIRST SUBMITTAL

06/25/21

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE

ENGINEER: JLN

PM: DAM

KLEENER IMAGE

DIMENSION PLAN

C4.1

2002.075

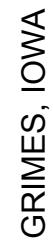
GRIMES, IOWA

06/25/21



3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JJN	PM: DAM
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2002.075

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1225
2	SEEDING, FERTILIZING, AND MULCHING	AC	1.72
3	CONCRETE WASHOUT PIT	EA	1
4	6" PVC PERMANENT STANDPIPE	EA	2
5	CONSTRUCTION ENTRANCE	EA	1
6	INLET PROTECTION DEVICES	EA	1
7	TRM	SF	64

DISCHARGE POINT SUMMARY

DISCHARGE POINT #1 TO NORTH WALNUT CREEK ±0 FT	3.37 ACRES
TOTAL AREA DISTURBED TO DISCHARGE POINT	12,132 CU FT
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	
VOLUME PROVIDED IN SILT FENCE (1225 LF @ 4.5 CU FT/LF OF FENCE)	5,513 CU FT
VOLUME PROVIDED IN TSB #1	6,672 CU FT
VOLUME PROVIDED IN TSB #2	44,809 CU FT
TOTAL VOLUME PROVIDED	58,994 CU FT

EROSION CONTROL NOTES

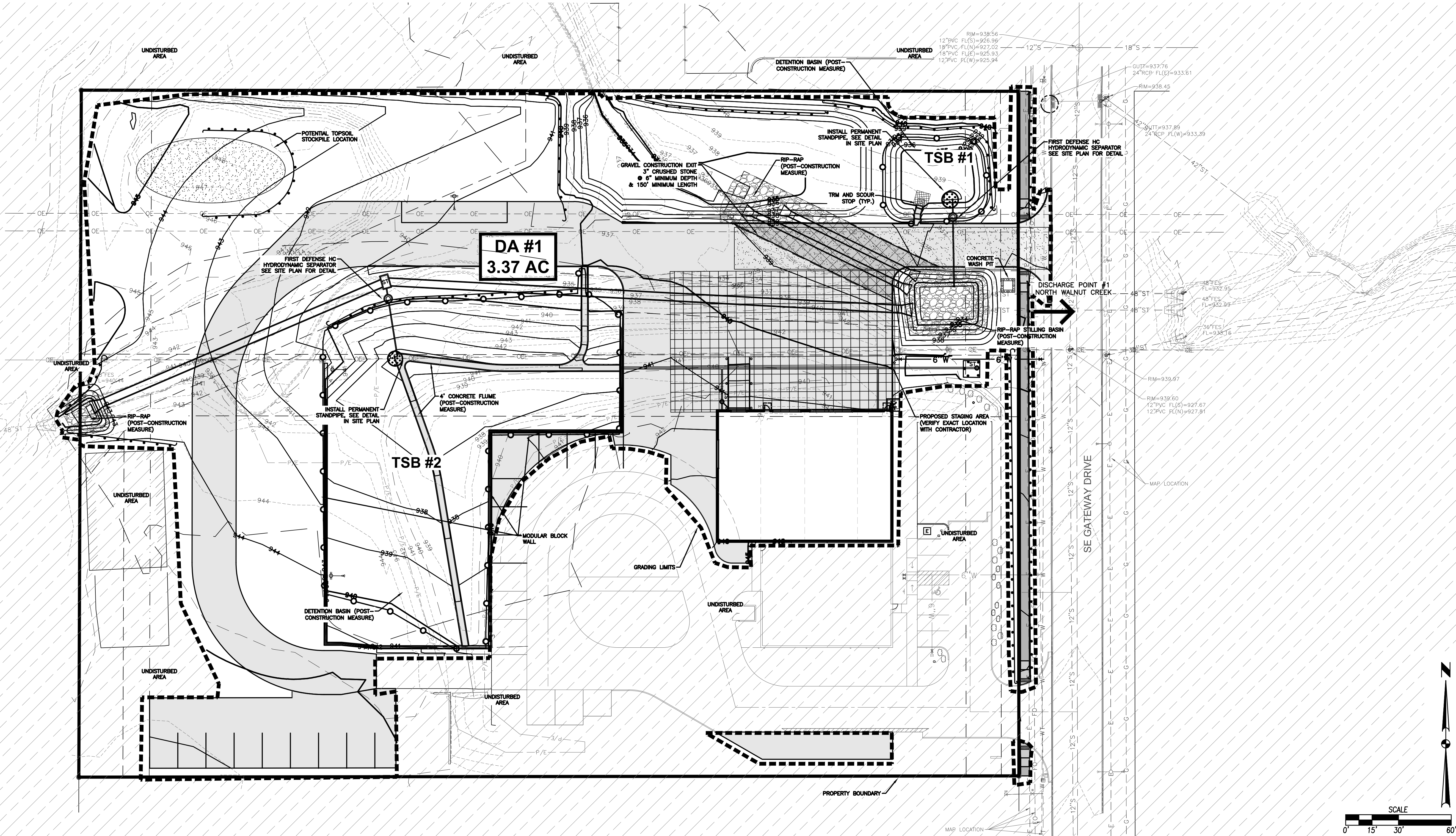
1. THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE SWPPP AND LOCAL, STATE AND FEDERAL REQUIREMENTS. THE OWNER SHALL EMPLOY A SEPARATE FIRM TO PROVIDE SWPPP MONITORING AND UPDATES. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH THE SELECTED FIRM.
2. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO SUDAS CHAPTER 7 EROSION AND SEDIMENT CONTROL.
3. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
4. 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.
5. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

NOTES:

1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
3. STORM SEWERS AND DRAINAGE WAYS SHALL BE PROTECTED FROM CONCRETE SLURRY PRODUCED BY SAWCUTTING AND CONCRETE GRINDING.

SWPPP LEGEND

DRAINAGE ARROW	← X.XX %	AREA TO BE SEEDED	
GRADING LIMITS	---	STRAW MAT	
FILTER SOCK		UNDISTURBED AREA	
SILT FENCE	—●—	RIPRAP	
INLET PROTECTION	○	GRAVEL ENTRANCE	
PORTABLE RESTROOM	R	STAGING AREA	
CONCRETE WASHOUT PIT		TEMPORARY SEDIMENT BASIN	TSB #
TEMPORARY STANDPIPE			



FILE: H:\2020\20202075 DWA\202075-SITE.DWG
DATE PLOTTED: 7/28/2021 4:05 PM
PLOT BY: JEFF NESIK
CADD: JES

REVISIONS

DATE	DESCRIPTION
07/28/21	THIRD SUBMITTAL
07/12/21	SECOND SUBMITTAL
06/25/21	FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

ENGINEER: JLN
PM: DAM

CIVIL DESIGN ADVANTAGE

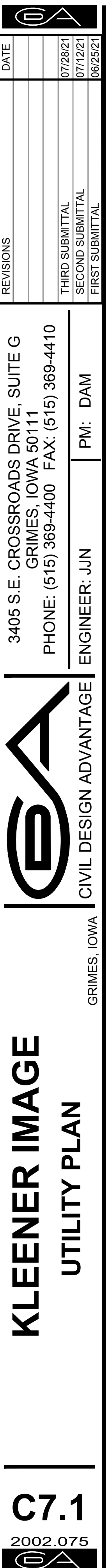
GRIMES, IOWA

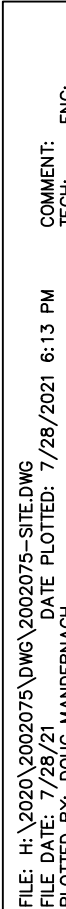
KLEENER IMAGE

EROSION CONTROL PLAN

C6.1

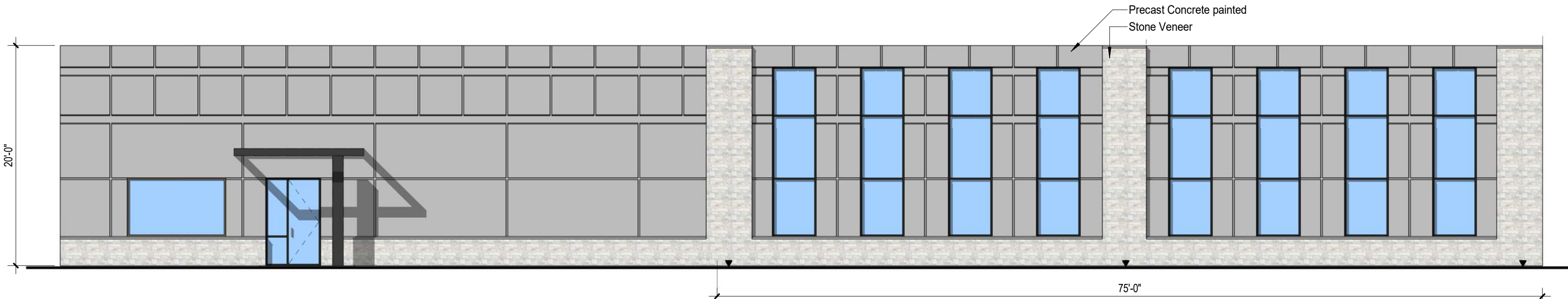
2002.075





EXISTING SHRUBS: 17
PROPOSED SHRUBS: 67
84

This drawing is provided as an instrument of service by the Architect and is intended for use on this project only. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Architect is strictly prohibited. (C) Copyright 2019 by Creative Concepts Architecture, PLC.



Elevation East Colored

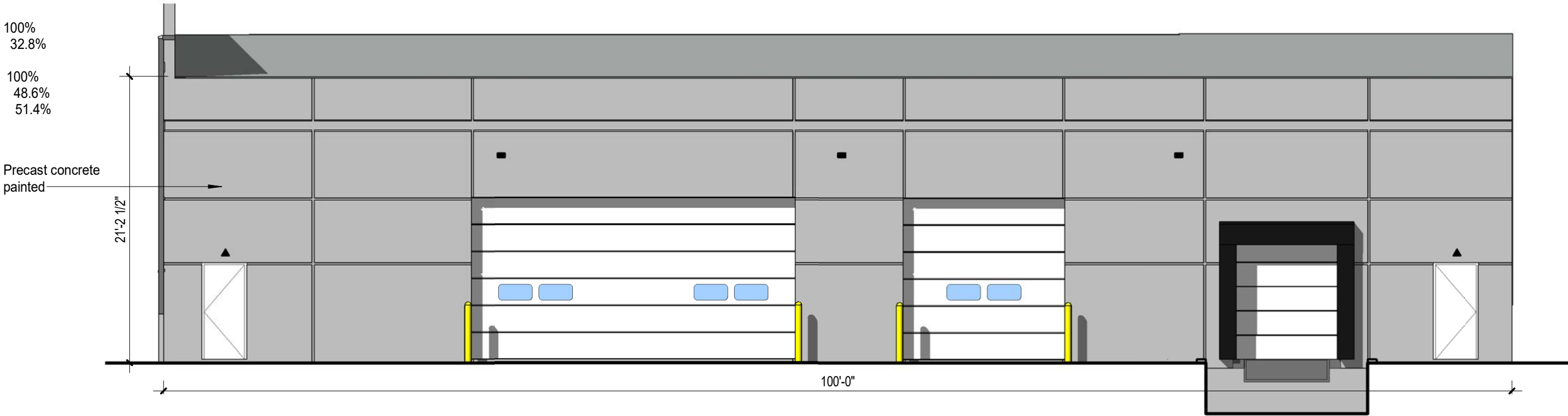
Wall Area: 1,500 sf 100%
Glass Area: 581 sf 32.8%

Material Area: 1,095sf 100%
Stone Area: 533 sf 48.6%
Precast Area: 562 st 51.4%

Architectural Elements:
A: Reveals
D: A vertical architectural treatment a minimum of 12" in width
E: Color, texture or material change including, but not limited to, brick or stone
F: Architectural banding
M: Columns or Pillars

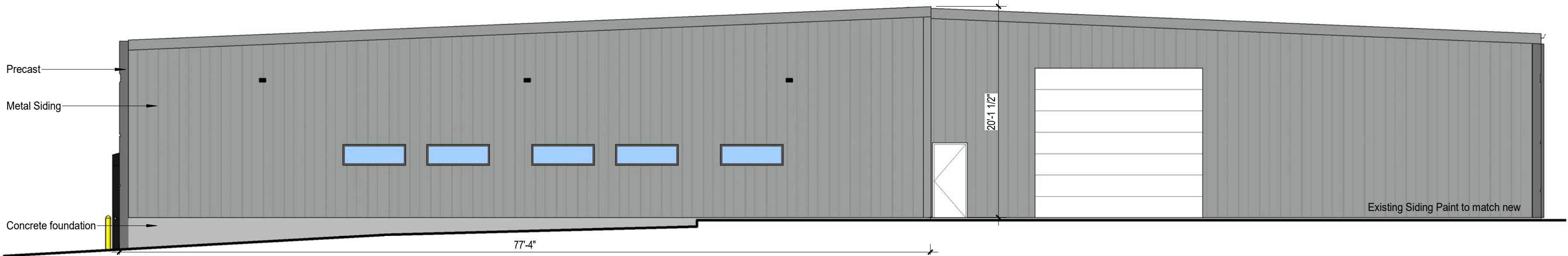
- ▼ Up lighting
- ▲ Egress lighting
- Wall Pack

NVSI Stone:
Dimensional Fond Du Lac Clean Split
Sherwin Williams :
SW 7019 Gauntlet Grey
Door and Trim Color:
White



Elevation North Colored

Wall Area: 2,100 sf 100%
Glass Area: 1 sf --%
Precast Area: 1,580 st 100%

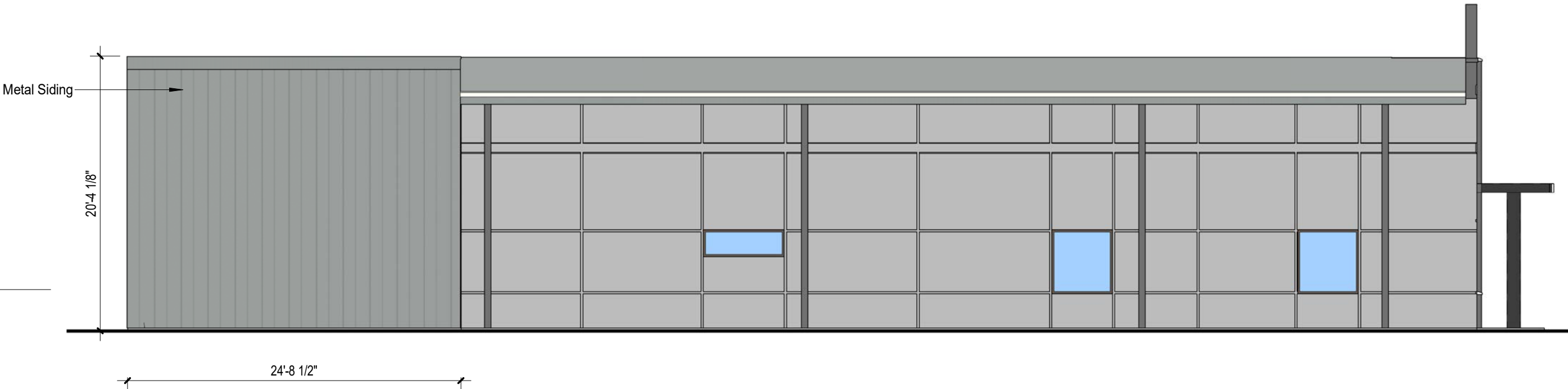


Elevation West Colored

Wall Area: 1,270 sf 100%
Glass Area: 60 sf 5%
MFR standard color to best match paint color

Elevation South Colored

Metal Siding Wall Area: 501 sf 100%
MFR standard color to best match paint color



#	Date	Description
2	07/13/21	Colored Elevations
1	06/22/21	Preliminary

7/23/2021 12:35:32 PM

PROJECT NUMBER:
2105B

TITLE:
Colored
Elevations

SHEET:



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

Willow Hills Plat 1 – Final Plat

SYNOPSIS:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the approximately 40.18-acre property, into 32 single-family lots, and two outlots. Outlot Y will be subdivided into more single-family lots in the future and Outlot X will be dedicated to the City as parkland dedication. The single family lots range from 0.27 to 0.48 acres in size, and the Outlot X totals 3.54 acres. All street lots will be dedicated to the City, including additional right-of-way along NW 27th Street. The final plat is consistent with the preliminary plat.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Willow Hills Plat 1 – Preliminary Plat

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 08/03/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the final plat for Willow Hills Plat 1 subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 3, 2021
RE: Willow Hills Plat 1 – Final Plat

GENERAL INFORMATION:

Applicant:

Willow Hills, LLC

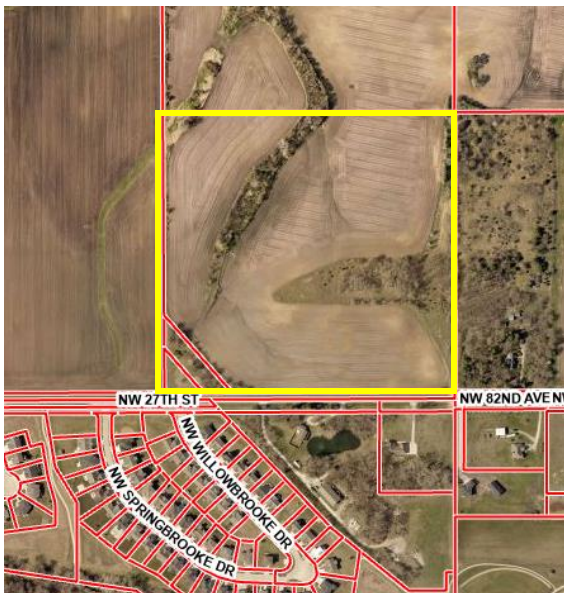
Requested Action

Final Plat

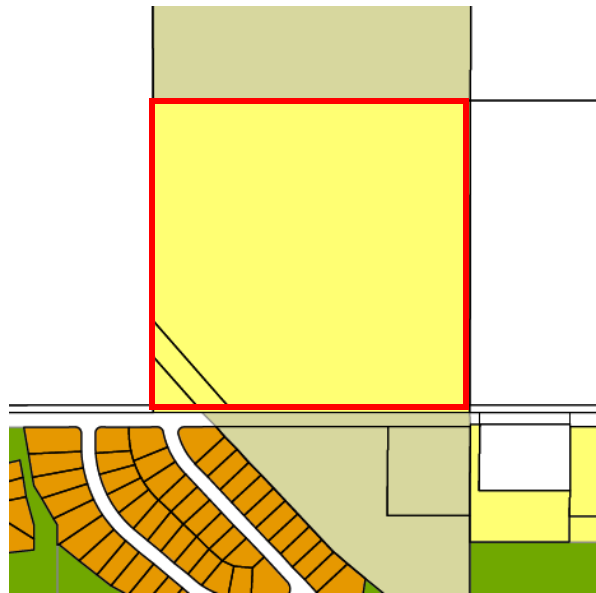
Location

NW 27th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	LDR	R-1
North	Vacant	Urban Reserve	A-1
South	Residential	LDR	A-1, R2-70
East	Vacant	LDR	Polk County Agricultural District
West	Vacant	LDR	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a final plat, which will allow for the subdivision of the approximately 40.18-acre property, into 32 single-family lots, and two outlots. Outlot Y will be subdivided into more single-family lots in the future and Outlot X will be dedicated to the City as parkland dedication. The single family lots range from 0.27 to 0.48 acres in size, and the Outlot X totals 3.54 acres. All street lots will be dedicated to the City, including additional right-of-way along NW 27th Street. The final plat is consistent with the preliminary plat.

ANALYSIS:

Plat 1 will have one access point from NW 27th Street. Future streets will be stubbed to the east, west, and north to provide connection to the next phase of the Willow Hills development and neighboring properties. A trail is proposed around the wet detention basin to provide an amenity for the neighborhood and a future trail connection to the north. A trail connection from NW 30th Court will be provided to the detention basin. A 20' landscape buffer is proposed along NW 27th Street. In lieu of a berm, the applicant is proposing thicker plantings within the buffer to achieve the same affect.

Sanitary sewer is currently under construction for the project. Future connection is proposed to properties to the north and east, and connection to the lift station located northeast of the Willow Hills development.

STAFF RECOMMENDATION:

Staff would recommend approval of the final plat for Willow Hills Plat 1 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

July 6, 2021

Snyder & Associates

Attn: Jason Ledden

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Willow Hills Plat 1 Final Plat

Dear Mr. Ledden:

The Development Services Department is in receipt of a proposed Final Plat for Willow Hills Plat 1. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Provide MPE sheet signed by engineer. **We will need an MPE sheet based on the as-built grade prior to recording the plat.**
2. **We will need the as-builts prior to recording the plat so we can verify that easements and easement docs match what was constructed.**
3. ~~Label addresses for each lot.~~
4. ~~Add note that street lots are to be dedicated to the City.~~
5. ~~Extend the trail easement onto Lot 25.~~
6. ~~Label 35' rear setback for all lots.~~
7. ~~Label subdivision and owner of adjacent lots.~~
8. Lots 14, and 16, there is electrical easements crossing the 20' storm sewer & Overland Flowage Easement north portion of the lot. Relocate and utilize the public utility easement in Lot 14. **General Comments #7, remove the 5' electrical easement on lots 14 and 16 from the 20' Storm sewer and overland flowage easement. This has predetermined grading that the electrical company will most likely understand which could lead to future drainage issues.**

Legal Comments: *Legal documents need to be submitted and reviewed prior to sending the plat to Council

- ~~1. Title opinion~~
- ~~2. Consent(s) to Plat~~
 - ~~a. Owner consent~~
 - ~~b. Mortgagee consent (if applicable)~~
3. Treasurer's Certificate
- ~~4. County Subdivision Name Approval~~
- ~~5. Legal description in Word format~~
- ~~6. Easement documents and legal descriptions~~
- ~~7. Declaration and Covenants, Restrictions and Easements~~
- ~~8. Executed Mid-American Energy electric and Black Hills gas distribution agreement~~
9. Agreement to Complete with performance bond (if applicable)
10. 4-year maintenance bond
11. Letter from the surveyor confirming that monuments are in place. Confirmation is required prior to issuing a Certificate of Occupancy.
- ~~12. Warranty Deed for streets lots.~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

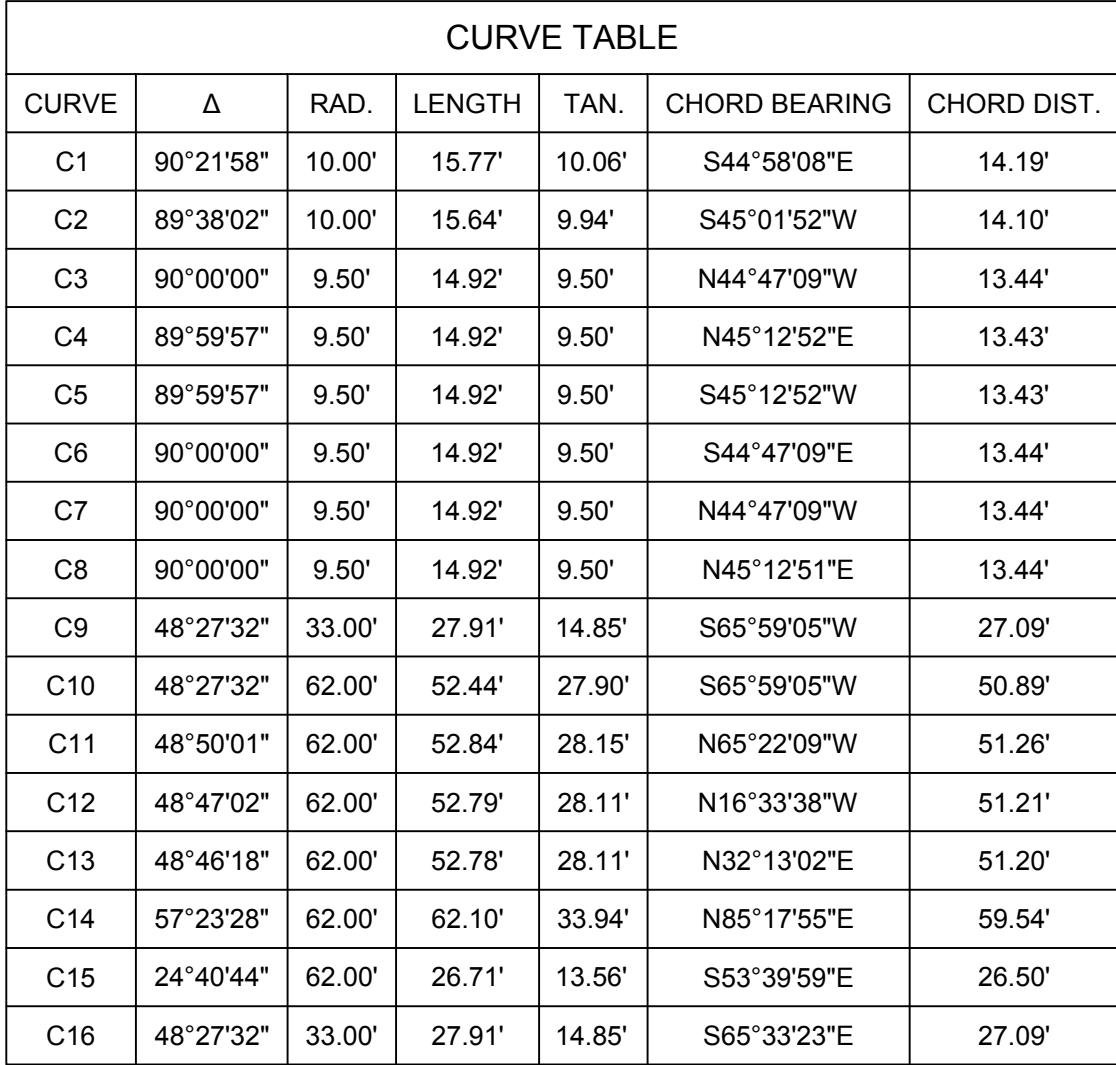
SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 12, 2021 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	August 3, 2021 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 24, 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



WILLOW HILLS PLAT 1

FINAL PLAT

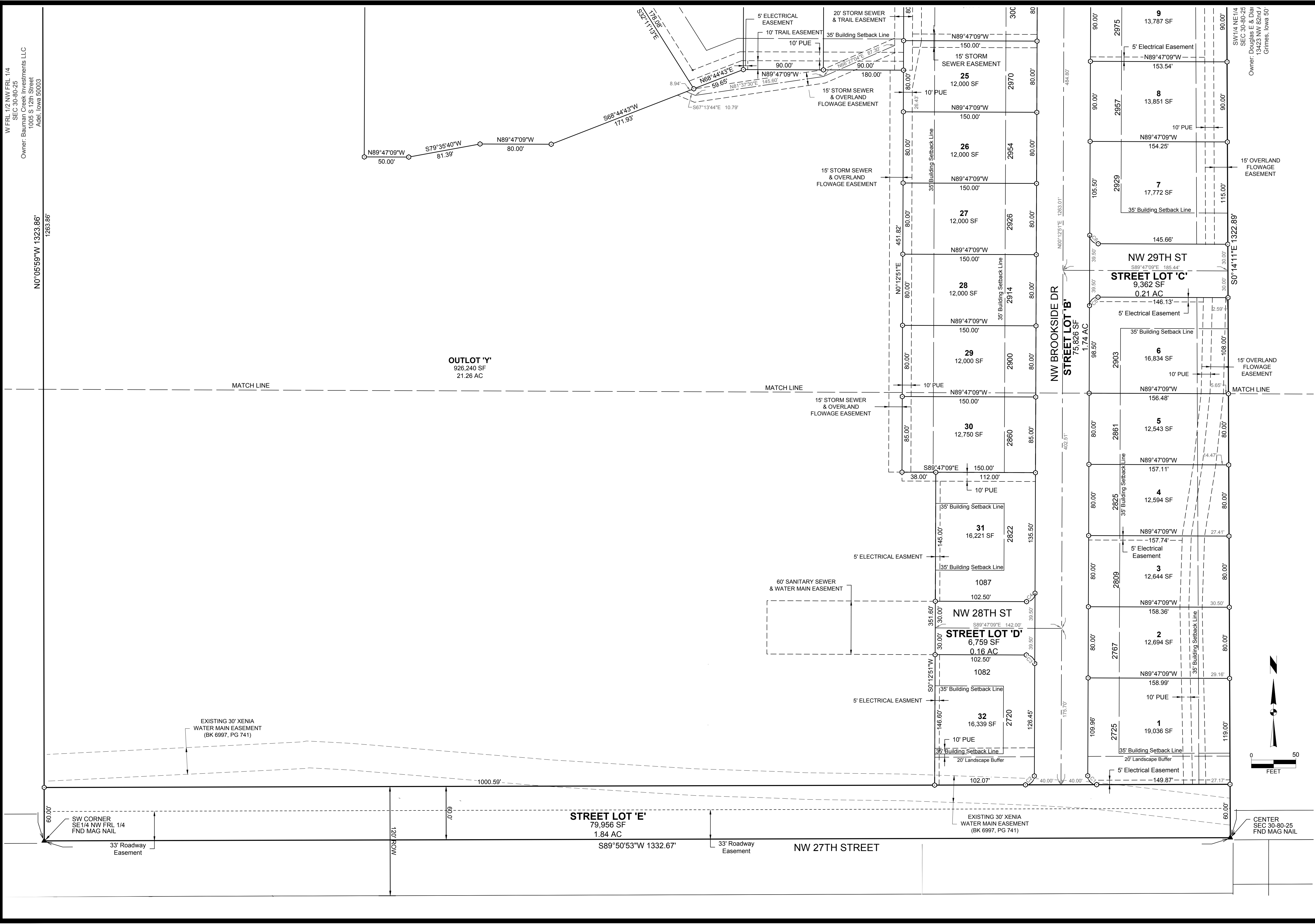
SNYDER & ASSOCIATES, INC. |

GRIMES, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



V:\Projects\2023\11102814.01A\CAD\DWG\11102814.01A.DWG, 11/10/2023 3:28 PM, ANSIFULL, BLEED D (34.00 X 22.00 INCHES)



WILLOW HILLS PLAT 1

FINAL PLAT

SNYDER & ASSOCIATES

Project No: 119.0814.01A

Sheet 3 of 3

GRIMES, IOWA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

AS PER CITY COMMENTS

REVISION

DATE

BY

1

07-12-21

LJM

EDG

Scale: 1" = 50'

06-18-2021

T-R-S

30-80-25

Sheet 3 of 3

RESOLUTION NO. 08-2821

RESOLUTION APPROVING FINAL PLAT OF WILLOW HILLS PLAT 1 AND CERTAIN
RELATED AGREEMENTS AND EASEMENTS

WHEREAS, the preliminary plat and accompanying materials for Willow Hills Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by Willow Hills, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has not yet completed the installation of certain Public Improvements to be dedicated to the City, including water mains, storm sewers and sanitary sewers in the Plat, and the Developer has entered into an Agreement to Complete Public Improvements; and

WHEREAS, the Developer has submitted to the City of Grimes Warranty Deeds for right-of-way and Outlot X located within the Plat; and

WHEREAS, the Developer has filed with the City of Grimes a Declaration of Covenants, Conditions, and Restrictions for the Plat to be recorded with the final plat thereof; and

WHEREAS, the plat of Willow Hills Plat 1 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

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

That the plat of Willow Hills Plat 1 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. Electric Easement
2. Overland Flowage Easement
3. Public Utility Easement
4. Sanitary Sewer & Water Main Easement
5. Public Sidewalk Easement
6. Storm Sewer and Overland Flowage Easement
7. Storm Sewer and Trail Easement
8. Storm Sewer Easement
9. Storm Water Management Easement
10. Trail Easement
11. Public Sanitary Sewer and Water Main Easement
12. Temporary Grading Easement
13. Public Temporary Turn Around Easement
14. Landscape Buffer Easement

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the right-of-way and Outlot X Warranty Deeds.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Declaration of Residential Covenants, Conditions, and Restrictions for the Plat and the City Clerk is directed to file such Covenants with the Plat.

BE IT FURTHER RESOLVED, that the required sidewalks and trail within the Plat are not now constructed, provided, however, that in no event shall a certificate of occupancy be issued on a lot within the Plat until all sidewalks on such lot that are required by the Plat are constructed. Issuance of the certificate of occupancy shall constitute the City's acceptance of such sidewalk trail.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all easement and other agreements, and file the final plat of Willow Hills Plat 1, as well as any other documents related thereto, with the Polk County Recorder.

