

Grimes City Council Agenda

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

Mayor | Scott Mikkelsen
City Council | Eric Johansen, Andy Borcharding,
David Gisch, Ryan Burger, Laurie DePhillips

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.

Grimes City Council Meeting August 23, 2022 **In Person/Zoom at Grimes Community Center, 410 SE Main Street Room 203**

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

Join Zoom Meeting

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

Meeting ID: 378 730 5851 Passcode 1234

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 4:30 p.m., or contact the Grimes City Clerk Rochelle Williams by email at: rwilliams@grimesiowa.gov.

Meetings will be recorded

AGENDA ITEMS FOR AUGUST 23, 2022, AT 5:30 PM AT GRIMES COMMUNITY CENTER

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda

4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
- A. Minutes from previous meeting
 - B. Resolution 08-0322 Adopting Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishments in Chapter 9 of the Municipal Code of the City of Grimes
 - C. Resolution 08-0422 to Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishment in Chapter 9 of the Municipal Code of the City of Grimes effective October 1, 2022
 - D. Professional Services Payments:
 - 1. Allender Butzke Engineers Inc for the New Grimes Library \$1,195.54
 - 2. Allender Butzke Engineers Inc for the New Grimes Library \$666.02
 - 3. Pay Request #5 Snyder & Associates for Traffic Signal Network Communications Project \$11,660.59
 - 4. Pay Request #3 Snyder & Associates for 2021-2022 On Call Traffic Planning and Engineering Services \$5,306.50
 - 5. Pay Request #6 Nilles Associates, Inc for Grimes Existing Basins Enhancements \$5,000.00
 - 6. Pay Request #3 MSA Professional Services, Inc for SE Trail Ridge Road Water Main \$19,419.75
 - 7. Pay Request #3 MSA Professional Services, Inc for SE Jacob Street Reconstruction and Storm Sewer \$13,358.90
 - 8. Pay Request #30 McClure Engineering company for Reverse Osmosis Water Treatment Plant – Phase 1 \$4,953.34
 - 9. Pay Request #2 McClure Engineering Company for Grimes Lime Softening Water Treatment Plant CIP Planning & Improvements \$6,690.37
 - 10. Pay Request #10 to ISG for Water Works Park Splash Pad \$30,382.92
 - 11. Pay Request #8 Foth Infrastructure & Environment, LLC for 2021 Sanitary Sewer Collection System Study \$3,666.25
 - 12. Pay Request #2 Foth Infrastructure & Environment, LLC for SE 19th Street Sanitary Sewer Extension \$49,409.76
 - E. Pay Applications:
 - 1. Pay Application #1 to Corell Contractors, Inc – New Grimes Library \$225,138.60
 - 2. Pay Application #4 Graphite Construction Group – New Grimes Library \$10,497.50
 - 3. Pay Application #4 to Van Maanen Electric, Inc – New Grimes Library \$29,153.83
 - 4. Pay Application #6 to The Weitz Company, LLC – New Grimes Library \$59,938.04
 - 5. Pay Request #2 Synergy Contracting, LLC for SE Trail Ridge Road Water Main \$137,848.11
 - 6. Pay Request #7 Redbud Landscaping, LLC for Native Vegetation Enhancements in Storm Water Treatment Facilities \$1,596.00
 - 7. Pay Request #3 Redbud Landscaping, LLC for Kennybrook Wetland Landscaping \$935.75
 - 8. Pay Request #1 Edge Commercial for Waterworks Park Improvements \$194,840.25
 - F. Change Orders:
 - 1. Change Order #1 Van Maanen Electric, Inc for Highway 44 at County Line Road Temporary Traffic Signal increasing contract \$1,616.12
 - 2. Change Order # 2 Synergy Contracting, LLC for SE Trail Ridge Road Water Main increasing contract \$1,633.50
 - 3. Change Order #2 Redbud Landscaping, LLC for Kenny brook Wetland (Landscaping) increasing contract \$3,750.00

- G. Resolution 08-2422 Approving A Senior Bond Issuance Certificate of Wastewater Reclamation Authority (WRA) Participating Community
- H. Resolution 08-2822 Consent and Agreement for Improvements – Lot 40 of Heritage Station Crossing Plat 1 (1001 NE Cypress Circle)
- I. Resolution 08-2922 Consent and Agreement for Improvements – Lot 39 of Heritage at Grimes Plant 3 (801 NE 21st Street
- J. Resolution 08-3022 Accepting Storm Sewer Easement and Overland Flowage Easement for Crossroads Plat 2 Lot 2
- K. Resolution 08-3122 Approving Declaration of Site Restrictions Lot 17 and 18, Block 8, Town of Grimes 208 SE Jacob Street
- L. Resolution 08-3222 Approving Personnel Transactions
- M. Resolution 08-3322 Authorizing Conveyance of Underground Electric Easement in Connection with Grimes Public Library Project
- N. Resolution 08-3422 Contract for Professional Services with McClure Engineering Company for Phase 1A Water System Improvements
- O. ABD Name Change and Renewal- Sol Agave- Formerly known as Prime and Crown: Class C Liquor, Outdoor Service and Sunday Sales
- P. Resolution 08-3622 Approving Quotes and Bills Over \$10,000
- Q. Finance Report for July 2022
- R. Claims \$1,031,938.78
- R. Amazon \$ 1,864.91
- R. Bankers Trust \$ 2,705.48

PUBLIC FORUM

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

PUBLIC AND COUNCIL AGENDA ITEMS

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

1. Vacating and Conveying Public Property
 - a. Public Hearing on Proposal to Vacate and Convey Public Property to Graystone Companies, LLC
 - b. Resolution 08-2622 Vacating and Conveying Public Property to Graystone Companies, LLC
2. Vacating and Conveying Public Property
 - a. Public Hearing on Proposal to Vacate and Convey Public Property in Peitzman’s Subdivision to Adjoining Property Owners
 - b. Resolution 08-2722 Vacating and Conveying Public Property to Adjoining Property Owner in Peitzman’s Subdivision
3. Vacating Public Property
 - a. Public Hearing Vacating Public Property in Heritage at Grimes Plat 2 and Conveying to Adjoining Property Owners
 - b. Resolution 08-2522 Vacating Public Property in Heritage at Grimes Plat 2 and Conveying to Adjoining Property Owner
4. Resolution 08-3522 Development Agreement with HD, LLC
5. 3800 SE Beisser Drive Site Plan Amendment
6. Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) Preliminary Plat
7. Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) Site Plan

8. Resolution 08-3422 Approving Final Plat of M-KEDS Home Place Plat 4 and Certain Related Agreements and Easements

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday, August 9, 2022

*Please note the regular City Council Meeting was held as an electronic and in person meeting. The meeting was called to order by Mayor Mikkelsen Tuesday August 9, 2022, at 5:32 p.m. 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, Ryan Burger, Eric Johansen, Laurie DePhillips

AGENDA ITEMS

APPROVAL OF THE AGENDA

Mayor Mikkelsen asked for approval of the agenda.

Moved by Johansen, Second by Gisch to approve the agenda with the removal of Items 2 and 4 on the Public Agenda.

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

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 08-0122 Authorizing Intergovernmental Agreement for the Funding and Operation of a Joint Fire and EMS Records Management System by the Cities of Clive, Grimes, Johnston, Norwalk, Urbandale, Waukee, and Windsor Heights C. Request for Street Closure for Block Party D. New ABD License: McDivot's Sports Pub 3390 SE Crossroads Dr.: Class C Liquor; Outdoor Service & Sunday Sales E. Pay Applications: 1. New Grimes Public Library a. Pay Application #5 to Weitz for the New Grimes Public Library \$2,924.55 b. Pay Application #2 to Graphite Group for New Grimes Public Library \$9,500.00 c. Pay Application #3 to Graphite Group for New Grimes Public Library \$9,927.50 d. Pay Application #1 to Performance Contracting Inc for New Grimes Public Library \$19,159.75 e. Pay Application #3 to Van Maanen Electric for the New Grimes Public Library \$2,077.63 f. Pay Application #1 to Kone for the New Grimes Public Library \$34,374.80 g. Pay Application #2 to Forman Ford for New Grimes Public Library \$10,450.00 2. Pay Application #1 to Synergy Contracting, LLC for SE Trail Ridge Road Water Main \$249,022.94 3. Pay Application #4 to Van Maanen Electric, Inc for Highway 44 at County Line Road Temporary \$2,280.00 4. Pay Application #5 to S.J. Louis Construction, Inc for WRA Grimes Connector – Contract 1 \$1,356,953.99 5. Pay Application #5 to Shank Constructors, Inc for WRA Grimes Connector – Contract 4 \$756,106.14 6. Pay Application #11 to On Track Construction, LLC for Northwest Territory Lift Station and Force Main \$9,134.11 7. Pay Application #2 to InRoads for 2022 Asphalt Overlay Project \$32,457.70 F. Change Orders: 1. Change Order #1 to Synergy Contracting, LLC for SE Trail Ridge Road Water Main increasing contract \$6,336.00 2. Change Order #4 to On Track Construction, LLC for Northwest Territory Lift Station and Force Main increasing contract \$930.60 3. Change Order #2 to InRoads for 2022 Asphalt Overlay Project decreasing contract \$26,905.41 4. Change Order #1 to Edge Commercial, LLC for Waterworks Park Improvements increasing contract \$16,992.20 5. Change Order #3 Absolute Concrete for County Line Road Intersection Improvements increasing contract \$25,080.00 6. Change Order #1 to Graphite Group for the New Grimes Library \$6,582.77 G. Professional Services Payments: 1. Whitfield & Eddy Law \$17,888.99 2. Pay Application #29 Bolton & Menk, Inc for Highway 44 & SW County Line Road Intersection Improvements \$4,483.50 3. Pay Application #17 to Bolton & Menk, Inc for Highway 44 Corridor Study \$791.90 4. Pay Application #8 to Bolton & Menk, Inc for 2021 Asphalt Overlay Project \$12,511.00 5. Pay Application #9 to ISG for Water Works Park Splash Pad

\$12,457.95 6. Pay Application #44 to Veenstra & Kimm, Inc for WRA Connector \$47,079.48 7. Pay Application #3 to Civil Design Advantage for GrimesPlex \$26,447.25 H. Resolution 08-0522 Consent and Agreement for Improvements Lot 19th of Kennybrook South Plat 3 – 916 SW 9th Ct. I. Resolution 08-0622 Approving Grant Application for Resource Enhancement Protection Grant (REAP) Relating to the Acquisition of Land for Park Purposes J. Resolution 08-0922 Approving Early Access Agreement – HD LLC, Grimes WRA K. Resolution 08-0822 Approving Quotes and Bills Over \$10,000 L. Resolution 08-1022 Accepting Public Improvements in Dallas Center Grimes Middle School Plat 1 M. Resolution 08-1122 to Enter into Agreement Between the City of Grimes and Iowa Department of Transportation for Cooperative Action for Urban-State Traffic Engineering Program (U-STEP) Funding for County Line Road Traffic Signal Improvement Project N. Resolution 08-1322 To Enter into Contract for Professional Services with Snyder & Associates for the Development of a Street Master Plan/Design Guide O. Resolution 08-1422 Authorizing PFM Financial Advisors LLC to Provide Financial Advice Regarding Joining Central Iowa Water Works P. Resolution 08-1522 Approving Offer to Purchase and Agreement – WRA Bohrofen Dallas County Property Q. Resolution 08-1622 Approving Offer to Purchase and Agreement – WRA Bohrofen Polk County Property R. Resolution 08-1722 Approving Offer to Purchase and Agreement – WRA Homes By Advantage property S. Resolution 08-1822 To Enter into Contract for Professional Services with Allender Butzke Engineers, Inc for Independent Field and Laboratory Testing and Observation Services for the New Grimes Public Library T. Resolution 08-2022 Approving Personnel Transactions U. Resolution 08-2122 on Notice and Intent to Vacate and to Dispose of Public Property Located at 212 SE Main and Setting Public Hearing for August 23, 2022, at 5:30 pm V. Resolution 08-2222 on Notice and Intent to Vacate and to Dispose of Public Property in Peitzman's Subdivision and Setting a Public Hearing for August 23, 2022, at 5:30 pm W. Resolution 08-2322 on Notice and Intent to Vacate Public Property in Heritage at Grimes Plat 2 and Convey to Adjoining Property Owner and Setting a Public Hearing for August 23, 2022, at 5:30 pm. X. Receiving and Filing of Correspondence Y. Finance Report for June 2022 Z. Claims Report July 25, 2022 \$1,036,521.45 and August 9, 2022 \$3,209,863.36 z. Request for Street Closure for Block Party Motion by Borcharding, Second by Burger, to approve the Consent Agenda.
Roll Call: Ayes: All; Nays: None Motion passes 5 - 0

PUBLIC FORUM

Residents Bekka Maass, of 1400 NW 8th Street; Joe Herman, 308 NW 8th Street; Lauren Ropp, of 1309 NW 8th Street; Johnny Lochman, 1605 NW 8th Street, addressed Council with questions on traffic issues on NW 8th Street area and on park development.

PUBLIC AND COUNCIL AGENDA ITEMS

1. Voluntary Annexation

Development Services Director Alex Pfaltzgraff stated the City had received an application for voluntary annexation in the NW Territory located off 27th Street. Pfaltzgraff said the land is under contract by the same individuals that have been developing Willow Hills, and Willow Hills North, and this would be a continuation of that development. Pfaltzgraff said water and sewer would be connected through the existing Willow Hills North property and the proposed streets would extend off the earlier plats.

Mayor Mikkelsen opened the Public Hearing at 5:59 pm, being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 5:59 pm.

Motion by Gisch, Second by Johansen, to approve Resolution 08-0722 for Voluntary Annexation of certain property into the City of Grimes.

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

2. Resolution 08-0322 Adopting Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishments in Chapter 9 of the Municipal Code of the City of Grimes – ITEM REMOVED FROM AGENDA

3. Ordinance 768 Amending Grimes Code of Ordinance Title 9 Relating to Regulation of Industrial and Commercial Wastewater

Public Works Director Kevin Hensley stated that this Ordinance will allow the Wastewater Reclamation Authority (WRA) to update language within the current Ordinance the City had recently adopted. Hensley said these changes would affect various fee schedules relating to licensing of waste haulers and restaurant establishments. Hensley noted that these changes would not take effect until October 1st of this year.

Mayor Mikkelsen opened the Public Hearing at 6:02 pm, being no written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:02 pm.

Motion by Johansen, Second by Borcharding, to approve the First Reading of Ordinance 768 Amending Grimes Code of Ordinance Title 9 Relating to Regulation of Industrial and Commercial Wastewater

Roll Call: Ayes: All; Nays: None Motion passes 5– 0

Motion by Johansen, Second by Borcharding, to wave the Second and Third Readings of Ordinance 768 Amending Grimes Code of Ordinance Title 9 relating to Regulation of Industrial and Commercial Wastewater

Roll Call: Ayes: All; Nays: None Motion passes 5– 0

Motion by Johansen, Second by Borcharding, to approve Final Passage of Ordinance 768 Amending Grimes Code of Ordinance Title 9 relating to Regulation of Industrial and Commercial Wastewater

Roll Call: Ayes: All; Nays: None Motion passes 5– 0

4. Resolution 08-0422 to Amending Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulating Fat, Oil and Grease Discharge by Food Service Establishment in Chapter 9 of the Municipal Code of the City of Grimes effective October 1, 2022- ITEM REMOVED FROM AGENDA

5. Ordinance 770 Amending Section 6-7-1 of the Grimes Code of Ordinances to Provide that Sales and Use of Tobacco Products, Alternative Nicotine Products, Vapor Products and Cigarettes be Legal Only to Persons 21 Years and Older

City Administrator Jake Anderson advised the Council that this amendment is to update and align the City Codes with the current State Code of Iowa.

Mayor Mikkelsen opened the Public Hearing at 6:05 pm, being not written or oral comments, Mayor Mikkelsen closed the Public Hearing at 6:05 pm.

Motion by Gisch, Second by Johansen, to approve the First Reading of Ordinance 770 Amending Section 6-7-1 of the Grimes Code of Ordinances to Provide that Sales and Use of Tobacco Products, Alternative Nicotine Products, Vapor Products and Cigarettes be Legal Only to Persons 21 Years and Older

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

Motion by Gisch, Second by Johansen, to Waive the Second and Third Reading of Ordinance 770 Amending Section 6-7-1 of the Grimes Code of Ordinances to Provide that Sales and Use of Tobacco Products, Alternative Nicotine Products, Vapor Products and Cigarettes be Legal Only to Persons 21 Years and Older

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

Motion by Gisch, Second by Johansen, to approve Final Passage of Ordinance 770 Amending Section 6-7-1 of the Grimes Code of Ordinances to Provide that Sales and Use of Tobacco Products, Alternative Nicotine Products, Vapor Products and Cigarettes be Legal Only to Persons 21 Years and Older.

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

6. 3600 SE Mieke Drive – Building Elevation Modification

Development Services Director Pfaltzgraff advised the Council that this project, located at the northwest corner of SE 37th and SE Mieke Drive, had been approved by Council earlier this year. Pfaltzgraff noted that with the economic climate continuing to cause material and construction costs to significantly increase, the original plans that were approved had become cost prohibitive. Pfaltzgraff said the developer has since revised the elevation plans to allow construction to continue and still meets all the zoning requirements. Pfaltzgraff said with the modifications, staff determined it would be appropriate for Council to be aware of the changes and review if the project still met with Council approval. He added that the Planning and Zoning Board had reviewed the modification and recommended approval along with city staff.

Motion by Johansen, Second by Burger, to approve the 3600 SE Mieke Drive building elevation modification.

