

1. Agenda

Documents:

[102621 CC AGENDA2.PDF](#)

2. Meeting Materials

Documents:

[102621 CC PACKET.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 October 26, 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=Y2xpSUU2T3lxUUpkSmFtRVlmTjlyUT09>

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 OCTOBER 26, 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. Resolution 10-2221 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy
 - C. Resolution 10-2521 Consent and Agreement for Improvements Lot 25 Of Heritage at Grimes Plat 5 (1909 NE Heritage Drive)
 - D. Resolution 10-2721 Consent and Agreement for Improvements Lot 1 of Beaverbrooke Point Plat 1 (1426 NE Little Beaver Drive)
 - E. Alcohol License Renewal & New Permit
 1. Food Depot- Class C Liquor License with Outdoor Service, Catering and Sunday Service
 2. The Brick Room- Special Class C Liquor License, Sunday Service
 3. Premise Update – Hy-Vee Inc. – Hy-Vee Market Grille
 - F. Resolution 10-2121 Approving Fiscal Year 2021- 2022 Transfer for Partial Library Funding
 - G. Resolution 10-2321 Annual Street Finance Report Fiscal Year 2021
 - H. Resolution 10-2421 Ordering Construction of the New Grimes Public Library and Fixing a Date for a Public Hearing on December 14, 2021 at 5:30 pm at the Grimes Community Complex, 410 SE Main Street and a Bid Date of December 7, 2021 at 10:00 am at Grimes City Hall, 101 NE Harvey Street, Grimes Iowa
 - I. Approval of Removal of Two Trees in Right of Way at 301 NE Jacob Street
 - J. Professional Agreements
 1. Amendment #2 with MSA Professional Services, Inc for the North Sports Complex Parking Lot Improvements
 - K. Professional Services Payments:
 1. Pay Request #1 to Van Maanen electric, Inc for the Highway 44 at County Line Road Temporary Traffic Signal \$36,310.90
 2. Pay Request #5 to Snyder & Associates, Inc for Hope Commercial Traffic Impact Study \$6,719.22
 3. Pay Request #1 to Snyder & Associates, Inc. for the 2021-2022 On Call Traffic Planning & Engineering Services \$2,982.57
 4. Pay Request #6 to MSA Professional Services, Inc for SE Jacob Street and SE Trail Ridge Road Water Main Design and Bidding Services \$8,658.10
 5. Pay Request #5 to MSA Professional Services, Inc for the North Sports Complex Parking Lot Improvements \$18,038.40
 6. Pay Request #12 to HR Green, Inc for Pavement Management Study \$4,373.00
 7. Pay Request #13 to Civil Design Advantage for Concept Planning – WRA Sanitary Sewer Connection \$370.00
 8. Pay Request #2 to Bolton & Menk, Inc for 2021 Asphalt Overlay Project \$2,361.68
 9. Pay Request #3 to Foth Infrastructure for 2021 Sanitary Sewer Collection System Study
 - L. Resolution 10-2621 Setting a Date of Public Hearing to Consider Amending Provisions of the Zoning Ordinance of the City of Grimes, Iowa, Regarding Format and Fees
 - M. Receiving and Filing of Reports and Correspondence
 - N. Resolution 10-2821 Setting Time and Place for Public Hearing on Proposed Boundary Annexation Agreement with Urbandale for December 14, 2021 at 5:30 pm.
 - O. Finance Report for September 2021
 - P. Claims Report

PUBLIC FORUM

“People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND COUNCIL AGENDA ITEMS

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

- A. Public Hearing on Proposed Rezoning of Property Generally Located South of SE 37th Street and East of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial
 - 1. Public Hearing on Proposed Rezoning of Property Generally Located South of SE 37th Street and East of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial
 - 2. First Reading on Ordinance 755 On Proposed Rezoning of Property Generally Located South of SE 37th Street and Est of South James Street from A-1 Agricultural District to M-1A Commercial and Limited Light Industrial District for Grimes Industrial
- B. Proposed Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single- and Two-Family Dwelling District for Willow Hills North
 - 1. Public Hearing on Proposed Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single- and Two-Family Dwelling District for Willow Hills North
 - 2. First Reading of Ordinance 754 Proposing Rezoning of Property Generally Located North of NW 27th Street and East of NW County Line Road from A-1 Agricultural District to R-1 Single Family Dwelling District and R-2 Single and Two-Family Dwelling District for Willow Hills North
- C. Kennybrook Village Plat 2 – Preliminary Plat

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday, October 12, 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 October 12, 2021 at 5:30 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: Eric Johansen, David Gisch, Andrew Borcharding.
Absent: Jill Altringer, Ryan Burger

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Gisch, Seconded by Johansen, to approve the agenda with the addition of Item C: Staff Report in the Public and Council Agenda Items.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

CONSENT AGENDA

A. Minutes from Previous Meeting, B. Resolution 10-0121 Approving Quotes and Bills Over \$10,000 According to the Grimes Purchasing and Procurement Policy C. Renewal of Alcohol Licenses: 1. Kwik Star #1024 Class C Beer Permit, Class B Wine Permit with Sunday Sales 2. Casey's General Store #3746 Class E Liquor License, Class C Beer Permit, Class B Wine Permit, with Sunday Sales 3. The Corn Patch Class C Liquor Licensee with Sunday Sales, D. Resolution 10-0221 Accepting Voluntary Severance of Property from City of Grimes – Maplewood Farms E. Resolution 10-0321 Approving Offer to Purchase Real Estate between Lemar Koethe and the City of Grimes F. Resolution 10-0421 Approving Consent and Agreement for Improvements Within Overland Flowage Easement for Beaverbrooke West Plat 2 Lot 23 G. Resolution 10-1021 Accepting Storm Sewer Easement for Willow Hills Plat 1 H. Approving Financial Report for Fiscal Year Ended June 30, 2021 I. Professional Services: 1. Dorsey & Whitney LLP – legal services \$8,500.00 2. Allender Butzke Engineers Inc for Grimes RO Water Treatment Plant \$270.70 3. Pay Request #34 to Veenstra & Kimm, Inc for the WRA Connector \$12,977.06 4. Pay Request #17 Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$23,641.96 5. Pay Request #22 to McClure Engineering Company for New 1.5 MG Elevated Storage Tower – Construction Phase \$1,472.13 6. Pay Request #2 to McClure Engineering Company for Grimes Water Main Improvements (ASR to Standpipe) \$4,602.91 7. Pay Request #23 to McClure Engineering Company for Reverse Osmosis Water Treatment Plant – Phase 1 \$24,734.23 8. Pay Request #21 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$19,020.20 9. Pay Request #11 Bolton & Menk, Inc for Highway 44 Corridor Study \$8,125.00 J. Pay Requests: 1. Pay Request #22 Shank Constructors for Reverse Osmosis Water Treat Plant – Phase 1 \$149,971.75 2. Pay Request #1 RD McKinney Plumbing and Excavating, Inc for Grimes Water Main Improvements (ASR to Standpipe) \$98,455.15 3. Pay Request #4 to Absolute concrete for County Line Road Intersection Improvements \$142,503.80 4. Pay Request #6 to Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$10,060.98 5. Pay Request #6 On Track Construction, LLC for Northwest Territory Lift Station and Force Main \$225,236.88 6. Pay Request #1 Concrete Technologies for North Sports Complex Parking Lot Improvements \$110,011.09 K. Change Orders: 1. Change Order #1 RD McKinney Plumbing and

Excavating, Inc for the Grimes Water Main Improvements (ASR to Standpipe) increasing contract \$35,192.60 2. Change Order #2 Absolute Concrete for County Line Road Intersection Improvements increasing the contract \$6,688.00 3. Change Order #1 Elder Corporation for Iowa Hwy 141 SB & Iowa Hwy 44 Traffic Signal and Turn Lane Improvements increasing contract \$18,297.00 4. Change Order #1 Concrete Technologies for North Sports Complex Parking Lot Improvements \$15,695.00 L. Offer to Purchase and Agreement for Silkwood Area Drainage Project: 1. Resolution 10-1421 Johnson Property 2. Resolution 10-1521 Village at North Pointe Property 3. Resolution 10-1621 Weisenstine Property 4. Resolution 10-1721 Nathwani Property 5. Resolution 10-1921 Willson Property 6. Resolution 10-2021 Shiffer Property M. Removal of Three Trees in City Right of Way - Wright Outdoor Solutions \$3,175.00 N. Filing of Correspondence and Reports O. Claims Report: \$1,691,773.32 Motion by Borcharding, Second by Johansen, the Consent Agenda shall be approved. Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

PUBLIC FORUM

Allen May, 608 NW 8th Street and Terri Golightly, 1810 NE Heritage Drive addressed the Council with several concerns.

PUBLIC AND COUNCIL AGENDA ITEMS

A. Grimes Crossing Rezoning of Property Generally Located West of SE Gateway Drive

Development Services Director Pfaltzgraff addressed Council stating the property is located west of SE Gateway Drive and north of SE 8th and is currently zoned C-2. Pfaltzgraff informed the Council that the applicant is requesting a change to R-3 High to allow for a concept proposal of townhomes to be built. Pfaltzgraff advised that that Planning and Zoning has reviewed the project and gave a recommendation for approval and so did staff.

1. Public Hearing on Proposed Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street From C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing

Mayor Mikkelsen opened the Public Hearing at 5:44 PM. Terri Golightly, 1810 NE Heritage Drive and Allen May, 608 NW 8th Street asked some additional questions regarding the project. Being no other written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:50 PM.

2. First Reading of Ordinance 753 Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street from C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing

Council Member Johansen noted that the proposed rezone fits within the corridor requirements and with the adjacent property usage.

Motion by Johansen, Seconded by Gisch, to approve the First Reading of Ordinance 753 Rezoning of Property Generally Located West of SE Gateway Drive and North of SE 8th Street from C-2 General and Highway Service Commercial District to R-3 High Density Family Dwelling District for Grimes Crossing.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

B. Resolution 10-1221 Approving Final Plat for Hope Commercial Plat 4 and Certain Related Agreements and Easements

Development Services Director Alex Pfaltzgraff stated this property is located north of Highway 44 and west of Highway 141 with a current zoning of C-2 on the southern portion of the development and R-4

PUD for the balance. Pfaltzgraff said this will allow for the subdivision of the 167-acre property into 56 development lots and one outlot for the regional detention basin.

Motion by Johansen, Second by Borcharding, to approve Resolution 10-1221 Approving Final Plat for Hope Commercial Plat 4 and Certain Related Agreements and Easements.

Roll Call: Ayes: All. Nays: None. Motion passes: 3 to 0.

C. Staff Report

City Administrator Jake Anderson updated the Council on the status of the waste water and water plant progress.

ADJOURN

Motion by Johansen, Second by Borcharding, to adjourn the meeting at 6:01 P.M.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

GRIMES RESOLUTION 10-2221

**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 26th day of October 2021.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



The Automatic Choice for Premium Brine Making
& Brine Management Solutions

09/21/21

Thank You for the opportunity: We will furnish equipment per the following requirements put forth by the city of Grimes IA

One Truck fill / Blending System with cell gateway delivered

\$32,896.00 /

Thank You
Clay Hildreth 317-820-7240

RE: TRUCK FILL/ BLENDING SYSTEM UNIT COST per EACH

The Truck Fill/Blending System (FILL SYSTEM) shall be a real time blending system with variable flow rates. Real time blending defined as a system that can mix a desired ratio of 1 or more products on a continuous basis as the "blended" product is being delivered to truck tank. The FILL SYSTEM shall be capable of blending up to 2 different products at the same time expandable to (3) main product + (2) micro ingredients. The UNIT shall have the capability to have multiple FILL SYSTEMS. The FILL SYSTEM must provide the operator the interface to create user profiles for each piece of equipment that will use the FILL SYSTEM.

User Interface

The User Interface must have the ability to enter the following variables for establishing equipment profiles:

- Flow rate of liquid being dispensed in Gallons Per Minute, equipment specific
- Tank Volume, equipment specific
- Ratio of blended product being dispensed, equipment specific

The web-based User Interface must also have the ability to generate data history, on demand, which can be downloaded directly to remote desktop via internet in an XLS format.

History Data must include:

- Fill Port Location
- Equipment PIN
- Date & Time
- Quantity requested
- Quantity Dispensed
- Ratio of Blend

Each FILL SYSTEM shall have the ability to include the required information for accurate dispensing:

- PIN for individual equipment to access specific profile
- Maximum volume for profile
- Flow rate for profile
- Product Ratio for profile
- History for profile

- PIN for individual equipment to access specific profile
- Maximum volume for profile
- Flow rate for profile
- Product Ratio for profile
- History for profile

FILL SYSTEM shall have its own Pump, Motor and Controls and operate independently, if equipped with multiple FILL SYSTEMS.

Cell Gateway:

Cell gateway shall include 1 year of data service, have 2 external antennae and a WAN static IP address. A single cell gateway shall communicate with each FILL SYSTEM, they shall be programmed to have 2-way communication to monitor cell signal and status of cellular gateway, as well as transfer of data from FILL SYSTEM (processor controls, Operator interface and Variable Frequency Drive). Cell gateway shall enable 2-way communication of machine setup, historical data, programming, and operation to external devices (desktop or smart phone).

DOWNLOADING DATA

FILL SYSTEM shall have its own Pump, Motor and Controls and operate independently, if equipped with multiple FILL SYSTEMS.

Cell Gateway:

Cell gateway shall include 1 year of data service, have 2 external antennae and a WAN static IP address. A single cell gateway shall communicate with each FILL SYSTEM, they shall be programmed to have 2-way communication to monitor cell signal and status of cellular gateway, as well as transfer of data from FILL SYSTEM (processor controls, Operator interface and Variable Frequency Drive). Cell gateway shall enable 2-way communication of machine setup, historical data, programming, and operation to external devices (desktop or smart phone).

DOWNLOADING DATA

P.O. No. _____

30901

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Bvine Masters LLC
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
<u>11021</u>			<u>\$32,896.00</u>

PURCHASE JUSTIFICATION: bvine blending system

DEPARTMENT: RUT-Equip.

LINE ITEM: 110-210-6723

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: _____ DATE: _____

PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator _____

Date _____

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

☐ Purchaser's Copy

☐ Vendor's Copy

☐ File Copy



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

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within storm sewer and overland flowage easement for Heritage at Grimes Plat 5 Lot 25.

SYNOPSIS: The owner of 1909 NE Heritage Drive has requested approval to install a fence within the storm sewer and 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 storm sewer and overland flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve storm sewer and overland flowage easement for Heritage at Grimes Plat 5

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within storm sewer and overland flowage easement for Heritage at Grimes Plat 5 Lot 25.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN STORM SEWER AND
OVERLAND FLOWAGE EASEMENT FOR
LOT 25 IN HERITAGE AT GRIMES PLAT 5
1909 NE HERITAGE DRIVE

WHEREAS, the owners of Lot 25 in Heritage at Grimes Plat 5 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within storm sewer and 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 storm sewer and 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 25, Heritage at Grimes Plat 5, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this 26 day of October, 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 Bryn and Jonathon Hazelwonder, 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 25 of Heritage at Grimes Plat 5 (1909 NE Heritage Drive), 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 storm sewer and overland flowage easement, dated October 10, 2017 recorded on November 21, 2017, in Book 16732, Page 443, 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 7th day of October, 2021.

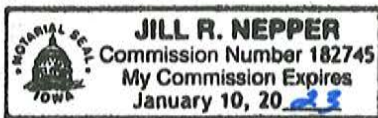
PROPERTY OWNERS

Bryn Hazelwonder
Bryn Hazelwonder

Jonathon Hazelwonder
Jonathon Hazelwonder

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 7th day of October, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Bryn Hazelwonder, 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.

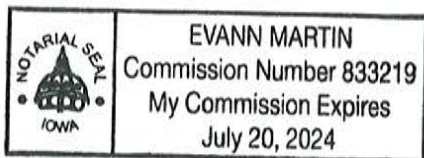


Jill Nepper
Notary Public in and for the
State of Iowa

My Commission expires 1-10-23

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 8th day of October, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jonathon Hazelwonder, 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.



Evann Martin
Notary Public in and for the
State of Iowa

My Commission expires 7/20/24

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rochelle Williams, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rochelle Williams acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in a storm sewer and overland flowage easement on Lot 25 of Heritage at Grimes Plat 5 (1909 NE Heritage Drive) in accordance to permit number FN-21-07085.



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

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within Storm Sewer and Overland Flowage Easement for Beaverbrooke Pointe Plat 1 Lot 1.

SYNOPSIS: The owner of 1426 NE Little Beaver Drive has requested approval to install landscaping within the Storm Sewer and Overland Flowage Easement on the subject property. The installation of the landscaping has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the Storm Sewer and Overland Flowage Easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Storm Sewer and Overland Flowage Easement for Beaverbrooke Pointe Plat 1.

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within Storm Sewer and Overland Flowage Easement for Beaverbrooke Pointe Plat 1 Lot 1.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN STORM SEWER AND
OVERLAND FLOWAGE EASEMENT FOR
LOT 1 IN BEAVERBROOKE POINTE PLAT 1
1426 NE LITTLE BEAVER DRIVE

WHEREAS, the owners of Lot 1 in Beaverbrooke Pointe Plat 1 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within Storm Sewer and Overland Flowage Easement to permit the installation of landscaping within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within Storm Sewer and 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 1, Beaverbrooke Pointe Plat 1, 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 26 day of October, 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 Jacqueline Strait, a single person, (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:

Lot 1 of Beaverbrooke Pointe Plat 1 (1426 NE Little Beaver 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 storm sewer and overland flowage easement, dated December 12, 2017 recorded on January 25, 2018, in Book 16801, Page 337, 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 landscaping 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 20 day of October, 2021

PROPERTY OWNERS

Jacqueline Strait
Jacqueline Strait

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 20th day of October, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jacqueline Strait, 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

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

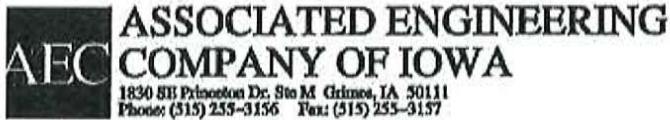
STATE OF IOWA)
) SS
COUNTY OF POLK)

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 _____

1426 NE LITTLE BEAVER DR. GRIMES
LOT 1 IN BEAVERBROOKE POINTE PLAT 1



Council Meeting 10.26.2021

ABD Renewals

The Food Depot, 3000 SE Grimes Blvd #100-200; Class C Liquor License, Catering, Outdoor Service & Sunday Service

New Permit

The Brick Room, 208 SE Main Street Governors District; Special Class C Liquor License, Sunday Service

Premise Update

Hy-Vee Market Grille, 351 NE Gateway Drive, Class C Liquor License, Catering, Outdoor Service, Sunday Service: To include entire store in premise update (Restaurant & Grocery)



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

TESA, LLC

NAME OF BUSINESS(DBA)

Food Depot Bar and Grill

BUSINESS

(515) 986-4404

ADDRESS OF PREMISES

3000 SE GRIMES BLVD. STE
100-200

CITY

Grimes

COUNTY

Polk

ZIP

50111

MAILING ADDRESS

3000 SE GRIMES BLVD. STE
100-200

CITY

Grimes

STATE

Iowa

ZIP

50111

Contact Person

NAME

Tonya Newel

PHONE

(515) 249-3405

EMAIL

tonyanewel@hotmail.com

License Information

LICENSE NUMBER

LC0044884

LICENSE/PERMIT TYPE

Class C Liquor License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Nov 1, 2021

TENTATIVE EXPIRATION DATE

Oct 31, 2022

LAST DAY OF BUSINESS

SUB-PERMITTS/PRIVILEGES

Class C Liquor License, Catering, Outdoor Service, Sunday Service



Status of Business

BUSINESS TYPE
Limited Liability Company

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Tonya Newel	Grimes	Iowa	50111	Owner	50.00	Yes
Scott Newel	Grimes	Iowa	50111	Owner	50.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Auto Owners Insurance Company	Nov 1, 2021	Nov 1, 2022
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE



Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS	
DENISE SCHMITZ ENTERPRISES LLC	The Brick Room	(515) 306-0133	
ADDRESS OF PREMISES	CITY	COUNTY	ZIP
208 SE Main Street Governors District	Grimes	Iowa	50111
MAILING ADDRESS	CITY	STATE	ZIP
1020 Cedar Cir	West Des Moines	Iowa	50266

Contact Person

NAME	PHONE	EMAIL
Denise Schmitz	(515) 306-0133	signgypsieswdm@gmail.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Special Class C Liquor License	12 Month	In Progress
TENTATIVE EFFECTIVE DATE	TENTATIVE EXPIRATION DATE	LAST DAY OF BUSINESS	
Oct 1, 2021	Sep 30, 2022		
SUB-PERMIT/PRIVILEGES			
Special Class C Liquor License, Sunday Service			



Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Denise Schmitz	West Des Moines	Iowa	50266	Owner	100.00	Yes

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
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

HY-VEE, INC.