PASSED AND APPROVED this 24th day of August, 2021.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer Information: Alex S. Pfaltzgraff, 101 NE Harvey Street, Grimes, Iowa 50111 Phone (515) 986-3036
Return to: Rochelle Williams, City Clerk, City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111

**AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS
WILLOW HILLS PLAT 1**

THIS AGREEMENT made and entered into as of the ____ day of August, 2021 by and between Willow Hills, LLC ("Developer"), and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Developer has submitted to Grimes a final plat entitled Willow Hills Plat 01 ("Plat") for its consideration and approval; and

WHEREAS, Chapter 409A of the Iowa Code provides that Grimes may require Developer to bring all streets to a grade acceptable to the City Council and may also require the installation of sidewalks, paving, sewers, water, gas and electric utilities before the Plat is approved; and

WHEREAS, certain such public improvements have not yet been completed by Developer to the satisfaction of Grimes; and

WHEREAS, Developer is desirous of installing such public improvements in accordance with the regulations and requirements of Grimes and is desirous of having said Plat finally approved by Grimes prior to completion of said improvements subject to the terms and conditions of this Agreement; and

WHEREAS, Grimes is desirous of granting final approval of said Plat subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of Grimes granting final approval of the Plat and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. Developer shall complete the work specified in the approved construction plans and drawings for the Plat including the installation of the water, sanitary sewer, storm sewer lines, pavement and street lights (collectively, the "Improvements"). All work shall be performed in accordance with Grimes specifications and shall be completed prior to November 15, 2021.
2. Developer agrees to pay to Grimes upon receipt of a bill therefor, an amount equal to all actual costs incurred by the City of Grimes for legal services, engineering services and services of other persons or entities employed by the City, or any way involved in, the review and inspection of said Plat and public utility extensions contemplated thereby including but not limited to streets, sidewalks, water lines, sanitary sewer lines, storm sewer lines, street lights, electrical lines, gas lines, cablevision lines, telephone lines, water retention areas and all other improvements intended for public use or benefit or to be constructed or caused to be constructed by Developer.
3. Developer, in order to secure the full and timely completion of the Improvements as defined in paragraph 1 and to secure the payments referred to in paragraph 2 above, hereby delivers unto Grimes a bond or certified check in the amount of \$108,607 for all Improvements, which bond or check may be cashed or drawn upon by Grimes, in order to complete the Improvements, in the event of a breach of this Agreement by Developer.
4. Developer hereby agrees that Grimes shall not issue any permanent certificates of occupancy within the Plat until the Improvements as defined in paragraph 1 have been completed as set forth in this Agreement.
5. Developer hereby agrees that Grimes shall not issue any permanent certificates of occupancy within the Plat until the Northwest Territory Lift Station improvements are principally complete.
6. Developer further agrees that at the time the public improvements are accepted, Developer shall cause 4-year maintenance bonds to be issued to the City in connection with the Improvements defined in paragraph 1.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Willow Hills, LLC

CITY OF GRIMES, IOWA

By: _____
Name: _____
Title: _____

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of August, 2021 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me personally known, who, being by me duly sworn, did say that he is the _____ of Willow Hills, LLC, and that said instrument was signed on behalf of the said company by authority of its managers and the said person acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Notary Public in and for the State
of Iowa
My commission expires: _____

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of August, 2021, before me, _____, 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 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. _____ passed by the City Council, under Roll Call No. _____ of the City Council on the ____ day of August ____, 2021, and that Scott Mikkelsen and Rochelle Williams acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State
of Iowa
My commission expires: _____



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING:

Third Consideration – Ordinance 751 – Meadows Rezoning

SYNOPSIS:

The applicant is requesting approval of a rezoning from A-1 to PUD for approximately 161 acres generally located at the southwest corner of County Line Road and Highway 44. The rezoning will allow for a mix of land uses including, commercial, multi-family, townhomes, single-family, and public park. A portion of the property is located within the Transportation Corridor Overlay.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Set Public Hearing

Approved First Reading

Approved Second Reading

BOARD/COMMISSION ACTION(S):

Approved by Planning and Zoning Commission – 07/06/2021

STAFF/COMMITTEE RECOMMENDATION:

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

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: July 6, 2021
RE: Meadows - Rezone

GENERAL INFORMATION:

Applicant:

Mozart Properties , LLC

Requested Action

Rezoning

Location

Generally located at the southwest corner of
County Line Road and Highway 44

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Low Density Residential, Mixed Use 1, Neighborhood Commercial, Civic	A-1
North	Vacant/High School	Civic, Mixed Use 1	A-1
South	Vacant/Middle School	Low Density Residential	A-1
East	Vacant	Low Density Residential, Mixed Use 1	Polk County
West	Vacant	Low Density Residential, Mixed Use 1	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to PUD for approximately 161 acres generally located at the southwest corner of County Line Road and Highway 44. The rezoning will allow for a mix of land uses including, commercial, multi-family, townhomes, single-family, and public park. A portion of the property is located within the Transportation Corridor Overlay.

ANALYSIS:*Zoning/Development Intent:*

The future land use plan calls for this area to be Neighborhood Commercial, Mixed Use 1, Low Density Residential, Civic and Future Park. 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 Meadows development. Therefore, the Civic land use designation on the Meadows property is no longer needed/anticipated.

The Development Agreement for the project is proposed to include the following development standards:

Single-Family 70' Wide Lots

- Minimum Lot Size - 8,500 sq. ft.
- Minimum Dwelling Size - 1,400 sq. ft. (Single story dwellings), 1,600 sq. ft. (Two-story dwellings)
- Minimum Garage Size - 3-car
- Minimum 20% masonry
- Setbacks
 - o Front Yard - 30'

- o Rear Yard – 25’
- o Side Yard – 5’

Single-Family 60’ Wide Lots

- Minimum Lot Size - 7,500 sq. ft.
- Minimum Dwelling Size - 1,200 sq. ft. (Single story dwellings), 1,400 sq. ft. (Two-story dwellings)
- Minimum Garage Size – 2-car
- Minimum 20% masonry
- Setbacks
 - o Front Yard – 30’
 - o Rear Yard – 25’
 - o Side Yard – 5’

Townhomes

- Maximum Density – 8 du/a
- Minimum Dwelling Size – 900 sq. ft.
- Maximum height – 35’
- Minimum 2-car attached garage
- Minimum 10% masonry, 50% minimum for units facing the ROW
- Minimum 20% open space

Multi-Family

- Maximum Density – 18 du/a
- Minimum Dwelling Size – 500 sq. ft.
- Maximum height – 45’
- Minimum 60% masonry
- Minimum 20% open space

Commercial

- C-2 uses permitted with some exceptions (mini storage, used car lots, warehouses, auto repair, outdoor exercise runs)
- Maximum height – 45’
- Minimum 60% masonry
- Minimum 20% open space
- No outdoor storage permitted

Site Layout:

The concept plan shows multiple access points in and out of the development from County Line Road and Highway 44, as well as the future extension of SW 11th Street and future north/south road to the west of the project.

An 8' trail is proposed along SW 11th Street. Public sidewalks will be provided on both sides of all internal streets. The park is strategically placed on the west side of the development to allow for expansion west with future development. Detention ponds within the development are proposed to be wet ponds. Any ponds maintained by the City will be designed to support fishing.

Landscape buffers will be provided between commercial and residential areas and along roadways where rear yards back up to the right-of-way.

Streetscaping is proposed along the three major roads to provide tree-lined streets.

STAFF RECOMMENDATION:

Staff would recommend approval of the Meadows 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

~~June 3, 2021~~

~~June 18, 2021~~

July 8, 2021

Civil Engineering Consultants, Inc.

Attn: Ed Arp

2400 86th Street Unit 12

Des Moines, IA 50322

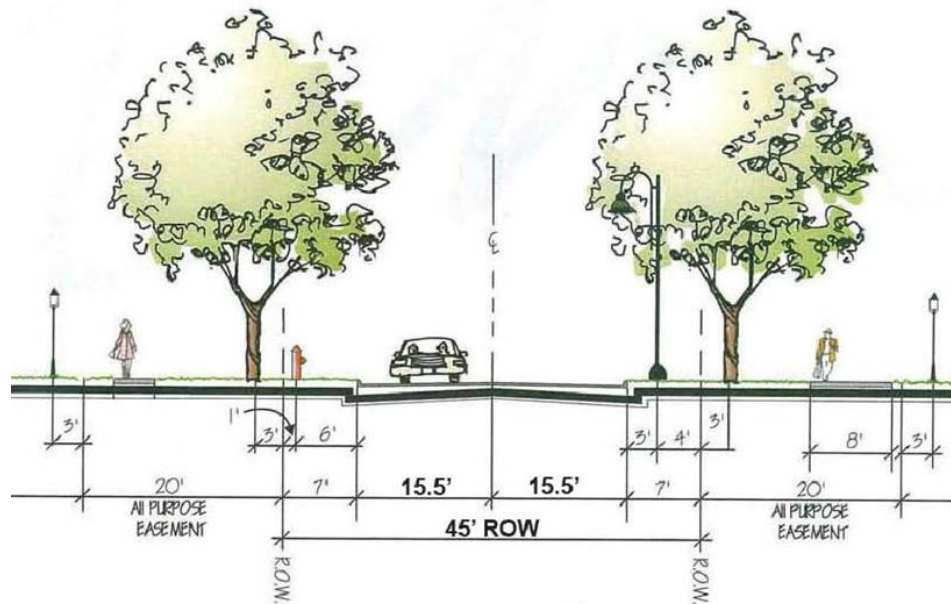
RE: Meadows Rezone

Dear Mr. Arp:

The Development Services Department is in receipt of a proposed Rezoning for the Meadows. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Will the detention areas be maintained by the City or privately maintained?~~
- ~~2. Is the pond in the park area going to be a dry pond or wet pond?~~
- ~~3. What zoning classifications are requested? Are you planning to use straight zoning? Or PUD? If PUD is requested, please provide a justification for requesting a PUD. What is the reason for needing PUD zoning.~~
- ~~4. Please provide some desired development standards for each land use type (dwelling unit size, garage size).~~
- ~~5. Label the 8' trail on the north side 11th St on the concept.~~
- ~~6. Buffering will be required along County Line Rd and the future N/S road along the west property line to screen back yards from the ROW. Please label on the concept plan.~~
- ~~7. A streetscape is going to be desired along SW 11th Street and along the main corridors from the full access point off of Highway 44 and the west/east connector street. Staff anticipates utilizing a shrunken ROW, and adjoining City Improvement Easements to create the appearance of a tree lined corridor (trees between sidewalk and street). Staff can provide a cross section.~~



8. The portion along Highway 44 is within the Transportation Corridor overlay. The apartments, commercial, and townhomes would be within the overlay. Buildings in this area would be subject to the overlay architecture standards. 165B of the Grimes Zoning Ordinance.
9. The road along the west property line can be removed due to the transmission lines in that location. The road will be shifted further to the west off of the Meadows property. No ROW dedication will be required along the west property line.
10. Label the ROW widths on the concept plan.
11. The ROW for 11th St should be 70' (37' pavement) with a 15' City Improvement easement on either side of the ROW similar to the cross section provided.
12. The park should be at least 8.56 acres. The detention basin will need to be incorporated into the park with trails and depth for fish to be counted toward the parkland dedication.
13. Please provide a concept for the townhomes and apartments.
14. Please label the acreage of the detention basins.

~~15. Revise the symbology of the west townhome area so it matches the east area.~~

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: June 9, 2021
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: July 6, 2021 at 5:30 at the Grimes City Hall

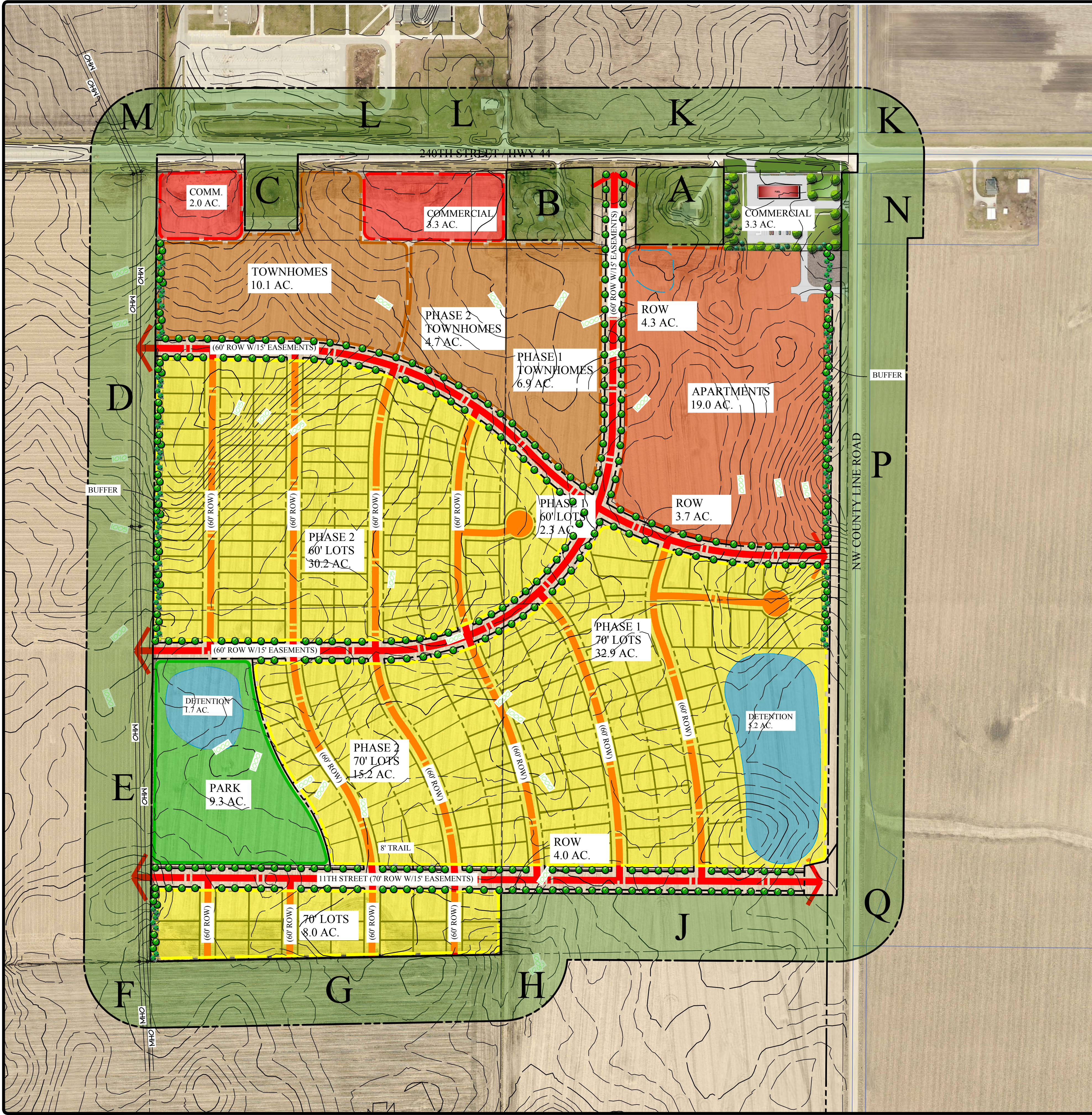
COUNCIL MEETING: July 13, 2021 at 5:30 at the Grimes City Hall

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

Q:\A-FILES\A-2 00\A2106_CED Drawings\Rezoning\A2106 REZONING.dwg, 7/8/2021 3:25:04 PM, mmorgan, L1



LEGAL DESCRIPTION:
THE NORTHEAST FRACTIONAL QUARTER (NE 1/4) 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 1/4 OF 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 218665, 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 "18-150" OF THE SE 1/4 NE 1/4 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.

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")



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



DATE: 07-08-2021	DESIGNED BY: ###	DRAWN BY: ###
DATE OF SURVEY:		

THE MEADOWS
GRIMES, IOWA
CONCEPT PLAN

SHEET
OF 1
A-216



ORDINANCE #751

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 MEADOWS:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 161.11 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 Mozart Properties, LLC. 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

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.

**MEADOWS
ZONING CHANGE AND DEVELOPMENT AGREEMENT**

THIS ZONING CHANGE AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2021, by and between the City of Grimes, IOWA, a municipal corporation (the "City") and Mozart Properties, LLC, (referred to herein as "Property Owner"), collectively referred to as ("the Parties");

WHEREAS, Property Owner owns certain real property located within the corporate limits of the City which is legally described on Exhibit "A", attached hereto (the "Property"), which Property is presently zoned A-1.

WHEREAS, the Property Owner has submitted a master plan prepared by Civil Engineering Consultants, Inc., identifying the Property to be developed as a mixed-use neighborhood as set forth in Exhibit "B", attached hereto (the "Master Plan"); and

WHEREAS, the City and Property Owner now desire that the Property be rezoned from A-1 to PUD, prior to development in accordance with, and in consideration of, the provisions of this Agreement and Section 414.5 of the Iowa Code; and

WHEREAS, Property Owner and the City wish to set forth their agreements with respect to the conditions and restrictions which will arise with respect to the Property as a result of such rezoning and development.