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

7. Resolution 08-1922 Approving Final Plat of Legacy at James Street Plat 1 and Certain Related Agreements and Easements

Development Services Director Pfaltzgraff said this property is located at the northwest corner of SW 37th and South James Street. He said this is the final plat for approximately 80 acres intended for flex industrial use. Pfaltzgraff said the final plat calls out the necessary easements and lot division for current and future phases of development. Pfaltzgraff said that Planning and Zoning had reviewed the plans and recommends approval along with city staff.

Motion by Gisch, Second by Johansen, to approve Resolution 08-1922 for the Final Plat of Legacy at James Street Plat 1 and Certain Related Agreements and Easements.

Roll Call: Ayes: All; Nays: None Motion passes 5 – 0

8. Appointment of Library Board Member

Mayor Mikkelsen expressed great appreciation and thanked Erin Leifker for her service on the Library Board. Mayor Mikkelsen proposed David Braun to succeed her in that position.

Motion by Borcharding, Second by Burger, to approve the appointment of David Braun to the Library Board. (fulfill remaining term of Erin Leifker until January of 2026)

Roll Call: Ayes: All; Nays: None Motion passes 5– 0

ADJOURN

Motion by Gisch, Second by Johansen, to adjourn the meeting at 6:14 p.m.

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

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING: Resolution Adopting Schedule of Administrative Penalties for Violations of Industrial Pretreatment Ordinance Regulating Hauled Waste and Regulated Fat Oil and Grease Discharge by Food Service Establishments in Chapter 9 of the Municipal Code of the City of Grimes

SYNOPSIS: As a member of the WRA the City is required to adopt certain enforcement fees. The required enforcement fees allow WRA to enforce administrative penalties for non-compliance. These fees are related to the regulation of Sanitary Sewer Waste Haulers and Food Service Establishments. The enforcement process is consistent throughout WRA membership.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Adoption of Grimes Ordinance 765

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution.

GRIMES RESOLUTION NO.08-0322

RESOLUTION ADOPTING SCHEDULE OF ADMINISTRATIVE PENALTIES FOR VIOLATIONS OF INDUSTRIAL PRETREATMENT ORDINANCE REGULATING HAULED WASTE AND REGULATING FAT, OIL AND GREASE DISCHARGE BY FOOD SERVICE ESTABLISHMENTS IN CHAPTER 9 OF THE MUNICIPAL CODE OF THE CITY OF GRIMES

WHEREAS, the Schedule of Administrative Penalties, is to be adopted by the Grimes City Council by resolution, includes penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 9-1-151 through 9-1-159 of the Municipal Code, and further includes penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Section 9-1-114 and Sections 118-116 through 9-1-121 of the Municipal Code; and

WHEREAS, a Schedule of Administrative Penalties in relation to said Municipal Code Sections has been prepared for City Council consideration and is recommended for adoption, in form attached and on file in the Office of the City Clerk.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA, that the Schedule of Administrative Penalties, in form attached hereto and incorporated by this reference herein, specifying penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 9-1-151 through 9-1-159 of the Municipal Code, and specifying penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Section 9-1-116 and Sections 9-1-116 through 9-1-121, is hereby approved and adopted.

BE IT FURTHER RESOLVED that said Schedule of Administrative Penalties, as adopted by this Resolution, shall be maintained on file in the office of the City Clerk and the Public Works Department for public reference.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___ to ___ on the _____ day of _____, 2022, and approved by the Mayor on the _____ day of _____, 2022.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste

The following schedule of administrative penalties for violations of Chapter 9 of the Grimes Code of Ordinances shall be charged pursuant to Sec. 9-1-123:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 9-1-151 Failure to obtain a license	\$ 100	\$200
Sec. 9-1-152 Failure to pay application fee or provide bond.	\$100	\$200
Sec. 9-1-153 Failure to comply with vehicle and equipment standards.	\$100	\$200
Sec. 9-1-154 Improper disposal of hauled wastes.	\$100	\$200
Sec. 9-1-155 Failure to provide source and disposal information.	\$100	\$200
Sec. 9-1-156 Mixture of residential and nonresidential sources.	\$100	\$200
Sec. 9-1-157 Failure to comply with disposal standards	\$100	\$200
Sec. 9-1-158 Failure to remove or dispose of rejected wastes	\$100	\$200
Sec. 9-1-159 Failure to pay treatment fees	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the Grimes City Clerk's Office, Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa 50111.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste
Administrative Penalties adopted by Grimes Resolution No. _____ dated

_____.

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments

The following schedule of administrative penalties for violations of Chapter 9 of the Grimes Code of Ordinances shall be charged pursuant to Sec. 9-1-123:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 9-1-114 Failure to install, operate or maintain grease interceptor	\$ 100	\$200
Sec. 9-1-116 Failure to comply with WRA director order	\$100	\$200
Sec. 9-1-117 Inadequate installation of grease interceptor and grease trap	\$100	\$200
Sec. 9-1-118 Failure to operate, maintain and clean grease interceptors	\$100	\$200
Sec. 9-1-119 Failure to maintain records	\$100	\$200
Sec. 9-1-120 Failure to provide monitoring facilities and allow inspections	\$100	\$200
Sec. 9-1-121 Failure to pay inspection fees.	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the Grimes City Clerk's Office, Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa 50111.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments Administrative Penalties adopted by Grimes Resolution No. _____ dated _____.



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING: An Ordinance Amending Grimes Code of Ordinance Title 9 Relating to the Regulation of Industrial and Commercial Wastewater

SYNOPSIS: As a member of the WRA the City is required to adopt a standard Ordinance. The standard ordinance allows WRA to define and set standards related to industrial and commercial wastewater.

This amendment addresses several sections of Title 9. Changes are largely of an administrative nature and do not change the original intent of the ordinance.

This ordinance is consistent throughout WRA membership and the City has no ability to modify the requirements. The amendment will not go into effect until October 1, 2022

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Adoption of Grimes Ordinance 765

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution.

GRIMES RESOLUTION NO.08-0422

**RESOLUTION AMENDING SCHEDULE OF ADMINISTRATIVE PENALTIES FOR
VIOLATIONS OF INDUSTRIAL PRETREATMENT ORDINANCE REGULATING
HAULED WASTE AND REGULATING FAT, OIL AND GREASE DISCHARGE BY FOOD
SERVICE ESTABLISHMENTS IN CHAPTER 9 OF THE MUNICIPAL CODE OF THE
CITY OF GRIMES**

WHEREAS, the Schedule of Administrative Penalties, previously adopted by the Grimes City Council by resolution, includes penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 9-1-151 through 9-1-159 of the Municipal Code, and further includes penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Section 9-1-114 and Sections 118-116 through 9-1-121 of the Municipal Code; and

WHEREAS, an amendment to the Schedule of Administrative Penalties in relation to said Municipal Code Sections has been prepared for City Council consideration and is recommended for adoption, in form attached and on file in the Office of the City Clerk.

NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA, that the amendment to the Schedule of Administrative Penalties, in form attached hereto and incorporated by this reference herein, revising specified penalties for Industrial Pretreatment Ordinance Violation Relating to Regulation of Hauled Waste pursuant to Sections 9-1-151 through 9-1-159 of the Municipal Code, and revising specified penalties for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments pursuant to Section 9-1-116 and Sections 9-1-116 through 9-1-121, with underlined changes added and strike throughs deleted in the published schedule, is hereby approved and adopted.

BE IT FURTHER RESOLVED that said Schedule of Administrative Penalties, as amended by this Resolution, shall be maintained on file in the office of the City Clerk and the Public Works Department for public reference, and that the amendment to the fees therein established shall become effective upon and as of October 1, 2022.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___ to ___ on the ____ day of _____, 2022, and approved by the Mayor on the ____ day of _____, 2022.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste

The following schedule of administrative penalties for violations of Chapter 9 of the Grimes Code of Ordinances shall be charged pursuant to Sec. 9-1-123:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 9-1-151 Failure to obtain a license	\$ 100	\$200
Sec. 9-1-152 Failure to pay application fee or provide bond.	\$100	\$200
Sec. 9-1-153 Failure to comply with vehicle and equipment standards.	\$100	\$200
Sec. 9-1-154 Improper disposal of hauled wastes.	\$100	\$200
Sec. 9-1-155 Failure to provide source and disposal information.	\$100	\$200
Sec. 9-1-156 <u>Improper mixture of residential and nonresidential waste types and/or sources.</u>	\$100	\$200
Sec. 9-1-157 Failure to comply with disposal standards	\$100	\$200
Sec. 9-1-158 Failure to remove or dispose of rejected wastes	\$100	\$200
Sec. 9-1-159 <u>Failure to pay treatment fees or other charges</u>	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the Grimes City Clerk's Office, Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa 50111.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Hauled Waste
Administrative Penalties adopted by Grimes Resolution No. _____ dated
_____; amended by Grimes Resolution No. _____ dated
_____.

SCHEDULE OF ADMINISTRATIVE PENALTIES

for Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments

The following schedule of administrative penalties for violations of Chapter 9 of the Grimes Code of Ordinances shall be charged pursuant to Sec. 9-1-123:

VIOLATION	PENALTY	
	First Violation within 12 months	Second & Subsequent Violations within 12 months
Sec. 9-1-114 Failure to install, operate or maintain grease interceptor/ trap	\$ 100	\$200
Sec. 9-1-116 Failure to comply with WRA director order	\$100	\$200
Sec. 9-1-117 Inadequate installation of grease interceptor/ trap and grease trap	\$100	\$200
Sec. 9-1-118 Failure to operate, maintain and clean grease interceptors/ trap	\$100	\$200
Sec. 9-1-119 Failure to maintain records	\$100	\$200
Sec. 9-1-120 Failure to provide, operate and maintain accessible monitoring facilities and allow inspections	\$100	\$200
Sec. 9-1-121 Failure to pay charges, fines, or inspection fees.	\$100	\$200

Notice of violation with the applicable penalty for such violations noted thereon shall be issued to the violator. Penalties shall be paid in full within 30 days of the issuance of the notice at the Grimes City Clerk's Office, Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa 50111.

Industrial Pretreatment Ordinance Violations Relating to Regulation of Fat, Oil and Grease Discharge by Food Service Establishments Administrative Penalties adopted by Grimes Resolution No. _____ dated _____; amended by Grimes Resolution No. _____ dated _____.

INVOICE

ALLENDER BUTZKE ENGINEERS INC.

TO: City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT NO: 225136

INVOICE NO: 225136SP1

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE ADVICE
--

RE: Special Inspections
Grimes Library
N James St & Beaverbrooke Blvd Grimes, Iowa

INVOICE DATE: 8/5/2022

Description of Services	Amount	Unit Price	Total
Staff Engineer III	4.0 hrs	\$140.00 /Hour	\$560.00
Transportation Charges	28.0 miles	\$0.84 /Mile	\$23.52
Engineering Review & Report Preparation	0.5 hrs	\$165.00 /Hour	\$82.50
Proof Roll Observations: 7/5/22, 7/29/22			
Total Due			\$666.02

REMIT TO: ALLENDER BUTZKE ENGINEERS, INC.
3660 109th Street
Urbandale, Iowa 50322
Phone No. 515-252-1885

Total invoice amount due upon receipt of invoice. Accounts not paid within 30 days after invoice date are subject to a 1 1/2% per month late charge.

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE ADVICE

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive the check back from your financial institution.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: The Weitz Company PROJECT: Grimes Library
 5901 Thornton Ave.
 Des Moines, IA 50321
 FROM: Corell Contractor, Inc. VIA:
 PO Box 65430
 West Des Moines, IA 50265
 CONTRACT FOR:

APPLICATION NO: 1

PERIOD TO: 07/31/22

ARCHITECT'S

PROJECT NO: 2446

CONTRACT DATE:

PAGE 1 of 2

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
TOTALS		\$0.00	\$0.00
Net change by Change Orders			\$0.00

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

Contractor:

By:

Date:

7/25/2022

Application is made for Payment, as shown below, in connection with the Contract

Continuation Sheet attached.

1. ORIGINAL CONTRACT SUM	\$438,000.00
2. Net change by Change Orders	\$0.00
3. CONTRACT SUM TO DATE (line 1 - 2)	\$438,000.00
4. TOTAL COMPLETED & STORED TO DATE	\$236,988.00
(Column G on G703)	
5. RETAINAGE:	
a. 5% of Completed Work	\$11,849.40
(Column D + E on G703)	
b. 0% of Stored Material	\$0.00
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	\$11,849.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	\$225,138.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$0.00
8. CURRENT PAYMENT DUE	\$225,138.60
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	\$212,861.40

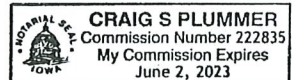
State of: Iowa

County of: Polk

Subscribed and sworn to before me this 25 day of July, 2022

Notary Public:

My Commission expires: 6/2/2023



PAGE 2 OF 2 PAGES

APPLICATION NO: 1

APPLICATION DATE: 7/25/2022

PERIOD TO: 7/31/2022

ARCHITECT'S PROJECT NO: 2446

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD					
	Grading	222,100.00		71,088.00		71,088.00	32%	151,012.00	
	Water	35,600.00		35,600.00		35,600.00	100%	0.00	
	Sanitary	10,500.00		10,500.00		10,500.00	100%	0.00	
	Storm	169,800.00		119,800.00		119,800.00	71%	50,000.00	
		438,000.00	0.00	236,988.00	0.00	236,988.00		201,012.00	

AIA Type Document
Application and Certification for Payment

Page 1 of 5

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

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 4
PERIOD TO: 7/31/2022

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM \$ 2,665,000.00
2. Net Change by Change Orders \$ 0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 2,665,000.00
4. TOTAL COMPLETED AND STORED TO DATE \$ 89,825.12
5. RETAINAGE:
a. 5.00 % of Completed Work \$ 4,491.26
b. 0.00 % of Stored Material \$ 0.00
Total retainage (Line 5a + 5b) \$ 4,491.26
6. TOTAL EARNED LESS RETAINAGE \$ 85,333.86
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 74,836.36
8. CURRENT PAYMENT DUE \$ 10,497.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 2,579,666.14

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

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

CONTRACTOR: Graphite Construction Group
1955 NE 58th Ave, Ste 100 Des Moines, IA 50313

By: *[Signature]*

Date: 7/22/22

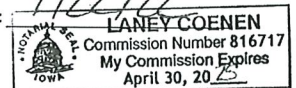
State of: IA

County of: Pok

Subscribed and Sworn to before me this 25 Day of July 20 22

Notary Public: *Laney Coenen*

My Commission Expires: 4/30/25



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

ARCHITECT:

By: _____

Date: _____

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

Page 3 of 5

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

ARCHITECT'S
PROJECT NO:

CONTRACT DATE: 12/17/2021

[illegible]

Page 4 of 5

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

ARCHITECT'S
PROJECT NO:

CONTRACT DATE: 12/17/2021

[illegible]

AIA Type Document
Application and Certification for Payment

Page 5 of 5

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

PROJECT: Grimes Public Library
Grimes, IA 50111

APPLICATION NO: 4
PERIOD TO: 7/31/2022

DISTRIBUTION
TO:
_ OWNER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): Graphite Construction Group
1955 NE 58th Ave, Ste 100
Des Moines, IA 50313

VIA (ARCHITECT): Invision Architecture, LTD
501 Sycamore St, #101
Waterloo, IA 50701

ARCHITECT'S
PROJECT NO:

CONTRACT FOR: Grimes Public Library

CONTRACT DATE: 12/17/2021

ITEM	DESCRIPTION	SCHEDULE VALUE	PREVIOUS APPLICATIONS	COMPLETED THIS PERIOD	STORED MATERIAL	COMPLETED STORED	%	BALANCE	RETAINAGE
104400.1	M-Fire Protection Specialties	1,050.00	0.00	0.00	0.00	0.00	0.00	1,050.00	0.00
	Specialties Total	91,872.00	0.00	0.00	0.00	0.00	0.00	91,872.00	0.00
Equipment									
116813.1	M-Playground Equipment	2,785.00	0.00	0.00	0.00	0.00	0.00	2,785.00	0.00
116813.2	L-Playground Equipment Install	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00
	Equipment Total	6,785.00	0.00	0.00	0.00	0.00	0.00	6,785.00	0.00
Furnishings									
122400.1	M-Window Shades	4,855.00	0.00	0.00	0.00	0.00	0.00	4,855.00	0.00
122400.2	L-Window Shades	1,533.00	0.00	0.00	0.00	0.00	0.00	1,533.00	0.00
123600.1	M/L-Stone Countertops	50,481.00	0.00	0.00	0.00	0.00	0.00	50,481.00	0.00
	Furnishings Total	56,869.00	0.00	0.00	0.00	0.00	0.00	56,869.00	0.00
Exterior Improvements									
321816.13	M-Playground Protection Surfacing Materials and Freight	6,356.00	0.00	0.00	0.00	0.00	0.00	6,356.00	0.00
321816.13.	L-Playground Protection Surfacing	7,977.60	0.00	0.00	0.00	0.00	0.00	7,977.60	0.00
	Exterior Improvements Total	14,333.60	0.00	0.00	0.00	0.00	0.00	14,333.60	0.00
REPORT TOTALS		\$2,665,000.00	\$78,775.12	\$11,050.00	\$0.00	\$89,825.12	3.37	\$2,575,174.88	\$4,491.26



1955 NE 58th Ave. Des Moines, IA 50313 | Suite 100 | PHONE: 515-278-9446 | info@graphitegrp.com

July 25, 2022

Weitz
Attn: Stephanie Morrison
611 5th Avenue, Suite 300
Des Moines, Iowa 50309

Dear Stephanie,

Enclosed is our fourth application for payment for work performed through July 31, 2022 at the Grimes Public Library Project.