NAME OF BUSINESS(DBA)

Hy-Vee Market Grille

BUSINESS

(515) 267-2949

ADDRESS OF PREMISES

351 NE Gateway Dr.

CITY

Grimes

COUNTY

Polk

ZIP

50111

MAILING ADDRESS

5820 Westown Parkway

CITY

West Des Moines

STATE

Iowa

ZIP

50266

Contact Person

NAME

Kelly Palmer

PHONE

(515) 267-2800

EMAIL

kpalmer@hy-vee.com

License Information

LICENSE NUMBER

LC0047527

LICENSE/PERMIT TYPE

Class C Liquor License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Aug 24, 2021

TENTATIVE EXPIRATION DATE

Aug 23, 2022

LAST DAY OF BUSINESS

SUB-PERMITTS/PRIVILEGES

Class C Liquor License, Catering, Outdoor Service, Sunday Service

Services <[https://directory.iowa.gov/service/Index?](https://directory.iowa.gov/service/Index?ga=1.101492737.1604613096.1488473035&ia_slv=1634930535666)

Premises Updates Application (App-149733) For (LC0047527)

Agencies <https://directory.iowa.gov/?ia_slv=1634930535666>

Social <https://directory.iowa.gov/social/Index?ia_slv=1634930535666>

<https://www.iowa.gov/search/google?ia_slv=1634930535666>

Premises

NEED HELP ?

Tentative Expiration Date

Aug 23, 2022

Is this a permanent or temporary change?

Permanent

* (required) Start Date

Oct 22, 2021

* (required) End Date

* (required) Please describe how the premises is changing

We are including the entire store in the premise update. (Restaurant and grocery)

Does this premises update change the address for the premises?

No

Address of Premises:

Address or location

Search by a location name or address to automatically populate the address fields below (optional)

*** (required) Premises Street**

351 NE Gateway Dr.

Premises Suite/Apt Number*** (required) Premises City**

Grimes

Premises State

Iowa

*** (required) Premises Zip/Postal Code**

50111

Premises County

Polk



Status of Business

BUSINESS TYPE

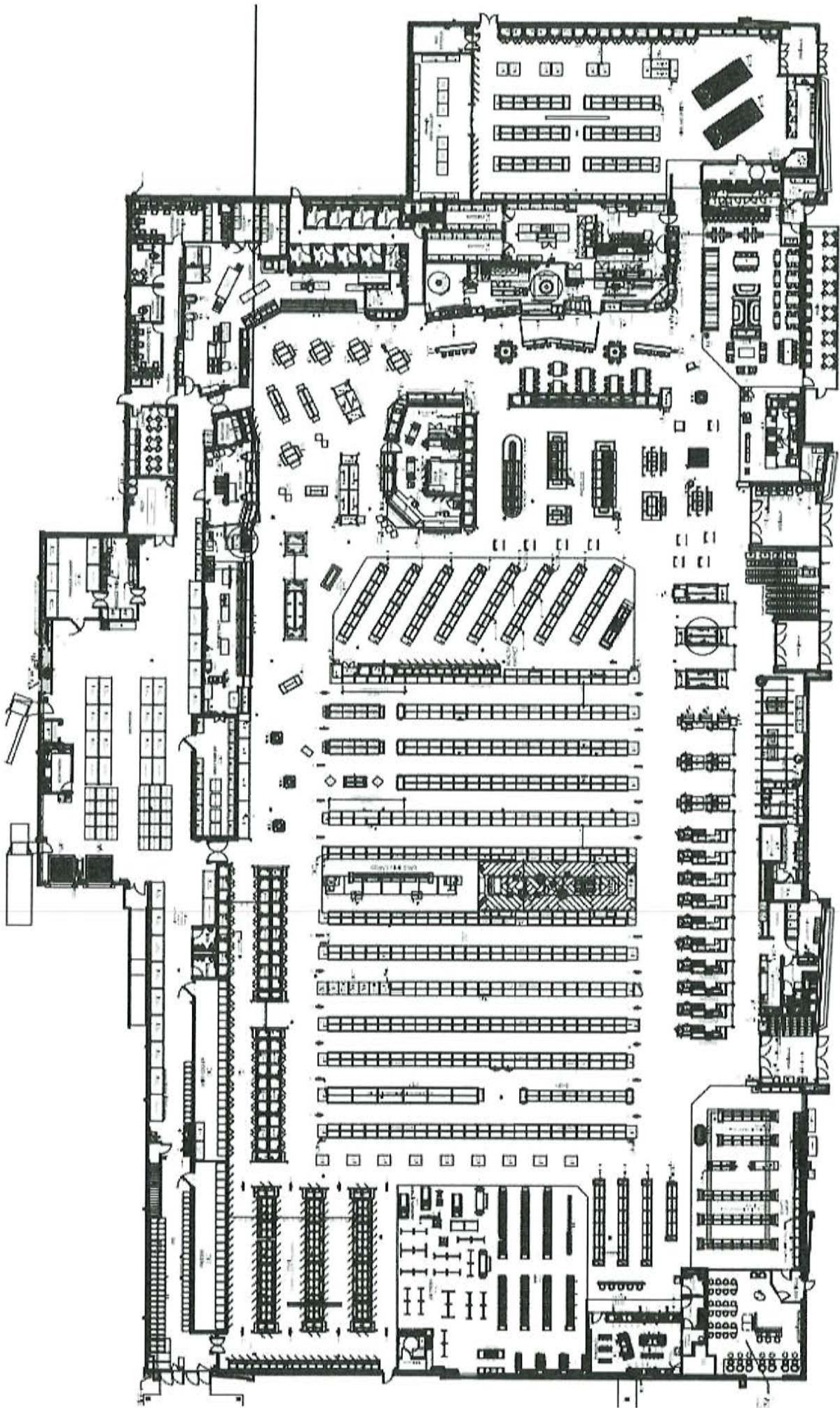
Privately Held Corporation

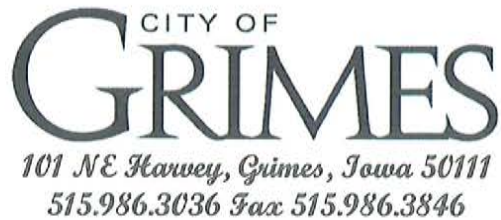
Ownership

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
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE





AGENDA MEMO

Council Meeting October 26, 2021

AGENDA HEADING:

Consent Agenda Resolution #10-2121- Fiscal Year 2022 Transfer for partial Library funding

SYNOPSIS:

This resolution addresses the FY22 transfer for partial Library funding, which was included in the budget. The City has received the property tax payment from the county for these funds. Monies will be transferred from the General Fund into the Library Fund. The City will make another transfer in the second portion of the fiscal year, after receipt of the spring property tax payments.

FISCAL IMPACT:

This transfer moves money within funds to allow for disbursement from appropriate accounts. This will have no additional fiscal impact. Total transfer \$300,201.

PREVIOUS COUNCIL ACTION(S):

Council approved the FY22 Budget, which included this planned transfer.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval

RESOLUTION NO. 10-2121

**A RESOLUTION APPROVING FISCAL YEAR 2021-2022
TRANSFER for Partial Library Funding**

WHEREAS, the City Council did approve the fiscal year 2021-2022 budget; and

WHEREAS, the City Finance Director recommends the following fiscal year 2021-2022 transfer for Partial Library Funding

NOW, THEREFORE, BE IT HEREBY RESOLVED, by the City Council of the City of Grimes, Iowa, dated October 26, 2021, that:

The City Finance Director is directed to transfer \$300,201 for Partial Library Funding

Passed and adopted this 26th day of October, 2021.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

**CITY OF
GRIMES**
101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

RESOLUTION 10-2321

**WHEREAS, The City Council of the City of Grimes, Iowa, upon
review of the Iowa Department of Transportation City Street Financial
Report, has approved and adopted this report as its official
2021 FISCAL YEAR
ANNUAL STREET FINANCE REPORT.**

**Considered by the City Council of the City of Grimes, Iowa
on this 26th day of October, 2021**

**Moved by _____, seconded by _____;
Resolution 10-2321
Shall now pass.**

Scott Mikkelsen, Mayor

Date

Attest:

Rochelle Williams, City Clerk

Date



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets	\$436,679	\$278,098					\$714,777
Benefits - Roads/Streets	\$155	\$2,218	\$283,553				\$285,926
Training & Dues	\$2,870	\$5,757					\$8,627
Building & Grounds Maint. & Repair	\$16,363	\$4,269					\$20,632
Vehicle & Office Equip Operation and Repair	\$39,049	\$30,824					\$69,873
Operational Equipment Repair	\$2,645	\$59,373					\$62,018
Engineering		\$19,316			\$337,306		\$356,622
Insurance		\$23,997					\$23,997
Rents & Leases	\$8,100	\$5,274					\$13,374
Street Maintenance Expense	\$3,212						\$3,212
Tax Expense		\$168,673					\$168,673
Other Professional Services		\$10,238					\$10,238
Other Contract Services					\$3,596,002		\$3,596,002
Minor Equipment Purchases	\$25,280	\$1,981					\$27,261
Office Supplies	\$7,135						\$7,135
Operating Supplies	\$2,605	\$582					\$3,187



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Postage & Safety	\$16,880	\$881					\$17,761
New Posts & Signs	\$16,410						\$16,410
Vehicles		\$57,829					\$57,829
Heavy Equipment		\$128,383					\$128,383
Principal Payment				\$7,267,612			\$7,267,612
Interest Payment				\$883,921			\$883,921
Bond Registration Fees				\$2,735			\$2,735
Transfer Out		\$80,000					\$80,000
Street Lighting	\$189,878	\$10,542					\$200,420
Traffic Control/Safety		\$19,582					\$19,582
Snow Removal	\$2,131	\$99,885					\$102,016
Depreciation & Building Utilities	\$35,465						\$35,465
Total	\$804,857	\$1,007,702	\$283,553	\$8,154,268	\$3,933,308		\$14,183,688



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$750,227		\$283,553	\$4,653,268			\$5,687,048
Federal Grants	\$53,654						\$53,654
State Revenues - Road Use Taxes		\$1,709,592					\$1,709,592
Charges/fees						\$0	\$0
Contributions	\$976						\$976
Proceeds from Debt				\$3,501,000	\$400,000		\$3,901,000
Transfer In					\$80,000		\$80,000
Total	\$804,857	\$1,709,592	\$283,553	\$8,154,268	\$480,000	\$0	\$11,432,270



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
2019A GO Bonds	\$4,510,000	\$380,000	\$110,920	\$342,000	\$99,828	\$4,130,000
2018A GO Bonds	\$9,355,000	\$250,000	\$293,031	\$200,000	\$234,425	\$9,105,000
2017 GO Bond	\$3,250,000	\$775,000	\$82,813	\$775,000	\$82,813	\$2,475,000
2016 Refunding GO Bond Refund 2007	\$3,530,000	\$640,000	\$86,781	\$517,764	\$70,206	\$2,890,000
2015 GO Bond	\$6,800,000	\$370,000	\$206,175	\$286,543	\$159,670	\$6,430,000
2020A GO Bonds	\$2,040,750	\$1,095,000	\$156,520	\$1,095,000	\$156,520	\$945,750
2012 GO Bond	\$4,095,000	\$4,095,000	\$27,601	\$3,763,305	\$25,365	\$0
2020B GO Bonds Refunding 2012 Bond	\$3,890,000	\$320,000	\$61,215	\$288,000	\$55,094	\$3,570,000
2021A GO Bond	\$8,585,000	\$0	\$0	\$0	\$0	\$8,585,000



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
John Deere Z950M Mid Z mower	2018	Purchased	\$9,627	No Change
Case 580 Super N Backhoe	2018	Purchased	\$72,405	No Change
Bobcat Soil conditioner 84" Hydraulic angle & depth	2018	Purchased	\$7,288	No Change
Ford Boom Truck	2006	Purchased	\$50,000	No Change
Ford F550 Sign truck crane with Air N Arc	2014	Purchased	\$74,599	No Change
International 7300 Dump Truck	2014	Purchased	\$142,525	No Change
International 7300 Dump Truck	2011	Purchased	\$125,000	No Change
International 4700 Dump Truck	1999	Purchased	\$60,000	No Change
International Dump Truck & Hook	2016	Purchased	\$219,084	No Change
International 7300 Dump Truck	2002	Purchased	\$75,000	No Change
Caterpillar 914G Wheel Loader	1994	Purchased	\$94,000	Sold
International Workforce Dump Truck	2007	Purchased	\$75,000	No Change
International 7300 Dump Truck	2015	Purchased	\$151,000	No Change
924H Wheel Loader	2011	Purchased	\$178,000	No Change
Kubota SVL-90-2 Skidloader	2016	Purchased	\$74,000	No Change
Elgin Whirlwind Street Sweeper	2011	Purchased	\$240,000	No Change
EZ Stripe skidmount painter	2014	Purchased	\$51,000	No Change
Ford F250 4X4	2015	Purchased	\$24,950	No Change
Polaris Brutus 900 HD UTV	2013	Purchased	\$15,500	Traded
John Deere Z950R Mid-Z mower	2018	Purchased	\$10,906	No Change
John Deere 317G Compact Track Loader	2018	Purchased	\$44,962	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Description	Model Year	Usage Type	Cost	Purchased Status
Ford F250	2013	Purchased	\$18,500	No Change
Ford F550	2016	Purchased	\$75,156	No Change
John Deere 4720	2012	Purchased	\$28,191	No Change
Ford F150 4X4	1998	Purchased	\$3,000	No Change
Terex PB16 powerbuggy	2016	Purchased	\$7,800	No Change
Ford F150	2014	Purchased	\$23,000	No Change
Ford F250 3/4 ton 4X4	2013	Purchased	\$30,230	No Change
Ford F250 3/4 ton 4X4	2013	Purchased	\$30,230	No Change
John Deere 5093E	2009	Purchased	\$35,000	No Change
Ford 3/4 ton Diesel	2006	Purchased	\$24,339	No Change
Ford 3/4 ton Diesel	2006	Purchased	\$24,339	No Change
Bobcat UTV	2014	Purchased	\$13,000	Traded
Ford 3/4 ton 4X4 v10	2004	Purchased	\$28,000	Sold
Roller DynaPoe CC 1000	2008	Purchased	\$28,000	No Change
Brillon Till & Seed	2011	Purchased	\$12,000	No Change
Falcon Hotbox	2014	Purchased	\$34,861	Sold
John Deere 1585 Front mount	2015	Purchased	\$36,540	No Change
John Deere Z Track Mower	2015	Purchased	\$8,713	No Change
Ex Liner AL 120 Polarized Striper	2015	Purchased	\$5,600	No Change
John Deere 5115M Side Flail	2016	Purchased	\$72,378	No Change
Grimco Sign printer	2018	Purchased	\$34,103	No Change
Crafco SS125D Sure Shot Crack Sealer	2015	Purchased	\$38,900	No Change
Ford F250	2019	Purchased	\$29,997	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Description	Model Year	Usage Type	Cost	Purchased Status
Ford F250	2019	Purchased	\$29,997	New
Ford F250	2021	Purchased	\$26,726	New
Ford F250	2021	Purchased	\$26,726	New
Falcon Asphalt Machine	2021	Purchased	\$32,297	New
Vermac Sign Board	2021	Purchased	\$22,675	New
International HV5 SFA 4X2	2021	Purchased	\$213,118	New
Kubota RTC-X1100C	2021	Purchased	\$18,035	New
Kubota RTC-X1100C	2021	Purchased	\$20,035	New
Sullivan D185P1Z4 Compressor	2020	Purchased	\$17,750	New
Pneumatic Concrete Drill	2020	Purchased	\$6,965	New
Grapple Bucket	2021	Purchased	\$24,500	New



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Street Projects

Project Description	Contract Price	Final Price	Contractor Name
SE 37th St @ Hwy 141 Improvements	\$5,272,434	\$5,783,298	Concrete Technologies Inc
SW County Line Road Improvements	\$4,279,790	\$4,210,539	Concrete Technologies Inc
Hope Commercial Plat 1 NE Gateway Drive Road	\$3,457,684	\$3,461,250	McAninch Corporationm
S James & SE 37th Street Improvements	\$2,535,508	\$2,587,750	Absolute Concrete



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2021

Grimes

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Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$1,998,875	\$0	\$0	\$7,459,213	\$0	\$9,458,088
SubTotal Expenses (-)	\$804,857	\$927,702	\$283,553	\$8,154,268	\$3,933,308		\$14,103,688
Transfers Out (-)		\$80,000					\$80,000
Subtotal Revenues (+)	\$804,857	\$1,709,592	\$283,553	\$8,154,268	\$400,000	\$0	\$11,352,270
Transfers In (+)					\$80,000		\$80,000
Ending Balance	\$0	\$2,700,765	\$0	\$0	\$4,005,905	\$0	\$6,706,670

Resolution Number: 10-2321

Execution Date: Tuesday, October 26, 2021

Signature: Marcia Woodke

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF THE NEW GRIMES PUBLIC LIBRARY, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," 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 10-2421

**RESOLUTION ORDERING CONSTRUCTION OF THE NEW GRIMES
PUBLIC LIBRARY, AND FIXING A DATE FOR HEARING THEREON AND
TAKING OF BIDS THEREFOR**

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the New Grimes Public Library; and

WHEREAS, the City has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements; and

WHEREAS, the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and a contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26, Code of Iowa, to hold a public hearing and to advertise for bids:

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the New Grimes Public Library, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

Construction of the New Grimes Public Library

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the Notice to Bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to December 7, 2021, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:00 A.M., on such date.

The City Council hereby delegates to the City Administrator or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on December 14, 2021, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish Notice of Hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on December 14, 2021.

PASSED AND APPROVED this 26 day of October, 2021.

Mayor Scott Mikkelsen

ATTEST:

City Clerk Rochelle Williams



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

AGENDA MEMO

Item No.
For Meeting of 10/26/2021

AGENDA HEADING: Approval to Remove Two Trees in City ROW

SYNOPSIS: There are two Ash trees located in front of 301 NE Jacob St. that need to be removed. After inspection, it was determined the trees are infested with the Emerald Ash Borer and in need of removal.

By Ordinance, no tree on city-owned property may be removed without prior approval from City Council.

FISCAL IMPACT:

Initial quote is \$1155 from Wright Outdoor Solutions

PREVIOUS COUNCIL ACTIONS: Approved removal of 2 Ash trees on NE Main St. for the same reason as the August 10, 2021 City Council Meeting.

BOARD/COMMISSION ACTION(S): Staff discussed the removal of the Ash trees with the City of Grimes Tree Board and the Board was in agreement to remove the trees.

STAFF/COMMITTEE RECOMMENDATION: The Public works Department recommends removing the trees.



Amendment No. 2

To: City of Grimes
Scott Mikkelsen
101 NE Harvey Street
Grimes, IA 50111

Date of Issuance: October 26, 2021
MSA Project No: 09410010
Grimes Finance Project Number:
347-431-6407

This is an amendment to the Agreement dated May 11, 2021 by and between the CITY OF GRIMES (OWNER) AND MSA PROFESSIONAL SERVICES, INC. (MSA) and acknowledges that MSA is authorized to begin work on the following project amendment:

Project Name: North Sports Complex Parking Lot Improvements

The scope of the work authorized is:

Per the City's email request dated, September 13, 2021, and meeting onsite, MSA revised the west parking lot, including shifting it to the south and the subsequent grading changes. MSA also revised the electrical plans to account for the light pole that would remain, which included shifting the east parking lot entrance and reviewing the electrical addendum for the City to the shed. Changes also included time for re-staking the parking lot. Refer to Attachment A for details.

The Total Cost Not to Exceed for Amendment 2– Parking Lot Revisions is: \$3,000.00

Authorization for the work described above shall amend the Agreement between MSA and OWNER. Any attachments or exhibits referenced in this Amendment are made part of the Agreement. Payment for these services will be on a time and materials basis.

Approval: MSA shall commence work on this project in accordance with your written authorization. This authorization is acknowledged by signature of the authorized representatives of the parties to this Amendment. A copy of this Amendment signed by the authorized representatives shall be returned for our files. If a signed copy of this Authorization is not received by MSA within seven days from the date of issuance, MSA may stop work on the project.

CITY OF GRIMES

MSA PROFESSIONAL SERVICES, INC.

A handwritten signature in blue ink that reads "Nichole Sungren".