NOW, THEREFORE, in consideration of the above premises, the rezoning of the Property and the promises and agreements set forth herein, it is hereby agreed between Property Owner and the City as follows:

- 1) Rezoning. The property shall be rezoned from A-1 to PUD.
- 2) Master Plan. As required by the PUD regulations, the Property Owner has submitted a master plan, as shown on Exhibit "B", in conjunction with the Property Owners request for rezoning to PUD to allow for the development of the property for a commercial, and residential use neighborhood, referred to herein as the Meadows Development. The overall intent of the neighborhood is to provide reasonable accommodations for development, while preserving the natural areas, and integrating pedestrian facilities with the edges of the development. The Property Owner agrees that the development of the property shall be consistent with the master plan and shall satisfy the following requirements. Any area not addressed within this development agreement shall follow the City of Grimes Zoning Ordinance.
 - (a) Phasing of Subdivision. It is understood that the Property Owner intends to phase the development of the property, and that the Property Owner agrees to obtain

approval from the City of a Final Plat, which subdivides all of the Property into lots and outlots (referred to herein individually as a “Lot” or collectively as the “Lots”).

- (b) Site Plans Required. Property Owner agrees that preliminary plats and site plans will be required for the proposed improvements within each subdivision or lot. Preliminary Plats shall include sufficient details to ensure that the minimum development standards for the Property can be achieved.
- 3) Development Intent. Located along the east side of NW County Line Road and south of Highway 44, the Meadows Development will consist of a mix of residential dwellings, public park, and neighborhood oriented commercial uses. Each use area is further described as follows.
- (a) Single-Family Residential. Areas designated as Single-Family Residential are intended for traditional stand-alone single-family lots. No multi-family units or commercial uses of any kind will be allowed in these areas. Driveways are to be street loaded and built with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
 - (b) Townhome Residential. Areas designated as Townhome Residential are intended for traditional attached dwelling units. No multi-family units or commercial uses of any kind will be allowed in these areas. Detached dwellings are considered acceptable, provided they are constructed with the benefit of an owner’s association. Driveways are to be connected to the private streets and constructed with attached garages. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
 - (c) Multi-Family Residential. Areas designated as Multi-Family generally are intended for multi-family dwelling units. No single-family or commercial uses of any kind will be allowed in these areas. All construction shall conform to the Architectural Standards as set forth in this document and be reviewed by the City of Grimes.
 - (d) Commercial. Areas designated as Commercial are intended to be located along Highway 44 and provide support services for the adjoining residential developments. This area is intended to be developed in a traditional suburban commercial format. Buildings within the Commercial area shall conform to standards within this document, and be reviewed by the City of Grimes.
- 4) Single-Family Residential Regulations. This area is intended to accommodate the construction of single-family dwelling units. The following regulations shall be applicable to any area identified as Single Family, as generally shown on the Master Plan.

(a) Single-Family 70' Wide Lots.

- (i.) Lot Dimensions. A minimum lot width of seventy (70) feet, and a minimum lot area of eight thousand five hundred (8,500) square feet shall be provided.
- (ii.) Minimum Dwelling Size. Single story dwellings must have a main floor finished area of not less than one thousand four hundred (1,400) square feet. All multi-level dwellings, including but not limited to split-levels, one and one-half story dwellings, two-story dwellings, and dwellings having more than two stories must have an above grade finished floor area of not less than one thousand six hundred (1,600) square feet. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
- (iii.) Garage. A minimum three (3) car attached garage shall be provided for every lot.

(b) Single-Family 60' Wide Lots.

- (i.) Lot Dimensions (60' Lots). A minimum lot width of sixty (60) feet, and a minimum lot area of seven thousand five hundred (7,500) square feet shall be provided.
- (ii.) Minimum Dwelling Size. Single story dwellings must have a main floor finished area of not less than one thousand two hundred (1,200) square feet. All multi-level dwellings, including but not limited to split-levels, one and one-half story dwellings, two-story dwellings, and dwellings having more than two stories must have an above grade finished floor area of not less than one thousand four hundred (1,400) square feet. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
- (iii.) Garage. A minimum two (2) car attached garage shall be provided for every lot.

(c) Setbacks. The following setbacks shall apply to all units:

- (i.) Front Yard – Thirty (30) Feet
- (ii.) Rear Yard – Twenty-Five (25) Feet
- (iii.) Side Yard – Five (5) Feet

A two (2) foot projection for non-habitable space is permitted, however the projection must meet all applicable building/fire code standards.

- (d) Height. The maximum height of any building shall be two (2) stories above grade (35-Feet maximum). (See Buffering Section for further requirements).
 - (e) Building Materials. All homes fronting the two (2) western north/south streets within the sixty-foot (60') lot area as shown on Exhibit B, shall be permitted to use vinyl siding. All other homes within the single-family areas shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of twenty (20%) percent of the front façade shall be clad in brick/stone or masonry. Stucco shall not be considered a similar masonry material. The single-family dwellings should be designed in a way that compliments the architecture of the dwellings within the neighborhood. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Repetition of front facades shall be discouraged.
 - (f) Corner Lots. The lot shall be wide enough to support a twenty-five (25) foot secondary front yard that provides adequate space for the homeowner to enjoy. Typically, this minimum width to support this shall not be less than one hundred and fifteen (115) feet.
 - (g) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.
 - (h) Landscaping (Interior Lots). All dwellings shall provide a minimum of two (2) trees per lot, with at least one (1) tree being planted in the front yard.
 - (i) Landscaping (Corner Lots). All dwellings shall provide a minimum of two (2) trees per lot planted between the sidewalk and curb along the side street to act as street trees. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group.
- 5) Townhome Residential Regulations. This area is intended to accommodate the construction of attached dwelling units. The following regulations shall be applicable to any area identified as Townhome Residential, as generally shown on the Master Plan.
- (a) Lot Dimensions. No minimum lot dimensions shall apply. Postage Stamp lot development is permitted.
 - (b) Density. The maximum density within the Townhome Residential area shall be eight (8) units per acre.
 - (c) Setbacks. The following setbacks shall apply to all units:

- (i) Front Yard – Thirty (30) Feet – External Property Lines
- (ii) Rear Yard – Twenty (20) Feet – From Private Street or Private Sidewalk
- (iii) Side Yard – Ten (10) Feet – From Private Street
- (iv) Building Separation – Twenty (20) Feet – From Building Groups

A two (2) foot projection for non-habitable space is permitted, however the projection must meet all applicable building/fire code standards.

- (d) Minimum Dwelling Size. All dwellings with two more bedrooms must have a total finished area of not less than nine hundred (900) square feet, exclusive of garage area. Basement or partial subgrade level square footage may not be counted towards minimum finished area.
- (e) Height. The maximum height of any building shall be two (2) stories above grade (35-Feet maximum).
- (f) Garage. A minimum two (2) car attached garage shall be provided for every unit.
- (g) Parking. Visitor Parking shall be provided in accordance with the Grimes Zoning Ordinance.
- (h) Building Materials. All units shall be constructed with combinations and varying sizes of horizontal and lap siding and architectural grade asphalt shingles. A minimum of twenty-five percent (25%) of the front façade of the buildings shall be clad in brick/stone or masonry. For those buildings that orient towards a public street, a minimum of fifty percent (50%) of the front façade shall be clad in brick/stone or masonry. Comparable alternatives, such as Nichiha fiber cement panels (or similar product) shall be considered a viable substitute for brick/stone or masonry. The units should be designed in a way that compliments the architecture of the dwellings within the area. More specifically, attempts to include front porches, dormers and other decorative treatments shall be made. Repetition of front facades shall be discouraged, and a minimum of three (3) elevation packages shall be provided. The elevation packages should include varying colors, siding textures, and brick/stone or masonry.
- (i) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.
- (j) Open Space. A minimum of twenty percent (20%) open space shall be provided.
- (k) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage and located between the sidewalk and street. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees. Foundation plantings shall be provided for units facing public streets for the public street facing facades only.

- (l) Pedestrian. Connections from the units, to a common pedestrian network shall be provided. Future accommodations for connections to public sidewalk and trails should be planned for, and constructed by the property owner or association. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.

6) Multi-Family Residential Regulations. The following regulations shall be applicable to any multi-family unit constructed within the Multi-Family area.

- (a) Density. The maximum density within the Multi-Family Residential area shall be eighteen (18) units per acre.

- (b) Setbacks. The following setbacks shall apply to all units:

- (i) Front Yard – Thirty (30) Feet – External Property Lines
- (ii) Rear Yard – Twenty (20) Feet – External Property Lines
- (iii) Side Yard – Ten (10) Feet – External Property Lines
- (iv) Building Separation – Twenty (20) Feet – From Building Groups

A two (2) foot projection for non-habitable space is permitted, however the projection must meet all applicable building/fire code standards.

- (c) Minimum Dwelling Size. The minimum finished floor area shall be five hundred (500) square feet.
- (d) Height. The maximum height of any standalone multifamily building shall be four (4) stories above grade or fifty (50) feet maximum.
- (e) Parking. A minimum of two (2) parking stalls per unit shall be provided. A minimum of twenty-five (25%) of the required parking shall be covered parking. Any detached garage structures shall not face the public streets. Accommodations for bicycle parking shall be provided as part of the site design. A terminal landscaping island shall be provided at the beginning and end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

- (f) Building Materials. All units shall be constructed with a cementitious siding material with a fifty (50) year warranty (i.e.: similar to James Hardi Plank or LP Smart Side siding) and architectural grade asphalt shingles. A minimum of fifty percent (50%) of the front façade facing the street shall be clad in brick/stone or masonry. A minimum of twenty-five percent (25%) of all other facades shall be clad in brick/stone or masonry. Additionally, door and window trims shall be utilized throughout the design.
- (g) Façade Design. Building facades shall include a variety of architectural elements in order to bring the scale of the large building down to that of the adjoining single-family neighborhood. The use of dormers, cupola, and articulation of the roof is required in order to bring the scale of the large building down to that of the adjoining single-family neighborhoods.
- (h) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structure and shall be in conformance with the Grimes Zoning Ordinance.
- (i) Open Space. A minimum of twenty percent (20%) open space shall be provided. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty (30%) percent of the required open space.
- (j) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage and located between the sidewalk and street. Street trees shall be a combination of diverse species with no more than five trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees, however all terminal parking lot island shall be landscaped with trees.

- (k) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access should include strong connections from the public right of way, to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one side of any internal private street.
- (l) Signage. Through the development of a site plan, or master plan, a signage package shall be developed that clearly communicates the intent for the development as a whole. It is expected that the sign package, inclusive of building signs, monument signs, and directional signs, be designed consistently and holistically. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.

(m) Outdoor Storage. No outdoor storage is permitted upon the site.

- 7) Commercial Regulations. This area is intended to accommodate a range of neighborhood oriented commercial uses (retail and service). Auto-oriented uses including multi-tenant retail, banks, convenience/gas and fast food are appropriate. The primary design consideration is that the uses are developed in a cohesive pattern with careful consideration of the orientation of the buildings along Highway 44 and SW County Line Road. An overall design theme and concept plan shall be developed for the entirety of the development and presented at the time of the plan approval.

(a) Permitted Uses. Any permitted use within the C-2 Zoning District shall be permitted, with the exception of the following.

- (i.) Heavy Automotive Body Repair/Vehicle Repair. Light service or repair shall be permitted.
- (ii.) Any outdoor exercise areas/runs for domesticated animal boarding/kennels shall be limited to use during normal business hours.
- (iii.) Industrial Warehouse Facilities
- (iv.) Mini Storage/Self Storage Facilities
- (v.) Used Car Lots

(b) Building Setbacks. The following setbacks shall apply to all buildings:

- (i.) Front Yard – Twenty- Five (25) Feet
- (ii.) Rear Yard – Twenty-Five (25) Feet
- (iii.) Side Yard (External) – Ten (10) Feet
- (iv.) Side Yard (Internal) – Zero (0) Feet, If the building is not constructed on the property line then five (5) Feet minimum shall be provided
- (v.) Building Separation –Twenty (20) Feet

(c) Parking Setbacks. All parking lots shall have a minimum setback of ten (10) feet along public streets. For internal property lines, a minimum five (5) foot setback shall be provided, unless a shared drive is provided.

(d) Parking Requirements. Off-street parking shall be provided based on the individual uses defined at the time of site plan approval in accordance with the Grimes Zoning Ordinance. A terminal landscaping island shall be provided at the beginning and

end of every parking row. No more than twenty (20) parking spaces shall be provided without a landscaped island.

- (e) Accessory Structures and Buildings. Any accessory structure or accessory building constructed upon the property shall be designed to match the architectural character of the principal structures and shall be in conformance with the Grimes Zoning Ordinance.
- (f) Open Space. A minimum of twenty percent (20%) open space shall be provided. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty percent (30%) of the required open space.
- (g) Landscaping. A minimum of one (1) tree per one thousand (1,000) square feet of required open space shall be provided.

One (1) overstory tree is required for every fifty (50) feet of lot frontage. Street trees shall be a combination of diverse species with no more than five (5) trees of a similar species in a single group. Required street trees and buffer trees may count towards the required open space trees, however all terminal parking lot islands shall be landscaped with trees.

- (h) Pedestrian Access. Pedestrian access within the development and accessibility to the development shall be a primary site design consideration. Pedestrian access should include strong connections from the public right of way, to buildings and site features to support neighborhood connectivity. Access between buildings should also be a strong consideration during site design. A five (5) foot PCC sidewalk shall be provided on at least one (1) side of any internal private street.
- (i) Height. The maximum height of any building shall be three (3) stories above grade or forty-five (45) feet maximum.
- (j) Building Materials. Building design shall include a variety of architectural elements and materials in order to break down the massing of the large building so that its scale is compatible to the adjoining residential neighborhood. A minimum of sixty percent (60%) of all façades (exclusive of doors/windows) shall contain brick/stone, or similar concrete or masonry materials.
- (k) Facade Design. Building design shall include a variety of architectural elements, including articulation of the building face in order to break down the massing of the large building so that its scale is compatible to the adjoining residential neighborhood. The use of articulation within the roof line and building face is required in order to bring the scale of the large roof structure down to that of the adjoining residential neighborhood.

- (l) Common Spaces. Planned plazas, patios, courtyards or other similar public spaces are encouraged and expected to be included as part of the site design. Planned plazas, courtyards or other similar public spaces may be counted for not more than thirty percent (30%) of the required open space.
- (m) Signage. Through the development of a site plan, or master plan, a signage package shall be developed that clearly communicates the intent for the development as a whole. It is expected that the sign package, inclusive of building signs, monument signs, and directional signs, be designed consistently and holistically. All signs constructed upon the site shall be in conformance with the Grimes Zoning Ordinance.
- (n) Outdoor Storage. No outdoor storage is permitted upon the site.

8) Buffering.

- (a) Provision of Buffers. The provision of adequate buffering and landscaping shall be thoroughly evaluated and approved by the City of Grimes as part of the site plan approval. Additional buffer and landscaping may be required at that time in response to additional details of the use, buildings, parking, loading areas, mechanical equipment, etc. to be implemented.
- (b) Commercial Buffers. A thirty (30) foot buffer shall be provided along the south side of the Commercial areas adjacent to residential development.
- (c) Multi-Family Buffers. A thirty (30) foot buffer shall be provided along the south side of the Multi-Family area adjacent to the single-family development.
- (d) Single-Family Buffers. A thirty (30) foot buffer shall be provided along the rear yards of single-family lots that abut the County Line Road right-of-way and along rear yards that abut public streets internal to the development.
- (e) Buffer Landscape Quantities.
 - i. Commercial buffers, multi-family buffers, and buffers for single-family lots that abut County Line Road shall provide the following:
 - 1. Thirty (30) foot landscape buffer with the following number of trees per fifty (50) feet of linear buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree.
 - ii. Buffers for single-family lots that abut public streets internal to the Meadows development shall provide the following:

1. Twenty (20) foot landscape buffer with the following number of trees per fifty (50) feet of linear buffer: One (1) overstory tree, two (2) understory trees and one (1) evergreen tree. Buffer landscape quantities shall be planted on top of a three (3) foot tall berm.

- (f) Berming and Screening. Earth berming shall be implemented whenever possible to enhance buffering and screening of otherwise negative site elements and to aid in ensuring year-round screening, but is not required. Buffers should be designed to achieve the maximum amount of screening of negative elements from the maximum number of viewpoints with vegetation layered to ensure adequate blockage of views and to create depth and a sense of naturalness. Care should be taken to ensure that 'thru-views' under tree canopies are adequately blocked. It is recognized that some views of businesses are desired; therefore, buffer vegetation may be clustered and situated to screen parking and drive throughs associated with the businesses and other negative site elements such as trash enclosures, transformers, loading docks, etc.
- (g) Continuity. Buffers shall be so designed so as to serve as a visual continuation of existing buffers and/or as a unifying element within the development. Buffers adjacent to streetscapes shall make a natural transition in order to be visually cohesive.