Sincerely,

A handwritten signature in cursive script that reads 'Laney Coenen'.

Laney Coenen
Graphite Construction Group, Inc.



1955 NE 58th Ave. Des Moines, IA 50313 | Suite 100 | PHONE: 515-278-9446 | info@graphitegrp.com

WAIVER OF CONSTRUCTION LIEN, PAYMENT BOND AND LIEN FUNDS

July 25, 2022

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by City Of Grimes (owner), is located in Dallas County, Iowa is described as Grimes Public Library Project and this waiver pertains to a portion of the work to be performed by Graphite Construction Group (prime contractor).

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under a contract for Grimes Public Library Project through the date of this waiver in the amount of Ten Thousand Four Hundred Ninety Seven Dollars and Fifty Cents (\$10,497.50)

This lien waiver is not valid until the amount listed above has been received.

Company Name Graphite Construction Group, Inc.

By Laney Coenen
Laney Coenen
Accounting

Contractor Waiver Form

G702/ CMA APPLICATION AND CERTIFICATION For Payment

PAGE 1 OF 3 PAGES

To: City of Grimes PROJECT: Grimes Public Library Application No: 4 Distribution to: ☐ OWNER
101 NE Harvey Street Complex Phase 2 Application Date: 7/21/2022 ☐ CONSTRUCTION MGR
Grimes, IA 50111 Period From: 7/1/2022 ☐ ARCHITECT
kara.devenney@weitz.com Period To: 7/31/2022 ☐ CONTRACTOR
From: Van Maanen Electric Inc VIA Architect Invision Contract Date: ☐ OTHER
500 Iowa Speedway Drive Newton, IA 50208

2075

APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1 ORIGINAL CONTRACT SUM	\$	977,086.00
2 Net Change by Change Orders	\$	-
3 CONTRACT SUM TO DATE	\$	977,086.00
4 TOTAL COMPLETED AND STORED TO DATE	\$	143,829.92
5 RETAINAGE:		
a. 5% of Completed work	\$	5,773.98
b. 5% of Stored Material	\$	1,417.51
TOTAL RETAINAGE	\$	7,191.50
6 TOTAL EARNED LESS RETAINAGE	\$	136,638.42
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	107,484.60
8 CURRENT PAYMENT DUE	\$	29,153.82
9 BALANCE TO FINISH, INCLUDING RETAINAGE	\$	833,256.08

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by owner	\$ -	\$ -
Total approval this Month	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGES by Change Order	\$ -	\$ -

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

CONTRACTOR: Van Maanen Electric, Inc
By: Nathan Van Maanen, President Date: 7/21/22
State of: Iowa County of: Jasper
Subscribed and sworn before me this 21st day of July, 2022

Nathan Van Maanen President personally appeared before me, the undersigned notary public, and provided satisfactory evidence of identification to be the person who signed this document in my presence and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: Tracy Evans My Commission expires: 10/30/2024

CERTIFICATION FOR PAYMENT

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

AMOUNT CERTIFIED

CONSTRUCTION MANAGER:

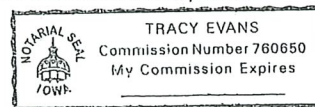
By: Date:

ARCHITECT:

By: Date:

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

CAUTION: You should use an original document which has this caution printed in red. An original assures that changes will not be obscured as may occur when documents are reproduced



CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

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

APPLICATION NUMBER: 4
APPLICATION DATE: 21-Jul-22
PERIOD FROM: 1-Jul-22
TO: 31-Jul-22
ARCHITECT'S PROJECT NO:

ITEM No.	B DESCRIPTION OF WORK		C SCHEDULED VALUE	D	E	F	G		H	I
				WORK COMPLETED			TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% G / C	BALANCE TO FINISH C - G	RETAINAGE
				Previous Applications	This Application					
					Work In Place	Stored Materials (not in D or E)				
	Bond		9,770.00		9,770.00		9,770.00	100%	-	488.50
	Basic Electrical Requirements	M	11,976.86		598.84	1,197.00	1,795.84	15%	10,181.02	89.79
	Basic Electrical Requirements	L	11,412.00		570.60	1,141.00	1,711.60	15%	9,700.40	85.58
	Through Penetration Firestopping	M	852.00		-		-	0%	852.00	-
	Through Penetration Firestopping	L	2,165.00		-		-	0%	2,165.00	-
	Wire and Cable	M	59,358.60		53,720.29		53,720.29	91%	5,638.31	2,686.01
	Wire and Cable	L	31,200.00		-		-	0%	31,200.00	-
	Grounding and Bonding	M	1,351.00		-		-	0%	1,351.00	-
	Grounding and Bonding	L	2,410.00		-		-	0%	2,410.00	-
	Conduit and Boxes	M	66,112.54		47,464.41		47,464.41	86%	8,648.13	2,373.22
	Conduit and Boxes	L	91,400.00		-		-	0%	91,400.00	-
	Electrical Identification	M	560.00		-		-	0%	560.00	-
	Electrical Identification	L	1,250.00		-		-	0%	1,250.00	-
	Power Systems Study	M	2,140.00		-		-	0%	2,140.00	-
	Power Systems Study	L	1,360.00		-		-	0%	1,360.00	-
	Power Monitoring and Control Systems	M	3,140.00		-		-	0%	3,140.00	-
	Power Monitoring and Control Systems	L	3,150.00		-		-	0%	3,150.00	-
	Lighting Control Systems	M	21,400.00		-		-	0%	21,400.00	-
	Lighting Control Systems	L	12,540.00		-		-	0%	12,540.00	-
	Service Entrance	M	18,741.00		-		-	0%	18,741.00	-
	Service Entrance	L	12,540.00		-		-	0%	12,540.00	-
	Dry Type Transformers	M	9,140.00		-		-	0%	9,140.00	-
	Dry Type Transformers	L	9,452.00		-		-	0%	9,452.00	-
	Panelboards	M	21,540.00		-	9,317.45	9,317.45	43%	12,222.55	465.87
	Panelboards	L	14,652.00		-		-	0%	14,652.00	-
	Wiring Devices	M	16,851.00		-		-	0%	16,851.00	-
	Wiring Devices	L	9,140.00		-		-	0%	9,140.00	-
	Fuses	M	1,250.00		-		-	0%	1,250.00	-
	Fuses	L	2,150.00		-		-	0%	2,150.00	-
	Disconnect Switches	M	5,140.00		1,017.54		1,017.54	20%	4,122.46	50.88
	Disconnect Switches	L	3,150.00		-		-	0%	3,150.00	-
	Contractors	M	3,120.00		-		-	0%	3,120.00	-
	Contractors	L	2,890.00		-		-	0%	2,890.00	-
	Surge Protection Sevicees	M	3,412.00		-		-	0%	3,412.00	-
	Surge Protection Sevicees	L	950.00		-		-	0%	950.00	-
	LED Lighting	M	137,400.00		-	7,998.04	7,998.04	6%	129,401.96	399.90
	LED Lighting	L	42,100.00		-		-	0%	42,100.00	-
	Basic Communications Systems Requirements	M	3,140.00		-		-	0%	3,140.00	-
	Basic Communications Systems Requirements	L	2,140.00		-		-	0%	2,140.00	-
	Communications Bonding	M	850.00		-		-	0%	850.00	-
	Communications Bonding	L	780.00		-		-	0%	780.00	-
	Interior Communications pathways	M	8,410.00		-		-	0%	8,410.00	-
	Interior Communications pathways	L	12,140.00		-		-	0%	12,140.00	-
	Exterior Communications pathways	M	6,140.00		-		-	0%	6,140.00	-
	Exterior Communications pathways	L	8,140.00		-		-	0%	8,140.00	-

Identification and Administration	M	850.00				-	0%	850.00	-
Identification and Administration	L	950.00				-	0%	950.00	-
Communication Equipment Rooms	M	4,510.00				-	0%	4,510.00	-
Communication Equipment Rooms	L	8,140.00				-	0%	8,140.00	-
Horizontal Cabling Requirements	M	21,400.00			11,034.75	11,034.75	52%	10,365.25	551.74
Horizontal Cabling Requirements	L	12,410.00				-	0%	12,410.00	-
Testing	M	570.00				-	0%	570.00	-
Testing	L	840.00				-	0%	840.00	-
Structured Cabling Systems Warranty	M	650.00				-	0%	650.00	-
Structured Cabling Systems Warranty	L	814.00				-	0%	814.00	-
Professional Audio/Video System	M	81,400.00				-	0%	81,400.00	-
Professional Audio/Video System	L	21,600.00				-	0%	21,600.00	-
Paging Systems	M	9,841.00				-	0%	9,841.00	-
Paging Systems	L	7,412.00				-	0%	7,412.00	-
Basic Electronic Safety and Security Systems Requirements	M	3,140.00				-	0%	3,140.00	-
Basic Electronic Safety and Security Systems Requirements	L	4,165.00				-	0%	4,165.00	-
Electronic Access Control	M	28,951.00				-	0%	28,951.00	-
Electronic Access Control	L	16,851.00				-	0%	16,851.00	-
Video Surveillance	M	10,848.00				-	0%	10,848.00	-
Video Surveillance	L	3,154.00				-	0%	3,154.00	-
Rescue Assistance Communication	M	7,331.00				-	0%	7,331.00	-
Rescue Assistance Communication	L	4,120.00				-	0%	4,120.00	-
Fire Alarm and Detection Systems	M	18,383.00				-	0%	18,383.00	-
Fire Alarm and Detection Systems	L	29,850.00				-	0%	29,850.00	-
						-	0%	-	-
						-	0%	-	-
		977,086.00	\$113,141.68	\$2,338.00	\$28,350.24	\$143,829.92	14.72%	\$833,256.08	\$7,191.50

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THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, D.C. 20006



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

7/21/2022

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

AGENCY LMC Insurance & Risk Management 4200 University Ave., Suite 200 West Des Moines, IA 50266-5945		PHONE (A/C, No, Ext): 515-244-0150	COMPANY Continental Insurance Company 333 South Wabash Chicago, IL 60604	
FAX (A/C, No): 515-244-9535		E-MAIL ADDRESS: lindsay.gentry@lmcins.com		
License#: 1001000272				
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED Van Maanen Electric, Inc. 500 Iowa Speedway Dr. Newton, IA 50208		LOAN NUMBER		POLICY NUMBER 6081088006
		EFFECTIVE DATE 08/01/2021	EXPIRATION DATE 08/01/2022	☐ CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION

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

COVERAGE INFORMATION

PERILS INSURED

BASIC

BROAD

☒

SPECIAL

COVERAGE / PERILS / FORMS

AMOUNT OF INSURANCE

DEDUCTIBLE

Scheduled Equipment - Special Cause of Loss

See Remarks

5,000

REMARKS (Including Special Conditions)

RE: Stored Materials for the Grimes Public Library Complex Phase 2 stored at Van Maanen Warehouse Materials being stored valued at \$28,350.24

CANCELLATION

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

ADDITIONAL INTEREST

NAME AND ADDRESS City of Grimes 101 NE Harvey Street Grimes, IA 50111	☐	ADDITIONAL INSURED	☐	LENDER'S LOSS PAYABLE	☐	LOSS PAYEE
	☐	MORTGAGEE				
	LOAN #					
	AUTHORIZED REPRESENTATIVE 					



We're Known by the Companies We Keep
ACCU-TECH CORPORATION
11350 OLD ROSWELL ROAD SUITE 100
ALPHARETTA, GA 30009

SOLD TO:

VAN MAANEN TECHNOLOGY
ATTN: AP EXEMPT PROJECTS
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

SHIP TO:

VAN MAANEN ELECTRIC
KEVIN LEMON
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208
US

SALES INVOICE

PLEASE REMIT PAYMENT TO:

ACCU-TECH CORPORATION
PO BOX 840781
DALLAS, TX 75284-0781

INVOICE NO.	89E097333
INVOICE DATE	06/13/22
SALES ORDER	89EB0CPV
CUSTOMER NO.	033857
TERMS	NET30
DUE DATE	07/13/22

QUESTIONS ABOUT THIS INVOICE?

SALES CONTACT: JOHN HUG
CUSTOMER SERVICE: 402-408-4580
ACCOUNTS RECEIVABLE: 770-663-2036

CUSTOMER PO	SHIP DATE	FREIGHT TERMS	SHIP VIA	TRACKING NUMBER
VMT - 1776 GRIMES	06/13/22	PREPAID	MIDWEST MOTOR E	56028384
TAX RATE	TAX EXEMPTION #	FEIN	SHIP FROM	
6.0%		58-1549426	(89E) OMAHA, NE 68138	

PLEASE NOTE - SALES TAX HAS BEEN CHARGED FOR IA
CREDIT WILL BE ISSUED UPON RECEIPT OF EXEMPTION CERTIFICATE FOR SHIP-TO STATE.
TOTAL IN CURRENCY USD
SHIP DATE 06-13-2022

LINE	PART NUMBER	DESCRIPTION	ORDER QTY.	QTY. SHIPPED	QTY. B/O	UNIT PRICE	UM	EXTENSION
01	40153-012	40153-012 GROUNDING BUSBAR 4"X12" TMGB -- --	1	1	0	140.0000	EA	140.00 T
02	10610-019	10610-019 BUSBAR HORIZONTAL RACK MNT 19" W RACK --	2	2	0	62.0000	EA	124.00 T
03	30130-719	30130-719 WIREMANAGER HORIZONTAL 2U SGL SIDED 5.14"D BLACK --	4	4	0	55.0000	EA	220.00 T
04	11275-712	11275-712 12" BLK UL LADDER RACK MOQ - 15 --	3	3	0	140.0000	EA	420.00 T

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11350 OLD ROSWELL ROAD SUITE 100
ALPHARETTA, GA 30009

SOLD TO:

VAN MAANEN TECHNOLOGY
ATTN: AP EXEMPT PROJECTS
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

SHIP TO:

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INVOICE DATE	06/13/22
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CUSTOMER SERVICE: 402-408-4580
ACCOUNTS RECEIVABLE: 770-663-2036

CUSTOMER PO		SHIP DATE	FREIGHT TERMS	SHIP VIA			TRACKING NUMBER		
VMT - 1776 GRIMES		06/13/22	PREPAID	MIDWEST MOTOR E			56028384		
TAX RATE		TAX EXEMPTION #		FEIN		SHIP FROM			
6.0%				58-1549426		(89E) OMAHA, NE 68138			
LINE	PART NUMBER	DESCRIPTION		ORDER QTY.	QTY. SHIPPED	QTY. B/O	UNIT PRICE	UM	EXTENSION
08	6300FE877U1000	6300FE 877U1000 18/2 STR BC SHLD CMP 1000' BOX - NATURAL --		1000	1000	0	190.0000	MF	190.00 T
09	TPU250	TPU250 AMPLIFIER 250W W/AURAL EXCITER -- --		1	1	0	1,025.0000	EA	1,025.00 T
10	MB8TSL	MB8TSL METAL BOX SPEAKER 8" -- --		3	3	0	47.7500	EA	143.25 T
12	IO-89EB0CPV-12	MPS2B COAX MINI PENDANT SPEAKER BLK -- --		3	3	0	145.0000	EA	435.00 T
13	TAMB2	TAMB2 TELEPHONE ACCESS MODULE MUST ALSO ORDER PRS2403 W/THIS --		1	1	0	220.0000	EA	220.00 T

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SOLD TO:

VAN MAANEN TECHNOLOGY
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 500 IOWA SPEEDWAY DR
 NEWTON IA 50208-9400

SHIP TO:

VAN MAANEN ELECTRIC
 KEVIN LEMON
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 DALLAS, TX 75284-0781

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INVOICE DATE	06/13/22
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QUESTIONS ABOUT THIS INVOICE?

SALES CONTACT: JOHN HUG
 CUSTOMER SERVICE: 402-408-4580
 ACCOUNTS RECEIVABLE: 770-663-2036

CUSTOMER PO		SHIP DATE	FREIGHT TERMS	SHIP VIA			TRACKING NUMBER		
VMT - 1776 GRIMES		06/13/22	PREPAID	MIDWEST MOTOR E			56028384		
TAX RATE		TAX EXEMPTION #		FEIN		SHIP FROM			
6.0%				58-1549426		(89E) OMAHA, NE 68138			
LINE	PART NUMBER	DESCRIPTION		ORDER QTY.	QTY. SHIPPED	QTY. B/O	UNIT PRICE	UM	EXTENSION
14	2413D15U1000	2413 D15U1000 23/4PR SOL NS CAT6 CMP 1000' BOX - BLUE --		20000	20000	0	240.0000	MF	4,800.00 T
15	AX101320-NT	AX101320 JACK CAT6 WHITE KEYCONNECT MOQ - 10 --		240	240	0	5.0000	EA	1,200.00 T
17	AX102655	AX102655 2 PORT SG FACEPLATE W/ID WINDOWS - WHITE --		32	32	0	1.7500	EA	56.00 T
18	AX102249	AX102249 4P SG FACEPLATE - WHITE -- --		5	5	0	1.7500	EA	8.75 T
19	AX102652	AX102652 2 PORT SURFACE MOUNT BOX SIDE ENTRY - ELECTRIC WHITE --		37	37	0	3.2500	EA	120.25 T

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 ALPHARETTA, GA 30009

SOLD TO:

VAN MAANEN TECHNOLOGY
 ATTN: AP EXEMPT PROJECTS
 500 IOWA SPEEDWAY DR
 NEWTON IA 50208-9400

SHIP TO:

VAN MAANEN ELECTRIC
 KEVIN LEMON
 500 IOWA SPEEDWAY DRIVE
 NEWTON, IA 50208
 US

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VMT - 1776 GRIMES		06/13/22	PREPAID		MIDWEST MOTOR E		56028384		
TAX RATE		TAX EXEMPTION #		FEIN		SHIP FROM			
6.0%				58-1549426		(89E) OMAHA, NE 68138			
LINE	PART NUMBER	DESCRIPTION		ORDER QTY.	QTY. SHIPPED	QTY. B/O	UNIT PRICE	UM	EXTENSION
20	AX103115	AX103115 48P EMPTY PATCH PANEL - BLACK -- --		2	2	0	46.0000	EA	92.00 T
21	C-HM/HM-10	C-HM/HM-10 HDMI CABLE MALE - MALE 10' -- --		10	10	0	17.0000	EA	170.00 T
22	40834-00W	40834-00W HDMI FEMALE TO FEMALE FEEDTHROUGH CONNECTORS --		20	20	0	12.2500	EA	245.00 T
23	C601106010	C601106010 MODCORD CAT6 BLUE 10' BOOTED --		120	120	0	7.5000	EA	900.00 T
24	11275-712	11275-712 12" BLK UL LADDER RACK MOQ - 15 --		3	3	0	140.0000	EA	420.00 T

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ACCU-TECH CORPORATION
11350 OLD ROSWELL ROAD SUITE 100
ALPHARETTA, GA 30009

SOLD TO:

VAN MAANEN TECHNOLOGY
ATTN: AP EXEMPT PROJECTS
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

SHIP TO:

VAN MAANEN ELECTRIC
KEVIN LEMON
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208
US

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DALLAS, TX 75284-0781

INVOICE NO.	89E097333
INVOICE DATE	06/13/22
SALES ORDER	89EB0CPV
CUSTOMER NO.	033857
TERMS	NET30
DUE DATE	07/13/22

QUESTIONS ABOUT THIS INVOICE?