Scott Mikkelsen

Mayor

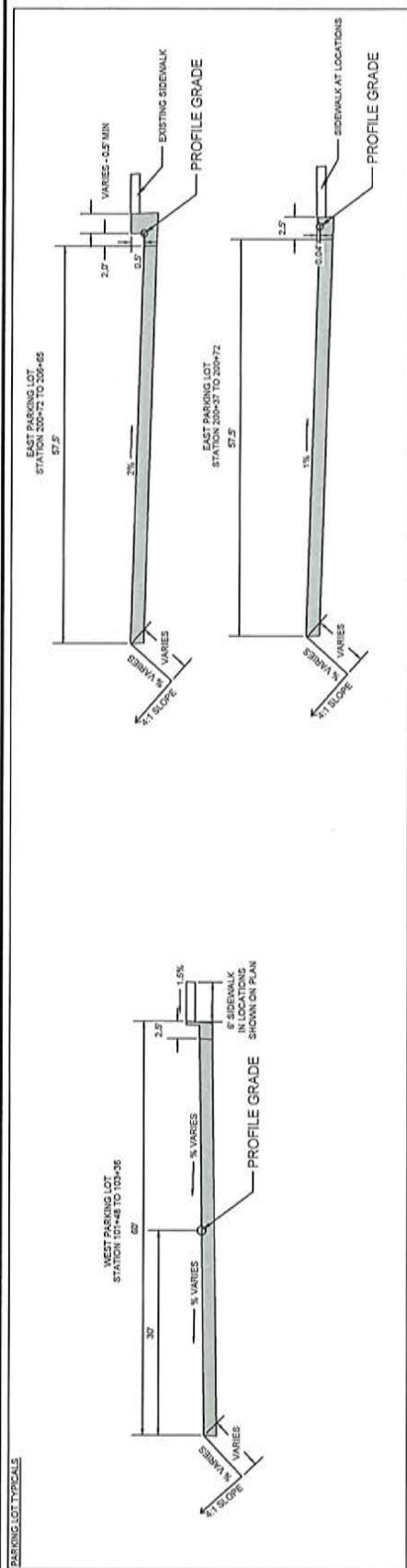
Date: 10-26-2021

Phone: (515) 986-3036

Nichole Sungren, P.E.

Team Leader

Date: October 26, 2021

[illegible]

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Highway 44 at County Line Road Temporary Traffic Signal
Contractor: Van Maanen Electric, Inc.
Address: 500 Iowa Speedway Dr, Newton, IA 50208
Finance Budget Code: 334-210-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: June 22, 2021 **Vendor #** 2161

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: August 1, 2021 Through: 10/8/2021

Contract Summary

Original Contract Amount:	\$	63,422.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	63,422.00	
Total completed and stored to date:	\$	38,222.00	
Retainage: 5 % of Completed Work:	\$	1,911.10	
Total Earned less Retainage:	\$	36,310.90	
Less previous applications for payment:	\$	-	
SUBTOTAL	\$	36,310.90	

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ **36,310.90**

Balance to finish, including retainage: \$ 27,111.10

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: Van Maanen Electric, Inc.
 Signature: [Signature] Firm Name: Van Maanen Electric, Inc. Date: 10/7/21

Engineer / Consultant Approval: Bolton & Menk, Inc.
 Signature: [Signature] Firm Name: Bolton & Menk, Inc. Date: 10-8-2021

City of Grimes Staff Approval: [Signature]
 Signature: [Signature] Date: 10-19-21

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	Temporary Traffic Signal	LS	1.00		1.00	\$34,622.00	\$ 34,622.00	1.00	\$ 34,622.00	-	100.00%
2	Temporary Traffic Signal Rent	MONTH	24.00		24.00	\$ 1,200.00	\$ 28,800.00	3.00	\$ 3,600.00	21.00	12.50%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE

\$ 63,422.00\$ 38,222.00-39.73%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
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Previous Applications for Payment

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Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	June 22, 2021
Original Contract Time:	20.00
Added by Change Order:	
Contract Time to Date:	20.00
Time Used to Date:	20.00
Contract Time Remaining:	-

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Hope Commercial Traffic Impact Study
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 001-170-6407 **Finance Project #**
Vendor Project or Invoice #: 121.0187.01 **PO #**
Original Contract Date: January 12, 2021 **Vendor #** 2031

Date of Council Meeting: October 26th, 2021 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: June 1, 2021 Through: August 31, 2021

Contract Summary

Original Contract Amount:	\$	32,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	32,000.00	
Total completed and stored to date:	\$	32,000.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	32,000.00	
Less previous applications for payment:	\$	25,280.78	
SUBTOTAL	\$		6,719.22

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 6,719.22

Balance to finish, including retainage: \$ -

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval: Snyder & Associates, Inc.
Signature: Todd Knox Date: 10/5/21

Engineer / Consultant Approval:
Firm Name: _____

Signature: _____ Date: _____
City of Grimes Staff Approval: Matt Ahrens Date: 10-19-21

City of Grimes Council Approval:
Signature: _____ Date: _____

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 13, 2021	\$ 3,878.00
2	May 25, 2021	\$ 9,569.38
3	June 22, 2021	\$ 5,513.40
4	July 27, 2021	\$ 6,320.00
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Previous Applications for Payment

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TOTAL \$ 25,280.78

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

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



October 5, 2021

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

RE: PROGRESS REPORT NO. 5
HOPE DEVELOPMENT TRAFFIC IMPACT STUDY
PROJECT NO.: 121.0187.01

Dear Mr. Ahrens:

This is the fifth and final progress report for the above-referenced project. This report covers work from June 1 through September 15, 2021. During this period, we finalize recommendations and report for the project.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

Todd Knox
Project Manager



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 30, 2021

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

Invoice No: 121.0187.01 - 5

Email mahrens@grimesiowa.gov

Project 121.0187.01 Hope Commercial Traffic Impact Study

Professional Services through August 31, 2021

Basic Services

	Hours	Rate	Amount	
Planner V	36.00	142.00	5,112.00	
Technician VII	15.50	106.00	1,643.00	
Total Services	51.50		6,755.00	
Total Services				6,755.00

Billing Limits	Current	Prior	To-Date	
Total Billings	6,755.00	25,280.78	32,035.78	
Limit			32,000.00	
Adjustment				-35.78
Phase Subtotal				\$6,719.22

Amount Due this Invoice \$6,719.22

	Total	Prior	Current
Billings to Date	32,000.00	25,280.78	6,719.22

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2021-2022 On Call Traffic Planning & Engineering Services
Contractor: Snyder & Associates, Inc.
Address: 2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023
Finance Budget Code: 001-170-6407 **Finance Project #**
Vendor Project or Invoice #: 121.0847.01 **PO #**
Original Contract Date: August 10, 2021 **Vendor #** 2031

Date of Council Meeting: October 26th, 2021 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: August 10, 2021 Through: August 31, 2021

Contract Summary

Original Contract Amount:	\$	15,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	15,000.00	
Total completed and stored to date:	\$	2,982.57	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	2,982.57	
Less previous applications for payment:	\$	-	
SUBTOTAL			\$ 2,982.57

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,982.57

Balance to finish, including retainage: \$ 12,017.43

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval: Snyder & Associates, Inc.
 Signature: Todd Knox Firm Name: Date: 10/7/21

Engineer / Consultant Approval:
 Signature: Firm Name: Date:

City of Grimes Staff Approval: Signature: Date: 10-19-21

City of Grimes Council Approval: Signature: Date:

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

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TOTAL \$ -

Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
 Original Contract Date: August 10, 2021
 Original Contract Time: _____
 Added by Change Order: _____
 Contract Time to Date: -
 Time Used to Date: _____
 Contract Time Remaining: -



October 7, 2021

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

RE: PROGRESS REPORT NO. 1
2021-2022 ON CALL TRAFFIC PLANNING AND ENG SERVICES
PROJECT NO.: 121.0847.01

Dear Mr. Ahrens:

This is the first progress report for the above-referenced project. This report covers work from July 1st, 2021 through August 31st, 2021. During this period, we have worked with the City on a variety of items including reviewing operations at five different traffic signals (timing adjustments and equipment operational reviews).

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

Sincerely,

SNYDER & ASSOCIATES, INC.

Todd Knox
Project Manager



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 30, 2021

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

Invoice No: 121.0847.01 - 1

#001-170-6407

Project 121.0847.01 2021-2022 On Call Traffic Planning and Engineering Services

Professional Services through August 31, 2021

Basic Services

	Hours	Rate	Amount
Principal Engineer	2.75	220.00	605.00
Engineer VII	14.25	165.00	2,351.25
Total Services	17.00		2,956.25
Total Services			2,956.25

Fleet Mileage

26.32

Billing Limits

	Current	Prior	To-Date
Total Billings	2,982.57	0.00	2,982.57
Limit			15,000.00
Remaining			12,017.43

Phase Subtotal \$2,982.57

Amount Due this Invoice \$2,982.57

	Total	Prior	Current
Billings to Date	2,982.57	0.00	2,982.57

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: SE Jacob St. and SE Trail Ridge Rd. Water Main Design and Bidding Services
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 352-810-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: March 23, 2021 **Vendor #** 3134

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 6
PAYMENT PERIOD: From: 08/29/201 Through: 10/09/2021

Contract Summary

Original Contract Amount:	\$	85,040.00	
Net change by Change Orders:	\$	78,810.00	
Contract Amount to Date: (line 1 ± 2)	\$	163,850.00	
Total completed and stored to date:	\$	90,713.74	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	90,713.74	
Less previous applications for payment:	\$	82,055.64	
SUBTOTAL	\$		8,658.10
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		8,658.10
Balance to finish, including retainage:	\$	73,136.26	

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:

MSA Professional Services, Inc.

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 11, 2021	\$ 26,691.94
2	June 8, 2021	\$ 23,769.70
3	July 13, 2021	\$ 13,654.00
4	September 14, 2021	\$ 12,510.00
5	September 28, 2021	\$ 5,430.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 82,055.64

Record of Change Orders

No.	Date	Amount
1	September 14, 2021	\$ 78,810.00
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TOTAL \$ 78,810.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	March 23, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

**Remit to:**

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

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

October 15, 2021

Invoice No: R09410008.0 - 1

Project Manager 00-50-203
Client Liaison Nichole Sungren
Nichole Sungren

AMOUNT DUE THIS INVOICE: \$8,658.10

Project R09410008.0 Grimes IA SE Jacob Water Main CRS

Professional Services from September 14, 2021 to October 9, 2021

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice
Construction Admin	13,130.00	25.00	3,282.50	0.00	3,282.50
Construction Staking	8,260.00	31.00	2,560.60	0.00	2,560.60
Constr. Observation	56,300.00	5.00	2,815.00	0.00	2,815.00
Post Construction	1,120.00	0.00	0.00	0.00	0.00
Total Fee	78,810.00		8,658.10	0.00	8,658.10
			Total Fee		8,658.10
			AMOUNT DUE THIS INVOICE:		\$8,658.10

For ACH notification, remit to:

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

We are proud to be a 100% employee-owned firm.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: North Sports Complex Parking Lot Improvements
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 347-431-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: May 11, 2021 **Vendor #** 3134

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: August 29, 2021 Through: October 9, 2021

Contract Summary

Original Contract Amount:	\$	45,950.00	
Net change by Change Orders:	\$	33,930.00	
Contract Amount to Date: (line 1 ± 2)	\$		79,880.00
Total completed and stored to date:	\$	63,988.40	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		63,988.40
Less previous applications for payment:	\$		45,950.00
SUBTOTAL			\$ 18,038.40

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 18,038.40

Balance to finish, including retainage: \$ 15,891.60

Contract Time Remaining (If applicable) - Working Days

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Nichole Sengren

Firm Name

Signature Date

10/15/2021

City of Grimes Staff Approval:

Matt Ahrens

Signature Date

10-19-21

City of Grimes Council Approval:

Signature Date

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

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 8, 2021	\$ 2,350.00
2	July 13, 2021	\$ 16,230.00
3	September 14, 2021	\$ 19,385.00
4	September 28, 2021	\$ 7,985.00
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Previous Applications for Payment

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TOTAL \$ 45,950.00

Record of Change Orders

No.	Date	Amount
1	September 14, 2021	\$ 30,930.00
2	October 26, 2021	\$ 3,000.00
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TOTAL \$ 33,930.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	May 11, 2021
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



Remit to:
MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

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

October 15, 2021
Invoice No: R09410010.0 - 1

Project Manager 00-50-203
Client Liaison Nichole Sungren

AMOUNT DUE THIS INVOICE: \$18,038.40

Project R09410010.0 Grimes IA NS Parking Lot CRS

Professional Services from September 14, 2021 to October 9, 2021

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice
Construction Admin	10,590.00	44.00	4,659.60	0.00	4,659.60
Construction Staking	8,150.00	54.00	4,401.00	0.00	4,401.00
Constr. Observation	11,070.00	54.00	5,977.80	0.00	5,977.80
Post Construction	1,120.00	0.00	0.00	0.00	0.00
Parking Lot Revisions	3,000.00	100.00	3,000.00	0.00	3,000.00
Total Fee	33,930.00		18,038.40	0.00	18,038.40
			Total Fee		18,038.40
			AMOUNT DUE THIS INVOICE:		\$18,038.40

For ACH notification, remit to:

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

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CITY OF
GRIMES

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 10, 2020	\$ 5,950.50
2	December 22, 2020	\$ 3,858.60
3	January 12, 2021	\$ 1,888.00
4	March 9, 2021	\$ 1,965.00
5	April 13, 2021	\$ 3,969.50
6	May 11, 2021	\$ 8,525.80
7	June 22, 2021	\$ 2,227.00
8	July 13, 2021	\$ 2,177.00
9	August 10, 2021	\$ 5,218.98
10	September 14, 2021	\$ 5,101.52
11	September 28, 2021	\$ 1,635.00
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Previous Applications for Payment

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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: -

TOTAL \$ 42,516.90



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

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

October 19, 2021
 Project No: 200807
 Invoice No: 147275
 Invoice Total: \$4,373.00

Project 200807 Grimes, IA - Pavement Management Program

Professional Services Through October 15, 2021

Phase 1000 Project Management & Meetings

Professional Personnel

	Hours	Amount	
Senior Professional	1.00	210.00	
Admin Coordinator	2.00	188.00	
Totals	3.00	398.00	
Total Labor			398.00
Total this Phase			\$398.00

Phase 4000 Pavement Rehabilitation and Reconstruction Treatment Strategies

Professional Personnel

	Hours	Amount	
Junior Professional	4.00	440.00	
Totals	4.00	440.00	
Total Labor			440.00
Total this Phase			\$440.00

Phase 5000 Plan for Improvements

Professional Personnel

	Hours	Amount	
Senior Professional	4.00	840.00	
Junior Professional	24.50	2,695.00	
Totals	28.50	3,535.00	
Total Labor			3,535.00
Total this Phase			\$3,535.00

Billing Limits

	Current	Prior	To-Date
Total Billings	4,373.00	42,516.90	46,889.90
Limit			50,000.00
Remaining			3,110.10
Total this Invoice			\$4,373.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Concept Planning - WRA Sanitary Sewer Connection
Engineer: Civil Design Advantage
Address: 3405 SE Crossroads Drive, Suite G, Grimes, IA 50111
Finance Budget Code: 001-170-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: January 28, 2020 **Vendor #** 1243

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 13
PAYMENT PERIOD: From: September 6, 2021 Through: October 3, 2021

Contract Summary

Original Contract Amount:	\$	44,660.00	
Net change by Change Orders:	\$	20,000.00	
Contract Amount to Date: (line 1 ± 2)	\$		64,660.00
Total completed and stored to date:	\$	61,467.68	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		61,467.68
Less previous applications for payment:	\$		61,097.68
SUBTOTAL			\$ 370.00

OTHER CHARGES (Attach an Itemized list)

CURRENT PAYMENT DUE \$ 370.00

Balance to finish, including retainage: \$ 3,192.32

Contract Time Remaining (If applicable) - WORKING DAYS

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

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

Civil Design Advantage

Firm Name

Signature

Date

City of Grimes Staff 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: 10/8/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 10, 2020	\$ 4,791.60
2	March 24, 2020	\$ 15,669.00
3	April 28, 2020	\$ 5,864.62
4	May 26, 2020	\$ 12,283.11
5	June 23, 2020	\$ 1,326.60
6	September 22, 2020	\$ 8,200.00
7	October 13, 2020	\$ 6,366.25
8	November 10, 2020	\$ 2,220.25
9	December 22, 2020	\$ 371.25
10	January 26, 2021	\$ 1,030.00
11	February 23, 2021	\$ 797.75
12	July 13, 2021	\$ 2,177.25
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TOTAL \$ 61,097.68

Previous Applications for Payment

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Record of Change Orders

No.	Date	Amount
1	October 27, 2020	\$ 20,000.00
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TOTAL \$ 20,000.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	January 28, 2020
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

Civil Design Advantage LLC
3405 SE Crossroads Drive Suite G
Grimes, Iowa 50111
(515) 369-4400

City of Grimes
Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

October 08, 2021
Project No: 2001.043
Invoice No: 34784

Project 2001.043 C. Grimes -WRA Sanitary Sewer Connection
City Code: 001-170-6407

Professional Services from September 06, 2021 through October 03, 2021

Task	106	Base Mapping				
				Total this Task		0.00
Task	107	Gravity Sewer Service Area Analysis				
				Total this Task		0.00
Task	201	Concept Planning				
				Total this Task		0.00
Task	214	Force Main Alignment Alternatives				
				Total this Task		0.00
Task	215	Typical Section				
				Total this Task		0.00
Task	305	Acquisition Plat Preparation				
Professional Personnel						
			Hours	Rate	Amount	
Principal/Senior Land Surveyor			2.00	185.00	370.00	
		Total Labor				370.00
				Total this Task		\$370.00
Task	501	Design Meetings				
				Total this Task		0.00
Task	998	Permits & Fees				
				Total this Task		0.00
Task	999	Reimbursable Expenses				
				Total this Task		0.00
				Total this Invoice		<u>\$370.00</u>

Project Manager Gary Reed

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2021 Asphalt Overlay Project
Contractor: Bolton & Menk, Inc.
Address: 430 E Grand Ave, Suite 101 Des Moines, IA 50309
Finance Budget Code: 110-210-6761 **Finance Project #**
Vendor Project or Invoice #: 277160 **PO #**
Original Contract Date: June 8, 2021 **Vendor #** 2820

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: August 24, 2021 Through: September 24, 2021

Contract Summary

Original Contract Amount:	\$	51,960.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	51,960.00	
Total completed and stored to date:	\$	5,934.18	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	5,934.18	
Less previous applications for payment:	\$	3,572.50	
SUBTOTAL	\$		2,361.68

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 2,361.68

Balance to finish, including retainage: \$ 46,025.82

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:

Bolton & Menk, Inc.

Firm Name

Signature

13 OCT 2021

Date

City of Grimes Staff Approval:

Signature

10-19-21

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Kevin Hensley - Director of Public Works - Public Works Department

E-mail: khensley@grimesiowa.gov Phone: (515) 986-9636 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 28, 2021	\$ 3,572.50
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BMI Invoice

274926

Previous Applications for Payment

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TOTAL

\$ 3,572.50

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TOTAL

\$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	June 8, 2021
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
1960 Premier Drive | Mankato, MN 56001-5900
507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

September 24, 2021
Project No: 0A1.124882
Invoice No: 0277160
Client Account: GRIMES_CI_IA

Grimes/2021 Asphalt Overlay

Design Services (001)

Professional Services

	Hours	Amount	
Specialist	1.00	170.00	
Technician	1.00	75.00	
Totals	2.00	245.00	
Total Labor			245.00

Reimbursable Expenses

Testing		2,116.68	
Total Reimbursables		2,116.68	2,116.68

Total this Task **\$2,361.68**

Total this Invoice **\$2,361.68**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: 2021 Sanitary Sewer Collection System Study
Contractor: Foth Infrastructure & Environment, LLC
Address: 8191 Birchwood Court, Suite L, Johnston, IA 50131
Finance Budget Code: 353-815-6407 **Finance Project #**
Vendor Project or Invoice #: 21G013.01 **PO #**
Original Contract Date: April 27, 2021 **Vendor #** 2972

Date of Council Meeting: October 26, 2021 **PAYMENT REQUEST #** 3
PAYMENT PERIOD: From: September 1, 2021 Through: September 30, 2021

Contract Summary

Original Contract Amount:	\$	214,965.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	214,965.00	
Total completed and stored to date:	\$	59,555.64	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	59,555.64	
Less previous applications for payment:	\$	24,583.50	
SUBTOTAL			\$ 34,972.14

OTHER CHARGES (Attach an Itemized list)

CURRENT PAYMENT DUE \$ 34,972.14

Balance to finish, including retainage: \$ 155,409.36

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

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

mahrens@grimesiowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	July 27, 2021	\$ 4,983.00
2	September 28, 2021	\$ 19,600.50
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 24,583.50

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TOTAL \$ -

Contract Time Remaining

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

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

October 19, 2021

Project No: 0021G013.01

Invoice No: 74774

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

Invoice Total USD 34,972.14

Project 0021G013.01 2021 Sanitary Sewer Collection System Study

Professional Services through September 30, 2021

Professional Personnel

	Hours	Rate	Amount
Project Manager IV	16.00	199.00	3,184.00
Project Manager II	18.00	181.00	3,258.00
Project Engineer II	13.00	153.00	1,989.00
Staff Engineer III	59.50	134.00	7,973.00
Staff Engineer II	39.50	126.00	4,977.00
Staff Engineer I	14.00	117.00	1,638.00
Planner II	4.80	135.00	648.00
Lead Technician	21.00	145.00	3,045.00
Construction Manager	2.50	168.00	420.00
Totals	188.30		27,132.00
Total Labor			27,132.00

Expenses 7,840.14

Billing Limits	Current	Prior	To-Date
Total Billings	34,972.14	24,583.50	59,555.64
Limit			214,965.00
Remaining			155,409.36
Total This Invoice			USD 34,972.14



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

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING:

Resolution Setting Public Hearing (11-9-2021, 5:30 PM): Zoning Ordinance Amendment Regarding Format and Fees

SYNOPSIS:

With the anticipated transition of the Code of Ordinances from the current PDF online format, to the interactive EnCode solution that was acquired last year, staff has been reformatting the code into a Title, Section, Chapter format.