9) Lighting.

- (a) Parking Lot & Accent Lighting. All commercial and multi-family uses shall provide adequate lighting for the parking areas. Accent lighting shall be provided on all buildings, to accentuate the building form and architectural character.
- (b) Private Street Lighting. Street Lighting associated with the private streets shall be provided within the Townhome Residential Areas. All lights shall be downcast, and shall not exceed twenty-five (25) feet in height.
- (c) Public Street Lighting. Street lighting associated with public streets shall be standard MidAmerican Energy Street Lights and black in color.

10) Public and Site Improvements.

- (a) Public Improvements. Public Improvements include the construction of the following:
 - (i.) Property Owner agrees to construct the necessary water main, sanitary sewer, and storm sewer to serve the development. Public construction drawings shall be prepared and submitted for review and approval.

- (b) Public Sidewalks. Five (5) foot PCC sidewalks shall be provided on two (2) sides of all public streets.
 - (c) Private Sidewalks. Five (5) foot PCC sidewalks shall be provided on at least one (1) side of all private streets.
 - (d) Trails. An eight (8) foot trail shall be provided along the north side of SW 11th Street.
 - (e) Construction/Bonds. All public improvements listed above shall be constructed in accordance with SUDAS and all City of Grimes standards. At the time of completion, a four (4) year maintenance bond for the sewer and watermain improvements must be submitted.
 - (f) Fees. Property owner shall provide a fee in the amount of \$300 per linear foot of pavement to contribute to the cost of the construction of SW Mustang Road. Fee shall be due at the time of site plan or final plat.
 - (g) Street Right of Way and Easements. At the time of Final Plat, the following street right-of-ways shall be granted to the City.
 - (i.) 70-Foot Right-of-Way for SW 11th Street
 - (ii.) 60-Foot Right-of-Way for all other public streets
 - (iii.) 15-Foot City Improvement Easements on both sides of SW 11th Street Right-of-Way and on both sides of the two major roadways within the development as depicted on Exhibit B.
- 11) Parkland Dedication. The developer agrees to dedicate parkland shown on Exhibit B, totaling no less than fourteen and one half (14.5) acres. The dedication shall occur with the platting of adjacent properties and street lots.
- 12) Transportation Mixed Use Development Corridor District Overlay. The Meadows Development shall follow the Transportation Mixed Use Development Corridor District Overlay regulations except as otherwise stated in this Development Agreement.
- 13) Amendment Procedure. The terms of this Agreement may be amended by mutual agreement of the Parties hereto, following a notification process to surrounding Property Owners, a review by the Grimes Planning and Zoning Commission and a Public Hearing before the Grimes City Council.
- 14) Security; Lien Rights of City. In the event that the City makes any payments or incurs any costs in connection with the Improvements, which payments or costs are agreed to be paid by Property Owner pursuant to this Agreement, Property Owner hereby agrees that the City shall

have a lien on the Property in the amount agreed to be paid by Property Owner. Such lien by the City shall be released by written instrument recorded upon payment in full of the amount that Property Owner is obligated to pay. In the event that such a lien arises, the parties agree that the Property subject to such lien shall not be further platted or divided and no building permits shall issue until such lien is satisfied.

- 15) Binding Personal Obligation and Assignment. The parties hereby acknowledge that the security provided for in this Agreement is not the exclusive remedy available to the City. The obligations of the Property Owner hereunder are personal. In addition to the lien rights described in this Agreement, the City shall have all remedies available to it at law or in equity under the laws of the State of Iowa. The personal obligations of the Property Owner shall not be assignable, and the parties shall not be released from the obligations hereunder by virtue of such assignment, unless prior written approval of such assignment and release is given to the City. In the event that Property Owner sells a plat to a new owner, the City shall agree to the assignment of the obligations created under this Agreement to the purchaser.
- 16) Warranty of Title. Property Owner hereby warrants to the City that Property Owner is the owner of the Property and hereby covenants to defend Property Owner's title to the Property for purposes of this Agreement.
- 17) Binding. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the respective parties hereto, and all of the terms and conditions of this Agreement shall constitute conditions, covenants and restrictions running with the land in perpetuity for the Property; provided, however, upon the Petition of the then owner of the Property or any portion thereof, the parties hereto agree that the terms of the ordinances of the City of Grimes and the laws of the statutes and courts of the State of Iowa governing rezoning shall control the change in such zoning as to the property owned by the person so petitioning.
- 18) Effective. This Agreement is subject to and contingent upon approval by the Grimes City Council of the rezoning of the Property in accordance with paragraph 1. In the event the Grimes City Council does not approve said zoning change, this Agreement shall be null and void.
- 19) Recording. This Agreement shall be recorded with the Dallas County, Iowa, Recorder, as an exhibit to the ordinance rezoning the Property and shall constitute a valid and effective agreement pursuant to the terms and conditions of Section 414.5 of the Iowa Code.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF GRIMES, IOWA

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 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 _____

PROPERTY OWNER.

Mozart Properties, LLC

By: _____

Signature: _____

Title: _____

STATE OF IOWA)

) ss:

COUNTY OF _____)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

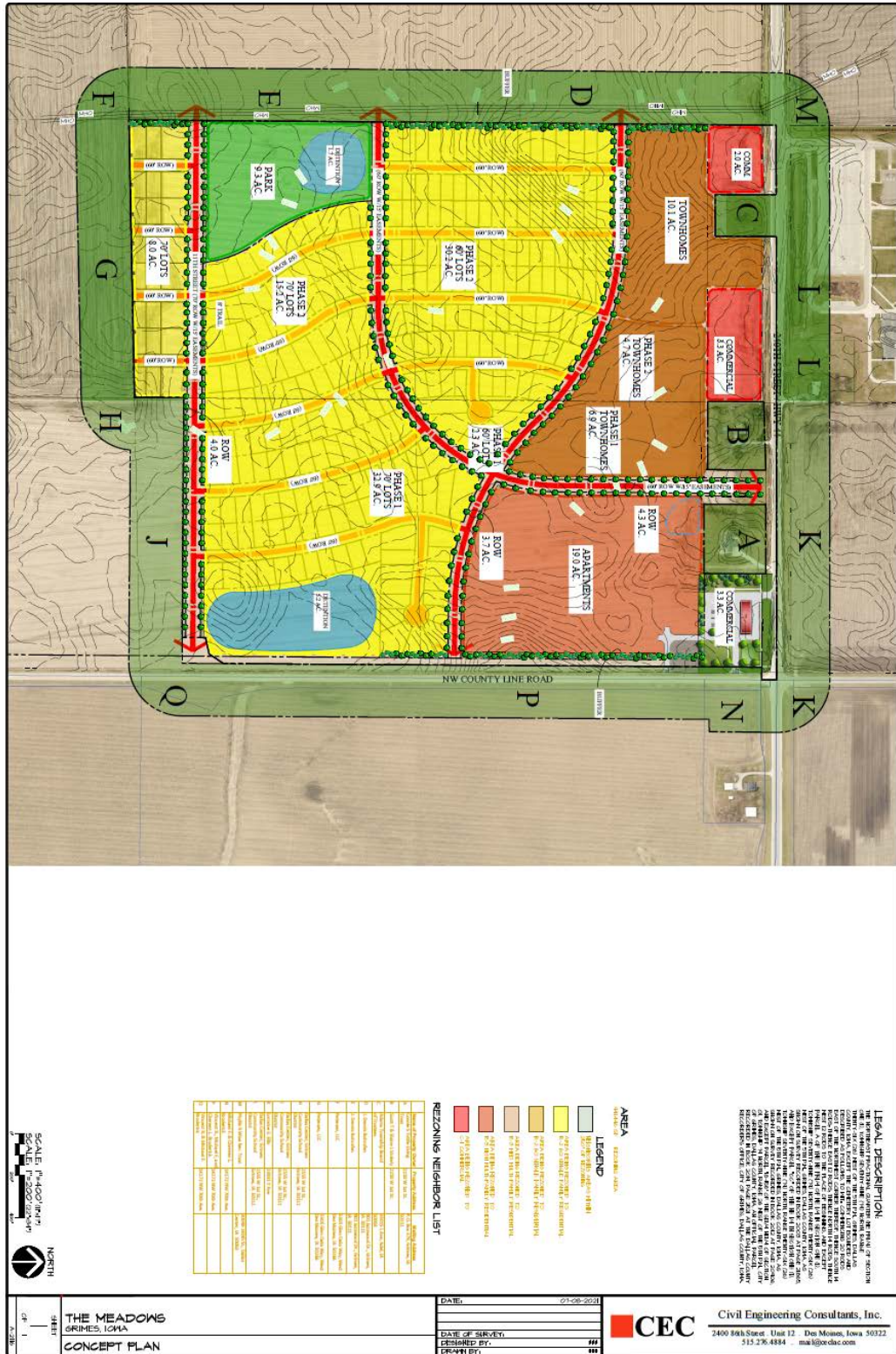
Notary Public in and for the
State of Iowa
My Commission expires _____

Exhibit A

Legal Description

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.

Master Plan





GRIMES ORDINANCE 752

AN ORDINANCE DELETING AND REPLACING GRIMES CODE OF ORDINANCES SECTION 47.20 TO PERMIT AND REGULATE ALCOHOLIC BEVERAGE POSSESSION AND CONSUMPTION ON GRIMES PUBLIC PROPERTY

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to delete and replace Grimes Code of Ordinance Section 47.20 to permit and regulate alcoholic beverage possession and consumption in Grimes Public Property.

SECTION 2. Amendment. The Grimes Code of Ordinance Section 47.20 is hereby deleted and replace by the following ordinance:

47.20 ALCOHOLIC BEVERAGE POSSESSION AND CONSUMPTION ON CITY PROPERTY.

It is unlawful for any person to use, possess or consume beer, wine or alcoholic liquor beverage on any city property, including city hall, city public works, city library, city community center, city parks, park roads and public property or parking areas directly adjacent to city buildings and parks, unless that person is (1) possessing or consuming the beverage under the limited and specified permission granted by an event permit or park facility reservation issued by the Grimes Park Department Director or the Director's designee, (2) has purchased the beverage from a liquor licensee operating at the city park under a concession permit issued by the City of Grimes or the City's event designee, or (3) is attending a function where alcohol is being allowed by the responsible City Department Director. For purposes of this ordinance, the definition of city park includes all city designated park property including city sports complexes.

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 Grimes City Council on this ____ day of _____ and approved on this ____ day of _____, 2021.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

(Hearing/Issuance – Revenue)

419952-83

Grimes, Iowa

August 24, 2021

A meeting of the City Council of the City of Grimes, Iowa, was held on August 24, 2021, at _____ o'clock __.m., at the _____, Grimes, Iowa.

The meeting was called to order, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

This being the time and place specified for holding the public hearing and taking action on the proposal to enter into an amended Sewer Revenue Loan and Disbursement Agreement, the City Clerk announced that no written objections had been placed on file. Whereupon, the Mayor called for any written or oral objections, and there being none, the Mayor declared the public hearing closed.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

RESOLUTION NO. 08-2921

Resolution authorizing and approving an amended Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$2,913,000 Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021

WHEREAS, the City of Grimes (the “City”), in Dallas and Polk Counties, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the “Utility”) in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the “Council”) and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a prior resolution of the Council (the “Outstanding Bond Resolution”), the City has heretofore issued its \$3,435,000 Taxable Sewer Revenue Bond, SRF Series 2016, dated November 4, 2016 (the “Outstanding Bond”) to the Iowa Finance Authority (the “Lender”), a portion of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolution, the City reserved the right to call the Outstanding Bond for early redemption, subject to the conditions set forth in the Outstanding Bond Resolution; and

WHEREAS, the City will undertake the construction of a certain water resource restoration project (the “Project”); and

WHEREAS, the Lender has agreed to provide financing for the Project by refinancing the Outstanding Bond, increasing its principal amount and decreasing the interest rate thereon; and

WHEREAS, pursuant to Section 384.24A of the Code of Iowa, the City has heretofore proposed to contract indebtedness and enter into a certain amended Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$3,648,000, for the purpose of paying the cost, to that extent of (1) current refunding the Outstanding Bond, and (2) constructing the Project, and has published notice of the proposed action and has held a hearing thereon on August 24, 2021; and

WHEREAS, it is now necessary to authorize the issuance of Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021 (the “Bonds”), authorize the calling of the Outstanding Bond, and approve an amendment (the “Amendment”) to the Sewer Revenue Loan and Disbursement Agreement between the City and the Lender, dated November 4, 2016 (the “Original Agreement”);

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. The City Clerk, as Registrar and Paying Agent for the Outstanding Bond, is hereby authorized and directed to take all action necessary to call the Outstanding Bond for early redemption on September 10, 2021.

Section 2. The Lender shall provide for a loan (the “Loan”) to the City in the amount of \$2,913,000, for the purpose as set forth in the preamble hereof. The terms of the Loan shall be as set forth herein and in the Original Agreement (the Original Agreement as amended by the Amendment shall hereinafter be referred to as the “Agreement”). The Original Agreement and the Amendment shall be in substantially the forms as have been placed on file with the City.

The Mayor and City Clerk are hereby authorized and directed to sign the Amendment on behalf of the City, and the Amendment is hereby approved.

Section 3. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Agreement, in the aggregate principal amount of \$2,913,000, to be dated the date of delivery to or upon the direction of the Lender, and bearing interest from the date of each advancement made at the rate of 0.75% per annum pursuant to the Agreement, until payment thereof, as set forth in Exhibit A attached to the Agreement.

The Bonds may be in the denomination of \$1,000 each or any integral multiple thereof and, at the request of the Lender, shall be initially issued as a single Bond in the denomination of \$2,913,000 and numbered R-1.

The City Clerk is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on the Bonds and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of the Bond or Bonds to the Paying Agent.

In addition to the payment of principal of and interest on the Bonds, the City also agrees to pay the Initiation Fee and the Servicing Fee (defined in the Agreement) in accordance with the terms of the Agreement.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered bonds without interest coupons. The issuance of the Bonds and the amount of the Loan advanced thereunder shall be recorded in the office of the City Treasurer, and the certificate on the back of each Bond shall be executed with the official manual or facsimile signature of the City Treasurer. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar. Each Bond shall be transferable without cost to the registered owner thereof only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Lender, or (ii) in the event that all or substantially all of the Project (as defined in the Agreement) is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by facsimile, e-mail, certified or registered mail to the Lender (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Original Agreement.

All of the Bonds and the interest thereon, together with any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth herein (which additional obligations are hereinafter sometimes referred to as "Parity Obligations"), shall be payable solely from the Net Revenues of the Utility and the Sinking Fund hereinafter referred to, both of which are hereby pledged to the payment of the Bonds. The Bonds shall be a valid claim of the owners thereof only against said Net Revenues and Sinking Fund. None of the Bonds shall be a general obligation of the City, nor payable in any manner by taxation, and under no circumstances shall the City or the Utility be in any manner liable by reason of the failure of the Net Revenues of the Utility to be sufficient for the payment in whole or in part of the Bonds and the interest thereon.

Section 4. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon they shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the loan proceeds (the "Loan Proceeds"), and all action heretofore taken in connection with the Agreement is hereby ratified and confirmed in all respects.

Section 5. The Bonds shall be in substantially the following form:

(Form of Bond)

UNITED STATES OF AMERICA
STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

TAXABLE SEWER REVENUE IMPROVEMENT AND REFUNDING BOND, SERIES 2021

No. R-1

\$2,913,000

RATE

MATURITY DATE

BOND DATE

0.75%

June 1, 2036

September 10, 2021

The City of Grimes (the “City”), in Dallas and Polk Counties, State of Iowa, for value received, promises to pay from the source and as hereinafter provided, on the maturity date of this Bond to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

TWO MILLION NINE HUNDRED THIRTEEN THOUSAND DOLLARS

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing December 1, 2021, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule, attached hereto as Exhibit A, on June 1, 2022, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2036. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The City Clerk shall act as Registrar and Paying Agent and may be hereinafter referred to as the “Registrar” or the “Paying Agent.”

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City at the addresses shown on such registration books. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the “Bonds”) issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, as amended, dated the date hereof (the “Agreement”) entered into by the City for the purpose of providing funds to pay a portion of

the cost of (1) current refunding the City's outstanding Taxable Sewer Revenue Bond, SRF Series 2016, dated November 4, 2016; and (2) constructing a certain water resource restoration project (the "Project").