SALES CONTACT: JOHN HUG
CUSTOMER SERVICE: 402-408-4580
ACCOUNTS RECEIVABLE: 770-663-2036

CUSTOMER PO		SHIP DATE	FREIGHT TERMS	SHIP VIA			TRACKING NUMBER		
VMT - 1776 GRIMES		06/13/22	PREPAID	MIDWEST MOTOR E			56028384		
TAX RATE		TAX EXEMPTION #		FEIN	SHIP FROM				
6.0%				58-1549426	(89E) OMAHA, NE 68138				
LINE	PART NUMBER	DESCRIPTION		ORDER QTY.	QTY. SHIPPED	QTY. B/O	UNIT PRICE	UM	EXTENSION
25	10506-706	10506-706 6"H RUNWAY ELEVATIN KIT-BLACK -- --		1	1	0	39.5000	EA	39.50 T
26	12100-712	12100-712 12" RUNWAY RADIUS DROP BLACK -- --		2	2	0	33.0000	EA	66.00 T

FOOTNOTES:

T = TAXABLE LINE, E = EXEMPT LINE

*Thank You
for your business!*

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MATERIAL TOTAL	\$11,034.75
FREIGHT	\$0.00
REEL	\$0.00
OTHER	\$0.00
SALES TAX	\$662.09
TOTAL DUE	\$11,696.84



C.E.D., INC.
1901 E. UNIVERSITY AVE.
DES MOINES, IA 50316

T: 5152658121 F: 5152658126

Invoice

Page 1 of 1

INVOICE NO.	INVOICE DATE
1884-1027781	06/01/2022
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO BOX 850654 MINNEAPOLIS, MN 55485-0654	

SOLD TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208

SHIP TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.				
D9-69731 VAN MAANEN ELECTRIC INC			GRIMES PUBLIC LIBRARY			10610				
SALESPERSON			SHIPPING INFORMATION			SHIP VIA			SHIP DATE	
1009 LFE			PREPAID			OUR TRUCK			06/01/2022	
QTY ORDERED	PRODUCT CODE	DESCRIPTION	C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D	
T 92	BUSS FRNR15	250V RK5 TD FUSE		92	4.71	E		433.32	0.0	
T 1	MIL 484412CT3R	48X12X44 ENC	B	0	573.49	E		0.00	0.0	
T 1	MIL UC7445XLT5100109	MTR SKT W/ 13 POLE TEST SW - MAE	B	0	306.73	E		0.00	0.0	



C.E.D., INC.
1901 E. UNIVERSITY AVE.
DES MOINES, IA 50316

T: 5152658121 F: 5152658126

Invoice

Page 1 of 1

INVOICE NO.	INVOICE DATE
1884-1031952	07/12/2022
PLEASE SHOW INVOICE NO. AND REMIT TO:	
PO BOX 850654 MINNEAPOLIS, MN 55485-0654	

SOLD TO:

VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DRIVE
NEWTON, IA 50208

SHIP TO:

VAN MAANEN ELECTRIC INC
500 IA SPEEDWAY DRIVE
NEWTON, IA 50208

ACCOUNT #/NAME			JOB NAME			CUSTOMER ORDER NO.			
D9-71310 GRIMES PUBLIC LIBRARY			GRIMES PUBLIC LIBRARY			10610			
SALESPERSON			SHIPPING INFORMATION		SHIP VIA			SHIP DATE	
1014 MJM			PREPAID		USFHOLLAND			07/08/2022	
QTY ORDERED	PRODUCT CODE	DESCRIPTION	C O D E	QTY SHIPPED	PRICE	P E R	DISC.	EXTENSION	C / D
T 1	SIEM LOT BILLING			1	868.39	E		868.39	0.0
	TYPE/DESIGNATION: P3								
T 1	SIEM P1C42BL100CTST			1	0.00	E		0.00	0.0
T 1	SIEM B44 UPC: 78364318919	PANELBOARD BOX 44H X 20W		1	0.00	E		0.00	0.0
	TYPE/DESIGNATION: P2								
T 1	SIEM P1C42BL100CTST			1	0.00	E		0.00	0.0
T 1	SIEM B44 UPC: 78364318919	PANELBOARD BOX 44H X 20W		1	0.00	E		0.00	0.0
</									



VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:

622 2 MB 0.485 E0094X I0734 D9241662542 S2 P9087158 0001:0008



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/10/22		S011996957.002	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			07/25/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
1407		Josh Hetzler		Nate Tigges URB 2617	
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45	02/28/22	06/10/22
ORDER QTY	SHIP QTY	DESCRIPTION		Unit Price/UM	Extension
4	4	BEGA 84174-K4-STANDARD FINISH * Component of : S2		75.404/E	301.62

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

If paid by 06/20/22 you may deduct \$3.02
Invoice is due by 07/25/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$301.62
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$301.62

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.50% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.

For complete terms and conditions and EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-of-sale>

The Terms and Conditions at the listed web page are subject to change from time to time.
A hard copy or email or fax copy of the Terms and Conditions is available upon request.
Past due invoices are subject to 1.5% late payment fee.



VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:
622 2 MB 0.485 E0094 I0737 D9246464384 S2 P9087158 0004:0008



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/13/22		S011996960.003	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			07/28/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER		
1407		Josh Hetzler		Nate Tigges URB 2617		
ORDER WRITER		SHIP VIA	TERMS		ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45		02/28/22	06/13/22
ORDER QTY	SHIP QTY	DESCRIPTION			Unit Price/UM	Extension
1	1	LOT: CORE F12-4 3 - TYPE F12-4': CORE LIGHTING LOT FOR ONE 4FT RUN 12 - TYPE F12-4': LSM30-40K-PF-24 3 - TYPE F12-4': LSM-CC 3 - TYPE F12-4': ALU-SF39 3 - TYPE F12-4': ALU-LN50-FR39 3 - TYPE F12-4': PSDE-40W-24V-010-JB			855.000/E	855.00
1	1	LOT: CORE F12-17 1 - TYPE F12-17': CORE LIGHTING LOT - ONE 17' RUN 17 - TYPE F12-17': LSM30-40K-PF-24 1 - TYPE F12-17': LSM-CC 3 - TYPE F12-17': ALU-SF78 3 - TYPE F12-17': ALU-LN50-FR78 1 - TYPE F12-17': PSDE-96W-24V-010-JB			375.000/E	375.00

If paid by 06/23/22 you may deduct \$12.30
Invoice is due by 07/28/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$1,230.00
Shipping & Handling	\$105.31
Sales Tax	\$0.00
Amount Due	\$1,335.31

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.50% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.
For complete terms and conditions and EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-of-sale>

The Terms and Conditions at the listed web page are subject to change from time to time.
A hard copy or email or fax copy of the Terms and Conditions is available upon request.
Past due invoices are subject to 1.5% late payment fee.



VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:

793 2 MB 0.485 E0065X I0481 D9272602466 S2 P9095946 0001:0007



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/20/22		S012161738.002	
Bill To#	Ship To#	Price Br	Ship Br
55454	106630	3	10
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			08/04/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN - DMPS LINCOLN HIGH
500 SPEEDWAY DRIVE
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
1445		Josh Hetzler		Nate Tigges URB 2617	
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Mike Herrick URB		BW BEST WAY	NET 45	06/03/22	06/20/22
ORDER QTY	SHIP QTY	DESCRIPTION		Unit Price/UM	Extension
2	2	TYPE EX: CLXNRW		150.000/E	300.00

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

Invoice is due by 08/04/22.

Invoice Questions?
Call Mike Herrick at
515-262-9609

Subtotal	\$300.00
Shipping & Handling	
Sales Tax	\$21.00
Amount Due	\$321.00

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.50% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.

For complete terms and conditions and EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-of-sale>

The Terms and Conditions at the listed web page are subject to change from time to time. A hard copy or email or fax copy of the Terms and Conditions is available upon request. Past due invoices are subject to 1.5% late payment fee.

0001:0007



VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:

14463 1 MB 0.485 E0138X I0203 D9305557488 S2 P9107046 0001:0003



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/20/22		S011996965.002	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			08/04/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
1407		Josh Hetzler		Nate Tigges URB 2617	
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45	02/28/22	06/20/22
ORDER QTY	SHIP QTY	DESCRIPTION		Unit Price/UM	Extension
1	1	LOT: HUBBELL 12 - TYPE F4: CSL4-LSCS		596.890/E	596.89

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

If paid by 06/30/22 you may deduct \$5.97
Invoice is due by 08/04/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$596.89
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$596.89

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VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:
14463 1 MB 0.485 E0138 I0204 D9305557502 S2 P9107046 0002:0003



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/20/22		S011996965.004	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			08/04/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
1407		Josh Hetzler		Nate Tigges URB 2617	
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45	02/28/22	06/20/22
ORDER QTY	SHIP QTY	DESCRIPTION		Unit Price/UM	Extension
1	1	LOT: HUBBELL 12 - TYPE F4 HANGERS: GLH5		149.220/E	149.22

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

If paid by 06/30/22 you may deduct \$1.49
Invoice is due by 08/04/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$149.22
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$149.22

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.50% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.
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VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:
14463 1 MB 0.485 E0138 I0205 D9305557510 S2 P9107046 0003:0003



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/27/22		S011996968.003	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			08/11/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER		
1407		Josh Hetzler		Nate Tigges URB 2617		
ORDER WRITER		SHIP VIA	TERMS		ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45		02/28/22	06/27/22
ORDER QTY	SHIP QTY	DESCRIPTION			Unit Price/UM	Extension
5	5	TYPE W1: NV-W-T2-16L-53-40K-UNV-WM-STANDARD FINISH TBD-EMCP			668.000/E	3340.00

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

If paid by 07/07/22 you may deduct \$33.40
Invoice is due by 08/11/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$3,340.00
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$3,340.00

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.50% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.

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VAN METER INC.
1751 Guthrie Avenue
Des Moines IA 50316-2135
515-262-9609 Fax 515-262-9619

www.vanmeterinc.com

BILL TO:
7906 1 MB 0.485 E0099X I0222 D9311245548 S2 P9109942 0001:0001



VAN MAANEN ELECTRIC INC
500 IOWA SPEEDWAY DR
NEWTON IA 50208-9400

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
06/28/22		S011996956.002	
Bill To#	Ship To#	Price Br	Ship Br
55454	106199	3	8
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			08/12/22
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		BLQ KHX XLV	

SHIP TO:

VAN MAANEN ELEC GRIMES PUBLIC LIB
500 IOWA SPEEDWAY DR
NEWTON IA 50208

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER	
1407		Josh Hetzler		Nate Tigges URB 2617	
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE
Taylor Eivins URB		BW BEST WAY	1% 10 DAYS NET 45	02/28/22	06/28/22
ORDER QTY	SHIP QTY	DESCRIPTION		Unit Price/UM	Extension
17	17	TYPE EX1: 6UENRM		87.500/E	1487.50
3	3	TYPE EX2: 6UENRM		87.500/E	262.50
5	5	TYPE EM1: LCA-2RHL-ID		105.000/E	525.00

Please note! Information Update!

Please send your remittance to ACHremittance@vanmeterinc.com

Questions about your invoice, statement or account?

Please email ar@vanmeterinc.com

If paid by 07/08/22 you may deduct \$22.75
Invoice is due by 08/12/22 net of any cash discount.
Invoice Questions?
Call Taylor Eivins at
515-262-9609

Subtotal	\$2,275.00
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$2,275.00

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611 5th Ave, Suite 300
Des Moines, IA 50309

Project Name: Grimes Public Library

Project # X237400

Date: 8/8/2022

WEITZ SUMMARY – Amount Due

WEITZ: \$59,938.04

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (OWNER): City of Grimes	PROJECT: PROJECT: #	Grimes Public Library X237400	Distribution to: OWNER (1) ARCHITECT (3) CONTRACTOR (1)
MAKE PAYMENT TO: FROM (CONTRACTOR): The Weitz Company, LLC 611 5th Ave, Suite 300 Des Moines, IA 50309	ARCHITECT: Invision 303 Watson Powell Jr. Way Suite 200 Des Moines, IA 50309	APPLICATION NO: 6 PERIOD TO: 07/01/22 07/31/22	
CONTRACT FOR: Construction Management		CONTRACT DATE:	

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Number	Date Approved	
CO 1	Set CM agreement at \$973,681	
CO 2	Elevator Rebid (fee on difference)	977
TOTALS		977.00
Net change by Change Order		977.00

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

1. ORIGINAL CONTRACT SUM	\$ 973,681.00
2. Net change by Change Order	\$ 977.00
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 974,658.00
(Column C on G703)	
4. TOTAL COMPLETED & STORED TO DATE	\$ 133,321.27
(Column G on G703)	
5. RETAINAGE:	
a. 0% completed work	\$ -
(Column D + E on G703)	
b. 0% of Stored Material	\$ -
(Column F on G703) included in above number	
TOTAL RETAINAGE (Line 5a + 5b or	
Total in Column 1 of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE	\$ 133,321.27
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENTS	\$ 73,383.23
8. CURRENT PAYMENT NOW DUE	\$ 59,938.04
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ 841,336.73
(Line 3 less Line 6)	

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By: Stephanie Morrison August 4, 2022

State of: IOWA County of: POLK
subscribed and sworn to before me this August 4, 2022

NOTARY PUBLIC: Kara DeVenney
My Commission Expires:



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$ 59,938.04
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: 0

By: [Signature] Date: 08.10.22
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Prj # X237400	App # : 6	Pd From: 1-Jul-22
Prj Name Grimes Public Library	App Date: 6-Oct-21	PD TO : 31-Jul-22
Sub:	Retain : 5.00%	

A	B	C1	D	E	F	G		H	I
Item Number	Description of Work	SOV	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	Total Completed And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
			PREVIOUS (D+E)	This Period					
	The Weitz Company - Construction Manager								
1	Preconstruction	25,000.00	25,000.00			25,000.00	100%		
2	Construction Manager Services	497,593.00	32,977.00	36,027.00		69,004.00	14%	428,589	
	General Rquirements								
3	Latrines	7,500.00		448.20		448.20	6%	7,052	
4	Surveying	6,000.00		810.00		810.00	14%	5,190	
5	Dumpsters/Trash Chute	33,560.00						33,560	
6	Safety	2,050.00	200.00	1,850.00		2,050.00	100%		
7	SWPPP/Access/Snow Removal	23,700.00		2,898.24		2,898.24	12%	20,802	
8	General Building Enclosures/Heat	50,146.00						50,146	
9	Roof Access	5,000.00						5,000	
10	Temporary Fencing	11,000.00		7,236.00		7,236.00	66%	3,764	
11	Fee (3.25%) on Construction Manager Services	20,888.00	1,862.00	1,610.00		3,472.00	17%	17,216	
12	Fee (3.25%) per Prime Volume Summary below	292,421.00	13,344.23	9,058.60		22,402.83	8%	270,018	
	Prime Volume Summary								
1	BP #01 - Grading & Utilities - Correll Contractors	\$438,000		236,988.00		236,988	54%	201,012	11,849
2	BP #02 - General Construction - Graphile Group	\$2,665,000	78,775.12	11,050.00		89,825.12	3%	2,575,175	4,491
3	BP #03 - Masonry - Forrest & Associates	\$317,587	2,825.00			2,825.00	1%	314,762	141
4	BP #04 - Flooring - Ideal Floors	\$109,575	53,489.60			53,489.60	49%	56,085	2,674
5	BP #05 - Ceramic Tile - Des Moines Marble	\$119,025						119,025	
6	BP #06 - Roofing - Academy Roofing	\$422,350						422,350	
7	BP #07 - Aluminum, Glazing & Metal Panels - Forman Ford	\$844,487	29,450.20			29,450.20	3%	815,037	1,473
8	BP #08 - Framing, Drywall, Acoustic, Paint - Performance Contracting Inc	\$1,466,520	20,165.00			20,165.00	1%	1,446,355	1,008
9	BP #09 - Elevator - KONE	\$144,000	36,184.00			36,184.00	25%	107,816	1,809
10	BP #10 - Fire Sprinkler - Midwest Auto Fire Sprinkler	\$86,660						86,660	
11	BP #11 - Mechanical - AMC Mechanical	\$1,021,690	76,561.00			76,561.00	7%	945,129	3,828
12	BP #12 - Electrical - Van Maanen Electric	\$977,086	113,141.68	30,688.24		143,829.92	15%	833,256	7,191
13	BP #13 - Site Paving - Nehring	\$235,622						235,622	
14	BP #14 - Landscaping - Miner Hardscape	\$149,970						149,970	
	Prime Contractors Total	\$ 8,997,572.00	\$410,591.60	\$ 278,726.24		\$ 689,317.84	8%	8,308,254.16	34,465.89
	WEITZ TOTAL	974,658.00	73,383.23	59,938.04		133,321.27	14%	428,589.00	

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company

to furnish LABOR/MATERIAL/SERVICES

for the premises known as Grimes Public Library

of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Fifty Nine Thousand Nine Hundred Thirty Eight and 04/100

\$ 59,938.04) and

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

Given under my hand and seal, this 4 day of August 2022

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

The Weitz Company
COMPANY

By

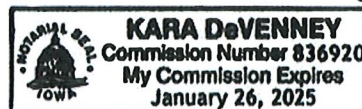
Stephen Morrison

Title

Senior Project Manager

Subscribed And Sworn To Before me this 4 day of August 2022

Kara Devenney
Notary Public



CITY OF GRIMES

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

Resolution Approving A Senior Bond Issuance Certificate of Wastewater Reclamation Authority (WRA) Participating Community

SYNOPSIS:

The proposed resolution is required for all participating communities of the WRA. We are certifying the City has established rates and charges sufficient to provide for at least 110% coverage of the amount necessary to pay our share of the principal and interest coming due on all outstanding WRA bonds and all outstanding City obligations for fiscal year 2023. The City's financial advisor, PFM, has included models (exhibit 1) to ensure we have adequate coverage for the bonds and annual expenses.