In doing so, we can more appropriately organize our codes and regulations, thus providing a better end user experience.

While re-formatting, Staff also removed all fees that are currently codified. If you recall, the City adopted its first fee schedule in 2019, which removed the reliance upon using the code as reference for fees.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Approve the Resolution

RESOLUTION NO. 10-2621

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER AMENDING
PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF GRIMES, IOWA,
REGARDING FORMAT AND FEES

WHEREAS, the City Council of the City of Grimes, Iowa (the "City") desires to consider certain amendments to the Zoning Ordinance ("the Regulations") of the City of Grimes Code of Ordinances regarding the regulation the format of the Ordinance and fees; and

WHEREAS, it is the desire of the City Council that the proposed amendments to the Zoning Ordinance be considered by the Grimes Planning and Zoning Commission and that such Commission file its report with the City Council prior to the time established herein for public hearing on said proposed amendments; and

WHEREAS, a public hearing upon the proposed amendments to the Zoning Ordinance should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Grimes City Council on the proposed amendments to the Building and Property Regulations and Zoning Ordinance, at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, at 5:30 p.m. on November 9, 2021, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.
3. That the Planning and Zoning Commission be and is hereby directed to consider said proposed amendments to the Zoning Ordinance and to file its report with the City Council prior to the time of said public hearing.

PASSED AND APPROVED THIS ____ of _____. 2021.

CITY OF GRIMES, IOWA

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

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



Prepared By:





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

September 30th
, 2021

City of Grimes

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

RE: Monthly Update September 2021

Dear Mayor Scott Mikkelsen:

In accordance with contract requirements, we are pleased to provide the following monthly report for September 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: Portable Fire Extinguishers- Just Remember “PASS”, Transporting Portable Ladders Safely, Storage of Portable Ladders, OSHA’s Revised Haz-Com Standard- “Flame” Pictogram on Labels. All staff reviewed, understood, and acknowledged the material.

2.0 Drinking Water Treatment Facility Operation Report

This month we did see a decrease in water demand towards the end of the month. This has allowed us to be able to start some flushing of the system. We have lowered the pH of the drinking water slightly by lowering the caustic feed. This has improved the taste and smell of the water even though we are running a pH slightly lower than we would like. The new reverse osmosis plant was brought online at the end of the month. The plant has been running well and has allowed us to produce more water than ever before. The lime softening plant remodel is finished and the manufacturer will be onsite at the beginning of October for system startup.

Finished Water Monthly Flows and Hardness

		September-21	Aug-21	September-20
Water	Units			
Average Daily Pumped	gallons	1,822,000	2,220,000	1,797,000
Maximum Daily Pumped	gallons	2,350,000	2,454,000	2,356,000
Minimum Daily Pumped	gallons	400,000	1,784,000	1,290,000
Hardness				
Hardness - Avg Raw	grains	25.09	23.7	25.67
Hardness - Avg Finish	grains	9.1	9.6	5.44
Iron mg/l				
Avg Raw	mg/L	0.80	0.79	6.6
Avg Finish	mg/L	0.02	0.05	0.12
Fluoride mg/l				
Avg Raw Fl.	mg/L	2.24	2.11	0.18
Avg Finish Fl.	mg/L	1.09	1.07	0.11

Drinking Water Distribution Report

During the month of September, we were busy with doing workorders and new water plant operations. We also had wastewater problems and had Accu jet vac #1-#2 clarifier all the way down. We continued to do hydrant maintenance with flagging all hydrants along county line RD near new middle school and exercises valves around town. Bob McKinney has been working on ASR project. Also Bob and crew installed a live valve tap for ASR project

Distribution	September-2021
Work Orders	114
Meters Installed	30
Residential	25
Commercial	5
Temp Hydrants	10
Disconnect Notices	0
Services Disconnected	33
Hydrants Inspected/Flushed	28
Valves Exercised	52
Manholes Inspected	34
Water Loss	870,000

Wastewater 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. The new media to convert one of our aeration basins to a fixed filter basin is scheduled to be delivered by the end of October. The screen designed to contain the media is set to arrive in November.

Wastewater Treatment Facility Flows

	Plant Influent (MGD)
Total	51.22
Average per day	1.71
Minimum	1.38
Maximum	2.1

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	328.7	4670.5	•	•	•	•	•	•
CBOD ₅	•	•	20 LBS/Day	•	229.3 LBS/Day	711 LBS/Day	139.4 LBS/Day	444 LBS/Day
Suspended solids	403.2	5771.1	28.7	•	28.7	45.0	18.12	30.0
Nitrogen Ammonia	•	•	21.7 MG/L	5.0 MG/L	20.45 MG/L	•	17.34 MG/L	1.5 MG/L
Nitrate Nitrogen	35.84	502.9	327.7 LBS/Day	942.33 LBS/Day	327.7 LBS/Day	•	274.4 LBS/Day	576 LBS/Day
Dissolved Oxygen	•	•	5.86	•	5.78	•	5.6	>5.0
PH	•	•	7.55	6.5 to 9 STD Units	7.54	•	•	•

ND= No Detection

• = No limit set

TREASURER'S REPORT

CALENDAR 9/2021, FISCAL 3/2022

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	10,362,582.36	338,790.15	619,364.60	.00	10,082,007.91
002	LIBRARY FUND	13,354.90-	1,050.53	48,910.12	.00	61,214.49-
005	FIRE/RESCUE AUXILIARY	1,944.00	.00	1,553.00	.00	391.00
110	ROAD USE TAX	2,797,758.69	256,099.26	93,019.90	.00	2,960,838.05
112	EMPLOYEE BENEFITS	213,703.95	25,752.79	115,418.47	.00	124,038.27
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	1,190,409.79	250,854.58	.00	.00	1,441,264.37
125	TAX INCREMENT FINANCING	858,541.54	125,115.26	.00	.00	983,656.80
160	HOTEL/MOTEL/ECON DEV	256,321.98	.00	10,781.80	.00	245,540.18
161	ECO DEVELOPMENT REVOLVING	157,648.06	1,069.70	.00	.00	158,717.76
167	RESTRICTED GIFTS	107,187.04	.00	.00	.00	107,187.04
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	741,191.86	63,793.36	.00	.00	804,985.22
301	CAPITAL PROJECT FUND	6,587.32	.00	.00	.00	6,587.32
302	CP - ROAD DEVELOPMENT	3,020.07	.00	.00	.00	3,020.07
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	150,318.53	.00	.00	.00	150,318.53
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	.00	.00	.00	.00	.00
307	CP - STORM WATER	400,000.00	.00	.00	.00	400,000.00
308	CP-SW COUNTY LINE ROAD	9,490.71	.00	.00	.00	9,490.71
309	CP - PARKS	2,864,101.95	.00	16,500.00	.00	2,847,601.95
310	CP - FIRE	200,000.00	.00	.00	.00	200,000.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	.00	.00	.00	.00	.00
313	CP - GRIMES COMMUNITY COM	348,428.58	.00	.00	.00	348,428.58
314	CP-NE GATEWAY/HOPE COMM	94,708.62-	.00	.00	.00	94,708.62-
315	CP N COMPLEX SANI CONNECT	4,808.51	.00	.00	.00	4,808.51
316	CP - WATER CAP IMPROVEMNT	.00	.00	.00	.00	.00
317	CP - COMP PLAN	11,721.80	.00	.00	.00	11,721.80
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	483,969.96	.00	324,855.50	.00	159,114.46
320	CP-New Jordan Well 2019	677.05	7,123.00	.00	.00	7,800.05
321	CP- ASR 2019	.00	.00	.00	.00	.00
322	CP-16" Water Main	.00	.00	.00	.00	.00
323	CP-Water Tower 2019	10,272.15-	.00	714.31	.00	10,986.46-
324	CP-Water Plant Exp 2019	36,618.10-	.00	484,239.69	.00	520,857.79-
325	SE 37TH HWY 141 PROJECT	.00	.00	.00	.00	.00
326	2019 OVERLAY PROJECT	.00	.00	.00	.00	.00
327	SE 19TH & SW CO OVERLAY	.00	.00	.00	.00	.00
328	WRA SANI SEWER CONNECTION	35,216.88-	.00	76,616.18	.00	111,833.06-
329	NW TERRITORY LIFT STATION	1,414,435.19	.00	394,259.44	.00	1,020,175.75
330	GIS MAPPING	67,181.75	.00	.00	.00	67,181.75
331	19TH ST SEWER EXTENSION	1,000,000.00	.00	.00	.00	1,000,000.00
332	ROAD USE EQUIPMENT	36,882.00	.00	.00	.00	36,882.00
333	WRA PARALLEL SEWER	1,600,000.00	.00	.00	.00	1,600,000.00
334	HWY44 & COUNTY LN RD 2020	1,378,203.83	22.55	407,393.15	.00	970,833.23
335	ANN SANI SEWER I&I REHAB	250,000.00	.00	.00	.00	250,000.00
336	SE 11th ST RR/James 2019	172,007.08	.00	2,717.50	.00	169,289.58
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	.00	.00	.00	.00	.00
339	HWY 141 & HWY 44 SIGNAL	168,376.89	.00	29,391.89	.00	138,985.00
340	ANNUAL SIGNAL IMPROVEMENT	626,000.00	.00	.00	.00	626,000.00

TREASURER'S REPORT
CALENDAR 9/2021, FISCAL 3/2022

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	7,052.90	.00	8,272.00	.00	1,219.10-
342	WATER SYSTEM STUDY	3,567.34-	.00	.00	.00	3,567.34-
343	JAMES ST CORRIDOR STUDY	1,803.12-	.00	2,927.50	.00	4,730.62-
344	PAVEMENT COND ANALYSIS	90,094.62	.00	6,736.52	.00	83,358.10
345	ANNUAL WATER MAIN REPLACE	200,000.00	.00	.00	.00	200,000.00
346	HW TRAIL EXTENSION	100,000.00	.00	.00	.00	100,000.00
347	N SPORTS COMPLEX PARKING	381,420.00	.00	27,370.00	.00	354,050.00
348	SPLASH PAD	800,000.00	.00	.00	.00	800,000.00
349	SE 6TH & S JAMES INTERSEC	52,883.75	.00	1,332.00	.00	51,551.75
350	GRIMES LIBRARY BLDG FUND	7,604,817.55	.00	77,572.25	.00	7,527,245.30
351	37TH ST IMPROVEMENTS	763,712.35	.00	.00	.00	763,712.35
352	TRL RDG/BEAV/JACOB WTR MN	823,731.68	.00	17,940.00	.00	805,791.68
353	SANI SEWER STUDY	195,017.00	.00	19,600.50	.00	175,416.50
354	ANNUAL PCC PATCHING	150,000.00	.00	.00	.00	150,000.00
355	TRAFFIC SIGNAL EQUIPMENT	75,000.00	.00	.00	.00	75,000.00
356	ANNUAL PAVEMENT PRESERVE	75,000.00	.00	.00	.00	75,000.00
357	S CMLX IRRIGATION PROJ	127,524.29	.00	34,052.00	.00	93,472.29
358	ANN TRAIL IMPRV & PLAN	208,760.00	.00	.00	.00	208,760.00
359	EMERGENCY WATER MAIN	434,370.85	.00	83,394.01	.00	350,976.84
360	19TH ST WATER MAIN	353,073.15	.00	.00	.00	353,073.15
361	WW PLANT MBDR RETROFIT	250,000.00	.00	.00	.00	250,000.00
600	WATER	7,298,902.94	646,192.38	188,250.85	.00	7,756,844.47
601	WATER DEPOSITS	172,833.16	10,400.87	.00	.00	183,234.03
602	WATER SINKING	573,743.00	.00	.00	.00	573,743.00
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	5,666,763.95	311,394.72	112,443.56	.00	5,865,715.11
611	SEWER SINKING	647,684.49	.00	.00	.00	647,684.49
670	LANDFILL/GARBAGE	427,513.89	46,248.70	55,663.59	.00	418,099.00
740	STORM WATER	2,322,741.45	61,883.30	55,568.45	.00	2,329,056.30
Report Total		57,708,470.34	2,145,791.15	3,316,858.78	.00	56,537,402.71

BALANCE SHEET

CALENDAR 9/2021, FISCAL 3/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	280,578.23-	5,421,496.59
002-000-1110	CASH - LIBRARY	47,859.59-	61,214.49-
110-000-1110	CASH - ROAD USE	163,079.36	2,960,838.05
112-000-1110	CASH - EMPLOYEE BENEFITS	89,665.68-	124,038.27
121-000-1110	CASH - LOCAL OPTION SALES TAX	250,854.58	1,441,264.37
125-000-1110	CASH - TIF	125,115.26	983,656.80
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV	10,781.80-	245,540.18
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	158,717.76
167-000-1110	CASH - LIBRARY RESTRICTED GIFT		105,354.21
167-000-1111	CASH - PARKS RESTRICTED GIFTS		1,832.83
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	63,793.17	801,585.71
301-000-1110	CASH - CAPITAL PROJECTS		6,587.32
302-000-1110	CASH - CP - ROAD DEVELOPMENT		3,020.07
304-000-1110	CASH-STM WATER MASTER PLAN		150,318.53
307-000-1110	CASH - CP - STORM WATER		400,000.00
308-000-1110	CASH-CP SW COUNTY LINE ROAD		9,490.71
309-000-1110	CASH - CP - PARKS	16,500.00-	2,847,601.95
310-000-1110	CASH - CP-FIRE		200,000.00
313-000-1110	CASH - CP - GRIMES COMM COMPLE		348,428.58
314-000-1110	CASH-NE GATEWAY/HOPE COMM		94,708.62-
315-000-1110	CASH -N COMPLEX SANI CONNECT		4,808.51
317-000-1110	CASH - COMP PLAN		11,721.80
319-000-1110	CASH-KENNYBROOK PK WQI IMP	324,855.50-	159,114.46
320-000-1110	CASH-NEW JORDAN WELL 2019	7,123.00	7,800.05
323-000-1110	CASH-WATER TOWER 2019	714.31-	10,986.46-
324-000-1110	CASH- WATER PLANT EXP 2019	484,239.69-	520,857.79-
328-000-1110	CASH-WRA SANI SEWER CONNECT	76,616.18-	111,833.06-
329-000-1110	NW TERRITORY LIFT STATION CASH	394,259.44-	1,020,175.75
330-000-1110	GIS MAPPING- CASH		67,181.75
331-000-1110	CASH-19TH ST SEWER EXTENSION		1,000,000.00
332-000-1110	CASH-ROAD USE EQUIPMENT		36,882.00
333-000-1110	CASH-WRA PARALLEL SEWER		1,600,000.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	407,370.60-	970,833.23
335-000-1110	CASH-ANN SANI SWR I&I REHAB		250,000.00
336-000-1110	CASH-SE 11TH RR/JAMES 2019	2,717.50-	169,289.58
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH	29,391.89-	138,985.00
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH		626,000.00
341-000-1110	HWY 44 STUDY CASH	8,272.00-	1,219.10-
342-000-1110	WATER SYSTEM STUDY CASH		3,567.34-
343-000-1110	JAMES ST CORRIDOR STUDY CASH	2,927.50-	4,730.62-
344-000-1110	CASH PAVEMENT COND ANALYSIS	6,736.52-	83,358.10
345-000-1110	CASH ANNUAL WATER MAIN REPLACE		200,000.00
346-000-1110	CASH HWY 44 TRAIL EXTENSION		100,000.00
347-000-1110	CASH N SPORTS COMPLEX PARKING	27,370.00-	354,050.00
348-000-1110	CASH SPLASH PAD		800,000.00
349-000-1110	SE 6TH & JAMES INTERSEC CASH	1,332.00-	51,551.75
350-000-1110	GRIMES LIB BLDG CASH	77,572.25-	7,527,245.30
351-000-1110	CASH 37TH ST IMPROVEMENTS		763,712.35
352-000-1110	CASH TRL RD/BEAV/JAC WTR MN	17,940.00-	805,791.68
353-000-1110	CASH SANI SEWER STUDY	19,600.50-	175,416.50

BALANCE SHEET

CALENDAR 9/2021, FISCAL 3/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
354-000-1110	CASH ANNUAL PCC PATCHING		150,000.00
355-000-1110	CASH TRAFFIC SIGNAL EQUIPMENT		75,000.00
356-000-1110	CASH ANNUAL PAVEMENT PRESERVE		75,000.00
357-000-1110	S COMPLEX IRRIGATION CASH	34,052.00-	93,472.29
358-000-1110	ANN TRAIL IMP & PLANN CASH		208,760.00
359-000-1110	EMERGENCY WATER MAIN CASH	83,394.01-	350,976.84
360-000-1110	19TH ST WATER MAIN CASH		353,073.15
361-000-1110	WW PLANT MBDR RETROFIT CASH		250,000.00
600-000-1110	CASH - WATER	456,563.78	5,084,702.14
601-000-1110	CASH - WATER DEPOSITS	10,400.87	180,811.81
602-000-1110	CASH - WATER SINKING		573,743.00
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	198,718.95	2,671,594.21
611-000-1110	CASH - SEWER SINKING		647,684.49
670-000-1110	CASH - SOLID WASTE	9,414.89-	418,099.00
740-000-1110	CASH - STORM WATER	6,310.93	2,282,806.74
		-----	-----
	CASH TOTAL	1,171,132.48-	45,958,165.87
005-000-1112	CASH - FD AUXILLARY	1,553.00-	391.00
		-----	-----
	CASH - FD AUXILLARY TOTAL	1,553.00-	391.00
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
		-----	-----
	RESERVES TOTAL	.00	932,060.98
001-000-1131	RESERVES - FIRE CAP IMPROVE		78,304.09
600-000-1131	RESERVES - WATER		35,000.00
		-----	-----
	RESERVES TOTAL	.00	113,304.09
001-000-1132	RESERVES - RESCUE CAP IMPROVE		16,218.47
		-----	-----
	RESERVES TOTAL	.00	16,218.47
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
		-----	-----
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	3.78	58,440.72
200-000-1150	CASH - IPAIT	.19	3,399.51
		-----	-----

BALANCE SHEET

CALENDAR 9/2021, FISCAL 3/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
	CASH - IPAIT TOTAL	3.97	61,840.23
600-000-1160	SAVINGS - WATER TAPPING	93.97	989,478.44
740-000-1160	SAVINGS - STORM WATER	3.92	46,249.56
		-----	-----
	SAVINGS TOTAL	97.89	1,035,728.00
610-000-1161	SAVINGS - SEWER TAPPING	232.21	1,033,838.47
		-----	-----
	SAVINGS - RACCOON TOTAL	232.21	1,033,838.47
600-000-1162	SAVINGS - VISION	1,283.78	1,041,951.22
		-----	-----
	SAVINGS - VISION TOTAL	1,283.78	1,041,951.22
601-000-1170	WATER DEPOSIT CD 25712		2,422.22
		-----	-----
	CD'S - CITY STATE TOTAL	.00	2,422.22
001-000-1171	CEMETERY CD 1 304927		31,309.91
001-000-1172	CEMETERY CD 3 222910		20,020.73
001-000-1173	CEMETERY CD 12014736		20,574.37
		-----	-----
	CD'S BANKERS TRUST TOTAL	.00	71,905.01
001-000-1174	CD# 12510837 - GENERAL		2,097,232.64
		-----	-----
	CD# 12510837 - GENERAL TOTAL	.00	2,097,232.64
001-000-1175	CD# 12396252 - GENERAL		2,097,232.64
		-----	-----
	CD# 12396252 - GENERAL TOTAL	.00	2,097,232.64
610-000-1178	CHARTER SEW TAP CD		2,068,746.70
		-----	-----
	CHARTER SEW TAP CD TOTAL	.00	2,068,746.70
		=====	=====
	TOTAL CASH	1,171,067.63-	56,537,402.71
		=====	=====