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2021, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the "Resolution"), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds shall be subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project are damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City but, together with any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues (as defined in the Resolution) of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

IN TESTIMONY WHEREOF, the City of Grimes, Iowa, has caused this Bond to be executed by its Mayor and attested by its City Clerk, all as of the Bond Date.

CITY OF GRIMES, IOWA

By (Do Not Sign) _____
Mayor

Attest:

(Do Not Sign) _____
City Clerk

(On the back of each Bond the following certificate shall be executed with the duly authorized signature of the City Treasurer)

STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

SS: CITY TREASURER'S CERTIFICATE

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

(Do Not Sign) _____
City Treasurer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA _____
TEN ENT	-	as tenants by the entireties	(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for _____ (Minor)
			under Uniform Transfers to Minors Act
			_____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A

PRINCIPAL PAYMENT SCHEDULE

<u>Date</u> <u>June 1</u>	<u>Amount</u>	<u>Date</u> <u>June 1</u>	<u>Amount</u>
2022	\$181,000	2030	\$196,000
2023	\$183,000	2031	\$198,000
2024	\$185,000	2032	\$200,000
2025	\$186,000	2033	\$202,000
2026	\$188,000	2034	\$204,000
2027	\$190,000	2035	\$206,000
2028	\$192,000	2036	\$208,000
2029	\$194,000		

Section 6. The Loan Proceeds shall be held by the Lender and disbursed for costs of (1) current refunding the Outstanding Bond; and (2) constructing the Project. The City shall keep a detailed and segregated accounting of the expenditure of the Loan Proceeds to ensure compliance with the Internal Revenue Code (as hereinafter defined).

Section 7. So long as any of the Bonds or any Parity Obligations are outstanding, the City shall continue to maintain the Utility in good condition, and the Utility shall continue to be operated in an efficient manner and at a reasonable cost as a revenue producing undertaking. The City shall establish, impose, adjust and provide for the collection of rates to be charged to customers of the Utility, including the City, to produce gross revenues (hereinafter sometimes referred to as the “Gross Revenues”) at least sufficient to pay the expenses of operation and maintenance of the Utility, which shall include salaries, wages, cost of maintenance and operation, materials, supplies, insurance and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property) (which such expenses are hereinafter sometimes referred to as the “Operating Expenses”) and to leave a balance of net revenues (herein referred to as the “Net Revenues”) equal to at least 110% of the principal of and interest on all of the Bonds and any other Parity Obligations due in such fiscal year, as the same become due.

Section 8. From and after the issuance of the Bonds, the Gross Revenues of the Utility shall continue to be set aside into the City’s Sewer Revenue Fund (“Sewer Revenue Fund”) created under the Outstanding Bond Resolution. The Sewer Revenue Fund shall be used in maintaining and operating the Utility, and after payment of the Operating Expenses shall, to the extent provided in this resolution and the Outstanding Bond Resolution, be used to pay the principal of and interest on the Bonds and any Parity Obligations, and to create and maintain the several separate funds hereinafter described.

Section 9. The provisions in and by the Outstanding Bond Resolution, whereby there has been created and is to be maintained a Sewer Revenue Bond Sinking Fund (herein referred to as the “Sinking Fund”), and for the payment into said fund from the Net Revenues of the Utility such portion thereof as will be sufficient to pay the interest on and principal of the Outstanding Bond, are all hereby ratified and confirmed, and all such provisions shall inure and constitute the security for the payment of the interest on and principal of the Bonds hereby authorized as may be outstanding from time to time; provided, however, that on the first day of each month of each year, the minimum amount to be set aside and paid into the Sinking Fund shall be not less than as follows:

On October 1, 2021 and November 1, 2021, an amount equal to 1/2 of the installment of interest coming due on December 1, 2021, and thereafter, commencing on December 1, 2021, and continuing to final maturity, an amount equal to 1/6th of the installment of interest coming due on the next succeeding interest payment date on the then outstanding Bonds. In addition, commencing on October 1, 2021, and continuing to and including May 1, 2022, an amount equal to 1/8th of the installment of principal coming due on June 1, 2022, and thereafter, commencing on June 1, 2022, and continuing to final maturity, an amount equal to 1/12th of the installment of principal coming due on such Bonds on the next succeeding principal payment date until the full amount of such installment is on deposit in the Sinking Fund.

Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Bonds and any Parity Obligations as the same shall become due and payable. Whenever Parity Obligations are issued under the conditions and restrictions hereinafter set forth, provisions shall be made for additional payments to be made into the Sinking Fund for the purpose of paying the interest on and principal of such Parity Obligations.

If at any time there should be a failure to pay into the Sinking Fund the full amount above stipulated, then an amount equivalent to the deficiency shall be paid into the Sinking Fund from the Net Revenues of the Utility as soon as available, and the same shall be in addition to the amount otherwise required to be so set apart and paid into the Sinking Fund.

No further payments need be made into the Sinking Fund when and so long as the amount therein is sufficient to retire all of the Bonds and any Parity Obligations then outstanding which are payable from the Sinking Fund and to pay all interest to become due thereon prior to such retirement, or if provision for such payment has been made.

All of such payments required to be made into the Sinking Fund shall be made in equal monthly installments on the first day of each month, except that when the first day of any month shall be a Sunday or legal holiday, then such payments shall be made on the next succeeding secular day.

Section 10. The provisions in and by the Outstanding Bond Resolution whereby there has been created and is to be maintained a special fund to be known and designated as the Surplus Fund into which there shall be set apart and paid all of the Net Revenues remaining after first paying the Operating Expenses and making the required payments into the Sinking Fund are all hereby ratified and confirmed. All money credited to the Surplus Fund shall be transferred and credited to the Sinking Fund whenever necessary to prevent or remedy a default in the payment of the principal of or interest on the Bonds and any Parity Obligations.

As long as the Sinking Fund has the full amounts required to be deposited therein by this resolution, any balance in the Surplus Fund may be expended by the City in such manner as the Council, or such other duly constituted body as may then be charged with the operation of the Utility, may from time to time direct.

Section 11. All money held in any fund or account created or to be maintained under the terms of this resolution shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds. All interest received by the City as a result of investments under this section shall be considered to constitute Gross Revenues of the Utility and shall be deposited in or transferred to the Sewer Revenue Fund and used solely and only for the purposes specified herein for such funds.

Section 12. The City hereby covenants and agrees with the owner or owners of the Bonds and any Parity Obligations, or any of them, that from time to time may be outstanding, that it will faithfully and punctually perform all duties with reference to the Utility required and provided by the Constitution and laws of the State of Iowa, that it will segregate the Gross

Revenues of the Utility and make application thereof in accordance with the provisions of this resolution and that it will not sell, lease or in any manner dispose of the Utility or any part thereof, including any and all extensions and additions that may be made thereto, until all of the Bonds and any Parity Obligations shall have been paid in full, both principal and interest, or unless and until provisions shall have been made for the payment of the Bonds and any Parity Obligations and interest thereon in full; provided, however, that the City may dispose of any property which in the judgment of the Council, or such duly constituted body as may then be charged with the operation of the Utility, is no longer useful or profitable in the operation of the Utility nor essential to the continued operation thereof and when the sale thereof will not operate to reduce the revenues to be derived from the operation of the Utility.

Section 13. Upon a breach or default of a term of the Bonds or any Parity Obligations and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Division V of Chapter 384 of the Code of Iowa or an action may be brought to obtain the appointment of a receiver to take possession of and operate the Utility and to perform the duties required by this resolution and Division V of Chapter 384 of the Code of Iowa.

Section 14. The Bonds or any Parity Obligations shall not be entitled to priority or preference one over the other in the application of the Net Revenues of the Utility regardless of the time or times of the issuance of such Bonds or Parity Obligations, it being the intention of the City that there shall be no priority among the Bonds or any Parity Obligations, regardless of the fact that they may have been actually issued and delivered at different times. The City hereby reserves the right and privilege of issuing Parity Obligations.

Section 15. The City agrees that so long as the Bonds or any Parity Obligations remain outstanding, it will maintain insurance for the benefit of the owners of the Bonds and any Parity Obligations on the insurable portions of the Utility of a kind and in an amount which usually would be carried by private companies or municipalities engaged in a similar type of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the Utility damaged or destroyed. The City will keep proper books of record and account, separate from all other records and accounts, showing the complete and correct entries of all transactions relating to the Utility, and the owners of the Bonds or any Parity Obligations shall have the right at all reasonable times to inspect the Utility and all records, accounts and data of the City relating thereto.

Section 16. The provisions of this resolution shall constitute a contract between the City and the owners of the Bonds and any Parity Obligations as may from time to time be outstanding, and after the issuance of the Bonds, no change, variation or alteration of any kind of the provisions of this resolution shall be made which will adversely affect the owners of the Bonds or any Parity Obligations until all of the Bonds and any Parity Obligations and the interest thereon shall have been paid in full, except as hereinafter provided.

The owners of a majority in principal amount of the Bonds and any Parity Obligations at any time outstanding (not including in any case any obligations which may then be held or owned by or for the account of the City, but including such obligations as may be issued for the purpose of refunding any of the Bonds or Parity Obligations if such obligations shall not then be

owned by the City) shall have the right from time to time to consent to and approve the adoption by the City of a resolution or resolutions modifying or amending any of the terms or provisions contained in this resolution; provided, however, that this resolution may not be so modified or amended in such manner as to:

- (a) Make any change in the maturity or redemption terms of the Bonds or Parity Obligations.
- (b) Make any change in the rate of interest borne by any of the Bonds or Parity Obligations.
- (c) Reduce the amount of the principal payable on any Bonds or Parity Obligations.
- (d) Modify the terms of payment of principal of or interest on the Bonds or Parity Obligations, or any of them, or impose any conditions with respect to such payment.
- (e) Affect the rights of the owners of less than all of the Bonds or Parity Obligations then outstanding.
- (f) Reduce the percentage of the principal amount of the Bonds or Parity Obligations, the consent of the owners of which shall be required to effect a further modification.

Whenever the City shall propose to amend or modify this resolution under the provisions of this section, it shall cause notice of the proposed amendment to be (1) filed with the Lender and (2) mailed by certified mail to each registered owner of any Bond or Parity Obligation as shown by the records of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory resolution is on file in the office of the City Clerk.

Whenever at any time within one year from the date of the mailing of said notice, there shall be filed with the City Clerk an instrument or instruments executed by the owners of at least a majority in aggregate principal amount of the Bonds and any Parity Obligations outstanding at the time of the adoption of such amendatory resolution specifically consenting to the adoption thereof as herein provided, no owner of any Bonds or Parity Obligations shall have any right or interest to object to the adoption of such amendatory resolution or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin or restrain the City from taking any action pursuant to the provisions thereof.

Any consent given by the owners of a Bond or Parity Obligation pursuant to the provisions of this section shall be irrevocable for a period of six (6) months from the date of such consent and shall be conclusive and binding upon all future owners of the same Bond or Parity Obligation during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the owner who gave such consent or by a successor in title, but such revocation shall not be effective if the owners of a majority in aggregate principal amount of the Bonds and Parity Obligations outstanding as in this section defined shall have, prior to the

attempted revocation, consented to and approved the amendatory resolution referred to in such revocation.

The fact and date of the execution of any instrument under the provisions of this section may be proved by the certificate of any officer in any jurisdiction, who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the persons signing such instrument acknowledged before such officer the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Section 17. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 18. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 19. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved August 24, 2021.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

• • • •

On motion and vote, the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

ATTESTATION CERTIFICATE:

STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

SS:

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the authorization and approval of a certain amended Sewer Revenue Loan and Disbursement Agreement (the "Agreement") and the issuance of \$2,913,000 Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021 (the "Bonds") of said City evidencing the City's obligation under such Agreement and that the transcript hereto attached contains a true, correct and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time with respect thereto.

I further certify that no objections were filed in my office and no objections of any kind were made to the matter of entering into such Agreement or issuing such Bonds at the time and place set for hearing thereon, and that no petition of protest or objections of any kind have been filed or made, nor has any appeal been taken to the District Court from the decision of the City Council to enter into the Agreement or to issue the Bonds.

WITNESS MY HAND this ____ day of _____, 2021.

City Clerk Rochelle Williams

ESTABLISHMENT CERTIFICATE:

STATE OF IOWA

DALLAS AND POLK COUNTIES

SS:

CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, Iowa, do hereby certify that I have complete access and control of all of the corporate records of the City and that, based upon examination of such records, I have determined that the City did heretofore establish a Municipal Sanitary Sewer System (the "Utility"), that the management and control of the Utility are vested in the City Council, and that no board of trustees exists which has any part of the control and management of the Utility.

I further certify that there is not pending or threatened any question or litigation whatsoever touching the establishment, improvement or operation of the Utility and that there are no bonds or other obligations of any kind now outstanding which are payable from or constitute a lien upon the revenues derived from the operation of the Utility, except for the City's current issue of \$2,913,000 Taxable Sewer Revenue Improvement and Refunding Bonds, Series 2021.

WITNESS MY HAND this ____ day of _____, 2021.

City Clerk

CLOSING CERTIFICATE

We, the undersigned, Mayor and City Clerk of the City of Grimes, Iowa (the "City"), do hereby certify as of September 10, 2021 (the "Dated Date"), that we are now and were at the time of the execution of the City's \$2,913,000 Taxable Sewer Revenue Improvement and Refunding Bond, Series 2021 (the "Series 2021 Bond"), the officers respectively above indicated of the City; that in pursuance of Chapter 384 of the Code of Iowa, a resolution adopted by the City Council on August 24, 2021 (the "Resolution"), and a certain Loan and Disbursement Agreement, as amended, (the "Agreement"), by and between the City and the Iowa Finance Authority, Des Moines, Iowa, as lender (the "Lender"), the Series 2021 Bond has been heretofore lawfully authorized and this day by us lawfully issued and delivered to the Lender and pursuant to the Agreement, the Lender shall loan to the City the maximum sum of \$2,913,000. Terms not otherwise defined herein shall have the meaning given such terms in the Resolution and the Agreement.

The Series 2021 Bond has been executed by the aforesaid officers; the certificate on the back of the Series 2021 Bond has been executed by the City Treasurer; and the Series 2021 Bond has been fully registered as to principal and interest in the name of the Lender on the registration books of the City.

We further certify that the Series 2021 Bond is being issued to evidence the City's obligation under the Agreement entered into by the City for the purpose of providing funds to pay a portion of the cost of (1) current refunding the City's outstanding Taxable Sewer Revenue Bond, SRF Series 2016, dated November 4, 2016, and (2) constructing a certain water resource restoration project.

We further certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the titles of the aforesaid officers to their respective positions or the proceedings incident to the authorization of the Series 2021 Bond or in any way concerning the validity of the Series 2021 Bond or the power and duty of the City to appropriate and apply the Net Revenues (as defined in the Resolution) from the operation of the Utility to the full and prompt payment of the principal of and interest on the Series 2021 Bond, and that none of the proceedings incident to the authorization and issuance of the Series 2021 Bond have been repealed or rescinded.

We further certify that no appeal of the decision of the City to enter into the Agreement and to issue the Series 2021 Bond has been taken to the district court.

We further certify that the City has no other bonds or obligations of any kind now outstanding secured by or payable from the revenues to be derived from the operation of the Utility.

We further certify that no board of trustees has been created for the management and control of the Utility and such management and control are vested in the Council of the City.

We further certify that all meetings held in connection with the Series 2021 Bond were open to the public at a place reasonably accessible to the public and that notice was given at least 24 hours prior to the commencement of all meetings by advising the news media who requested notice of the time, date, place and the tentative agenda and by posting such notice and agenda at the City Hall or principal office of the City on a bulletin board or other prominent place which is easily accessible to the public and is the place designated for the purpose of posting notices of meetings.

IN WITNESS WHEREOF, we have hereunto affixed our hands on the Dated Date.