FISCAL IMPACT:

The City's portion for the additional debt being issued by the WRA will be \$1,965,204 for this issuance and will bring the total of the City's obligation to \$20,200,798. These amounts have been modeled into our rate structure by PFM and incorporated into the sewer rates.

PREVIOUS COUNCIL ACTION(S):

The Council signed an agreement to join the WRA on February 25, 2020 and became a participating community on July 1, 2022.

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval.

RESOLUTION No. 08-2422

**RESOLUTION APPROVING A SENIOR BOND ISSUANCE CERTIFICATE OF
WASTEWATER RECLAMATION AUTHORITY (WRA) PARTICIPATING COMMUNITY**

WHEREAS, the City of Grimes is a participating community with the Des Moines Wastewater Reclamation Authority (WRA);

WHEREAS, PFM, the City of Grimes financial advisor, has provided models to insure the existing local obligations are secured by sewer revenues; and

WHEREAS, the City of Grimes as a Participating Community understands by signing the Senior Bond Issuance Certificate of WRA Participating Community consents to and certifies, in connection with the anticipated issuance of the above-referenced Senior Bonds, that it is currently in compliance with the provisions of the WRA Agreement requiring the establishment of rates and charges or appropriation of other funds sufficient in amount as will produce at least 110% of the amount necessary to pay the Participating Community's share of the principal and interest coming due on all Outstanding Bonds and all outstanding Local Obligations during the fiscal year 2023, and

WHEREAS, the City of Grimes acknowledges it has factored its estimated allocations from future WRA issuances of additional Senior Bonds into rate and coverage planning to ensure maintenance of said coverage in future fiscal years; and

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Grimes, Iowa: that it hereby approves the attached (Exhibit A) Senior Bond Issuance Certificate Projections (subject to change based on actual timing of issuance by WRA) of WRA Participating Community for the anticipated additional Senior Bonds of the WRA in the amount of \$83,600,000.00 and authorizes Marcia Woodke, Finance Director for the City of Grimes to execute and return the Certificate to the Des Moines Metropolitan Wastewater Reclamation Authority

Passed by the council this 23rd day of August, 2022.

SCOTT MIKKELSEN, MAYOR

ATTEST:

ROCHELLE WILLIAMS, CITY CLERK

**SENIOR BOND ISSUANCE CERTIFICATE
OF WRA PARTICIPATING COMMUNITY**

Name of Participating Community: Grimes

Anticipated Amount of Additional Senior Bonds: \$ 83,600,000

Estimated Date of Issuance: \$47,600,000 after August 1st in calendar 2022;
Remaining amounts will in calendar 2023 or 2024

This Senior Bond Issuance Certificate is being executed by the undersigned financial officer of the Participating Community indicated above (the "Participating Community") pursuant to Section 8.3 of Resolution No. 04-070 approved on October 28, 2004 (the "Master Resolution") by the Board of the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA"), and supplementing Section 2 of Article XIII of the Second Amended and Restated Agreement for the WRA, filed with the Secretary of State on June 11, 2014 (the WRA Agreement). All capitalized terms used in this Certificate which are not otherwise defined herein shall have the meanings given to them in the Master Resolution.

Attached hereto are the following:

1. A draft resolution for your governing body,
2. WRA Certificate Projections, 2022 Certificates,
3. WRA Debt Service Allocation, August 2022: PFM's proposed allocation of Debt Service to the Participating Community for the Additional Senior Bonds (subject to change based on actual timing of issuance by WRA), receipt of which is acknowledged by execution of this Certificate.

The Participating Community hereby consents to and certifies, in connection with the anticipated issuance of the above-referenced Senior Bonds, that it is currently in compliance with the provisions of the WRA Agreement requiring the establishment of rates and charges or appropriation of other funds sufficient in amount as will produce at least 110% of the amount necessary to pay the Participating Community's share of the principal and interest coming due on all Outstanding Bonds and all outstanding Local Obligations during the fiscal year 2023, and acknowledges it has factored its estimated allocations from future WRA issuances of Additional Senior Bonds into rate and coverage planning to ensure maintenance of said coverage in future fiscal years.

Attach to this Certificate for return the following:

1. A copy of the resolution passed by your governing body approving the Senior Bond Issuance Certificate of WRA Participating Community,
2. Schedule of principal and interest requirements of all outstanding Local Obligations of the Participating Community,
3. Details of other funds appropriated to meet the coverage requirements.

Approved by the Governing Body of the Participating Community on the 23rd day of August, 2022.

Dated this 23rd day of August 2022.

By: _____

Print Name: Marcia Woodke

Title: Finance Director

Page 2 (August Certificates)

Call 323-8008 if you have any questions.

The information provided by PFM describes only WRA obligations; existing local obligations secured by sewer revenues must also be considered and included in your coverage certifications.

Please send electronic scanned copies of all documents to RJVaughan@DMgov.org and StoffelM@PFM.com by August 30th.

WRA Certificate Projections

2022 Certificates

August Certificate for Additional Senior Bonds				
	PROJECT	No Impact to Debt Service		TOTAL
		SPONSORED	P&D	
Anticipated in 2022				
Ingersoll Run - Segments 1 & 3	26,400,000	0	0	26,400,000
WRA Sewer Lining - Loan 2	11,000,000	0	0	11,000,000
ESI P27 Loan #1 (2016F)	0	1,800,000	0	1,800,000
So Tier West Interceptor Ph 10 S24	3,600,000	0	0	3,600,000
	41,000,000			42,800,000
Anticipated Planning Design Loans				
WRA Joint Trunk (East & West)	0	0	1,000,000	1,000,000
So Tier Interceptor P10 S4	0	0	300,000	300,000
East side Wet Weather	0	0	1,800,000	1,800,000
Aeration Improvements	0	0	400,000	400,000
So Tier P10 S6	0	0	300,000	300,000
Building 05 Rehabilitation	0	0	500,000	500,000
Disinfection	0	0	500,000	500,000
				4,800,000
Anticipated in 2023/24				
Clarifier Improvements - Ph 2	19,000,000	0	0	19,000,000
Bid Contingency	12,000,000	0	0	12,000,000
ESI P27 Loan #2 (2017A)	0	1,500,000	0	1,500,000
Clarifier Improvements - Ph 1 (2020B)	0	1,120,000	0	1,120,000
Ingersoll Run - Segments 1 & 3	0	2,380,000	0	2,380,000
	31,000,000			36,000,000
CERTIFICATE TOTAL	72,000,000	6,800,000	4,800,000	83,600,000

	PROJECT
Participating Community	
Altoona	2,950,452
Ankeny	7,669,620
Bondurant	833,796
Clive	2,319,372
Cumming	38,232
Des Moines	32,202,720
GPHOC	440,496
Grimes	1,965,204
Johnston	2,020,536
Norwalk	1,708,956
Pleasant Hill	1,330,380
Polk City	471,240
Polk County	759,924
USSD	5,250,060
Urb/Whits SD	1,235,988
Wauke	1,991,988
West Des Moines	8,811,036
New Par for August 2022	72,000,000

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

1 2 3 4 5 6 7 8 9

Payment Date	SRF 2008A (\$16.52M) SWD			SRF 2008B (\$6.575M) EXP			SRF 2008D (\$2.65M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	3,609	-	-	2,280	-	-	879	-
06/01/23	18,959	23,600	27,209	11,960	14,892	17,172	4,911	6,041	6,920
12/01/23	-	3,443	-	-	2,175	-	-	836	-
06/01/24	19,505	23,932	27,375	12,307	15,104	17,280	5,027	6,101	6,937
12/01/24	-	3,273	-	-	2,068	-	-	792	-
06/01/25	20,124	24,331	27,604	12,712	15,370	17,438	5,200	6,218	7,010
12/01/25	-	3,097	-	-	1,957	-	-	746	-
06/01/26	20,706	24,687	27,784	13,058	15,574	17,530	5,374	6,333	7,079
12/01/26	-	2,915	-	-	1,842	-	-	699	-
06/01/27	21,325	25,073	27,988	13,463	15,831	17,674	5,547	6,446	7,145
12/01/27	-	2,729	-	-	1,725	-	-	651	-
06/01/28	21,980	25,488	28,217	13,867	16,084	17,809	5,720	6,557	7,207
12/01/28	-	2,536	-	-	1,603	-	-	601	-
06/01/29	22,635	25,896	28,432	14,272	16,333	17,936	5,951	6,724	7,324
12/01/29	-	2,338	-	-	1,478	-	-	549	-
06/01/30	23,290	26,296	28,635	14,734	16,635	18,113	6,125	6,830	7,379
12/01/30	-	2,135	-	-	1,349	-	-	495	-
06/01/31	24,017	26,762	28,897	15,196	16,931	18,280	6,298	6,934	7,429
12/01/31	-	1,924	-	-	1,216	-	-	440	-
06/01/32	24,745	27,220	29,144	15,601	17,165	18,381	6,529	7,095	7,535
12/01/32	-	1,708	-	-	1,080	-	-	383	-
06/01/33	25,473	27,669	29,377	16,121	17,509	18,589	6,702	7,195	7,577
12/01/33	-	1,485	-	-	939	-	-	324	-
06/01/34	26,237	28,147	29,632	16,583	17,790	18,729	6,934	7,350	7,674
12/01/34	-	1,256	-	-	794	-	-	263	-
06/01/35	27,038	28,652	29,907	17,103	18,123	18,917	7,165	7,503	7,767
12/01/35	-	1,019	-	-	644	-	-	201	-
06/01/36	27,838	29,148	30,167	17,565	18,393	19,037	7,396	7,654	7,855
12/01/36	-	775	-	-	490	-	-	136	-
06/01/37	28,675	29,672	30,448	18,143	18,773	19,264	7,627	7,802	7,938
12/01/37	-	524	-	-	332	-	-	69	-
06/01/38	29,512	30,187	30,711	18,663	19,089	19,421	7,916	8,005	8,074
12/01/38	-	266	-	-	168	-	-	-	-
06/01/39	30,422	30,764	31,030	19,241	19,457	19,626	-	-	-
12/01/39	-	-	-	-	-	-	-	-	-
06/01/40	-	-	-	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
Total as of:									
7/1/2022	\$ 412,481	\$ 492,557	\$ 492,557	\$ 260,588	\$ 311,196	\$ 311,196	\$ 100,422	\$ 118,850	\$ 118,850

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

10 11 12 13 14 15 16 17 18 19 20 21

Payment Date	SRF 2009B (\$8.4M) EXP			SRF 2009C (\$9.2M) EXP			SRF 2010A (\$8.5M) SWD			SRF 2010B (\$7.0M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	2,946	-	-	3,227	-	-	1,960	-	-	2,562	-
06/01/23	15,138	18,927	21,873	16,583	20,731	23,958	9,352	11,872	13,831	12,249	15,543	18,105
12/01/23	-	2,814	-	-	3,081	-	-	1,878	-	-	2,455	-
06/01/24	15,658	19,276	22,090	17,161	21,123	24,204	9,643	12,058	13,935	12,596	15,752	18,206
12/01/24	-	2,677	-	-	2,931	-	-	1,793	-	-	2,344	-
06/01/25	16,121	19,563	22,240	17,681	21,450	24,381	9,971	12,277	14,070	13,058	16,072	18,417
12/01/25	-	2,536	-	-	2,777	-	-	1,706	-	-	2,230	-
06/01/26	16,698	19,959	22,495	18,258	21,828	24,605	10,298	12,492	14,198	13,463	16,330	18,560
12/01/26	-	2,390	-	-	2,617	-	-	1,616	-	-	2,112	-
06/01/27	17,218	20,291	22,681	18,836	22,201	24,818	10,626	12,704	14,319	13,867	16,583	18,695
12/01/27	-	2,239	-	-	2,452	-	-	1,523	-	-	1,991	-
06/01/28	17,796	20,675	22,914	19,472	22,624	25,077	10,990	12,948	14,471	14,329	16,889	18,880
12/01/28	-	2,083	-	-	2,282	-	-	1,427	-	-	1,866	-
06/01/29	18,374	21,053	23,136	20,107	23,041	25,323	11,317	13,152	14,579	14,792	17,190	19,056
12/01/29	-	1,923	-	-	2,106	-	-	1,328	-	-	1,736	-
06/01/30	18,952	21,424	23,347	20,743	23,450	25,556	11,681	13,388	14,716	15,312	17,544	19,280
12/01/30	-	1,757	-	-	1,924	-	-	1,226	-	-	1,602	-
06/01/31	19,587	21,846	23,603	21,436	23,910	25,835	12,081	13,657	14,883	15,774	17,834	19,436
12/01/31	-	1,585	-	-	1,737	-	-	1,120	-	-	1,464	-
06/01/32	20,223	22,261	23,847	22,130	24,363	26,099	12,482	13,922	15,041	16,294	18,176	19,641
12/01/32	-	1,409	-	-	1,543	-	-	1,011	-	-	1,322	-
06/01/33	20,859	22,670	24,078	22,823	24,807	26,350	12,882	14,181	15,192	16,814	18,513	19,835
12/01/33	-	1,226	-	-	1,343	-	-	898	-	-	1,174	-
06/01/34	21,552	23,128	24,354	23,574	25,301	26,645	13,282	14,437	15,335	17,392	18,902	20,076
12/01/34	-	1,037	-	-	1,137	-	-	782	-	-	1,022	-
06/01/35	22,245	23,579	24,617	24,383	25,845	26,982	13,719	14,724	15,506	17,970	19,284	20,306
12/01/35	-	843	-	-	924	-	-	662	-	-	865	-
06/01/36	22,939	24,022	24,865	25,134	26,322	27,246	14,156	15,006	15,668	18,547	19,660	20,525
12/01/36	-	642	-	-	704	-	-	538	-	-	703	-
06/01/37	23,690	24,515	25,157	25,943	26,848	27,552	14,629	15,320	15,858	19,125	20,029	20,731
12/01/37	-	435	-	-	477	-	-	410	-	-	535	-
06/01/38	24,441	25,000	25,435	26,810	27,423	27,900	15,102	15,629	16,039	19,761	20,449	20,985
12/01/38	-	221	-	-	242	-	-	278	-	-	362	-
06/01/39	25,250	25,534	25,755	27,677	27,988	28,230	15,611	15,968	16,246	20,396	20,862	21,225
12/01/39	-	-	-	-	-	-	-	141	-	-	184	-
06/01/40	-	-	-	-	-	-	16,121	16,302	16,443	21,032	21,269	21,453
12/01/40	-	-	-	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 336,742	\$ 402,487	\$ 402,487	\$ 368,752	\$ 440,759	\$ 440,759	\$ 223,944	\$ 270,330	\$ 270,330	\$ 292,771	\$ 353,411	\$ 353,411