BUDGET REPORT
CALENDAR 9/2021, FISCAL 3/2022

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,374,185.00	111,412.00	337,155.00	24.53	1,037,030.00
	FIRE TOTAL	717,457.00	113,668.97	238,551.44	33.25	478,905.56
	AMBULANCE TOTAL	1,748,633.00	98,393.73	353,407.43	20.21	1,395,225.57
	BUILDING INSPECTIONS TOTAL	1,647,101.00	112,165.03	333,251.59	20.23	1,313,849.41
	ANIMAL CONTROL TOTAL	1,000.00	.00	.00	.00	1,000.00
	PUBLIC SAFETY TOTAL	5,488,376.00	435,639.73	1,262,365.46	23.00	4,226,010.54
	ROADS, BRIDGES, SIDEWALKS TOTA	2,886,941.00	154,066.31	515,388.47	17.85	2,371,552.53
	STREET LIGHTING TOTAL	249,000.00	16,471.04	42,119.82	16.92	206,880.18
	TRAFFIC CONTROL & SAFETY TOTA	17,500.00	.00	2,641.87	15.10	14,858.13
	SNOW REMOVAL TOTAL	264,283.00	15,429.26	30,920.39	11.70	233,362.61
	PUBLIC WORKS TOTAL	3,417,724.00	185,966.61	591,070.55	17.29	2,826,653.45
	WATER,AIR,MOSQUITO CONTRO TOTA	8,000.00	.00	3,044.00	38.05	4,956.00
	HEALTH & SOCIAL SERVICES TOTA	8,000.00	.00	3,044.00	38.05	4,956.00
	LIBRARY TOTAL	837,637.00	59,871.50	193,722.05	23.13	643,914.95
	PARKS TOTAL	990,930.00	51,007.78	188,351.13	19.01	802,578.87
	NORTH COMPLEX TOTAL	41,000.00	679.15	2,688.19	6.56	38,311.81
	SOUTH COMPLEX TOTAL	41,000.00	10,370.12	12,543.93	30.59	28,456.07
	RECREATION TOTAL	274,300.00	22,192.32	108,015.80	39.38	166,284.20
	REC - YOUTH PROGRAMS TOTAL	25,100.00	1,325.06	13,509.31	53.82	11,590.69
	REC - YOUTH SPORTS TOTAL	22,750.00	918.65	1,761.90	7.74	20,988.10
	REC - ADULT PROGRAMS TOTAL	4,800.00	460.00	460.00	9.58	4,340.00
	REC - ADULT SPORTS TOTAL	2,500.00	100.78	520.78	20.83	1,979.22
	CEMETERY TOTAL	40,060.00	.00	380.00	.95	39,680.00
	GCC-GRIMES COMM COMPLEX TOTAL	212,150.00	8,708.84	30,344.40	14.30	181,805.60
	GRIMESPLEX TOTAL	368,500.00	.00	.00	.00	368,500.00
	CULTURE & RECREATION TOTAL	2,860,727.00	155,634.20	552,297.49	19.31	2,308,429.51
	ECONOMIC DEVELOPMENT TOTAL	3,268,157.00	10,781.80	10,781.80	.33	3,257,375.20
	COMMUNITY & ECONOMIC DEV TOTA	3,268,157.00	10,781.80	10,781.80	.33	3,257,375.20
	MAYOR/COUNCIL/CITY MGR TOTAL	314,493.00	27,765.04	80,799.07	25.69	233,693.93
	CLERK/TREASURER/ADM TOTAL	607,160.00	44,220.24	149,431.35	24.61	457,728.65
	ELECTIONS TOTAL	32,000.00	.00	3,400.00	10.63	28,600.00
	LEGAL SERVICES/ATTORNEY TOTAL	243,000.00	11,678.36	37,514.50	15.44	205,485.50
	CITY HALL/GENERAL BLDGS TOTAL	305,100.00	8,023.33	32,454.74	10.64	272,645.26
	TORT LIABILITY TOTAL	25,000.00	.00	.00	.00	25,000.00
	IT TOTAL	298,060.00	3,889.74	13,461.24	4.52	284,598.76
	OTHER GENERAL GOVERNMENT TOTA	100,000.00	5,448.84	12,006.25	12.01	87,993.75

BUDGET REPORT
CALENDAR 9/2021, FISCAL 3/2022

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL GOVERNMENT TOTAL	1,924,813.00	101,025.55	329,067.15	17.10	1,595,745.85
	ROADS, BRIDGES, SIDEWALKS TOTA	492,020.00	.00	600.00	.12	491,420.00
	2007 BOND TOTAL	718,082.00	.00	.00	.00	718,082.00
	2012 BOND TOTAL	359,860.00	.00	.00	.00	359,860.00
	2015 BOND TOTAL	860,063.00	.00	.00	.00	860,063.00
	2017A BOND TOTAL	533,632.00	.00	.00	.00	533,632.00
	2017 REFINANCING BOND TOTAL	575,575.00	.00	.00	.00	575,575.00
	2020 GO BOND TOTAL	641,400.00	.00	600.00	.09	640,800.00
	2021 A GO BOND TOTAL	442,966.00	.00	.00	.00	442,966.00
	2021 B GO LOST BOND TOTAL	254,523.00	.00	.00	.00	254,523.00
	DEBT SERVICE TOTAL	4,878,121.00	.00	1,200.00	.02	4,876,921.00
	FIRE TOTAL	200,000.00	.00	.00	.00	200,000.00
	AMBULANCE TOTAL	300,000.00	.00	274,617.00	91.54	25,383.00
	ROADS, BRIDGES, SIDEWALKS TOTA	2,355,000.00	458,770.56	1,384,856.65	58.80	970,143.35
	STREET LIGHTING TOTAL	750,000.00	.00	.00	.00	750,000.00
	TRAFFIC CONTROL & SAFETY TOTA	75,000.00	.00	.00	.00	75,000.00
	LIBRARY TOTAL	7,850,000.00	77,572.25	206,610.20	2.63	7,643,389.80
	PARKS TOTAL	1,900,000.00	50,552.00	134,535.97	7.08	1,765,464.03
	NORTH COMPLEX TOTAL	400,000.00	27,370.00	43,600.00	10.90	356,400.00
	GCC-GRIMES COMM COMPLEX TOTAL	388,400.00	.00	.00	.00	388,400.00
	WATER TOTAL	3,785,000.00	586,288.01	1,409,434.30	37.24	2,375,565.70
	SEWER/SEWAGE DISPOSAL TOTAL	24,525,000.00	490,476.12	632,106.52	2.58	23,892,893.48
	STORM WATER TOTAL	475,300.00	324,855.50	351,058.00	73.86	124,242.00
	CAPITAL PROJECTS TOTAL	43,003,700.00	2,015,884.44	4,436,818.64	10.32	38,566,881.36
	WATER TOTAL	4,511,853.00	188,250.85	554,040.03	12.28	3,957,812.97
	SEWER/SEWAGE DISPOSAL TOTAL	1,947,964.00	112,443.56	314,290.44	16.13	1,633,673.56
	LANDFILL/GARBAGE TOTAL	696,500.00	55,663.59	195,126.06	28.02	501,373.94
	STORM WATER TOTAL	650,360.00	55,568.45	107,347.86	16.51	543,012.14
	ENTERPRISE FUNDS TOTAL	7,806,677.00	411,926.45	1,170,804.39	15.00	6,635,872.61
	TRANSFERS IN/OUT TOTAL	7,756,751.00	.00	.00	.00	7,756,751.00
	TRANSFER OUT TOTAL	7,756,751.00	.00	.00	.00	7,756,751.00
	TOTAL EXPENSES	80,413,046.00	3,316,858.78	8,357,449.48	10.39	72,055,596.52

REVENUE REPORT

CALENDAR 9/2021, FISCAL 3/2022

PCT OF FISCAL YTD 25.0%

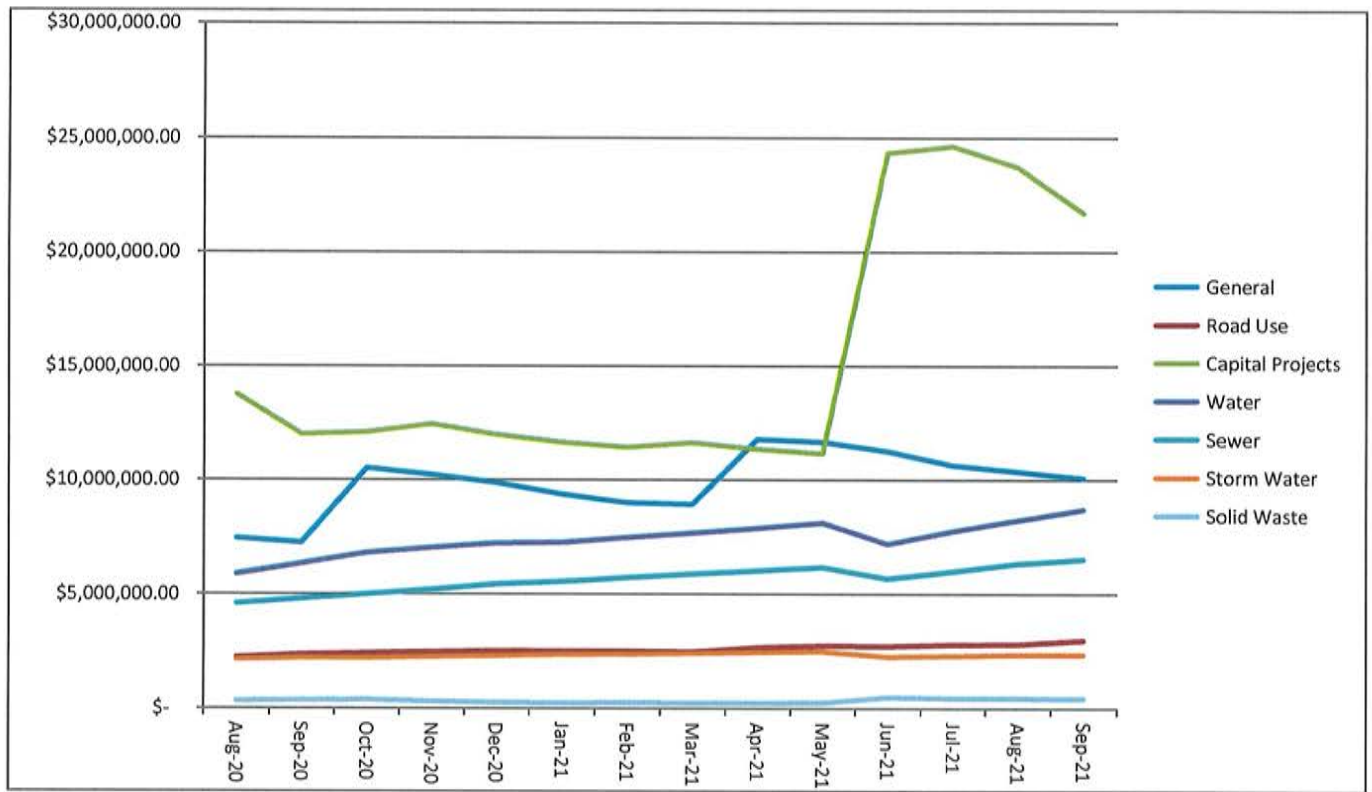
ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	11,465,092.00	338,790.15	712,853.40	6.22	10,752,238.60
	LIBRARY FUND TOTAL	632,873.00	1,050.53	10,632.86	1.68	622,240.14
	FIRE/RESCUE AUXILIARY TOTAL	22,000.00	.00	.00	.00	22,000.00
	ROAD USE TAX TOTAL	1,334,660.00	256,099.26	540,912.39	40.53	793,747.61
	EMPLOYEE BENEFITS TOTAL	2,027,690.00	25,752.79	29,369.54	1.45	1,998,320.46
	LOCAL OPTION SALES TAX TOTAL	1,400,000.00	250,854.58	518,792.67	37.06	881,207.33
	TAX INCREMENT FINANCING TOTAL	5,244,874.00	125,115.26	133,013.08	2.54	5,111,860.92
	HOTEL/MOTEL/ECON DEV TOTAL	51,000.00	.00	18,868.15	37.00	32,131.85
	ECO DEVELOPMENT REVOLVING TOTA	12,835.00	1,069.70	3,209.10	25.00	9,625.90
	RESTRICTED GIFTS TOTAL	4,000.00	.00	.00	.00	4,000.00
	DEBT SERVICE TOTAL	5,111,325.00	63,793.36	68,857.07	1.35	5,042,467.93
	CP - STORM WATER TOTAL	150,000.00	.00	.00	.00	150,000.00
	CP - PARKS TOTAL	650,000.00	.00	.00	.00	650,000.00
	CP - GRIMES COMMUNITY COM TOTA	300,000.00	.00	.00	.00	300,000.00
	CP-New Jordan Well 2019 TOTAL	.00	7,123.00	7,123.00	.00	7,123.00-
	CP-Water Tower 2019 TOTAL	.00	.00	45,825.20	.00	45,825.20-
	CP-Water Plant Exp 2019 TOTAL	2,900,000.00	.00	696,423.94	24.01	2,203,576.06
	WRA SANI SEWER CONNECTION TOTA	20,500,000.00	.00	.00	.00	20,500,000.00
	19TH ST SEWER EXTENSION TOTAL	1,000,000.00	.00	.00	.00	1,000,000.00
	WRA PARALLEL SEWER TOTAL	1,600,000.00	.00	.00	.00	1,600,000.00
	HWY44 & COUNTY LN RD 2020 TOTA	.00	22.55	22.55	.00	22.55-
	ANN SANI SEWER I&I REHAB TOTA	250,000.00	.00	.00	.00	250,000.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	750,000.00	.00	.00	.00	750,000.00
	ANNUAL WATER MAIN REPLACE TOTA	200,000.00	.00	.00	.00	200,000.00
	HW TRAIL EXTENSION TOTAL	100,000.00	.00	.00	.00	100,000.00
	N SPORTS COMPLEX PARKING TOTA	400,000.00	.00	.00	.00	400,000.00

REVENUE REPORT

CALENDAR 9/2021, FISCAL 3/2022

PCT OF FISCAL YTD 25.0%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	SPLASH PAD TOTAL	1,150,000.00	.00	.00	.00	1,150,000.00
	GRIMES LIBRARY BLDG FUND TOTA	7,075,000.00	.00	.00	.00	7,075,000.00
	SANI SEWER STUDY TOTAL	200,000.00	.00	.00	.00	200,000.00
	ANNUAL PCC PATCHING TOTAL	150,000.00	.00	.00	.00	150,000.00
	TRAFFIC SIGNAL EQUIPMENT TOTA	75,000.00	.00	.00	.00	75,000.00
	ANNUAL PAVEMENT PRESERVE TOTA	75,000.00	.00	.00	.00	75,000.00
	EMERGENCY WATER MAIN TOTAL	.00	.00	500,000.00	.00	500,000.00-
	19TH ST WATER MAIN TOTAL	.00	.00	353,073.15	.00	353,073.15-
	WW PLANT MBDR RETROFIT TOTAL	.00	.00	250,000.00	.00	250,000.00-
	WATER TOTAL	4,718,533.00	646,192.38	2,004,973.96	42.49	2,713,559.04
	WATER DEPOSITS TOTAL	15,000.00	10,400.87	18,977.83	126.52	3,977.83-
	WATER SINKING TOTAL	1,779,353.00	.00	.00	.00	1,779,353.00
	SEWER TOTAL	3,549,308.00	311,394.72	1,151,713.94	32.45	2,397,594.06
	SEWER SINKING TOTAL	375,000.00	.00	.00	.00	375,000.00
	LANDFILL/GARBAGE TOTAL	696,500.00	46,248.70	139,524.52	20.03	556,975.48
	STORM WATER TOTAL	719,850.00	61,883.30	190,172.96	26.42	529,677.04
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		76,684,893.00	2,145,791.15	7,394,339.31	9.64	69,290,553.69
		=====	=====	=====	=====	=====



City of Grimes Claims 10 26 2021

CENTRAL PUMP AND MOTOR	SERVICE CALL PUMP #4	262.6
GRIMCO	SIGN MATERIALS	208.59
ACCU JET	JETTING & CLEANING CLARIFIERS	2,473.04
AIA CORPORATION	DUTY UNIFORM - TY WHEELER	139.69
BAKER & TAYLOR	MATERIALS - LIBRARY	518.19
BANKERS TRUST COMPANY	CONF/SUPPLIES/FALL FEST/TRAINING	3,082.56
BLACK HILLS ENERGY	GAS	92.18
BDI SIGNS	LOGOED TABLE CLOTH-PARKS	185
BLACKBURN MFG. CO.	FLAGS/PAINT FOR LOCATES	906.26
KOHLES & BACH, INC	SERVICE AGREE-GCED	133.75
BSN SPORTS	TENNIS NETS FOR PICKLE BALL	337.98
KOCH OFFICE GROUP	COPIER OVERAGE 7/15-10/14/21	111.08
CAPITAL CITY EQUIP. CO.	MAINTENANCE	380.12
CENTRAL IOWA PEST	GCC PEST CONTROL	325
CENTRAL SALT	BULK DEICING SALT	1,567.06
CIVIL DESIGN ADVANTAGE	WRA SANITARY SEWER CONNECTION	370
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,088.74
CORE & MAIN	ASR PROJECT	191.88
CROWN TROPHY	YOUTH SPORTS RIBBONS/MEDALS	430.15
MILLER DAKOTA	SPRING/FALL HBI 2021	1,000.00
DES MOINES REGISTER	NEWSPAPER SUBSCRIPTION	688.06
FAREWAY STORES, INC.	STRATEGIC PLANNING	30.97
HUTCHINS FIONNUALA	PROGRAMMING SUPPLIES - LIBRARY	69.98
FIRE RECOVERY EMS	SEPTEMBER PAYMENTS	30.67
HACH COMPANY	TESTING CHEMICALS	1,290.57
HAWKEYE TRUCK EQUIPMENT	REPAIRS WALK BEHIND SPREADER	63
HAWKINS INC.	WASTE PLANT CHEMICALS	10,193.42
RODAN OFFICE CLEANING	SEPTEMBER CLEANING - LIBRARY	630
CLARK ROGER N	SPRING/FALL HBI 2021	1,000.00
HILLYARD	SUPPLIES/PAPER TWL/TRASH LINER	540.13
IOWA ASSN OF MUNICIPAL UT	SGCIS-OCT TO DEC 2021	6,087.30
IOWA DEPT OF REVENUE	STATE TAX	14,819.00
INTEGRATEDPRINT SOLUTIONS	ENVELOPES - DEV SERVICES	191.05
IOWA ONE CALL	LOCATES	1,054.80
IPERS	IPERS- REGULAR	57,006.21
IOWA SIGNAL INC	ASR PROJECT	710
IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT - BARBER	2,552.75
LAMPE CHARLES & AMBER	SPRING/FALL HBI 2021	1,000.00
JONES JOHN P	SPRING/FALL HBI 2021	1,000.00
GISCH KELLY A	REIMBURSEMENT/MICROPHONE	59.98
LEAF	COPIER LEASE GCC	77.97
LIBERTY READY MIX	CONCRETE	2,880.00
LOGAN CONTRACTORS SUPPLY	DETACK SURFACE TACK	894.96
MAIL SERVICES	MONTHLY UTILITY STATEMENTS	5,362.11
MEDIACOM	INTERNET GCC	211.94
METRO WASTE AUTHORITY	YARD WASTE STICKERS	590.18
MIDAMERICAN ENERGY	ELECTRIC	11,008.80
MTI DISTRIBUTING INC.	JACK STAND	104.75
MUNICIPAL SUPPLY, INC.	METERS & PARTS	7,157.92
O'HALLORAN INTERNATIONAL	PLOW TRUCK REPAIRS	977.04
O'REILLY AUTO PARTS	YEARLY MAINTENANCE/PLOW TRUCKS	358.9
OFFICE DEPOT CITY HALL	OFFICE SUPPLIES	387.62
ONESOURCE BACKGROUND CHEC	BACKGROUND CHECK - FOX,ROTting	85
TRUE VALUE	HARDWARE/GCC	4.48
ARNOLD MOTOR SUPPLY	OIL FILTERS	265.16
POLK CO RECORDER	CONSENT AGREEMENT	235
POLK COUNTY TREASURER	SEPTEMBER CONTRACT	111,958.00