CITY OF GRIMES, IOWA

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

Estimated Amortization Schedule

City of Grimes
Sewer Revenue Bond
CS-1920751-01



Loan summary

Loan Closing Date	Nov 4, 2016
Final Maturity Date	Jun 1, 2036
Loan Period in Years	20
Annual Interest Rate	0.75% Eff 6.1.21
Total Interest	\$ 400,410.87
Servicing Fee Rate	0.25%
Total Servicing Fees	\$ 91,178.39
Total Loan Costs	\$ 508,764.26

Estimated Draw Schedule

Initiation Fee -	Nov 4, 2016	17,175.00
P & D Payoff -	Nov 4, 2016	-
Draw #1-	Jan 27, 2017	2,390,649.61
Draw #2-	Mar 17, 2017	230,904.27
Draw #3-	Jul 28, 2017	406,924.59
Draw #4-	Jul 6, 2018	337,078.68
Draw #5-	Jul 13, 2018	47,267.85
Draw #6-	Aug 24, 2018	5,000.00
\$P Init. Fee-	Sep 10, 2021	1,065.00
Estimated \$P Draw #1-	Sep 10, 2021	165,160.00
Estimated \$P Draw #2-	Oct 8, 2021	46,775.00
Total Loaned Amount		3,648,000.00

Payment Date	Beginning Balance	Principal	Interest	Servicing Fee	Total Loan Payment	Total Annual Debt Service	Ending Balance
Jun 1, 2017	2,638,728.88	141,000.00	15,413.74	2,201.96	158,615.70	158,615.70	2,497,728.88
Dec 1, 2017	2,904,653.47		24,288.20	3,469.74	27,757.94		2,904,653.47
Jun 1, 2018	2,904,653.47	144,000.00	25,415.71	3,630.82	173,046.53	200,804.47	2,760,653.47
Dec 1, 2018	3,150,000.00		26,872.32	3,838.90	30,711.22		3,150,000.00
Jun 1, 2019	3,150,000.00	147,000.00	27,562.50	3,937.50	178,500.00	209,211.22	3,003,000.00
Dec 1, 2019	3,003,000.00		26,276.25	3,753.75	30,030.00		3,003,000.00
Jun 1, 2020	3,003,000.00	150,000.00	26,276.25	3,753.75	180,030.00	210,060.00	2,853,000.00
Dec 1, 2020	2,853,000.00		24,963.75	3,566.25	28,530.00		2,853,000.00
Jun 1, 2021	2,853,000.00	153,000.00	24,963.75	3,566.25	181,530.00	210,060.00	2,700,000.00
Dec 1, 2021	2,913,000.00		10,457.15	3,485.72	13,942.87		2,913,000.00
Jun 1, 2022	2,913,000.00	181,000.00	10,923.75	3,641.25	195,565.00	209,507.87	2,732,000.00
Dec 1, 2022	2,732,000.00		10,245.00	3,415.00	13,660.00		2,732,000.00
Jun 1, 2023	2,732,000.00	183,000.00	10,245.00	3,415.00	196,660.00	210,320.00	2,549,000.00
Dec 1, 2023	2,549,000.00		9,558.75	3,186.25	12,745.00		2,549,000.00
Jun 1, 2024	2,549,000.00	185,000.00	9,558.75	3,186.25	197,745.00	210,490.00	2,364,000.00
Dec 1, 2024	2,364,000.00		8,865.00	2,955.00	11,820.00		2,364,000.00
Jun 1, 2025	2,364,000.00	186,000.00	8,865.00	2,955.00	197,820.00	209,640.00	2,178,000.00
Dec 1, 2025	2,178,000.00		8,167.50	2,722.50	10,890.00		2,178,000.00
Jun 1, 2026	2,178,000.00	188,000.00	8,167.50	2,722.50	198,890.00	209,780.00	1,990,000.00
Dec 1, 2026	1,990,000.00		7,462.50	2,487.50	9,950.00		1,990,000.00
Jun 1, 2027	1,990,000.00	190,000.00	7,462.50	2,487.50	199,950.00	209,900.00	1,800,000.00
Dec 1, 2027	1,800,000.00		6,750.00	2,250.00	9,000.00		1,800,000.00
Jun 1, 2028	1,800,000.00	192,000.00	6,750.00	2,250.00	201,000.00	210,000.00	1,608,000.00
Dec 1, 2028	1,608,000.00		6,030.00	2,010.00	8,040.00		1,608,000.00
Jun 1, 2029	1,608,000.00	194,000.00	6,030.00	2,010.00	202,040.00	210,080.00	1,414,000.00
Dec 1, 2029	1,414,000.00		5,302.50	1,767.50	7,070.00		1,414,000.00
Jun 1, 2030	1,414,000.00	196,000.00	5,302.50	1,767.50	203,070.00	210,140.00	1,218,000.00
Dec 1, 2030	1,218,000.00		4,567.50	1,522.50	6,090.00		1,218,000.00
Jun 1, 2031	1,218,000.00	198,000.00	4,567.50	1,522.50	204,090.00	210,180.00	1,020,000.00
Dec 1, 2031	1,020,000.00		3,825.00	1,275.00	5,100.00		1,020,000.00
Jun 1, 2032	1,020,000.00	200,000.00	3,825.00	1,275.00	205,100.00	210,200.00	820,000.00
Dec 1, 2032	820,000.00		3,075.00	1,025.00	4,100.00		820,000.00
Jun 1, 2033	820,000.00	202,000.00	3,075.00	1,025.00	206,100.00	210,200.00	618,000.00
Dec 1, 2033	618,000.00		2,317.50	772.50	3,090.00		618,000.00
Jun 1, 2034	618,000.00	204,000.00	2,317.50	772.50	207,090.00	210,180.00	414,000.00
Dec 1, 2034	414,000.00		1,552.50	517.50	2,070.00		414,000.00
Jun 1, 2035	414,000.00	206,000.00	1,552.50	517.50	208,070.00	210,140.00	208,000.00
Dec 1, 2035	208,000.00		780.00	260.00	1,040.00		208,000.00
Jun 1, 2036	208,000.00	208,000.00	780.00	260.00	209,040.00	210,080.00	0.00

UNITED STATES OF AMERICA
STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

TAXABLE SEWER REVENUE IMPROVEMENT AND REFUNDING BOND, SERIES 2021

No. R-1

\$2,913,000

RATE	MATURITY DATE	BOND DATE
0.75%	June 1, 2036	September 10, 2021

The City of Grimes (the "City"), in Dallas and Polk Counties, State of Iowa, for value received, promises to pay from the source and as hereinafter provided on the maturity date of this Bond, to

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

TWO MILLION NINE HUNDRED THIRTEEN THOUSAND DOLLARS

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing December 1, 2021, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule, attached hereto as Exhibit A, on June 1, 2022, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2036. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The City Clerk shall act as Registrar and Paying Agent and may be hereinafter referred to as the "Registrar" or the "Paying Agent."

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City at the addresses shown on such registration books. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the "Bonds") issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, as amended, dated the date hereof (the "Agreement") entered into by the City for the purpose of providing funds to pay a portion of the cost of (1) current refunding the City's outstanding Taxable Sewer Revenue Bond, SRF Series 2016, dated November 4, 2016; and (2) constructing a certain water resource restoration project (the "Project").

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2021, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the "Resolution"), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds shall be subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project are damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by e-mail, facsimile, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City but, together with any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues (as defined in the Resolution) of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

IN TESTIMONY WHEREOF, the City of Grimes, Iowa, has caused this Bond to be executed by its Mayor and attested by its City Clerk, all as of the Bond Date.

CITY OF GRIMES, IOWA

By _____
Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

STATE OF IOWA
DALLAS AND POLK COUNTIES
CITY OF GRIMES

SS: CITY TREASURER'S CERTIFICATE

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

City Treasurer Marcia Woodke

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA	_____
TEN ENT	-	as tenants by the entireties		(Custodian)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	As Custodian for	_____
				(Minor)
			under Uniform Transfers to Minors Act	_____
				(State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER
IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _____, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _____

Signature guaranteed:

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT A

PRINCIPAL PAYMENT SCHEDULE

<u>Date</u> <u>June 1</u>	<u>Amount</u>	<u>Date</u> <u>June 1</u>	<u>Amount</u>
2022	\$181,000	2030	\$196,000
2023	\$183,000	2031	\$198,000
2024	\$185,000	2032	\$200,000
2025	\$186,000	2033	\$202,000
2026	\$188,000	2034	\$204,000
2027	\$190,000	2035	\$206,000
2028	\$192,000	2036	\$208,000
2029	\$194,000		

FIRST AMENDMENT TO
LOAN AND DISBURSEMENT AGREEMENT
\$2,913,000 TAXABLE SEWER REVENUE IMPROVEMENT AND REFUNDING BONDS

CITY OF GRIMES, IOWA

This First Amendment to Loan and Disbursement Agreement (the "Amendment") is made and entered into as of September 10, 2021, by and between the City of Grimes, Iowa (the "Participant") and the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa (the "Issuer"), and amends that certain Loan and Disbursement Agreement dated November 4, 2016, by and between the Issuer and the Participant (the "Original Agreement").

WHEREAS, the Issuer, in cooperation with the Iowa Department of Natural Resources, is authorized to undertake the creation, administration and financing of the Iowa Water Pollution Control Works Financing Program (the "Program") established in Iowa Code Sections 455B.291 through 455B.299; and

WHEREAS, pursuant to the Original Agreement, the Issuer provided a loan (the "Loan") to the Participant for the purpose of financing the costs of improvements and extensions to the Municipal Sanitary Sewer System; and

WHEREAS, the Participant will construct a certain water resource restoration project, and the Issuer has agreed to provide financing for such project by increasing the principal amount of and decreasing the interest rate on the Loan; and

WHEREAS, the Participant has entered into a Water Resource Restoration Sponsored Project Performance Agreement (the "Performance Agreement") with Iowa Department of Natural Resources, and agency of the State of Iowa (the "Department") to ensure that the Project (as defined in the Performance Agreement) is constructed in accordance with the applicable design checklist and plans and specifications as approved by the Department;

NOW, THEREFORE, the parties agree as follows:

Section 1. Each reference to the amount of the Loan in the Original Agreement, and the associated Sewer Revenue Bonds, shall be amended to reflect a principal amount of \$2,913,000 and a Rate (as defined in the Original Agreement) of 0.75%.

Section 2. The Issuer hereby consents to the amendment of the Resolution (as defined in the Original Agreement) by the Participant in order to reflect the increased principal amount of the Loan and the reduction of the interest rate thereon.

Section 3. The Participant hereby confirms compliance with the Performance Agreement and agrees the Issuer may enforce and raise the interest rate of the Loan to the initial rate of interest to ensure compliance by the Participant with the Performance Agreement and in accordance with the Original Agreement.

Section 4. Except as otherwise provided in this Amendment, the provisions of the Original Agreement, as heretofore amended, are hereby ratified, approved and confirmed and incorporated herein.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF GRIMES, IOWA

By: _____
Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

IN WITNESS WHEREOF, I have hereunto affixed my signature all as of the date first above written.

IOWA FINANCE AUTHORITY

By: _____
Its:



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

AGENDA MEMO

For Meeting of August 24, 2021

AGENDA HEADING: North Sports Complex Parking Lot Improvements – Public Hearing and Award of Construction Contract.

SYNOPSIS: The actions that are in front of the council are to hold a public hearing on the proposed Contract Documents (plans, specifications and form of contract) and estimated total cost and approve Resolutions to: 1) adopt plans, specifications, form of contract and estimate of cost; 2) making award of construction contract; and 3) approving construction contract and bonds. This project was bid on August 18, 2021 and the following are the results:

Concrete Technologies, Inc. - \$618,328.75
Absolute Concrete Construction, Inc. - \$649,585.50
Caliber Concrete, Inc. - \$650,821.50
Concrete Connection, LLC - \$653,000.00
Elder Corporation - \$657,000.00
JAS Construction, LLC - \$666,666.66
All Star Concrete, LLC - \$681,467.90
Holzworth Construction, LLC - \$745,207.00
Core Construction Services, LLC - \$800,985.37
Engineering Estimate - \$812,105.00

The results from the bidding showed great interest in this project for this type of work and the current bidding environment. There was a good grouping of the bids around the \$600,000-\$680,000 range with the low bidder being about \$194,000 under the engineer's estimate. The low bidder is Concrete Technologies, Inc. of Grimes, Iowa. Concrete Technologies has successfully completed projects for Grimes in the past and the engineer and city staff have no concerns regarding their ability to complete this project.

FISCAL IMPACT: This project came in about \$194,000 under the engineer's estimate and is in the current Capital Improvements Program for construction this year.

PREVIOUS COUNCIL ACTION(S): Approval of a Professional Services Agreement for design and bidding, Approval of resolution setting the dates for the public hearing and bid letting.



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

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The staff recommends that the City Council holds the public hearing and approves the three resolutions, as stated above.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST FOR THE NORTH SPORTS COMPLEX PARKING LOT IMPROVEMENTS", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 08-3421

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND ESTIMATE OF COST FOR THE NORTH SPORTS
COMPLEX PARKING LOT IMPROVEMENTS

WHEREAS, on the 13th day of July, 2021, plans, specifications, form of contract and estimate of cost were filed with the Clerk for the construction of certain public improvements described in general as the North Sports Complex Parking Lot Improvements; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for the public improvements was published as required by law.

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

Section 1. That the plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 24th day of August, 2021.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT AND BOND FOR THE NORTH SPORTS COMPLEX PARKING LOT IMPROVEMENTS", and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 08-3521

RESOLUTION AUTHORIZING CONSTRUCTION CONTRACT AND BOND
FOR THE NORTH SPORTS COMPLEX PARKING LOT IMPROVEMENTS

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

That the construction contract and bond executed and insurance coverage for the construction of certain public improvements described in general as the North Sports Complex Parking Lot Improvements and as described in detail in the plans and specifications heretofore approved, and which have been authorized to be signed by the Mayor and Clerk on behalf of the City be and the same are hereby approved as follows:

Contractor: Concrete Technologies, Inc. of Grimes, IA

Amount of bid: \$618,328.75

Bond surety: _____

Date of bond: _____

Portion of project: All construction work

PASSED AND APPROVED this 24th day of August, 2021.

Mayor

ATTEST:

City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NORTH SPORTS COMPLEX PARKING LOT IMPROVEMENTS", and moved:

☐ that the Resolution be adopted.

☐ ADJOURN to permit the Engineer to review and make recommendation on said bids, therefore defer action on the Resolution to the meeting to be held at _____ .M. on _____, 2021, at this place.

Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 08-3621

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT FOR THE NORTH SPORTS COMPLEX PARKING LOT IMPROVEMENTS

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

Section 1. That the following bid for the construction of certain public improvements described in general as the North Sports Complex Parking Lot Improvements, described in the plans and specifications heretofore adopted by this Council on August 24, 2021, be and is hereby accepted, the same being the lowest responsive, responsible bid received for such work, as follows:

Contractor: Concrete Technologies, Inc. of Grimes, IA

Amount of bid: \$618,328.75

Portion of project: All construction work

Section 2. That the Mayor and Clerk are hereby directed to execute the contract with the contractor for the construction of the public improvements, such contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 24th day of August, 2021.