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

22 23 24 25 26 27 28 29 30 31 32 33

Payment Date	SRF 2010-C1 (\$2.0M) CORE			SRF 2010-C2 (\$21.5M) CORE			SRF 2011A (\$60.0M) CORE			SRF 2011B (\$16.0M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	447	-	-	2,704	-	-	10,544	-	-	6,044	-
06/01/23	26	601	1,048	26,641	30,117	32,821	43,724	57,281	67,824	26,868	34,638	40,682
12/01/23	-	447	-	-	2,471	-	-	10,161	-	-	5,809	-
06/01/24	26	601	1,048	27,514	30,691	33,162	45,137	58,202	68,363	27,734	35,203	41,011
12/01/24	-	447	-	-	2,230	-	-	9,766	-	-	5,566	-
06/01/25	26	600	1,047	28,413	31,280	33,511	46,602	59,158	68,924	28,601	35,757	41,323
12/01/25	-	447	-	-	1,982	-	-	9,358	-	-	5,316	-
06/01/26	26	600	1,047	29,338	31,886	33,867	48,117	60,150	69,508	29,526	36,360	41,676
12/01/26	-	446	-	-	1,725	-	-	8,937	-	-	5,057	-
06/01/27	26	600	1,046	30,289	32,506	34,231	49,684	61,175	70,113	30,508	37,010	42,067
12/01/27	-	446	-	-	1,460	-	-	8,503	-	-	4,790	-
06/01/28	26	599	1,046	31,265	33,142	34,601	51,303	62,235	70,737	31,490	37,649	42,439
12/01/28	-	446	-	-	1,186	-	-	8,054	-	-	4,515	-
06/01/29	26	599	1,045	32,292	33,817	35,004	52,973	63,328	71,381	32,530	38,335	42,850
12/01/29	-	446	-	-	904	-	-	7,590	-	-	4,230	-
06/01/30	26	599	1,045	33,320	34,482	35,385	54,694	64,453	72,043	33,570	39,009	43,239
12/01/30	-	446	-	-	612	-	-	7,112	-	-	3,936	-
06/01/31	10,738	11,311	11,757	34,425	35,212	35,824	56,467	65,610	72,722	34,668	39,729	43,666
12/01/31	-	352	-	-	311	-	-	6,618	-	-	3,633	-
06/01/32	40,179	40,631	40,983	35,529	35,929	36,240	58,291	66,799	73,416	35,824	40,495	44,128
12/01/32	-	-	-	-	-	-	-	6,107	-	-	3,320	-
06/01/33	-	-	-	-	-	-	60,192	68,044	74,152	36,979	41,247	44,567
12/01/33	-	-	-	-	-	-	-	5,581	-	-	2,996	-
06/01/34	-	-	-	-	-	-	62,144	69,319	74,900	38,193	42,045	45,041
12/01/34	-	-	-	-	-	-	-	5,037	-	-	2,662	-
06/01/35	-	-	-	-	-	-	64,174	70,650	75,687	39,406	42,828	45,490
12/01/35	-	-	-	-	-	-	-	4,476	-	-	2,317	-
06/01/36	-	-	-	-	-	-	66,255	72,009	76,484	40,677	43,656	45,973
12/01/36	-	-	-	-	-	-	-	3,896	-	-	1,961	-
06/01/37	-	-	-	-	-	-	68,412	73,421	77,317	42,006	44,528	46,489
12/01/37	-	-	-	-	-	-	-	3,297	-	-	1,594	-
06/01/38	-	-	-	-	-	-	70,622	74,861	78,158	43,393	45,442	47,035
12/01/38	-	-	-	-	-	-	-	2,679	-	-	1,214	-
06/01/39	-	-	-	-	-	-	72,908	76,353	79,032	44,780	46,340	47,554
12/01/39	-	-	-	-	-	-	-	2,041	-	-	822	-
06/01/40	-	-	-	-	-	-	75,297	77,922	79,963	46,224	47,281	48,103
12/01/40	-	-	-	-	-	-	-	1,382	-	-	418	-
06/01/41	-	-	-	-	-	-	77,738	79,515	80,898	47,726	48,263	48,681
12/01/41	-	-	-	-	-	-	-	702	-	-	-	-
06/01/42	-	-	-	-	-	-	80,256	81,158	81,861	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 51,123	\$ 61,110	\$ 61,110	\$ 309,025	\$ 344,645	\$ 344,645	\$ 1,204,989	\$ 1,483,483	\$ 1,483,483	\$ 690,702	\$ 842,013	\$ 842,013

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

34 35 36 37 38 39 40 41 42 43 44 45

Payment Date	SRF 2011C (\$9.6M) SWD			SRF 2011D (\$14.4M) SWD			SRF 2012B (\$2.772M) EXP			SRF 2012C \$18.0M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	2,303	-	-	5,367	-	-	1,877	-	-	5,613	-
06/01/23	10,226	13,186	15,489	16,266	22,757	28,124	4,565	6,755	8,632	12,691	19,239	24,852
12/01/23	-	2,213	-	-	5,173	-	-	1,809	-	-	5,422	-
06/01/24	10,553	13,399	15,612	16,703	22,958	28,131	4,680	6,790	8,599	13,102	19,428	24,850
12/01/24	-	2,121	-	-	4,973	-	-	1,739	-	-	5,226	-
06/01/25	10,917	13,644	15,765	17,140	23,154	28,127	4,854	6,882	8,620	13,539	19,635	24,861
12/01/25	-	2,025	-	-	4,769	-	-	1,666	-	-	5,023	-
06/01/26	11,245	13,849	15,874	17,576	23,343	28,111	5,027	6,970	8,636	13,975	19,835	24,858
12/01/26	-	1,927	-	-	4,559	-	-	1,590	-	-	4,813	-
06/01/27	11,608	14,086	16,013	18,049	23,562	28,120	5,142	6,998	8,588	14,438	20,053	24,866
12/01/27	-	1,825	-	-	4,343	-	-	1,513	-	-	4,596	-
06/01/28	12,009	14,356	16,181	18,523	23,774	28,117	5,316	7,081	8,594	14,900	20,263	24,859
12/01/28	-	1,720	-	-	4,122	-	-	1,434	-	-	4,373	-
06/01/29	12,373	14,585	16,305	19,032	24,016	28,137	5,489	7,162	8,595	15,388	20,490	24,863
12/01/29	-	1,612	-	-	3,894	-	-	1,351	-	-	4,142	-
06/01/30	12,809	14,882	16,494	19,541	24,250	28,144	5,662	7,239	8,590	15,876	20,709	24,851
12/01/30	-	1,500	-	-	3,661	-	-	1,266	-	-	3,904	-
06/01/31	13,210	15,138	16,638	20,051	24,477	28,138	5,894	7,371	8,637	16,416	20,971	24,875
12/01/31	-	1,384	-	-	3,421	-	-	1,178	-	-	3,658	-
06/01/32	13,646	15,426	16,811	20,560	24,697	28,118	6,067	7,441	8,619	16,930	21,197	24,855
12/01/32	-	1,265	-	-	3,175	-	-	1,087	-	-	3,404	-
06/01/33	14,083	15,709	16,974	21,106	24,946	28,121	6,240	7,508	8,595	17,495	21,466	24,870
12/01/33	-	1,142	-	-	2,923	-	-	993	-	-	3,141	-
06/01/34	14,556	16,024	17,166	21,688	25,223	28,146	6,471	7,630	8,623	18,060	21,725	24,866
12/01/34	-	1,014	-	-	2,664	-	-	896	-	-	2,870	-
06/01/35	15,029	16,333	17,348	22,271	25,492	28,156	6,645	7,690	8,586	18,651	22,000	24,870
12/01/35	-	883	-	-	2,398	-	-	796	-	-	2,591	-
06/01/36	15,502	16,637	17,520	22,853	25,752	28,150	6,876	7,805	8,602	19,242	22,264	24,855
12/01/36	-	747	-	-	2,125	-	-	693	-	-	2,302	-
06/01/37	16,012	16,972	17,720	23,435	26,004	28,129	7,107	7,916	8,609	19,884	22,570	24,872
12/01/37	-	607	-	-	1,845	-	-	587	-	-	2,004	-
06/01/38	16,521	17,302	17,909	24,090	26,321	28,165	7,338	8,023	8,609	20,526	22,864	24,868
12/01/38	-	463	-	-	1,557	-	-	477	-	-	1,696	-
06/01/39	17,067	17,662	18,124	24,709	26,591	28,148	7,569	8,125	8,602	21,194	23,173	24,869
12/01/39	-	313	-	-	1,262	-	-	363	-	-	1,378	-
06/01/40	17,613	18,016	18,329	25,364	26,889	28,151	7,800	8,224	8,587	21,888	23,496	24,874
12/01/40	-	159	-	-	958	-	-	246	-	-	1,050	-
06/01/41	18,195	18,400	18,559	26,055	27,214	28,173	8,089	8,376	8,623	22,582	23,806	24,856
12/01/41	-	-	-	-	647	-	-	125	-	-	711	-
06/01/42	-	-	-	26,710	27,493	28,140	8,320	8,466	8,591	23,327	24,156	24,867
12/01/42	-	-	-	-	328	-	-	-	-	-	361	-
06/01/43	-	-	-	27,438	27,835	28,162	-	-	-	24,072	24,493	24,854
12/01/43	-	-	-	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 263,172	\$ 320,832	\$ 320,832	\$ 449,162	\$ 590,912	\$ 590,912	\$ 125,151	\$ 172,139	\$ 172,139	\$ 374,175	\$ 522,109	\$ 522,109

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

46 47 48 49 50 51 52 53 54 55 56 57

Payment Date	SRF 2012D (\$7.0M) CORE			SRF 2012E (\$12.3M) EXP			SRF 2012F (\$1.42M) EXP			SRF 2012G 9(\$24.4M) SWD		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	2,108	-	-	8,563	-	-	992	-	-	8,145	-
06/01/23	5,112	7,572	9,680	19,934	28,497	37,060	2,311	3,304	4,296	25,437	33,581	41,726
12/01/23	-	2,032	-	-	8,264	-	-	958	-	-	7,856	-
06/01/24	5,266	7,637	9,668	20,512	28,776	37,040	2,369	3,327	4,284	26,055	33,911	41,768
12/01/24	-	1,953	-	-	7,956	-	-	922	-	-	7,560	-
06/01/25	5,446	7,724	9,677	21,147	29,104	37,060	2,427	3,349	4,271	26,637	34,198	41,758
12/01/25	-	1,871	-	-	7,639	-	-	886	-	-	7,258	-
06/01/26	5,600	7,783	9,654	21,725	29,364	37,003	2,542	3,428	4,314	27,256	34,514	41,772
12/01/26	-	1,787	-	-	7,313	-	-	848	-	-	6,949	-
06/01/27	5,806	7,891	9,677	22,419	29,732	37,045	2,600	3,448	4,295	27,875	34,823	41,772
12/01/27	-	1,700	-	-	6,977	-	-	809	-	-	6,632	-
06/01/28	5,986	7,969	9,669	23,054	30,031	37,008	2,658	3,467	4,275	28,493	35,126	41,758
12/01/28	-	1,610	-	-	6,631	-	-	769	-	-	6,309	-
06/01/29	6,166	8,044	9,654	23,748	30,379	37,010	2,773	3,542	4,311	29,148	35,457	41,766
12/01/29	-	1,518	-	-	6,275	-	-	727	-	-	5,978	-
06/01/30	6,371	8,142	9,659	24,499	30,774	37,049	2,831	3,558	4,286	29,840	35,818	41,796
12/01/30	-	1,422	-	-	5,907	-	-	685	-	-	5,639	-
06/01/31	6,577	8,236	9,658	25,192	31,100	37,007	2,947	3,631	4,316	30,495	36,134	41,774
12/01/31	-	1,323	-	-	5,530	-	-	640	-	-	5,293	-
06/01/32	6,808	8,352	9,675	26,001	31,531	37,060	3,005	3,645	4,286	31,223	36,516	41,809
12/01/32	-	1,221	-	-	5,140	-	-	595	-	-	4,939	-
06/01/33	7,013	8,438	9,659	26,752	31,892	37,031	3,120	3,716	4,311	31,914	36,853	41,792
12/01/33	-	1,116	-	-	4,738	-	-	549	-	-	4,577	-
06/01/34	7,245	8,547	9,663	27,561	32,299	37,038	3,178	3,727	4,275	32,642	37,219	41,795
12/01/34	-	1,007	-	-	4,325	-	-	501	-	-	4,206	-
06/01/35	7,476	8,651	9,658	28,370	32,695	37,020	3,293	3,794	4,295	33,406	37,612	41,819
12/01/35	-	895	-	-	3,899	-	-	452	-	-	3,827	-
06/01/36	7,733	8,777	9,672	29,237	33,136	37,035	3,409	3,861	4,312	34,170	37,997	41,824
12/01/36	-	779	-	-	3,461	-	-	400	-	-	3,439	-
06/01/37	7,990	8,899	9,678	30,103	33,564	37,025	3,467	3,867	4,268	34,934	38,374	41,813
12/01/37	-	659	-	-	3,009	-	-	348	-	-	3,043	-
06/01/38	8,246	9,016	9,675	31,028	34,037	37,046	3,582	3,931	4,279	35,735	38,778	41,821
12/01/38	-	536	-	-	2,544	-	-	295	-	-	2,637	-
06/01/39	8,503	9,128	9,664	31,952	34,496	37,040	3,698	3,993	4,287	36,572	39,209	41,846
12/01/39	-	408	-	-	2,064	-	-	239	-	-	2,222	-
06/01/40	8,786	9,262	9,670	32,877	34,941	37,006	3,813	4,053	4,292	37,409	39,631	41,853
12/01/40	-	276	-	-	1,571	-	-	182	-	-	1,797	-
06/01/41	9,069	9,391	9,667	33,917	35,488	37,060	3,929	4,111	4,293	38,246	40,043	41,841
12/01/41	-	140	-	-	1,063	-	-	123	-	-	1,363	-
06/01/42	9,351	9,515	9,655	34,899	35,962	37,024	4,045	4,168	4,291	39,156	40,519	41,882
12/01/42	-	-	-	-	539	-	-	62	-	-	919	-
06/01/43	-	-	-	35,939	36,478	37,017	4,160	4,223	4,285	40,029	40,948	41,867
12/01/43	-	-	-	-	-	-	-	-	-	-	465	-
06/01/44	-	-	-	-	-	-	-	-	-	40,939	41,403	41,868
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 140,550	\$ 193,332	\$ 193,332	\$ 570,866	\$ 777,684	\$ 777,684	\$ 66,158	\$ 90,122	\$ 90,122	\$ 717,611	\$ 919,722	\$ 919,722

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

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Payment Date	SRF 2013A (\$7.7M) CORE			2014A (\$1.8M) CORE			2014C (\$5.4M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	2,406	-	-	299	-	-	2,104	-
06/01/23	5,600	8,007	10,413	2,235	2,534	2,834	15,716	17,821	19,925
12/01/23	-	2,322	-	-	277	-	-	1,947	-
06/01/24	5,755	8,077	10,399	2,261	2,538	2,815	16,005	17,952	19,899
12/01/24	-	2,236	-	-	254	-	-	1,787	-
06/01/25	5,934	8,170	10,406	2,312	2,566	2,821	16,294	18,081	19,868
12/01/25	-	2,147	-	-	231	-	-	1,624	-
06/01/26	6,114	8,261	10,408	2,363	2,595	2,826	16,641	18,265	19,889
12/01/26	-	2,055	-	-	208	-	-	1,458	-
06/01/27	6,294	8,349	10,404	2,415	2,622	2,830	16,987	18,445	19,903
12/01/27	-	1,961	-	-	183	-	-	1,288	-
06/01/28	6,474	8,435	10,395	2,466	2,650	2,833	17,334	18,622	19,910
12/01/28	-	1,864	-	-	159	-	-	1,115	-
06/01/29	6,679	8,543	10,407	2,518	2,676	2,835	17,681	18,795	19,910
12/01/29	-	1,763	-	-	134	-	-	938	-
06/01/30	6,885	8,648	10,412	2,569	2,703	2,836	18,027	18,965	19,903
12/01/30	-	1,660	-	-	108	-	-	757	-
06/01/31	7,090	8,751	10,411	2,620	2,728	2,836	18,374	19,132	19,889
12/01/31	-	1,554	-	-	82	-	-	574	-
06/01/32	7,296	8,850	10,403	2,672	2,753	2,835	18,721	19,294	19,868
12/01/32	-	1,444	-	-	55	-	-	387	-
06/01/33	7,527	8,971	10,416	2,723	2,778	2,833	19,125	19,512	19,898
12/01/33	-	1,331	-	-	28	-	-	195	-
06/01/34	7,733	9,064	10,395	2,775	2,802	2,830	19,530	19,725	19,920
12/01/34	-	1,215	-	-	-	-	-	-	-
06/01/35	7,990	9,205	10,420	-	-	-	-	-	-
12/01/35	-	1,096	-	-	-	-	-	-	-
06/01/36	8,221	9,316	10,412	-	-	-	-	-	-
12/01/36	-	972	-	-	-	-	-	-	-
06/01/37	8,452	9,424	10,396	-	-	-	-	-	-
12/01/37	-	845	-	-	-	-	-	-	-
06/01/38	8,709	9,554	10,400	-	-	-	-	-	-
12/01/38	-	715	-	-	-	-	-	-	-
06/01/39	8,966	9,681	10,395	-	-	-	-	-	-
12/01/39	-	580	-	-	-	-	-	-	-
06/01/40	9,248	9,829	10,409	-	-	-	-	-	-
12/01/40	-	442	-	-	-	-	-	-	-
06/01/41	9,531	9,973	10,414	-	-	-	-	-	-
12/01/41	-	299	-	-	-	-	-	-	-
06/01/42	9,814	10,112	10,411	-	-	-	-	-	-
12/01/42	-	151	-	-	-	-	-	-	-
06/01/43	10,096	10,248	10,399	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
Total as of:									
7/1/2022	\$ 160,408	\$ 218,525	\$ 218,525	\$ 29,929	\$ 33,964	\$ 33,964	\$ 210,435	\$ 238,783	\$ 238,783