RACOM CORPORATION	RADIO ACCESS	1,419.56
SNYDER & ASSOCIATES	HOPE COMM TRAFFIC IMPACT STUDY	9,701.79
TAPCO	CROSSWALK SIGN N JAMES/7TH/8TH	7,283.90
P.R.I.M.E. BENEFIT SYSTEM	FLEX SPENDING	1,534.62
SYNCB/AMAZON	MATERIALS/SUPPLIES	2,172.74
TRIPLETT OFFICE ESSENTIAL	OFFICE EQUIPMENT - CHAIR	579
UNIQUE MANAGEMENT SERVICE	COLLECTION SERVICES - LIBRARY	8.95
USA BLUE BOOK	DIGITAL CONTROLLER & ANALYZER	10,800.11
ULINE	SAFETY SUPPLIES	814.68
VERIZON WIRELESS, BELLEVU	CELL PHONES & HOT SPOTS	325.05
VAN MAANEN ELECTRIC, INC	HWY 44 @CNTY LN RD TEMP TR SGL	36,310.90
VAN WALL EQUIPMENT	MOWER REPAIR	230.95
MELROY RICHARD	FALL HBI 2021	500
MERCYONE OCCUPATIONAL HEA	PHYSICAL - AUBERT	383
ELM USA	DISC BUFFER - LIBRARY	25
ICMA	MEMBERSHIP - ANDERSON	1,379.00
FINDAWAY WORLD LLC	MATERIALS - LIBRARY	494.9
CENTURY LINK	PHONE	2,326.72
GATEHOUSE MEDIA IOWA HOLD	LEGAL PUBLICATIONS	855.46
CARTER JASON & ASHLEY	SPRING/FALL HBI 2021	1,000.00
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT LIBRARY	182.41
EFTPS	FED/FICA TAX	45,178.79
COENEN NATHAN	SPRING/FALL HBI 2020-2021	2,000.00
ZELIADT JASON & MICHELLE	SPRING/FALL HBI 2021	1,000.00
HR GREEN	PAVEMENT MNGMT STUDY	4,373.00
GWORKS	2021 TAX FORMS W2	293.84
DES MOINES ASPHALT & PAVE	TRAIL ASPHALT REPAIR	1,114.10
UMB BANK, N.A.	GO BOND INTEREST PAYMENTS	467,558.34
BOLTON AND MENK INC	2021 ASPHALT OVERLAY	2,361.68
O'HARRA, BRIAN	SPRING/FALL HBI 2021	1,000.00
COPY SYSTEMS INC	MONTHLY FIRE COPIER CONTRACT	39
GETTYS NATHAN	CLOTHING ALLOW REIMBURSEMENT	65.76
KROLL, DERRICK	SPRING/FALL HBI 2021	1,000.00
IOWA PUMP WORKS	EMERGENCY SERVICE CALL	508.75
VOYA	DEFER COMP PRE	3,893.50
FOTH INFRASTRUCTURE & ENV	SANITARY SEWER STUDY	34,972.14
AIG	DEFER COMP PRE	582.5
HORACE MANN	DEFER COMP ROTH	275
MASSMUTUAL	DEFER COMP PRE	1,300.00
STRAUSS SECURITY SOLUTIOS	KEYS	17.5
CENTURY LINK 02	PHONE	177.18
MITEL	PHONE	1,935.43
MSA PROFESSIONAL SERVICES	N SP CMLPX PARKING LOT IMPROVE	26,696.50
THE BARN, LLC	BATTING CAGE NETTING	681
MICROMARKETING LLC	MATERIALS - LIBRARY	125.98
IN THE BAG LLC	STRATEGIC PLANNING	241.5
U.S. CAD	BLUEBEAM RENEWAL MAINT 1 YEAR	693
RELIABLE MAINTENANCE CO	12 DAYS OF CLEANING/SEPTEMBER	2,325.00
SCENTAIR TECHNOLOGIES	SCENT AIR GCC	596
REG MKTG & LOGISTIC GROUP	FUEL	4,483.08
I&S GROUP, INC	WATER WORKS PARKS PLANNING	2,500.00
EBS	NOVEMBER EMPLOYEE INSURANCE	65,868.28
SYNERGY FIRE & SAFETY	SLUDGE HAULING	2,544.68
SYNERGY CONTRACTING LLC	SLUDGE HAULING	2,155.92
DES MOINES PRINTING	FALL FESTIVAL SUPPLIES	982
SSI AERATION, INC	WWPT MBDR RETROFIT - 2ND PAY	52,500.00
DYETT JASWICK	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
AMAZON CAPITAL SERVICES	UPRIGHT CHAIR STORAGE	1,120.54

VILLAGE AT NORTH POINTE	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
WILLSON ROBERT C.	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
WEISENSTINE ANDREW	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
NATHWANI MANISH S	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
PIETSCH GREGORY & LYNNE	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
DEPT OF ADMIN SERVICES	CPM MANAGEMENT CLASS - GUTHRIE	3,500.00
KING'S MATERIAL INC	PLAY MAT MULCH BULK	73
JOHNSON WILLIAM & TERRILL	SILKWOOD AREA DRAINAGE EASEMNT	1,500.00
JM IMPRESSIONS	FALL FESTIVAL MAP & GUIDE	310
BOCKMAN BRETT	FACILITY REFUNDABLE DEPOSIT	100
BAGBY KELSEY	FACILITY REFUNDABLE DEPOSIT	75
DCUOTHO EMMANUEL	FACILITY REFUNDABLE DEPOSIT	100
SPORTS FACILITIES ADVISOR	PRO FORMA DEVELOPMENT	10,000.00
PICKLEBALL CENTRAL	PICKLEBALL NETS	443.84
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	122,209.87
	CLAIMS TOTAL	1,214,182.03
	GENERAL FUND	382,303.41
	LIBRARY FUND FUND	26,763.19
	ROAD USE TAX FUND	38,088.46
	EMPLOYEE BENEFITS FUND	58,425.28
	DEBT SERVICE FUND	467,558.34
	CP - STORM WATER FUND	10,500.00
	HWY44 & COUNTY LN RD 2020 FUND	36,310.90
	PAVEMENT COND ANALYSIS FUND	4,373.00
	N SPORTS COMPLEX PARKING FUND	18,038.40
	SPLASH PAD FUND	2,500.00
	TRL RDG/BEAV/JACOB WTR MN FUND	8,658.10
	SANI SEWER STUDY FUND	34,972.14
	EMERGENCY WATER MAIN FUND	741.88
	WW PLANT MBDR RETROFIT FUND	52,500.00
	WATER FUND	44,519.37
	SEWER FUND	22,098.59
	LANDFILL/GARBAGE FUND	500
	STORM WATER FUND	5,330.97
		1,214,182.03
September Monthly Revenue	GENERAL FUND	338,790.15
	LIBRARY FUND	1050.53
	ROAD USE TAX FUND	256099.26
	EMPLOYEE BENEFITS FUND	25752.79
	LOCAL OPTION SALES TAX FUND	250854.58
	TAX INCREMENT FINANCING FUND	125115.26
	REVOLVING LOAN FUND	1069.7
	DEBT SERVICE FUND	63793.36
	CAPITAL PROJECTS FUND	7145.55
	WATER FUND	656593.25
	SEWER FUND	311394.72
	LANDFILL/GARBAGE FUND	46248.7
	STORM WATER FUND	61883.3
		2,145,791.15

Amazon Charges	<u>Amount</u>	<u>Description</u>
Public Works	\$189.95	Baby changing station-South Complex
	\$57.35	Dual monitor stand
	\$19.47	Wall clock
Administration	\$47.51	coffee & calculator
Dev Services	\$73.42	Batteries for S Clyce UPS
IT Dept	\$19.99	Soldering iron kit
Parks & Rec	\$593.00	Upright chair storage rack
	\$119.85	3 Restroom Closed signs
Total	\$1,120.54	

Dev Services	\$60.34	Binoculars - inspection tools
	\$89.88	office supplies
	\$25.98	heavy duty stapler
IT Dept	\$74.98	Key board & mouse for IT Director
	\$164.99	Battery backup for IT Director computer
Water/Sewer	\$73.50	Side car for Bridget's phone
	\$73.50	Side car for Bridget's phone
	\$129.72	battery backup for water plant computer
Admin	\$69.99	wireless mouse & keyboard HR
	\$336.80	color toner for Rochelle's printer
Library	\$635.49	Library-DVD, books, video games
	\$437.57	Library-Programming supplies
	\$2,172.74	
TOTAL	\$3,293.28	

[illegible]



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING:

First Reading – Ordinance 755 Grimes Industrial Rezone

SYNOPSIS:

The applicant is requesting approval of a rezoning from A-1 to M-1A for approximately 78.64 acres generally located south of SE 37th Street and east of South James Street. The rezoning will allow for commercial and light industrial uses. The proposed concept for the development is similar to Prairie Business Park to the west of the subject property.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Recommendation of Approval, Planning and Zoning, 10/05/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the rezone for Grimes Industrial, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Grimes Industrial – Rezoning

GENERAL INFORMATION:

Applicant:

ATI Capitol

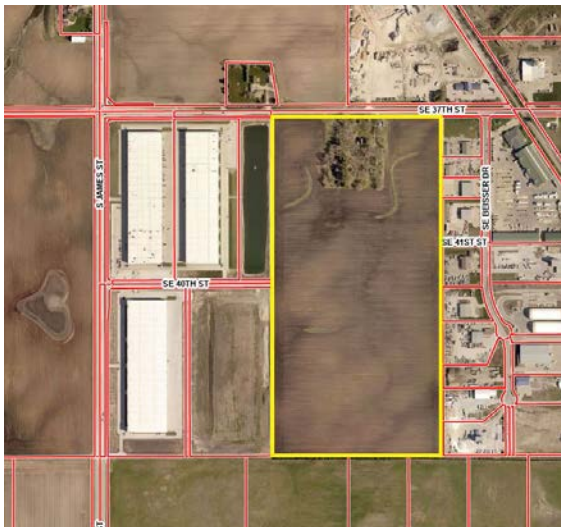
Requested Action

Rezoning

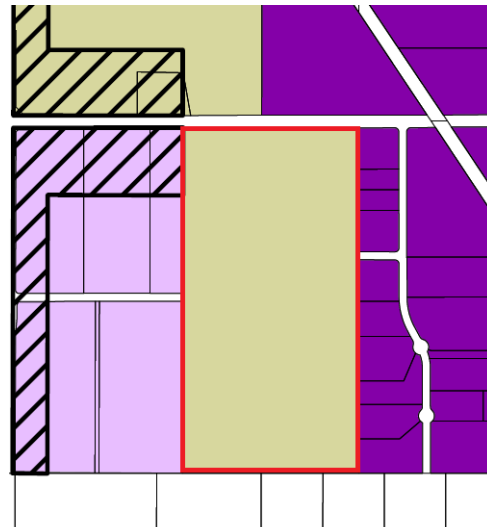
Location

Generally located south of SE 37th Street and east of South James Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Business Park	A-1
North	Vacant/Heavy Industrial	Business Park/General Industrial	A-1/M-3
South	Vacant	Urbandale	Urbandale
East	Heavy Industrial	General Industrial	M-3
West	Light Industrial	Business Park	M-1A

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to M-1A for approximately 78.64 acres generally located south of SE 37th Street and east of South James Street. The rezoning will allow for commercial and light industrial uses. The proposed concept for the development is similar to Prairie Business Park to the west of the subject property.

ANALYSIS:*Land Use:*

The applicant desires to rezone the property to M-1A to provide large flex warehouse buildings with loading/dock areas. Outdoor storage is desired within the site. However, areas for outdoor storage will be limited to the loading corridors and screened from right-of-way and neighboring property. Staff has proposed that outdoor storage be limited to property south of SE 41st Street but have not received feedback from the applicant yet as we are still working on the development agreement.

Site Layout:

The concept plan shows two public streets: the extension of SE 41st Street and a new north/south road connection between SE 37th and SE 41st Streets. Large flex warehouse buildings are proposed on the site with parking and store fronts on one side of the building and loading areas on the other, similar to Prairie Business Park.

Sidewalks will be provided along the public streets.

Stormwater basins are anticipated to be provided for each individual lot.

Landscaping/Streetscape:

Landscape buffers will be provided between outdoor storage areas and the public right-of-way and to shield loading areas from view.

Utilities:

Sanitary and water will be extended into the development from SE 37th and SE 40th Street.

STAFF RECOMMENDATION:

Staff would recommend approval of the Grimes Industrial 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

September 8, 2021

McClure

Attn: Trent Smith

1360 NW 121st St

Clive, IA 50325

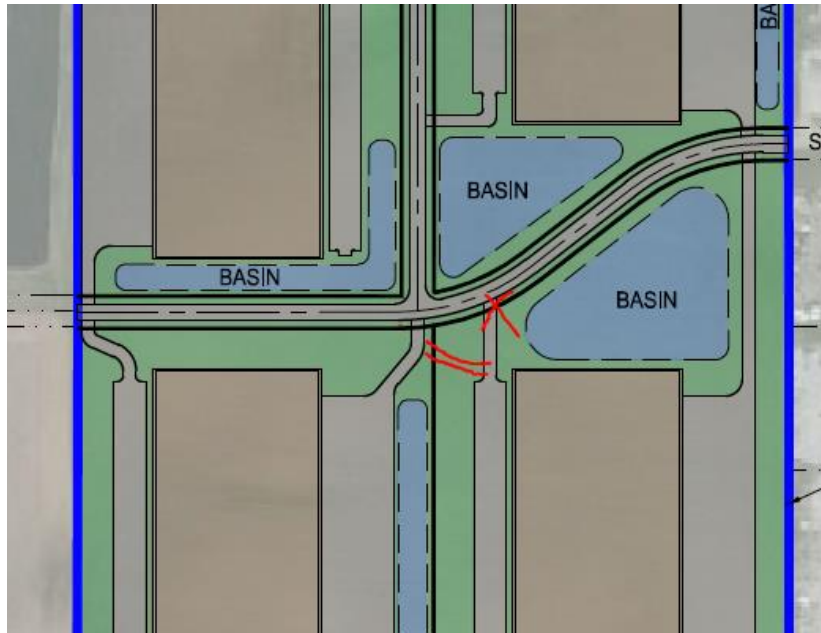
RE: Grimes Industrial Rezone

Dear Mr. Smith:

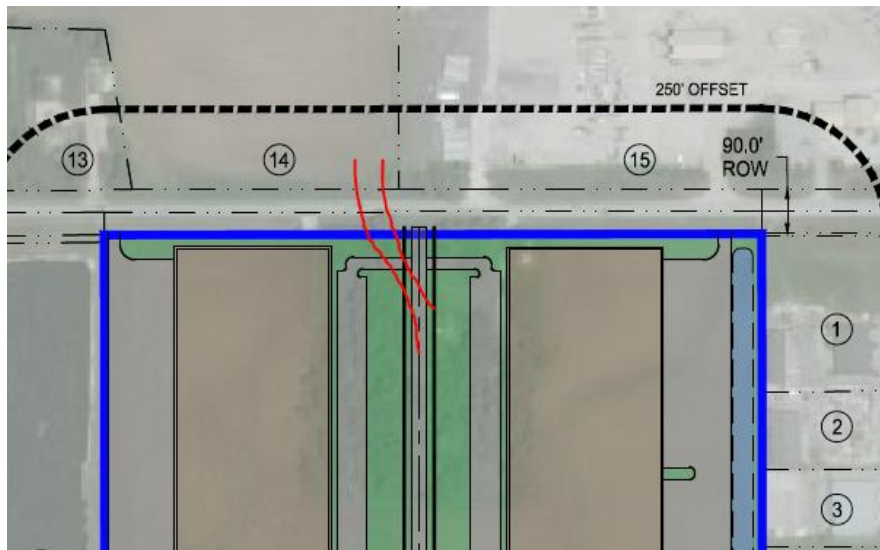
The Development Services Department is in receipt of a proposed Rezoning for the Grimes Industrial. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

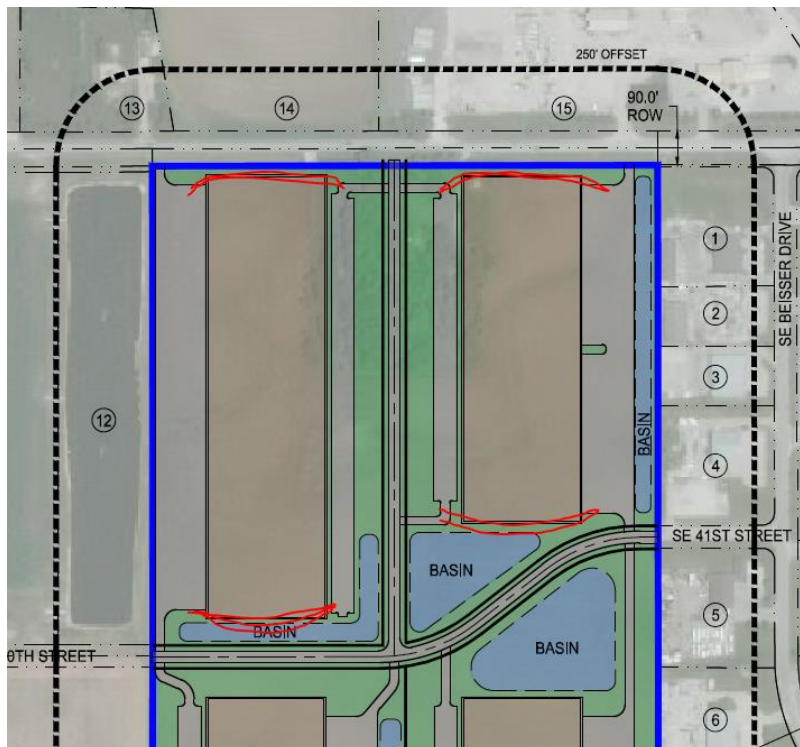
- ~~1. Staff questions if the detention basins can be combined into one pond for the development. Combining the ponds could allow for more efficient layout of the development.~~
- ~~2. The access points on SE 37th St are generally acceptable. The east or west drive may be RI/RO in the future so just keep that in mind.~~
- ~~3. Staff is questioning if the orientation of the south buildings should be similar to the north buildings with the loading docks on the outer edges of the development. It would provide continuity in the development and coordinate traffic movements.~~
- ~~4. Landscape buffering will be required along the west side of the northwest building to provide screening of the dock area from SE 37th St and R&R's property. If the orientation of the south buildings is switched, screening would be required on the west side of the southwest building as well.~~
5. Please provide a shared drive into the south buildings at the end of the north/south road and remove the driveway access to the east, similar to what is shown below.



6. ~~Are the buildings proposed to be warehouse or flex? The parking needs differ for each use. Staff would suggest using a combination of warehouse and flex. The site plan would need to provide parking accordingly.~~
7. ~~Outdoor storage could be permitted. However, specific storage areas will need to be determined on the site and will need to be screened. Storage will not be permitted along 37th St or 41st St or along the storefront side of the buildings.~~
8. ~~Label 15' ROW dedication for SE 37th St.~~
9. Have you had any conversations with CTI about the road alignment to the north?
Please locate the public street in the property line or curve the north/south road to the west so a potential north extension of the road can be located completely off of the CTI site.



10. Provide connection along the building sides to connect the parking and loading areas (shown in red below). This will provide internal connections within the site which will prevent people from having to exit out on to the public street and will provide better access for the fire department. The fire department cannot have dead ends longer than 150' without a turn around.



~~11. FYI the buildings will likely need to shrink in order to provide the required building and pavement setbacks. This can be reviewed with the preliminary plat and site plan.~~

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: ~~September 8, 2021~~
September 15, 2021
(1 PDF of Rezoning Map and Concept Plan)

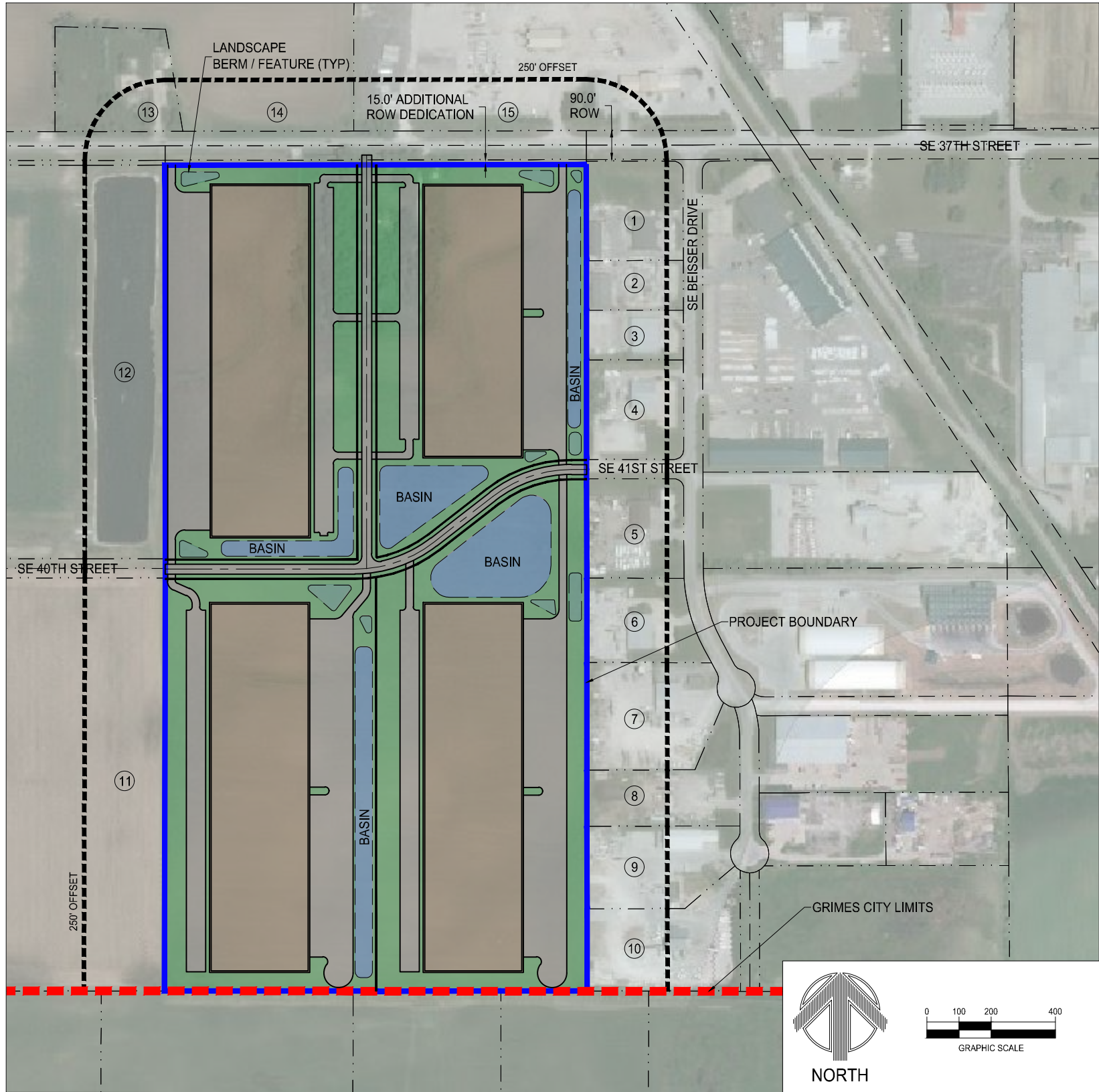
PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner



Rezoning Area Description

The East One Half of the Northwest Quarter (E 1/2 NW 1/4) of Section 17, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa except roadways of record.