Mayor

ATTEST:

City Clerk

BID TABULATION

				MSA		Concrete Technologies, Inc.		Absolute Concrete Construction, Inc.		Caliber Concrete, Inc.		Concrete Connection, LLC	
ITEM NO.	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITY	Engineer's Estimate		UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
				UNIT PRICE	TOTAL PRICE								
	Earthwork												
2.01	Topsoil, On-Site	CY	2,935	\$ 5.00	\$ 14,675.00	\$ 4.15	\$ 12,180.25	\$ 8.50	\$ 24,947.50	\$ 8.93	\$ 26,209.55	\$ 10.00	\$ 29,350.00
2.02	Excavation Class 10, Onsite	CY	6,640	\$ 5.00	\$ 33,200.00	\$ 13.50	\$ 89,640.00	\$ 6.25	\$ 41,500.00	\$ 6.60	\$ 43,824.00	\$ 16.00	\$ 106,240.00
2.03	Compaction Testing, Moisture & Density Control	LS	1	\$ 500.00	\$ 500.00	\$ 5,150.00	\$ 5,150.00	\$ 2,500.00	\$ 2,500.00	\$ 5,500.00	\$ 5,500.00	\$ 3,000.00	\$ 3,000.00
2.04	Subgrade Preparation, 6" Thickness	SY	6,600	\$ 10.00	\$ 66,000.00	\$ 3.35	\$ 22,110.00	\$ 3.00	\$ 19,800.00	\$ 2.30	\$ 15,180.00	\$ 2.50	\$ 16,500.00
2.05	Subbase, Granular, 8" Thickness	SY	6,600	\$ 15.00	\$ 99,000.00	\$ 12.00	\$ 79,200.00	\$ 13.50	\$ 89,100.00	\$ 15.48	\$ 102,168.00	\$ 9.00	\$ 59,400.00
	Sewers and Drains												
4.01	Storm Sewer, 15" RCP	LF	294	\$ 65.00	\$ 19,110.00	\$ 49.50	\$ 14,553.00	\$ 43.00	\$ 12,642.00	\$ 62.50	\$ 18,375.00	\$ 65.00	\$ 19,110.00
4.02	Apron, RCP, 15" DIA	EA	2	\$ 500.00	\$ 1,000.00	\$ 1,340.00	\$ 2,680.00	\$ 2,180.00	\$ 4,360.00	\$ 2,120.00	\$ 4,240.00	\$ 1,750.00	\$ 3,500.00
	Water Mains and Appurtenances												
5.01	Water Main, Trenched, PVC, 8 Inch	LF	120	\$ 35.00	\$ 4,200.00	\$ 67.00	\$ 8,040.00	\$ 86.50	\$ 10,380.00	\$ 110.00	\$ 13,200.00	\$ 100.00	\$ 12,000.00
	Structures for Sanitary and Storm Sewers												
6.01	Intake, SW-501	EA	2	\$ 3,500.00	\$ 7,000.00	\$ 2,820.00	\$ 5,640.00	\$ 2,200.00	\$ 4,400.00	\$ 4,000.00	\$ 8,000.00	\$ 2,500.00	\$ 5,000.00
6.02	Intake, SW-505	EA	1	\$ 5,000.00	\$ 5,000.00	\$ 5,100.00	\$ 5,100.00	\$ 3,800.00	\$ 3,800.00	\$ 4,700.00	\$ 4,700.00	\$ 3,200.00	\$ 3,200.00
6.03	Intake, SW-512, 36 in Dia	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 2,835.00	\$ 5,670.00	\$ 4,765.00	\$ 9,530.00	\$ 6,000.00	\$ 12,000.00	\$ 4,500.00	\$ 9,000.00
6.04	Manhole, SW-401, 48 in Dia	EA	3	\$ 6,500.00	\$ 19,500.00	\$ 5,820.00	\$ 17,460.00	\$ 4,150.00	\$ 12,450.00	\$ 4,000.00	\$ 12,000.00	\$ 4,300.00	\$ 12,900.00
	Streets and Related Work												
7.01	Removal of Pavement	SY	170	\$ 10.00	\$ 1,700.00	\$ 20.50	\$ 3,485.00	\$ 11.00	\$ 1,870.00	\$ 11.60	\$ 1,972.00	\$ 18.00	\$ 3,060.00
7.02	Pavement, PCC, 6"	SY	6,050	\$ 60.00	\$ 363,000.00	\$ 33.75	\$ 204,187.50	\$ 40.00	\$ 242,000.00	\$ 37.62	\$ 227,601.00	\$ 35.00	\$ 211,750.00
7.03	Sidewalk, PCC, 5"	SY	395	\$ 50.00	\$ 19,750.00	\$ 49.00	\$ 19,355.00	\$ 57.00	\$ 22,515.00	\$ 54.27	\$ 21,436.65	\$ 45.00	\$ 17,775.00
7.04	Sidewalk, PCC, 6"	SY	82	\$ 60.00	\$ 4,920.00	\$ 60.00	\$ 4,920.00	\$ 110.00	\$ 9,020.00	\$ 61.65	\$ 5,055.30	\$ 45.00	\$ 3,690.00
7.05	Sidewalk, Shared Use Path, and Driveway Assurance Testing	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 825.00	\$ 825.00	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
	Traffic Control												
8.01	Traffic Control	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 950.00	\$ 950.00	\$ 7,500.00	\$ 7,500.00	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00
8.02	Painted Pavement Markings, Waterborne	STA	42	\$ 100.00	\$ 4,200.00	\$ 128.00	\$ 5,376.00	\$ 38.00	\$ 1,596.00	\$ 135.00	\$ 5,670.00	\$ 175.00	\$ 7,350.00
8.03	Painted Symbols and Legends, Waterborne	EA	12	\$ 300.00	\$ 3,600.00	\$ 88.00	\$ 1,056.00	\$ 75.00	\$ 900.00	\$ 100.00	\$ 1,200.00	\$ 125.00	\$ 1,500.00
	Site Work and Landscaping												
9.01	Conventional Seeding and Fertilizing, Type 1	AC	1.4	\$ 10,000.00	\$ 14,000.00	\$ 1,290.00	\$ 1,806.00	\$ 1,750.00	\$ 2,450.00	\$ 1,350.00	\$ 1,890.00	\$ 3,000.00	\$ 4,200.00
9.02	Hydromulching, Bonded Fiber Matrix	AC	1.4	\$ 5,000.00	\$ 7,000.00	\$ 3,350.00	\$ 4,690.00	\$ 4,250.00	\$ 5,950.00	\$ 2,750.00	\$ 3,850.00	\$ 3,000.00	\$ 4,200.00
9.03	Wattle, 6" Diameter, Installation	LF	1,000	\$ 2.50	\$ 2,500.00	\$ 1.55	\$ 1,550.00	\$ 1.75	\$ 1,750.00	\$ 2.00	\$ 2,000.00	\$ 2.00	\$ 2,000.00
9.04	Wattle, 6" Diameter, Removal	LF	1,000	\$ 1.00	\$ 1,000.00	\$ 0.25	\$ 250.00	\$ 0.25	\$ 250.00	\$ 0.30	\$ 300.00	\$ 1.00	\$ 1,000.00
9.05	Remove and Relocate, Trees and Shrubs	EA	9	\$ 250.00	\$ 2,250.00	\$ 390.00	\$ 3,510.00	\$ 425.00	\$ 3,825.00	\$ 300.00	\$ 2,700.00	\$ 250.00	\$ 2,250.00
9.06	Trees, 6" Height, Blue Spruce	EA	16	\$ 500.00	\$ 8,000.00	\$ 390.00	\$ 6,240.00	\$ 425.00	\$ 6,800.00	\$ 400.00	\$ 6,400.00	\$ 375.00	\$ 6,000.00
9.07	Rip Rap, Class E	TON	20	\$ 50.00	\$ 1,000.00	\$ 103.00	\$ 2,060.00	\$ 85.00	\$ 1,700.00	\$ 55.00	\$ 1,100.00	\$ 55.00	\$ 1,100.00
9.08	Stormwater Pollution Prevention Plan (SWPPP) Preparation	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 1,545.00	\$ 1,545.00	\$ 1,450.00	\$ 1,450.00	\$ 2,000.00	\$ 2,000.00	\$ 3,000.00	\$ 3,000.00
9.09	Stormwater Pollution Prevention Plan (SWPP) Management	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,320.00	\$ 2,320.00	\$ 3,000.00	\$ 3,000.00	\$ 2,750.00	\$ 2,750.00	\$ 2,400.00	\$ 2,400.00
	Miscellaneous												
11.01	Mobilization	LS	1	\$ 61,000.00	\$ 61,000.00	\$ 45,750.00	\$ 45,750.00	\$ 50,000.00	\$ 50,000.00	\$ 43,000.00	\$ 43,000.00	\$ 45,525.00	\$ 45,525.00
11.02	Concrete Washout	LS	1	\$ 1,000.00	\$ 1,000.00	\$ 1,830.00	\$ 1,830.00	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00
11.03	Electrical Work	LS	1	\$ 36,000.00	\$ 36,000.00	\$ 39,200.00	\$ 39,200.00	\$ 44,600.00	\$ 44,600.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
TOTAL AMOUNT BID					\$ 812,105.00		\$ 618,328.75		\$ 649,585.50		\$ 650,821.50		\$ 653,000.00

Error in Bid Totals

ITEM NO.	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITY	Elder Corporation		JAS Construction, LLC		All Star Concrete, LLC		Holzworth Construction, LLC		Core Construction Services, LLC	
				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	Earthwork												
2.01	Topsoil, On-Site	CY	2,935	\$ 8.50	\$ 24,947.50	\$ 7.00	\$ 20,545.00	\$ 5.50	\$ 16,142.50	\$ 10.00	\$ 29,350.00	\$ 5.41	\$ 15,878.35
2.02	Excavation Class 10, Onsite	CY	6,640	\$ 6.25	\$ 41,500.00	\$ 8.75	\$ 58,100.00	\$ 13.25	\$ 87,980.00	\$ 13.00	\$ 86,320.00	\$ 13.47	\$ 89,440.80
2.03	Compaction Testing, Moisture & Density Control	LS	1	\$ 3,515.40	\$ 3,515.40	\$ 2,100.00	\$ 2,100.00	\$ 2,450.00	\$ 2,450.00	\$ 2,700.00	\$ 2,700.00	\$ 4,704.93	\$ 4,704.93
2.04	Subgrade Preparation, 6" Thickness	SY	6,600	\$ 3.00	\$ 19,800.00	\$ 2.25	\$ 14,850.00	\$ 1.40	\$ 9,240.00	\$ 3.00	\$ 19,800.00	\$ 1.26	\$ 8,316.00
2.05	Subbase, Granular, 8" Thickness	SY	6,600	\$ 13.50	\$ 89,100.00	\$ 13.75	\$ 90,750.00	\$ 9.94	\$ 65,604.00	\$ 14.00	\$ 92,400.00	\$ 10.52	\$ 69,432.00
	Sewers and Drains												
4.01	Storm Sewer, 15" RCP	LF	294	\$ 113.00	\$ 33,222.00	\$ 61.00	\$ 17,934.00	\$ 44.50	\$ 13,083.00	\$ 86.00	\$ 25,284.00	\$ 50.58	\$ 14,870.52
4.02	Apron, RCP, 15" DIA	EA	2	\$ 2,700.00	\$ 5,400.00	\$ 3,700.00	\$ 7,400.00	\$ 2,405.00	\$ 4,810.00	\$ 3,890.00	\$ 7,780.00	\$ 2,564.19	\$ 5,128.38
	Water Mains and Appurtenances												
5.01	Water Main, Trenched, PVC, 8 Inch	LF	120	\$ 234.00	\$ 28,080.00	\$ 42.00	\$ 5,040.00	\$ 89.43	\$ 10,731.60	\$ 97.00	\$ 11,640.00	\$ 102.33	\$ 12,279.60
	Structures for Sanitary and Storm Sewers												
6.01	Intake, SW-501	EA	2	\$ 2,900.00	\$ 5,800.00	\$ 2,900.00	\$ 5,800.00	\$ 2,275.00	\$ 4,550.00	\$ 3,995.00	\$ 7,990.00	\$ 2,587.71	\$ 5,175.42
6.02	Intake, SW-505	EA	1	\$ 12,000.00	\$ 12,000.00	\$ 3,400.00	\$ 3,400.00	\$ 4,200.00	\$ 4,200.00	\$ 5,285.00	\$ 5,285.00	\$ 4,469.68	\$ 4,469.68
6.03	Intake, SW-512, 36 in Dia	EA	2	\$ 4,200.00	\$ 8,400.00	\$ 1,600.00	\$ 3,200.00	\$ 4,925.00	\$ 9,850.00	\$ 4,552.00	\$ 9,104.00	\$ 5,604.74	\$ 11,209.48
6.04	Manhole, SW-401, 48 in Dia	EA	3	\$ 13,000.00	\$ 39,000.00	\$ 4,300.00	\$ 12,900.00	\$ 4,295.00	\$ 12,885.00	\$ 6,485.00	\$ 19,455.00	\$ 4,881.36	\$ 14,644.08
	Streets and Related Work												
7.01	Removal of Pavement	SY	170	\$ 11.00	\$ 1,870.00	\$ 20.50	\$ 3,485.00	\$ 39.75	\$ 6,757.50	\$ 18.00	\$ 3,060.00	\$ 41.52	\$ 7,058.40
7.02	Pavement, PCC, 6"	SY	6,050	\$ 36.50	\$ 220,825.00	\$ 49.00	\$ 296,450.00	\$ 48.60	\$ 294,030.00	\$ 45.00	\$ 272,250.00	\$ 68.22	\$ 412,731.00
7.03	Sidewalk, PCC, 5"	SY	395	\$ 53.00	\$ 20,935.00	\$ 45.00	\$ 17,775.00	\$ 54.00	\$ 21,330.00	\$ 45.00	\$ 17,775.00	\$ 59.99	\$ 23,696.05
7.04	Sidewalk, PCC, 6"	SY	82	\$ 65.00	\$ 5,330.00	\$ 115.00	\$ 9,430.00	\$ 68.25	\$ 5,596.50	\$ 45.00	\$ 3,690.00	\$ 59.99	\$ 4,919.18
7.05	Sidewalk, Shared Use Path, and Driveway Assurance Testing	LS	1	\$ 890.00	\$ 890.00	\$ 2,100.00	\$ 2,100.00	\$ 3,650.00	\$ 3,650.00	\$ 1,000.00	\$ 1,000.00	\$ 1,764.35	\$ 1,764.35
	Traffic Control												
8.01	Traffic Control	LS	1	\$ 3,200.00	\$ 3,200.00	\$ 5,300.00	\$ 5,300.00	\$ 2,428.80	\$ 2,428.80	\$ 6,300.00	\$ 6,300.00	\$ 1,058.61	\$ 1,058.61
8.02	Painted Pavement Markings, Waterborne	STA	42	\$ 66.50	\$ 2,793.00	\$ 61.00	\$ 2,562.00	\$ 165.60	\$ 6,955.20	\$ 45.00	\$ 1,890.00	\$ 76.46	\$ 3,211.32
8.03	Painted Symbols and Legends, Waterborne	EA	12	\$ 101.00	\$ 1,212.00	\$ 42.00	\$ 504.00	\$ 103.40	\$ 1,240.80	\$ 60.00	\$ 720.00	\$ 111.74	\$ 1,340.88
	Site Work and Landscaping												
9.01	Conventional Seeding and Fertilizing, Type 1	AC	1.4	\$ 1,300.00	\$ 1,820.00	\$ 1,300.00	\$ 1,820.00	\$ 1,325.00	\$ 1,855.00	\$ 1,400.00	\$ 1,960.00	\$ 1,470.29	\$ 2,058.41
9.02	Hydromulching, Bonded Fiber Matrix	AC	1.4	\$ 3,400.00	\$ 4,760.00	\$ 3,400.00	\$ 4,760.00	\$ 2,760.00	\$ 3,864.00	\$ 3,000.00	\$ 4,200.00	\$ 3,822.75	\$ 5,351.85
9.03	Wattle, 6" Diameter, Installation	LF	1,000	\$ 1.60	\$ 1,600.00	\$ 1.50	\$ 1,500.00	\$ 2.00	\$ 2,000.00	\$ 1.85	\$ 1,850.00	\$ 1.76	\$ 1,760.00
9.04	Wattle, 6" Diameter, Removal	LF	1,000	\$ 0.25	\$ 250.00	\$ 0.25	\$ 250.00	\$ 0.35	\$ 350.00	\$ 0.35	\$ 350.00	\$ 0.29	\$ 290.00
9.05	Remove and Relocate, Trees and Shrubs	EA	9	\$ 390.00	\$ 3,510.00	\$ 400.00	\$ 3,600.00	\$ 304.00	\$ 2,736.00	\$ 300.00	\$ 2,700.00	\$ 441.09	\$ 3,969.81
9.06	Trees, 6" Height, Blue Spruce	EA	16	\$ 390.00	\$ 6,240.00	\$ 400.00	\$ 6,400.00	\$ 500.00	\$ 8,000.00	\$ 375.00	\$ 6,000.00	\$ 441.09	\$ 7,057.44
9.07	Rip Rap, Class E	TON	20	\$ 89.00	\$ 1,780.00	\$ 147.00	\$ 2,940.00	\$ 94.00	\$ 1,880.00	\$ 75.00	\$ 1,500.00	\$ 99.98	\$ 1,999.60
9.08	Stormwater Pollution Prevention Plan (SWPPP) Preparation	LS	1	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 1,600.00	\$ 2,000.00	\$ 2,000.00	\$ 1,800.00	\$ 1,800.00	\$ 1,764.35	\$ 1,764.35
9.09	Stormwater Pollution Prevention Plan (SWPPP) Management	LS	1	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,400.00	\$ 2,760.00	\$ 2,760.00	\$ 2,500.00	\$ 2,500.00	\$ 2,646.52	\$ 2,646.52
	Miscellaneous												
11.01	Mobilization	LS	1	\$ 19,220.10	\$ 19,220.10	\$ 10,961.66	\$ 10,961.66	\$ 22,000.00	\$ 22,000.00	\$ 47,000.00	\$ 47,000.00	\$ 7,292.64	\$ 7,292.64
11.02	Concrete Washout	LS	1	\$ 2,000.00	\$ 2,000.00	\$ 810.00	\$ 810.00	\$ 2,484.00	\$ 2,484.00	\$ 3,000.00	\$ 3,000.00	\$ 2,940.58	\$ 2,940.58
11.03	Electrical Work	LS	1	\$ 44,000.00	\$ 44,000.00	\$ 50,000.00	\$ 50,000.00	\$ 48,024.00	\$ 48,024.00	\$ 48,554.00	\$ 48,554.00	\$ 52,525.14	\$ 52,525.14
	TOTAL AMOUNT BID				\$ 657,000.00		\$ 666,666.66		\$ 681,467.90		\$ 745,207.00		\$ 800,985.37
	Error in Bid Totals												