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

67 68 69 70 71 72 73 74 75 76 77 78

Payment Date	2014D (\$6.0M) SWD			2015A (\$9.3M) SWD			2015B (\$0.37M) CORE			2015C (\$1.6M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	1,472	-	-	1,143	-	-	62	-	-	343	-
06/01/23	10,990	12,462	13,934	16,557	17,701	18,844	462	524	586	4,969	5,312	5,654
12/01/23	-	1,362	-	-	1,060	-	-	57	-	-	318	-
06/01/24	11,208	12,571	13,933	16,703	17,763	18,824	462	519	576	5,027	5,345	5,662
12/01/24	-	1,250	-	-	977	-	-	52	-	-	293	-
06/01/25	11,426	12,677	13,927	16,885	17,862	18,839	488	541	593	5,085	5,377	5,670
12/01/25	-	1,136	-	-	892	-	-	48	-	-	267	-
06/01/26	11,645	12,781	13,917	17,067	17,959	18,852	488	536	583	5,085	5,352	5,619
12/01/26	-	1,020	-	-	807	-	-	43	-	-	242	-
06/01/27	11,900	12,919	13,939	17,212	18,020	18,827	488	531	573	5,142	5,384	5,626
12/01/27	-	901	-	-	721	-	-	38	-	-	216	-
06/01/28	12,118	13,019	13,919	17,394	18,115	18,837	514	552	589	5,200	5,416	5,632
12/01/28	-	779	-	-	634	-	-	33	-	-	190	-
06/01/29	12,373	13,152	13,932	17,576	18,210	18,845	514	546	579	5,258	5,448	5,638
12/01/29	-	656	-	-	546	-	-	27	-	-	164	-
06/01/30	12,591	13,247	13,902	17,758	18,305	18,851	539	567	594	5,316	5,480	5,643
12/01/30	-	530	-	-	457	-	-	22	-	-	137	-
06/01/31	12,846	13,376	13,905	17,940	18,398	18,855	539	562	584	5,374	5,511	5,648
12/01/31	-	401	-	-	368	-	-	17	-	-	110	-
06/01/32	13,100	13,502	13,903	18,122	18,490	18,858	539	556	573	5,431	5,542	5,652
12/01/32	-	270	-	-	277	-	-	11	-	-	83	-
06/01/33	13,392	13,662	13,932	18,268	18,545	18,822	565	576	588	5,489	5,572	5,656
12/01/33	-	136	-	-	186	-	-	6	-	-	56	-
06/01/34	13,646	13,783	13,919	18,486	18,672	18,858	565	571	576	5,547	5,603	5,658
12/01/34	-	-	-	-	93	-	-	-	-	-	28	-
06/01/35	-	-	-	18,668	18,761	18,855	-	-	-	5,605	5,633	5,661
12/01/35	-	-	-	-	-	-	-	-	-	-	-	-
06/01/36	-	-	-	-	-	-	-	-	-	-	-	-
12/01/36	-	-	-	-	-	-	-	-	-	-	-	-
06/01/37	-	-	-	-	-	-	-	-	-	-	-	-
12/01/37	-	-	-	-	-	-	-	-	-	-	-	-
06/01/38	-	-	-	-	-	-	-	-	-	-	-	-
12/01/38	-	-	-	-	-	-	-	-	-	-	-	-
06/01/39	-	-	-	-	-	-	-	-	-	-	-	-
12/01/39	-	-	-	-	-	-	-	-	-	-	-	-
06/01/40	-	-	-	-	-	-	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 147,234	\$ 167,064	\$ 167,064	\$ 228,638	\$ 244,964	\$ 244,964	\$ 6,166	\$ 6,995	\$ 6,995	\$ 68,527	\$ 73,420	\$ 73,420

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

79 80 81 82 83 84 85 86 87 88 89 90

Payment Date	Series 2015E Refunding Bonds (\$32.02M)			Series 2016A (\$8.0M) CORE			Series 2016E (\$0.66M) EXP			Series 2016F (\$31.4M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	15,565	-	-	1,407	-	-	271	-	-	11,036	-
06/01/23	57,980	73,545	89,110	9,582	10,989	12,396	1,676	1,947	2,218	19,078	30,113	41,149
12/01/23	-	14,913	-	-	1,311	-	-	254	-	-	10,750	-
06/01/24	59,203	74,116	89,028	9,762	11,073	12,384	1,733	1,988	2,242	19,662	30,412	41,162
12/01/24	-	14,025	-	-	1,213	-	-	237	-	-	10,455	-
06/01/25	61,189	75,213	89,238	9,968	11,181	12,394	1,791	2,028	2,265	20,247	30,702	41,157
12/01/25	-	13,107	-	-	1,114	-	-	219	-	-	10,151	-
06/01/26	63,031	76,137	89,244	10,173	11,287	12,401	1,791	2,010	2,229	20,852	31,003	41,154
12/01/26	-	12,161	-	-	1,012	-	-	201	-	-	9,838	-
06/01/27	64,818	76,979	89,141	10,379	11,391	12,403	1,849	2,050	2,251	21,477	31,316	41,154
12/01/27	-	11,189	-	-	908	-	-	183	-	-	9,516	-
06/01/28	66,862	78,051	89,240	10,584	11,492	12,401	1,849	2,032	2,214	22,123	31,639	41,155
12/01/28	-	10,186	-	-	802	-	-	164	-	-	9,184	-
06/01/29	68,652	78,838	89,025	10,790	11,592	12,394	1,907	2,071	2,235	22,788	31,973	41,157
12/01/29	-	9,156	-	-	694	-	-	145	-	-	8,842	-
06/01/30	70,879	80,036	89,192	10,995	11,690	12,384	1,965	2,110	2,255	23,474	32,316	41,159
12/01/30	-	8,049	-	-	584	-	-	125	-	-	8,490	-
06/01/31	72,876	80,925	88,973	11,227	11,811	12,395	1,965	2,090	2,215	24,180	32,670	41,160
12/01/31	-	6,865	-	-	472	-	-	106	-	-	8,128	-
06/01/32	75,519	82,384	89,248	11,458	11,930	12,402	2,022	2,128	2,234	24,906	33,033	41,161
12/01/32	-	5,637	-	-	358	-	-	86	-	-	7,754	-
06/01/33	78,133	83,771	89,408	11,689	12,047	12,404	2,080	2,166	2,251	25,652	33,406	41,160
12/01/33	-	4,319	-	-	241	-	-	65	-	-	7,369	-
06/01/34	80,345	84,664	88,983	11,920	12,161	12,402	2,138	2,203	2,267	26,418	33,788	41,157
12/01/34	-	2,963	-	-	122	-	-	43	-	-	6,973	-
06/01/35	83,146	86,109	89,072	12,151	12,273	12,394	2,138	2,181	2,225	27,205	34,178	41,151
12/01/35	-	1,508	-	-	-	-	-	22	-	-	6,565	-
06/01/36	86,178	87,686	89,194	-	-	-	2,196	2,218	2,240	28,032	34,596	41,161
12/01/36	-	-	-	-	-	-	-	-	-	-	6,144	-
06/01/37	-	-	-	-	-	-	-	-	-	28,858	35,003	41,147
12/01/37	-	-	-	-	-	-	-	-	-	-	5,711	-
06/01/38	-	-	-	-	-	-	-	-	-	29,726	35,437	41,149
12/01/38	-	-	-	-	-	-	-	-	-	-	5,266	-
06/01/39	-	-	-	-	-	-	-	-	-	30,613	35,879	41,144
12/01/39	-	-	-	-	-	-	-	-	-	-	4,806	-
06/01/40	-	-	-	-	-	-	-	-	-	31,541	36,347	41,153
12/01/40	-	-	-	-	-	-	-	-	-	-	4,333	-
06/01/41	-	-	-	-	-	-	-	-	-	32,488	36,822	41,155
12/01/41	-	-	-	-	-	-	-	-	-	-	3,846	-
06/01/42	-	-	-	-	-	-	-	-	-	33,456	37,302	41,148
12/01/42	-	-	-	-	-	-	-	-	-	-	3,344	-
06/01/43	-	-	-	-	-	-	-	-	-	34,465	37,809	41,153
12/01/43	-	-	-	-	-	-	-	-	-	-	2,827	-
06/01/44	-	-	-	-	-	-	-	-	-	35,493	38,320	41,148
12/01/44	-	-	-	-	-	-	-	-	-	-	2,295	-
06/01/45	-	-	-	-	-	-	-	-	-	36,562	38,857	41,152
12/01/45	-	-	-	-	-	-	-	-	-	-	1,746	-
06/01/46	-	-	-	-	-	-	-	-	-	37,671	39,418	41,164
12/01/46	-	-	-	-	-	-	-	-	-	-	1,181	-
06/01/47	-	-	-	-	-	-	-	-	-	38,801	39,982	41,163
12/01/47	-	-	-	-	-	-	-	-	-	-	599	-
06/01/48	-	-	-	-	-	-	-	-	-	39,950	40,549	41,149
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 988,811	\$ 1,248,098	\$ 1,248,098	\$ 140,678	\$ 161,154	\$ 161,154	\$ 27,099	\$ 31,340	\$ 31,340	\$ 735,720	\$ 1,070,021	\$ 1,070,021

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

91 92 93 94 95 96 97 98 99 100 101 102

Payment Date	Series 2016F (\$8.6M) SPECIAL			Series 2017A (\$38M) CORE			Series 2018A (\$4.2M) CORE			Series 2018D-1 (\$10.0M) CORE 2.0%												
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt										
12/01/22	-	-	-	-	13,759	-	-	989	-	-	1,309	-										
06/01/23	-	-	-	22,530	36,289	50,048	4,624	5,614	6,603	13,770	15,079	16,388										
12/01/23	-	-	-	-	13,421	-	-	943	-	-	1,238	-										
06/01/24	-	-	-	23,198	36,619	50,040	4,701	5,644	6,587	13,898	15,137	16,375										
12/01/24	-	-	-	-	13,073	-	-	896	-	-	1,167	-										
06/01/25	-	-	-	23,917	36,990	50,063	4,804	5,700	6,596	14,052	15,219	16,386										
12/01/25	-	-	-	-	12,714	-	-	848	-	-	1,094	-										
06/01/26	-	-	-	24,611	37,325	50,039	4,907	5,755	6,603	14,181	15,275	16,369										
12/01/26	-	-	-	-	12,345	-	-	799	-	-	1,021	-										
06/01/27	-	-	-	25,356	37,701	50,046	5,010	5,809	6,607	14,335	15,356	16,378										
12/01/27	-	-	-	-	11,965	-	-	749	-	-	947	-										
06/01/28	-	-	-	26,127	38,091	50,056	5,087	5,835	6,584	14,489	15,437	16,384										
12/01/28	-	-	-	-	11,573	-	-	698	-	-	873	-										
06/01/29	-	-	-	26,897	38,470	50,043	5,189	5,887	6,585	14,643	15,516	16,389										
12/01/29	-	-	-	-	11,169	-	-	646	-	-	797	-										
06/01/30	-	-	-	27,720	38,889	50,058	5,318	5,964	6,610	14,772	15,569	16,367										
12/01/30	-	-	-	-	10,754	-	-	593	-	-	721	-										
06/01/31	-	-	-	28,542	39,295	50,049	5,421	6,014	6,606	14,926	15,647	16,369										
12/01/31	-	-	-	-	10,325	-	-	539	-	-	644	-										
06/01/32	-	-	-	29,389	39,715	50,040	5,523	6,062	6,601	15,080	15,724	16,369										
12/01/32	-	-	-	-	9,885	-	-	483	-	-	567	-										
06/01/33	-	-	-	30,289	40,173	50,058	5,626	6,110	6,593	15,234	15,801	16,368										
12/01/33	-	-	-	-	9,430	-	-	427	-	-	488	-										
06/01/34	-	-	-	31,188	40,618	50,048	5,755	6,182	6,609	15,388	15,877	16,365										
12/01/34	-	-	-	-	8,962	-	-	370	-	-	409	-										
06/01/35	-	-	-	32,138	41,101	50,063	5,857	6,227	6,597	15,568	15,977	16,386										
12/01/35	-	-	-	-	8,480	-	-	311	-	-	329	-										
06/01/36	-	-	-	33,089	41,569	50,050	5,986	6,297	6,608	15,722	16,051	16,380										
12/01/36	-	-	-	-	7,984	-	-	251	-	-	248	-										
06/01/37	-	-	-	34,091	42,075	50,059	6,089	6,340	6,591	15,876	16,124	16,372										
12/01/37	-	-	-	-	7,473	-	-	190	-	-	166	-										
06/01/38	-	-	-	35,093	42,565	50,038	6,217	6,407	6,598	16,056	16,222	16,389										
12/01/38	-	-	-	-	6,946	-	-	128	-	-	83	-										
06/01/39	-	-	-	36,146	43,092	50,038	6,345	6,474	6,602	16,210	16,294	16,377										
12/01/39	-	-	-	-	6,404	-	-	65	-	-	-	-										
06/01/40	-	-	-	37,251	43,655	50,059	6,474	6,539	6,603	-	-	-										
12/01/40	-	-	-	-	5,845	-	-	-	-	-	-	-										
06/01/41	-	-	-	38,355	44,201	50,046	-	-	-	-	-	-										
12/01/41	-	-	-	-	5,270	-	-	-	-	-	-	-										
06/01/42	-	-	-	39,511	44,781	50,051	-	-	-	-	-	-										
12/01/42	-	-	-	-	4,677	-	-	-	-	-	-	-										
06/01/43	-	-	-	40,693	45,370	50,048	-	-	-	-	-	-										
12/01/43	-	-	-	-	4,067	-	-	-	-	-	-	-										
06/01/44	-	-	-	41,926	45,993	50,060	-	-	-	-	-	-										
12/01/44	-	-	-	-	3,438	-	-	-	-	-	-	-										
06/01/45	-	-	-	43,185	46,623	50,061	-	-	-	-	-	-										
12/01/45	-	-	-	-	2,790	-	-	-	-	-	-	-										
06/01/46	-	-	-	44,469	47,260	50,050	-	-	-	-	-	-										
12/01/46	-	-	-	-	2,123	-	-	-	-	-	-	-										
06/01/47	-	-	-	45,805	47,929	50,052	-	-	-	-	-	-										
12/01/47	-	-	-	-	1,436	-	-	-	-	-	-	-										
06/01/48	-	-	-	47,167	48,603	50,039	-	-	-	-	-	-										
12/01/48	-	-	-	-	729	-	-	-	-	-	-	-										
06/01/49	-	-	-	48,580	49,308	50,037	-	-	-	-	-	-										
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-										
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-										
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-										
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-										
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-										
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-										
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-										
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-										
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-										
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-										
Total as of:																						
7/1/2022	\$	-	\$	-	\$	917,261	\$	1,351,340	\$	1,351,340	\$	98,932	\$	118,784	\$	118,784	\$	254,203	\$	278,410	\$	278,410

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

103 104 105 106 107 108 109 110 111 112 113 114

Payment Date	Series 2018D-2 (\$8.0M) CORE 3.0%			Series 2018E (\$11.3M) CORE 2.0%			Series 2018F (\$6.0M) CORE 2.0%			Series 2019A (\$12.0M) CORE 2.0%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	1,998	-	-	1,443	-	-	1,347	-	-	2,681	-
06/01/23	9,300	11,298	13,296	14,797	16,279	17,722	6,731	8,078	9,425	13,384	16,065	18,747
12/01/23	-	1,878	-	-	1,406	-	-	1,280	-	-	2,547	-
06/01/24	9,531	11,409	13,286	14,926	16,332	17,739	6,859	8,139	9,419	13,667	16,214	18,761
12/01/24	-	1,754	-	-	1,330	-	-	1,211	-	-	2,410	-
06/01/25	9,762	11,516	13,271	15,080	16,410	17,741	7,013	8,225	9,436	13,950	16,360	18,771
12/01/25	-	1,628	-	-	1,253	-	-	1,141	-	-	2,271	-
06/01/26	10,019	11,647	13,275	15,234	16,488	17,741	7,142	8,283	9,424	14,207	16,478	18,749
12/01/26	-	1,498	-	-	1,176	-	-	1,070	-	-	2,129	-
06/01/27	10,276	11,774	13,272	15,414	16,590	17,766	7,296	8,366	9,435	14,489	16,618	18,747
12/01/27	-	1,365	-	-	1,097	-	-	997	-	-	1,984	-
06/01/28	10,559	11,924	13,289	15,568	16,665	17,762	7,424	8,421	9,418	14,797	16,781	18,766
12/01/28	-	1,228	-	-	1,018	-	-	923	-	-	1,836	-
06/01/29	10,815	12,044	13,272	15,722	16,740	17,758	7,579	8,501	9,424	15,080	16,916	18,752
12/01/29	-	1,088	-	-	938	-	-	847	-	-	1,685	-
06/01/30	11,098	12,186	13,275	15,876	16,814	17,752	7,733	8,579	9,426	15,388	17,074	18,759
12/01/30	-	944	-	-	857	-	-	769	-	-	1,531	-
06/01/31	11,381	12,325	13,270	16,031	16,887	17,744	7,887	8,656	9,426	15,697	17,228	18,759
12/01/31	-	797	-	-	775	-	-	691	-	-	1,374	-
06/01/32	11,689	12,486	13,283	16,210	16,985	17,760	8,041	8,732	9,422	16,005	17,379	18,754
12/01/32	-	646	-	-	692	-	-	610	-	-	1,214	-
06/01/33	11,997	12,643	13,289	16,365	17,057	17,749	8,195	8,805	9,415	16,339	17,553	18,768
12/01/33	-	490	-	-	609	-	-	528	-	-	1,051	-
06/01/34	12,306	12,796	13,286	16,544	17,153	17,762	8,375	8,903	9,431	16,673	17,724	18,775
12/01/34	-	331	-	-	524	-	-	444	-	-	884	-
06/01/35	12,614	12,945	13,276	16,699	17,223	17,747	8,529	8,974	9,418	16,981	17,865	18,750
12/01/35	-	168	-	-	439	-	-	359	-	-	714	-
06/01/36	12,948	13,115	13,283	16,878	17,318	17,757	8,709	9,068	9,427	17,341	18,055	18,770
12/01/36	-	-	-	-	353	-	-	272	-	-	541	-
06/01/37	-	-	-	17,058	17,411	17,764	8,889	9,161	9,433	17,675	18,216	18,757
12/01/37	-	-	-	-	266	-	-	183	-	-	364	-
06/01/38	-	-	-	17,212	17,478	17,744	9,069	9,252	9,435	18,034	18,399	18,763
12/01/38	-	-	-	-	178	-	-	92	-	-	184	-
06/01/39	-	-	-	17,392	17,570	17,749	9,248	9,341	9,433	18,394	18,578	18,762
12/01/39	-	-	-	-	90	-	-	-	-	-	-	-
06/01/40	-	-	-	17,572	17,662	17,751	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 154,294	\$ 185,922	\$ 185,922	\$ 290,580	\$ 319,507	\$ 319,507	\$ 134,718	\$ 160,248	\$ 160,248	\$ 268,101	\$ 318,907	\$ 318,907