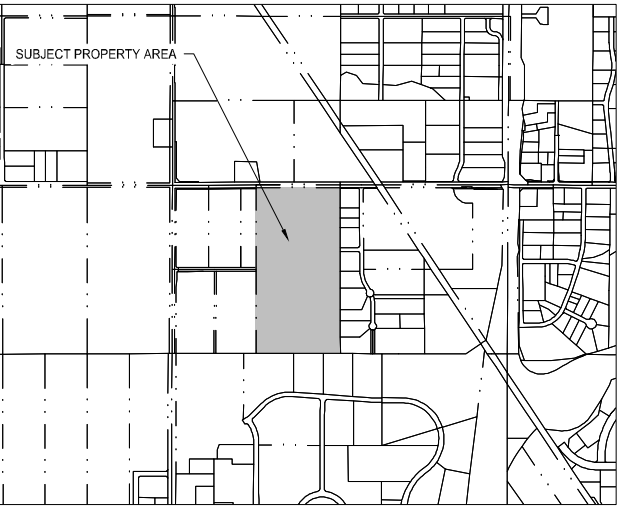
Rezoning Exhibit
FOR
GRIMES INDUSTRIAL
GRIMES, Iowa

Owner
Ralph L Obert Jr (Trustee)
6684 Newland St
Arvada, CO 80003

Applicant
ATI Capitol
110 SE Grant Street
Suite #101
Ankeny, IA 50021

Engineer
McClure Engineering Company
1360 NW 121st Street
Clive, IA 50325

Zoning
Existing - A-1 (78.14 acres)
Proposed - M-1A (78.14 acres)



Vicinity Sketch
Scale: 1" = 1,500'

Rezoning Table

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Partly Partners LLC	LOT 1 GATEWAY COMMERCIAL	7025-17-200-008	7025 Western Pkwy 576 310' x 108' 0" Des Moines A 50326	92,805 sq ft	77,448 sq ft	83.4%
2	Partly Partners LLC	EX PARCELS 4 & 5 PARCELS 303 & 305 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-020	7025 Western Pkwy 576 310' x 108' 0" Des Moines A 50326	46,476 sq ft	38,679 sq ft	83.2%
3	Grimes Industrial Development Trust	PARCELS 4 & 5 PARCELS 303 & 305 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-021	5681 Linnway Dr Clive A 50324	46,476 sq ft	38,710 sq ft	83.3%
4	Grimes Industrial Development Trust	LOT 4 GATEWAY COMMERCIAL	7025-17-200-010	1005 S River Clive A 50324	92,805 sq ft	77,454 sq ft	83.4%
5	Grimes Industrial Development Trust	LOT 4 GATEWAY COMMERCIAL	7025-17-200-011	1153 E on Grimes Dr Des Moines A 50326	92,813 sq ft	77,448 sq ft	83.4%
6	Partly Partners LLC	LOT 1 GATEWAY COMMERCIAL	7025-17-200-015	7025 Western Pkwy 576 310' x 108' 0" Des Moines A 50326	92,805 sq ft	66,871 sq ft	72.0%
7	Grimes Industrial Development Trust	LOT 2 GATEWAY COMMERCIAL	7025-17-200-017	5163 Grimes Dr Des Moines A 50326	100,708 sq ft	69,646 sq ft	69.2%
8	Grimes Industrial Development Trust	LOT 1 GATEWAY COMMERCIAL	7025-17-200-026	4300 SE Grimes Dr Grimes A 50111	101,930 sq ft	49,749 sq ft	49.0%
9	Grimes Industrial Development Trust	LOT 2 GATEWAY COMMERCIAL	7025-17-200-030	10012 Pegasus Dr Clive A 50323	109,028 sq ft	64,023 sq ft	58.7%
10	Grimes Industrial Development Trust	EX 303 & 305 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-031	10012 Pegasus Dr Clive A 50323	135,471 sq ft	64,066 sq ft	47.3%
11	Partly Partners LLC	LOT 2 GATEWAY COMMERCIAL	7025-17-200-033	10801 Linnway Dr Des Moines A 50326	803,856 sq ft	351,450 sq ft	43.7%
12	Partly Partners LLC	LOT 1 & 2 GATEWAY COMMERCIAL	7025-17-200-007	10801 Linnway Dr Des Moines A 50326	301,438 sq ft	301,438 sq ft	100.0%
13	Grimes Industrial Development Trust	LOT 3 GATEWAY COMMERCIAL	7025-17-200-004	455 SE 37th St Grimes A 50111	110,740 sq ft	33,779 sq ft	30.5%
14	Grimes Industrial Development Trust	EX 303 & 305 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-010	2504 S on Grimes Dr Grimes A 50111	2,231,495 sq ft	87,001 sq ft	3.9%
15	Grimes Industrial Development Trust	EX 303 & 305 SE CORNER OF SECTION 17 TOWNSHIP 79 NORTH RANGE 25 WEST OF THE 5TH P.M. POLK COUNTY IOWA COMMERCIAL	7025-17-200-009	1001 SE 37th St Grimes A 50111	1,031,065 sq ft	142,809 sq ft	13.8%

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY ASSESSOR
3) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA

McCLURE
ENGINEERING CO.
building strong communities.

1360 NW 121st Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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PRELIMINARY

REZONING EXHIBIT



GRIMES INDUSTRIAL
SITE PLAN

GRIMES, IOWA

211031-000

AUGUST 18, 2021

REVISIONS

SEPTEMBER 2, 2021

SEPTEMBER 15, 2021

ENGINEER
T. SMITH

CHECKED BY
C. SMITH

DRAWING NO.

1

DRAWN BY
T.S.

FIELD BOOK NO.

SHEET NO.

1 / 1



ORDINANCE #755

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 GRIMES INDUSTRIAL:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 78.64 acres legally described on Exhibit A (the "Property") from A-1 (Agricultural District) to M-1A (Commercial and Limited Light Industrial District).

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 M-1A 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 ATI Capitol. 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 and approved by the City Council on this _____ day of _____ 20__.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

Exhibit A

Legal Description of Property

The East One Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 17, Township 79 North, Range 25 West of the 5th P.M., Polk County, Iowa except roadways of record.



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING:

First Reading – Ordinance 754 Willow Hills North Rezone

SYNOPSIS:

The applicant is requesting approval of a rezoning from A-1 to R-1 and R-2 for approximately 40 acres generally located north of NW 27th Street just north of the Willow Hills subdivision. The rezoning will allow for single-family lots and public park.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Annexation - 2020

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 10/05/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the rezone for Willow Hills North, subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Willow Hills North – Rezoning

GENERAL INFORMATION:

Applicant:

ATI Capitol

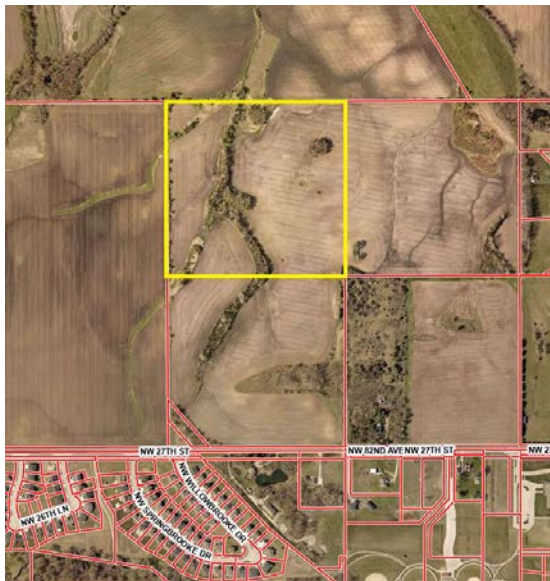
Requested Action

Rezoning

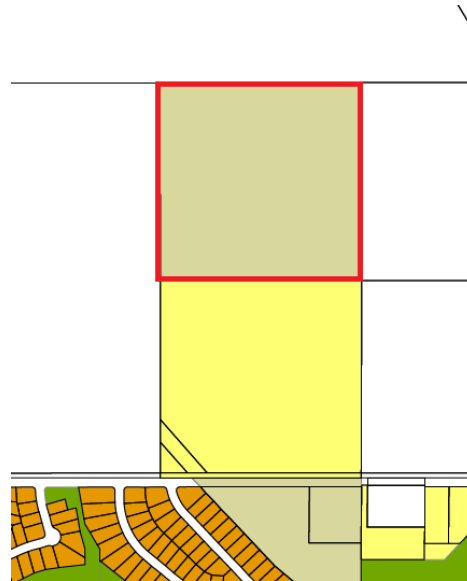
Location

Generally located north of NW 27th Street
just north of the Willow Hills subdivision

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Reserve	A-1
North	Vacant	No designation assigned	Polk County Agricultural District
South	Single-Family	Low Density Residential	R-1
East	Vacant	Urban Reserve	Polk County Agricultural District
West	Vacant	Urban Reserve	Polk County Agricultural District

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to R-1 and R-2 for approximately 40 acres generally located north of NW 27th Street just north of the Willow Hills subdivision. The rezoning will allow for single-family lots and public park.

ANALYSIS:

The applicant desires to subdivide the approximately 40-acre property into 87 single family lots and two outlots for parkland dedication. Two zoning districts are requested to provide a variety of price points and diversification within the development. The outlot for parkland dedication totals 6.75 acres.

The future land use plan calls for this area to be Urban Reserve. Due to the recent construction of single-family lots to the south, staff is supportive of the change of land use to low density residential.

The Development Agreement for the project is proposed to include the following development standards:

- R-1 Lots
 - o Minimum Lot Width: 75'
 - o Setbacks:
 - Front: 35'
 - Side: 7' single-story, 10' two-story
 - Rear: 35'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,600 sf
 - One and one-half story: 1,800 sf
 - Two story or above: 2,000 sf
 - o Garage Size: 3-car

- R-2 Lots Across from R-1 lots
 - o Minimum Lot Width: 70'
 - o Setbacks:
 - Front: 30'
 - Side: 7' single-story, 10' two-story
 - Rear: 25'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,450 sf
 - One and one-half story: 1,650 sf
 - Two-story: 1,800 sf
 - o Garage Size: 3-car
- R-2 Lots Across from R-2 Lots
 - o Minimum Lot Width: 70'
 - o Setbacks:
 - Front: 30'
 - Side: 7' single-story, 10' two-story
 - Rear: 25'
 - o Maximum Height: 35'
 - o Minimum Living Area:
 - One-story: 1,350 sf
 - One and one-half story: 1,650 sf
 - Two-story: 1,650 sf
 - o Garage Size: 2 or 3-car

Site Layout:

The concept plan shows two access points into the development from the Willow Hills subdivision, and six future street connections to the east, west and north. A trail will be provided through the parkland and connect to the trail around the Willow Hills basin.

Utilities:

A sanitary sewer for the project will follow the sanitary sewer plan that was established for the area. Sanitary sewer will connect to the Willow Hills subdivision to the south and to the Northwest Territory lift station that is currently under construction to the east of the subject site. Water will connect to the existing mains within the Willow Hills subdivision.

STAFF RECOMMENDATION:

Staff would recommend approval of the Willow Hills North 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

~~September 1, 2021~~
September 27, 2021

McClure

Attn: Jake Becker
1360 NW 121st St
Clive, IA 50325

RE: Willow Hills North Rezone

Dear Mr. Becker:

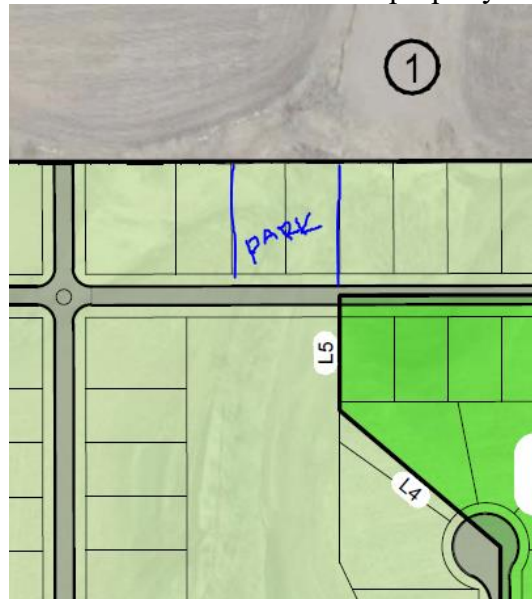
The Development Services Department is in receipt of a proposed Rezoning for Willow Hills North. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Label detention pond locations.~~
2. Label trail locations. The trail will need to connect to the existing trail in Willow Hills and travel north through the parkland to the north boundary of the project. The layout shown does not need to be the exact but should show the general connection from north to south. Trail connections between lots should be provided to connect the trail to the public street.
- ~~3. Please provide a 30' trail corridor in the area shown in blue. Staff would like to create a more prominent entrance into the park.~~

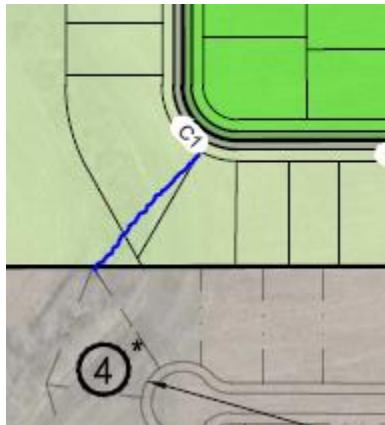


4. Please provide a park corridor to the north to connect to future park development and continue the trail to the north property line.



5. Label the sanitary and water locations. Water may need to be loop from the cul-de-sac back to the NW Brookside or the E/W road.
6. Staff questions if the alignment of NW Brookside Dr can be curved to help alleviate concerns with traffic speeds.

7. Please adjust the lots lines at the SE corner of the park to square off the area as shown below. The current drawing creates an odd area for the city to maintain.



8. Is the area at the NW corner of the property intended to be a portion of a future lot? Since ATI does not own the property to the west, the area should be one lot.



9. The lot width shown for R-1 and R-2 appear to be the same. Please adjust the widths accordingly.
10. Provide reasoning for the R-2 zoning. Is R-2 requested because of the lot width? Only single family will be permitted on the lots. Are the homes intended to be smaller than homes on the R-1 lots?
11. Please provide intended living area and garage sizes for R-1 and R-2.
12. Is a traffic circle intended at the NW intersection?



13. Please label the acreage of the parkland.

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: September 8, 2021
(1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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

Sincerely,

Evann Martin
Assistant Planner

Rezoning Exhibit
FOR
Willow Hills North
Grimes, Iowa

Owner
Lemar Koethe
6000 Douglas Ave, Suite 210
Des Moines, IA 50322

Developer
ATI Group
110 SE Grant Street, Suite #101
Ankeny, IA 50021

Zoning
Existing - A-1 Agricultural District
(40.37 acres)
Proposed - R-1 Single Family Dwelling District
(27.30 acres)
R-2 Single and Two Family Dwelling
District
(13.07 acres)

Parcel Number	Name of Property Owner	Legal Description	Parcel Number	Mailing Address	Total Area of Property	Area within 250' of rezoning	% of Area within 250' of rezoning
1	Brenton Brothers Inc	BEG SW COR SEC 19 THIN N 4260.94F SELY 463.2F S 1478.17F E 1038.4F SELY 3612.6F W 3740.49F TO POB NW FRL 1/4 & SW FRL 1/4 & SE FRL 1/4 LESS .025A RD SEC 19-80-25	8025-19-300-001	POB 190 Dallas Center, IA 50063	8,237,631 sf	429,703 sf	28.2%
2	Lemar Koethe	NW 1/4 NE 1/4 SEC 30-80-25	8025-30-200-001	6000 Douglas Ave, Ste 210 Des Moines, IA 50322	1,742,400 sf	330,728 sf	21.7%
3	Douglas & Diane Wilson	SW 1/4 NE 1/4 LESS 1.39 A ROAD SEC 30-80-25	8025-30-200-003	13423 NW 82nd Ave Grimes, IA 50111	1,681,851 sf	49,042 sf	3.2%
4	Willow Hills LLC	SE 1/4 NW FRL 1/4 LYG NE OF RY LESS RD SEC 30-80-25	8025-30-100-005	3405 SE Crossroads Dr Ste C Grimes, IA 50111	1,676,292 sf	332,453 sf	21.8%
5	Bauman Creek Investments LLC	W FRL 1/2 NW FRL 1/4 LESS 3.39A RD SEC 30-80-25	8025-30-100-001	1005 S 12th St Adel, IA 50003	3,688,095 sf	380,051 sf	25.0%

ZONING TABLE NOTES:
1) RIGHT-OF-WAY AREA IS NOT INCLUDED
2) CITY OF GRIMES OWNED PROPERTY THAT IS NOT ROW IS INCLUDED (IE, PARKLAND, GREENBELTS, ETC.)
3) OWNERSHIP INFORMATION PROVIDED VIA POLK COUNTY GIS AS OF 8/17/2021
4) AREA WITHIN 250' OF REZONING IS PROVIDED BASED ON GIS PARCEL LINE DATA AND SURVEY DATA

R-1 Zoning Area Description

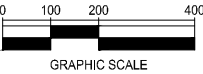
THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 160.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.30 ACRES.

R-2 Zoning Area Description

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

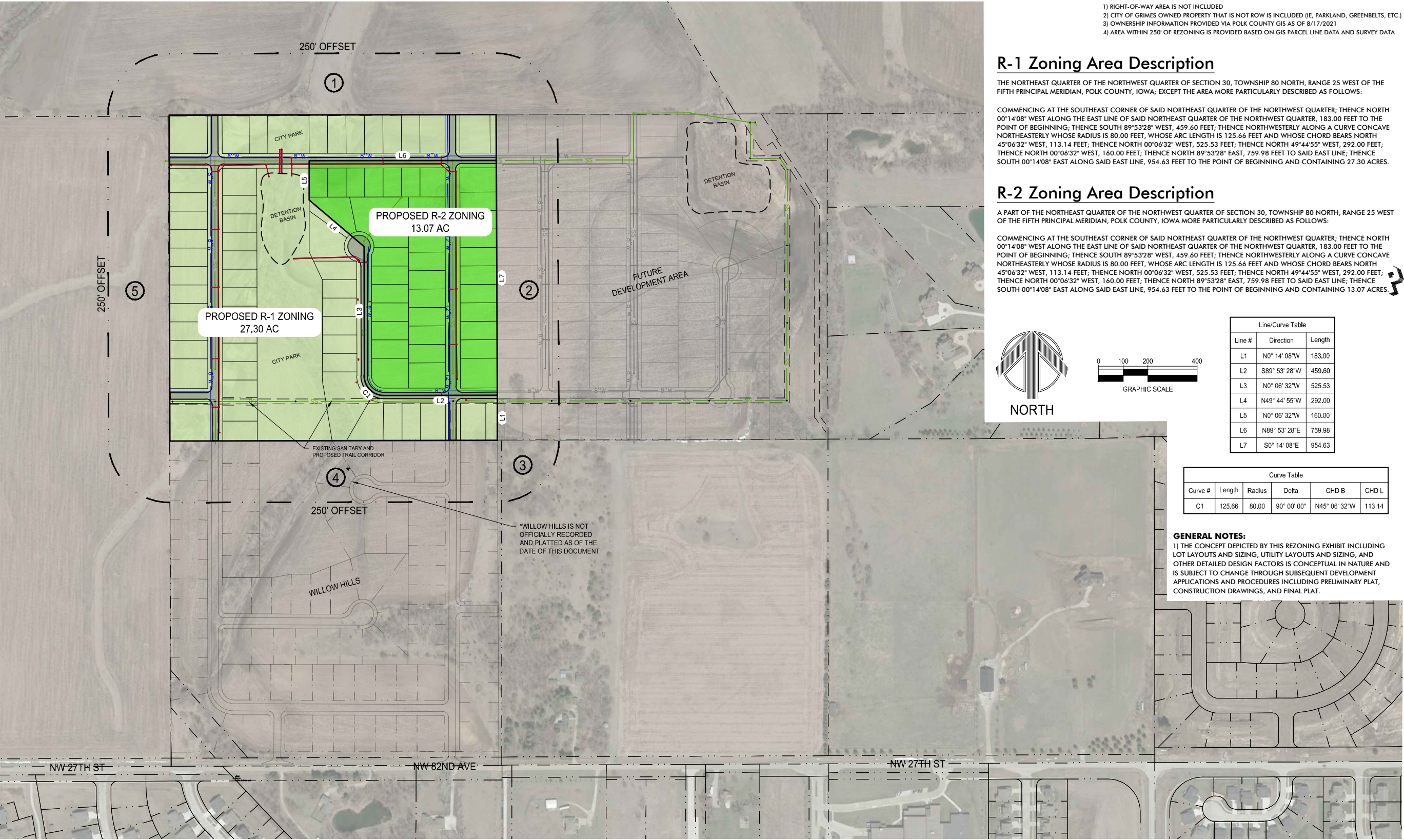
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Line/Curve Table		
Line #	Direction	Length
L1	N0° 14' 08"W	183.00
L2	S89° 53' 28"W	459.60
L3	N0° 06' 32"W	525.53
L4	N49° 44' 55"W	292.00
L5	N0° 06' 32"W	160.00
L6	N89° 53' 28"E	759.98
L7	S0° 14' 08"E	954.63

Curve Table					
Curve #	Length	Radius	Delta	CHD B	CHD L
C1	125.66	80.00	90° 00' 00"	N45° 06' 32"W	113.14

GENERAL NOTES:
1) THE CONCEPT DEPICTED BY THIS REZONING EXHIBIT INCLUDING LOT LAYOUTS AND SIZING, UTILITY LAYOUTS AND SIZING, AND OTHER DETAILED DESIGN FACTORS IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE THROUGH SUBSEQUENT DEVELOPMENT APPLICATIONS AND PROCEDURES INCLUDING PRELIMINARY PLAT, CONSTRUCTION DRAWINGS, AND FINAL PLAT.



1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

PRELIMINARY

WILLOW HILLS NORTH
REZONING EXHIBIT

GRIMES, IOWA
210851
AUGUST 23, 2021

REVISIONS
9/2/2021

ENGINEER
J. BECKER

CHECKED BY

DRAWING NO.
RZ-01

DRAWN BY
J. BECKER

FIELD BOOK NO.

SHEET NO.
1 / 1

McCLURE ENGINEERING COMPANY



ORDINANCE #754

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 WILLOW HILLS NORTH:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 40 acres legally described on Exhibit A (the "Property") from A-1 (Agricultural District) to R-1 (Single Family Dwelling District) and R-2 (Single and Two Family Dwelling District).

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-1 and R-2 Zoning Classifications. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and ATI Capitol. 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 and approved by the City Council on this _____ day of _____ 20__.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

Exhibit A

Legal Description of Property

R-1 REZONING AREA

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA; EXCEPT THE AREA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 00°14'08" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 183.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'28" WEST, 459.60 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 80.00 FEET, WHOSE ARC LENGTH IS 125.66 FEET AND WHOSE CHORD BEARS NORTH 45°06'32" WEST, 113.14 FEET; THENCE NORTH 00°06'32" WEST, 525.53 FEET; THENCE NORTH 49°44'55" WEST, 292.00 FEET; THENCE NORTH 00°06'32" WEST, 160.00 FEET; THENCE NORTH 89°53'28" EAST, 759.98 FEET TO SAID EAST LINE; THENCE SOUTH 00°14'08" EAST ALONG SAID EAST LINE, 954.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.30 ACRES

R-2 REZONING AREA

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, POLK COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of October 26, 2021

AGENDA HEADING:

Kennybrook Village Plat 2 – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for three development lots 1.59, 1.78, and 7.49 acres in size. Lot 1 and 2 are already developed with the Kennybrook Village Retirement Community facilities. Lot 3 will be reserved for future development.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Kennybrook Memory Care Site Plan - 2019

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 10/05/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Kennybrook Village Plat 2, subject to any remaining staff comments.

Planning & Zoning Staff Report

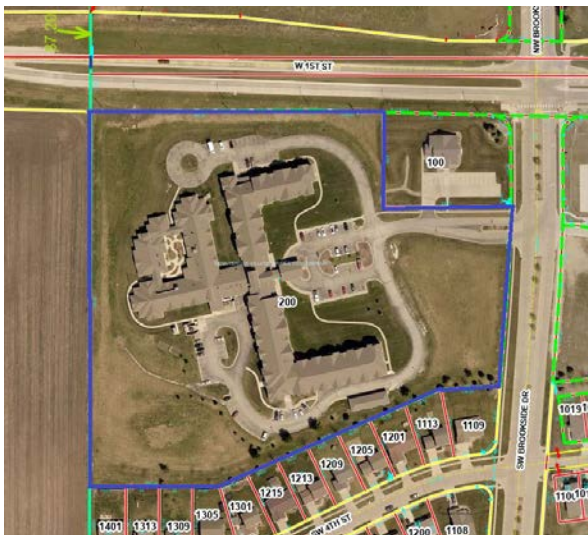


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: October 5, 2021
RE: Kennybrook Village Plat 2 – Preliminary Plat

GENERAL INFORMATION:

Applicant:	Kennybrook Village Grimes Condominiums
Requested Action	Preliminary Plat
Location	200 SW Brookside Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Assisted Living Facility	Mixed Use 1	C-2
North	Townhomes	Mixed Use 1	C-2
South	Single-Family	Low Density Residential	R2-60
East	Commercial	Mixed Use 1	C-2
West	Vacant	Mixed Use 1	Dallas County Agricultural

BACKGROUND:

The applicant is requesting approval of a preliminary plat, which will allow for the future subdivision of the property. The proposed preliminary plat will provide for three development lots 1.59, 1.78, and 7.49 acres in size. Lot 1 and 2 are already developed with the Kennybrook Village Retirement Community facilities. Lot 3 will be reserved for future development.

ANALYSIS:

The preliminary plat shows the existing improvements on site as well as a concept plan for Lot 3. The site can be accessed from one shared driveway off of SW Brookside Drive. Pedestrian access is existing along SW Brookside Drive. Sanitary is provided off of W 1st Street and water is provided off of SW Brookside.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for Kennybrook Village Plat 2, 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

~~September 23, 2021~~

September 30, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: Kennybrook Village Plat 2 Preliminary Plat

Dear Mr. Weggen:

The Development Services Department is in receipt of a proposed Preliminary Plat for the Kennybrook Village Plat 2. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide grading sheet.~~
- ~~2. Label location and size of existing utilities and proposed connections for Lot 3 (sanitary, water, storm).~~
- ~~3. Label lot dimensions.~~

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: September 29, 2021
(1 PDF of Preliminary Plat)

PLANNING & ZONING: October 5, 2021 at 5:30

COUNCIL MEETING: October 26, 2021 at 5:30

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,

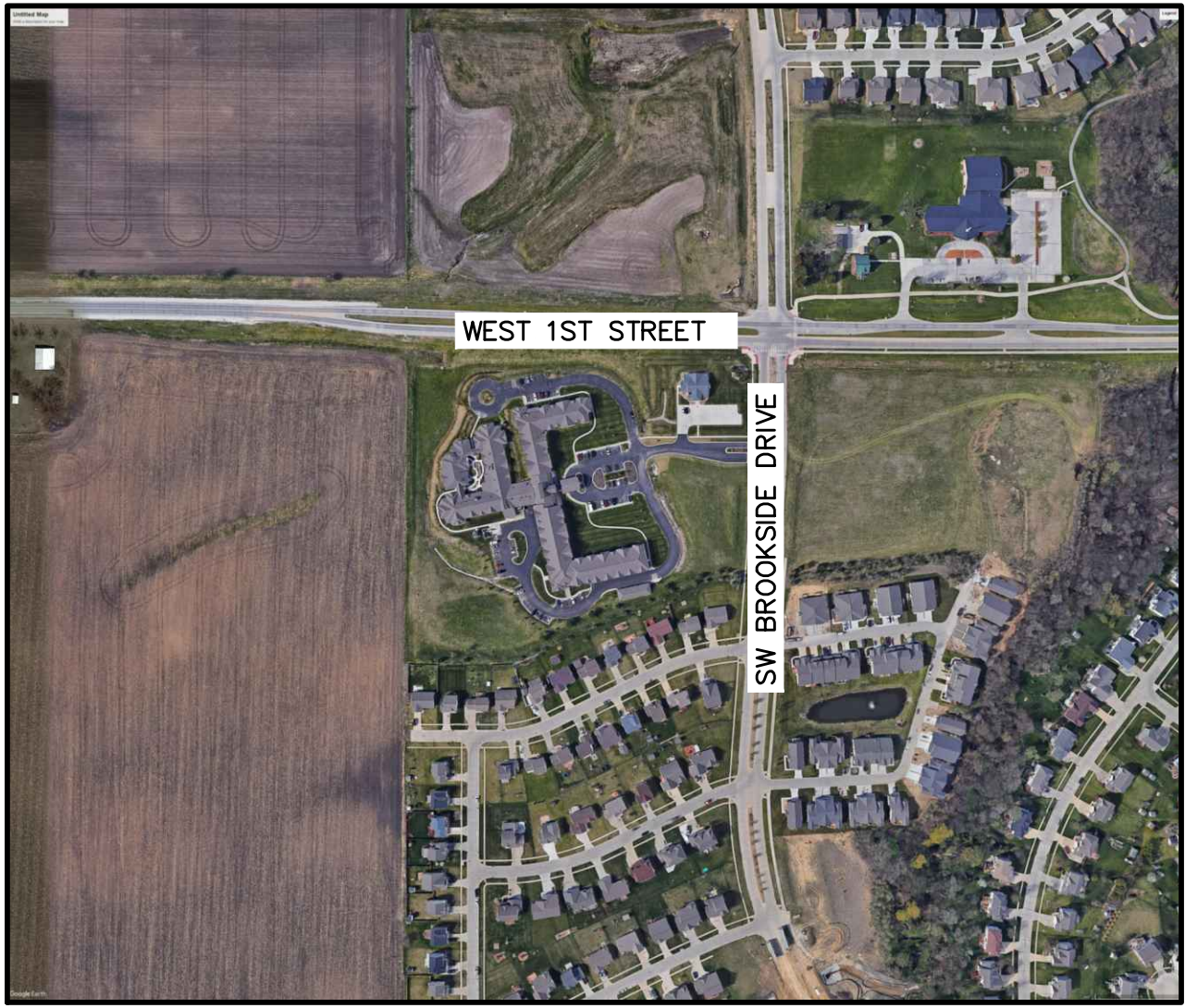
Evann Martin
Assistant Planner

PRELIMINARY PLAT FOR:

KENNYBROOK VILLAGE PLAT 2

GRIMES, IOWA

VICINITY MAP
NOT TO SCALE



LEGEND

FEATURES

PROPOSED

TYPE SW-301 SANITARY MANHOLE

STORM/SANITARY CLEANOUT

SANITARY SEWER

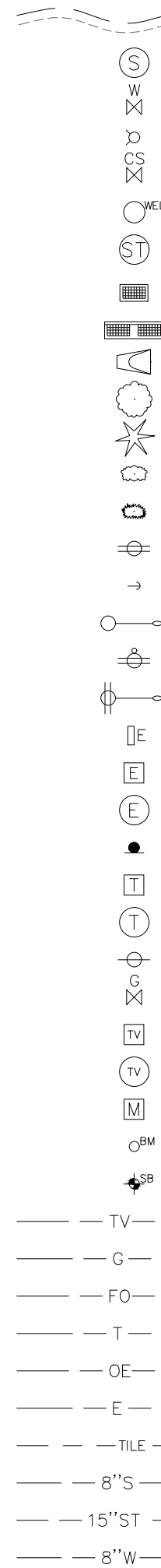
SURVEY

SECTION CORNER
1/2" REBAR, YELLOW CAP #18660
(UNLESS OTHERWISE NOTED)
ROW MARKER
ROW RAIL
PLATTED DISTANCE
MEASURED BEARING & DISTANCE
RECORDED AS
DEED DISTANCE
CALCULATED DISTANCE
CURVE ARC LENGTH
MINIMUM 100 YEAR FLOOD
PROTECTION ELEVATION
CENTERLINE
SECTION LINE
1/4 SECTION LINE
1/4 1/4 SECTION LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY
BUILDING SETBACK
PLAT BOUNDARY

FOUND
SET
MPE

EXISTING

GROUND SURFACE CONTOUR
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



DATE OF SURVEY:

APRIL 4, 2019

BENCH MARK:

BURY BOLT ON HYDRANT @ NE CORNER OF SITE.
ELEVATION=990.57

DALLAS COUNTY BM# G136, ALUMINUM ROD
W/CAP STAMPED G136 LOCATED AT NW CORNER
OF THE INTERSECTION OF Y AVENUE WITH 240TH
STREET (HWY 44) AT THE WEST COUNTY LINE.
ELEVATION=999.67

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.

FLOOD ZONE CLASSIFICATION

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE
'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS FOR THE CITY OF
POLK COUNTY, IOWA, COMMUNITY PANEL
NUMBER ZZ WITH A REVISION DATE OF ZZZ.

NOTES

- NO EVIDENCE WAS OBSERVED OF CURRENT EARTH
MOVING, BUILDING CONSTRUCTION OR BUILDING
ADDITION
- NO EVIDENCE WAS OBSERVED OF THE SITE BEING
USED AS A SOLID WASTE DUMP, SUMP OR
SANITARY LANDFILL
- THIS SURVEYOR KNOWS OF NO PROPOSED
CHANGES TO THE EXISTING RIGHT OF WAY LINES.
- THE MAJOR BUILDING CORNERS WERE LOCATED
FROM FIELD MEASUREMENTS. THE OTHER
BUILDING CORNERS ARE SHOWN FROM PLAN
INFORMATION.

INDEX OF SHEETS

NO.	DESCRIPTION
C0.1	COVER SHEET
C1.1	PRELIMINARY PLAT
C2.1	GRADING PLAN

OWNER / DEVELOPER

KENNYBROOK VILLAGE GRIMES CONDOMINIUMS
200 SW BROOKSIDE DR
GRIMES, IA 50111

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111

ZONING

C-2 GENERAL & HIGHWAY SERVICE COMMERCIAL DISTRICT

- HIGHWAY 44 MIXED USED DEVELOPMENT CORRIDOR
DISTRICT

BULK REGULATIONS

SETBACKS

FRONT YARD: 25'
REAR YARD: 25'
SIDE YARD: NONE (25' WHEN ADJOINING ANY 'R'
DISTRICT OR R.O.W.)

PLAT DESCRIPTION

LOT 1, KENNYBROOK VILLAGE PLAT 1, AN OFFICIAL PLAT
IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND
CONTAINING 10.86 ACRES (472,856 S.F.) SUBJECT TO
ANY AND ALL EASEMENTS OF RECORD.

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL
BE COMPLETED WITHIN ONE YEAR FROM THE DATE
THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION
ELEVATIONS AND OTHER ELEVATION RESTRICTIONS
NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED
PROJECT ENGINEERING DOCUMENTS FOR ANY
ELEVATION RESTRICTIONS.

ZONING

C-2 ENERAL & HIGHWAY SERVICE COMMERCIAL
DISTRICT

- TRANSPORTATION CORRIDOR MIXED USE
DEVELOPMENT CORRIDOR DISTRICT

DATE

REVISIONS

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

ENGINEER:

DRAFTED:

GRIMES, IOWA

KENNYBROOK VILLAGE
PRELIMINARY PLAT - COVER SHEET

200 SW Brookside Dr

DATE: 9/29/21

SHEET NUMBER: C0.1
2104.333

FILE: J:\2021\2104333\DWG\KANSAS PRELIMINARY PLAT.DWG
FILE DATE: 9/29/21
PLOTTED BY: KAVUE WPKUS TECH

COMMENT:
ENG

00442

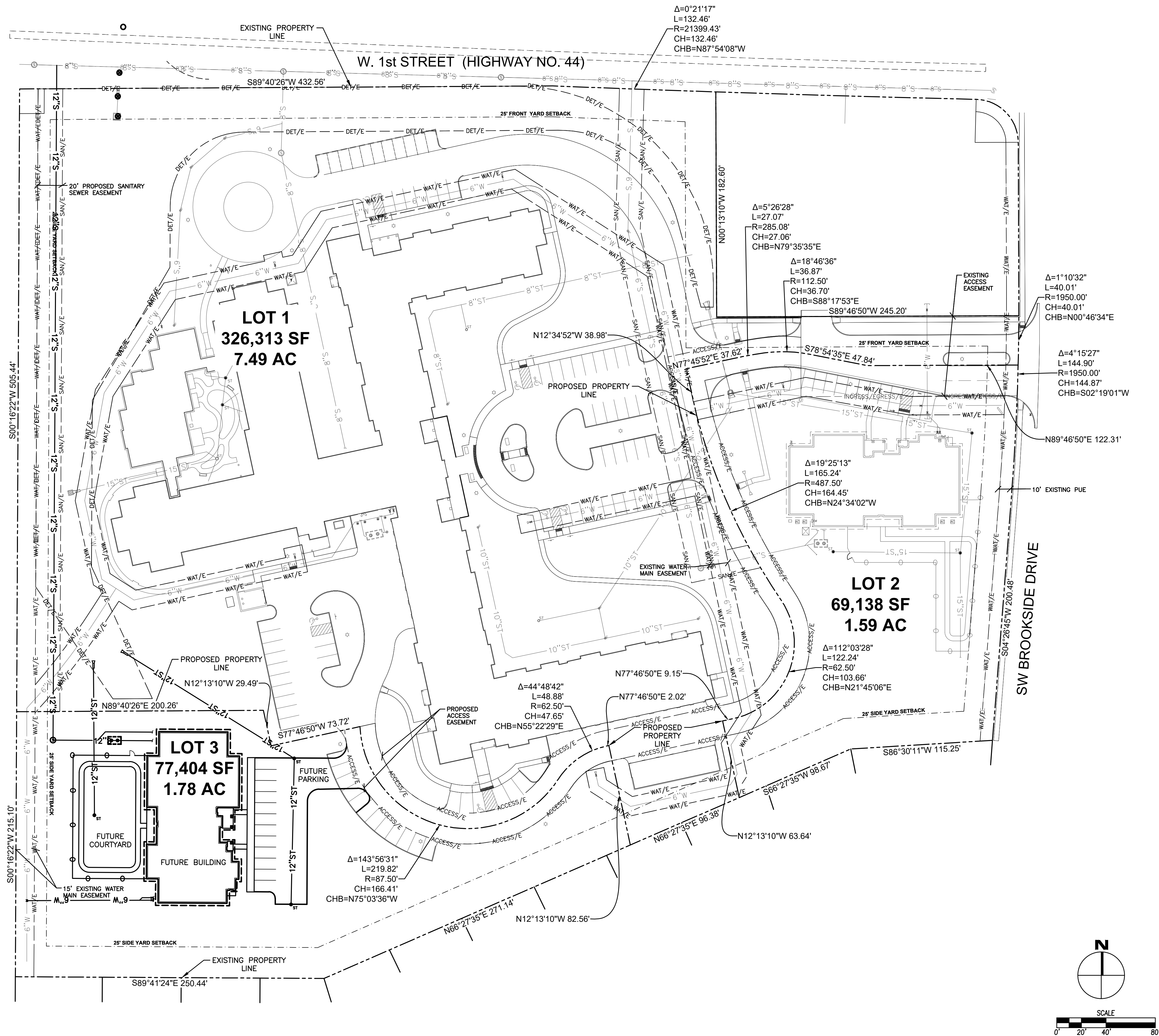
PRELIMINARY

NOT FOR CONSTRUCTION

KEITH D. WERNER, A.S.L.A.
DATE

MY LICENSE RENEWAL DATE IS JUNE 30, 2022
PAGES OR SHEETS COVERED BY THIS SEAL:
ALL SHEETS

FILE: J:\CADD\333\DWG\KASAS PRELIMINARY PLAT.DWG
FILE DATE: 9/23/21
PLOTTED BY: KASAS
COMMENTS: ENG
DATE PLOTTED: 9/23/2021 11:57 PM



SUMMARY

LOT #1: LOT AREA:	7.49 ACRES (326,219 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	14 SPACES 13 SPACES 5 SPACES 32 SPACES
PARKING PROVIDED:	61 SPACES
(ACCESSIBLE PARKING REQUIRED) (ACCESSIBLE PARKING PROVIDED)	(3 SPACES) (7 SPACES)
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	32,621.9 SF (10%) 181,124.06 SF (55%)
LOT #2: LOT AREA:	1.59 ACRES (69,292 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	4 SPACES 4 SPACES 4 SPACES 12 SPACES
PARKING PROVIDED:	12 SPACES
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	6,928.2 SF (10%) 45,282.3 SF (65%)
LOT #3: LOT AREA:	1.78 ACRES (77,337 SF)
SETBACKS: FRONT YARD: REAR YARD: SIDE YARD:	25' 25' NONE (25' WHEN ADJOINING AND 'R' DISTRICT OR R.O.W.)
PARKING REQUIRED: 1 SPACE/ 8 BEDS: 1 SPACE/ 3 EMPLOYEES: 1 SPACE/ RESIDENT STAFF:	4 SPACES 4 SPACES 4 SPACES 12 SPACES
PARKING PROVIDED:	19 SPACES
OPEN SPACE REQUIRED: OPEN SPACE PROVIDED:	7,733.7 SF (10%) 51,286.83 SF (66%)