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

115 116 117 118 119 120 121 122 123 124 125 126

Payment Date	Series 2020B (\$11.2M) CORE 2.0%			Series 2021A Refunding (\$37.38M)			Series 2022A (\$20.370M) CORE 2.0%			TOTAL EXISTING DEBT		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	WRA DEBT Par	Total Debt	Ann. Debt
12/01/22	-	1,824	-	-	23,631	-	-	959	-	-	158,218	-
06/01/23	2,312	4,813	6,637	90,680	114,311	137,942	-	2,262	3,221	605,928	780,175	938,393
12/01/23	-	2,717	-	-	21,364	-	-	3,362	-	-	154,025	-
06/01/24	12,485	15,339	18,056	95,191	116,555	137,920	17,469	21,993	25,355	651,258	820,002	974,027
12/01/24	-	2,729	-	-	18,985	-	-	5,136	-	-	147,808	-
06/01/25	12,742	15,472	18,201	100,091	119,075	138,060	22,145	27,203	32,339	675,790	836,336	984,144
12/01/25	-	2,602	-	-	16,482	-	-	4,837	-	-	139,094	-
06/01/26	12,999	15,601	18,203	104,602	121,084	137,566	22,582	27,418	32,255	695,542	846,825	985,918
12/01/26	-	2,472	-	-	13,867	-	-	4,611	-	-	130,176	-
06/01/27	13,256	15,728	18,200	109,401	123,269	137,136	23,044	27,655	32,266	716,165	857,883	988,059
12/01/27	-	2,339	-	-	11,132	-	-	4,381	-	-	120,964	-
06/01/28	13,513	15,852	18,192	114,439	125,571	136,704	23,506	27,887	32,268	737,604	869,445	990,408
12/01/28	-	2,204	-	-	8,271	-	-	4,146	-	-	111,445	-
06/01/29	13,796	16,000	18,204	119,409	127,680	135,952	23,969	28,114	32,260	759,221	880,856	992,301
12/01/29	-	2,066	-	-	5,286	-	-	3,906	-	-	101,620	-
06/01/30	14,078	16,144	18,211	125,143	130,429	135,715	24,457	28,363	32,269	782,457	893,557	995,177
12/01/30	-	1,925	-	-	4,347	-	-	3,661	-	-	93,603	-
06/01/31	14,361	16,286	18,212	126,386	130,734	135,081	24,945	28,606	32,268	812,074	914,425	1,008,028
12/01/31	-	1,782	-	-	3,321	-	-	3,412	-	-	85,163	-
06/01/32	14,643	16,425	18,207	128,050	131,371	134,691	25,433	28,845	32,257	861,916	955,046	1,040,209
12/01/32	-	1,635	-	-	2,280	-	-	3,158	-	-	76,240	-
06/01/33	14,926	16,561	18,197	129,387	131,667	133,947	25,947	29,104	32,262	805,516	888,843	965,084
12/01/33	-	1,486	-	-	1,148	-	-	2,898	-	-	67,634	-
06/01/34	15,234	16,720	18,207	131,208	132,356	133,504	26,461	29,359	32,257	825,526	899,534	967,168
12/01/34	-	1,334	-	-	-	-	-	2,633	-	-	58,805	-
06/01/35	15,542	16,876	18,210	-	-	-	27,000	29,634	32,267	676,173	740,618	799,423
12/01/35	-	1,178	-	-	-	-	-	2,363	-	-	51,224	-
06/01/36	15,851	17,029	18,208	-	-	-	27,540	29,903	32,267	658,217	714,323	765,547
12/01/36	-	1,020	-	-	-	-	-	2,088	-	-	43,666	-
06/01/37	16,159	17,179	18,199	-	-	-	28,079	30,167	32,255	572,409	620,175	663,841
12/01/37	-	858	-	-	-	-	-	1,807	-	-	37,640	-
06/01/38	16,493	17,351	18,210	-	-	-	28,644	30,452	32,259	588,539	629,473	667,113
12/01/38	-	693	-	-	-	-	-	1,521	-	-	31,442	-
06/01/39	16,827	17,520	18,214	-	-	-	29,235	30,756	32,277	596,927	630,829	662,271
12/01/39	-	525	-	-	-	-	-	1,228	-	-	25,137	-
06/01/40	17,161	17,686	18,211	-	-	-	29,800	31,029	32,257	463,271	490,031	515,168
12/01/40	-	353	-	-	-	-	-	930	-	-	19,945	-
06/01/41	17,495	17,848	18,202	-	-	-	30,417	31,347	32,278	413,832	434,799	454,744
12/01/41	-	179	-	-	-	-	-	626	-	-	15,094	-
06/01/42	17,855	18,033	18,212	-	-	-	31,008	31,634	32,260	357,707	373,299	388,393
12/01/42	-	-	-	-	-	-	-	316	-	-	10,699	-
06/01/43	-	-	-	-	-	-	31,624	31,941	32,257	248,516	259,344	270,042
12/01/43	-	-	-	-	-	-	-	-	-	-	7,359	-
06/01/44	-	-	-	-	-	-	-	-	-	118,358	125,717	133,076
12/01/44	-	-	-	-	-	-	-	-	-	-	5,733	-
06/01/45	-	-	-	-	-	-	-	-	-	79,747	85,480	91,213
12/01/45	-	-	-	-	-	-	-	-	-	-	4,537	-
06/01/46	-	-	-	-	-	-	-	-	-	82,141	86,677	91,214
12/01/46	-	-	-	-	-	-	-	-	-	-	3,305	-
06/01/47	-	-	-	-	-	-	-	-	-	84,606	87,910	91,215
12/01/47	-	-	-	-	-	-	-	-	-	-	2,035	-
06/01/48	-	-	-	-	-	-	-	-	-	87,117	89,152	91,188
12/01/48	-	-	-	-	-	-	-	-	-	-	729	-
06/01/49	-	-	-	-	-	-	-	-	-	48,580	49,308	50,037
12/01/49	-	-	-	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 287,728	\$ 352,389	\$ 352,389	\$ 1,373,985	\$ 1,634,217	\$ 1,634,217	\$ 523,305	\$ 641,653	\$ 641,653	\$ 14,005,138	\$ 17,563,401	\$ 17,563,401

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

127 128 129 130 131 132 133 134 135 136 137 138

Payment Date	EXP Southern Tier West (\$3.6M)			C Ingersoll Run (\$26.4M)			C Sewer Lining P2 (\$11.0M)			C Clarifier P2 (\$19.0M)		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	475	-	-	635	-	-	-	-	-	-	-
06/01/23	-	2,304	2,779	-	3,020	3,655	-	1,283	1,283	-	739	739
12/01/23	-	2,080	-	-	4,847	-	-	1,957	-	-	2,056	-
06/01/24	8,551	10,632	12,712	-	7,237	12,084	12,588	15,258	17,215	-	3,418	5,474
12/01/24	-	1,995	-	-	8,979	-	-	2,700	-	-	4,397	-
06/01/25	8,725	10,719	12,714	15,388	25,562	34,540	11,817	14,517	17,217	20,552	25,433	29,831
12/01/25	-	1,907	-	-	9,942	-	-	2,582	-	-	4,676	-
06/01/26	8,898	10,805	12,713	14,669	24,611	34,554	12,074	14,656	17,238	20,475	25,151	29,826
12/01/26	-	1,818	-	-	9,722	-	-	2,461	-	-	4,471	-
06/01/27	9,071	10,890	12,708	15,106	24,828	34,550	12,306	14,767	17,228	20,886	25,357	29,828
12/01/27	-	1,728	-	-	9,496	-	-	2,338	-	-	4,262	-
06/01/28	9,245	10,972	12,700	15,542	25,038	34,534	12,537	14,875	17,213	21,297	25,559	29,821
12/01/28	-	1,635	-	-	9,263	-	-	2,213	-	-	4,049	-
06/01/29	9,476	11,111	12,746	16,031	25,293	34,556	12,794	15,006	17,219	21,734	25,783	29,832
12/01/29	-	1,540	-	-	9,022	-	-	2,085	-	-	3,832	-
06/01/30	9,649	11,190	12,730	16,493	25,515	34,537	13,051	15,135	17,220	22,145	25,976	29,808
12/01/30	-	1,444	-	-	8,775	-	-	1,954	-	-	3,610	-
06/01/31	9,823	11,267	12,710	16,981	25,756	34,531	13,307	15,262	17,216	22,607	26,217	29,828
12/01/31	-	1,346	-	-	8,520	-	-	1,821	-	-	3,384	-
06/01/32	10,054	11,399	12,745	17,495	26,015	34,535	13,590	15,411	17,232	23,044	26,428	29,812
12/01/32	-	1,245	-	-	8,258	-	-	1,685	-	-	3,154	-
06/01/33	10,227	11,472	12,717	18,034	26,292	34,550	13,847	15,532	17,217	23,506	26,660	29,814
12/01/33	-	1,143	-	-	7,987	-	-	1,547	-	-	2,919	-
06/01/34	10,458	11,601	12,744	18,574	26,561	34,548	14,130	15,676	17,223	23,994	26,913	29,832
12/01/34	-	1,038	-	-	7,709	-	-	1,405	-	-	2,679	-
06/01/35	10,632	11,670	12,708	19,113	26,822	34,530	14,412	15,818	17,223	24,457	27,136	29,814
12/01/35	-	932	-	-	7,422	-	-	1,261	-	-	2,434	-
06/01/36	10,863	11,795	12,727	19,704	27,126	34,548	14,695	15,956	17,217	24,945	27,379	29,813
12/01/36	-	823	-	-	7,126	-	-	1,114	-	-	2,185	-
06/01/37	11,094	11,917	12,740	20,295	27,421	34,548	15,003	16,117	17,232	25,459	27,643	29,828
12/01/37	-	712	-	-	6,822	-	-	964	-	-	1,930	-
06/01/38	11,325	12,037	12,750	20,912	27,734	34,555	15,286	16,250	17,214	25,973	27,903	29,833
12/01/38	-	599	-	-	6,508	-	-	812	-	-	1,670	-
06/01/39	11,498	12,097	12,697	21,528	28,036	34,545	15,594	16,405	17,217	26,486	28,157	29,827
12/01/39	-	484	-	-	6,185	-	-	656	-	-	1,405	-
06/01/40	11,729	12,214	12,698	22,170	28,356	34,541	15,902	16,558	17,213	27,000	28,406	29,811
12/01/40	-	367	-	-	5,853	-	-	497	-	-	1,135	-
06/01/41	11,960	12,327	12,694	22,838	28,691	34,544	16,236	16,733	17,229	27,540	28,675	29,811
12/01/41	-	247	-	-	5,510	-	-	334	-	-	860	-
06/01/42	12,249	12,497	12,744	23,532	29,042	34,552	16,544	16,879	17,213	28,105	28,965	29,825
12/01/42	-	125	-	-	5,157	-	-	169	-	-	579	-
06/01/43	12,480	12,605	12,730	24,226	29,383	34,540	16,878	17,047	17,216	28,670	29,249	29,828
12/01/43	-	-	-	-	4,794	-	-	-	-	-	292	-
06/01/44	-	-	-	24,945	29,739	34,532	-	-	-	29,235	29,528	29,820
12/01/44	-	-	-	-	4,420	-	-	-	-	-	-	-
06/01/45	-	-	-	25,716	30,135	34,555	-	-	-	-	-	-
12/01/45	-	-	-	-	4,034	-	-	-	-	-	-	-
06/01/46	-	-	-	26,486	30,520	34,554	-	-	-	-	-	-
12/01/46	-	-	-	-	3,637	-	-	-	-	-	-	-
06/01/47	-	-	-	27,257	30,894	34,530	-	-	-	-	-	-
12/01/47	-	-	-	-	3,228	-	-	-	-	-	-	-
06/01/48	-	-	-	28,079	31,307	34,535	-	-	-	-	-	-
12/01/48	-	-	-	-	2,807	-	-	-	-	-	-	-
06/01/49	-	-	-	28,927	31,733	34,540	-	-	-	-	-	-
12/01/49	-	-	-	-	2,373	-	-	-	-	-	-	-
06/01/50	-	-	-	29,800	32,173	34,546	-	-	-	-	-	-
12/01/50	-	-	-	-	1,926	-	-	-	-	-	-	-
06/01/51	-	-	-	30,700	32,625	34,551	-	-	-	-	-	-
12/01/51	-	-	-	-	1,465	-	-	-	-	-	-	-
06/01/52	-	-	-	31,599	33,064	34,529	-	-	-	-	-	-
12/01/52	-	-	-	-	991	-	-	-	-	-	-	-
06/01/53	-	-	-	32,549	33,540	34,531	-	-	-	-	-	-
12/01/53	-	-	-	-	503	-	-	-	-	-	-	-
06/01/54	-	-	-	33,525	34,028	34,531	-	-	-	-	-	-
Total as of:												
7/1/2022	\$ 208,008	\$ 257,206	\$ 257,206	\$ 678,216	\$ 1,052,012	\$ 1,052,012	\$ 282,590	\$ 345,697	\$ 345,697	\$ 488,110	\$ 602,654	\$ 602,654

CITY OF GRIMES
WRA Debt Service Allocations
August 2022 Certificates

139 140 141 142 143 144 145 146 147

Payment Date	C Bid Contingency (\$12.0M)			Total Pending			TOTAL EXISTING AND PENDING DEBT		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Estimated WRA Debt for August 2022 Certificates	Par	Total Debt
12/01/22	-	-	-	-	1,110	-	-	-	-
06/01/23	-	301	301	-	7,647	8,757	605,928	159,328	947,150
12/01/23	-	1,042	-	-	11,983	-	-	166,008	-
06/01/24	-	1,962	3,004	21,140	38,506	50,489	672,397	858,509	1,024,516
12/01/24	-	2,623	-	-	20,694	-	-	168,502	-
06/01/25	13,102	16,185	18,808	69,584	92,416	113,110	745,375	928,752	1,097,254
12/01/25	-	2,952	-	-	22,059	-	-	161,153	-
06/01/26	12,922	15,874	18,826	69,038	91,097	113,156	764,581	937,922	1,099,075
12/01/26	-	2,823	-	-	21,295	-	-	151,471	-
06/01/27	13,179	16,002	18,824	70,548	91,843	113,138	786,712	949,726	1,101,197
12/01/27	-	2,691	-	-	20,514	-	-	141,478	-
06/01/28	13,436	16,127	18,817	72,057	92,571	113,085	809,661	962,016	1,103,494
12/01/28	-	2,556	-	-	19,716	-	-	131,161	-
06/01/29	13,718	16,275	18,831	73,752	93,468	113,184	832,973	974,324	1,105,485
12/01/29	-	2,419	-	-	18,898	-	-	120,518	-
06/01/30	14,001	16,420	18,840	75,339	94,237	113,135	857,796	987,794	1,108,312
12/01/30	-	2,279	-	-	18,062	-	-	111,665	-
06/01/31	14,258	16,537	18,816	76,976	95,039	113,101	889,050	1,009,464	1,121,129
12/01/31	-	2,137	-	-	17,208	-	-	102,371	-
06/01/32	14,566	16,703	18,840	78,749	95,957	113,164	940,665	1,051,002	1,153,373
12/01/32	-	1,991	-	-	16,333	-	-	92,573	-
06/01/33	14,849	16,840	18,831	80,464	96,796	113,129	885,980	985,640	1,078,213
12/01/33	-	1,842	-	-	15,438	-	-	83,072	-
06/01/34	15,131	16,974	18,816	82,287	97,725	113,163	907,813	997,259	1,080,331
12/01/34	-	1,691	-	-	14,522	-	-	73,327	-
06/01/35	15,440	17,131	18,822	84,054	98,576	113,098	760,227	839,194	912,521
12/01/35	-	1,537	-	-	13,586	-	-	64,810	-
06/01/36	15,748	17,285	18,822	85,955	99,541	113,127	744,172	813,863	878,673
12/01/36	-	1,379	-	-	12,628	-	-	56,294	-
06/01/37	16,056	17,436	18,815	87,907	100,535	113,163	660,315	720,710	777,004
12/01/37	-	1,219	-	-	11,648	-	-	49,288	-
06/01/38	16,390	17,609	18,828	89,885	101,532	113,180	678,424	731,005	780,293
12/01/38	-	1,055	-	-	10,644	-	-	42,086	-
06/01/39	16,724	17,779	18,834	91,831	102,475	113,119	688,757	733,304	775,390
12/01/39	-	888	-	-	9,618	-	-	34,755	-
06/01/40	17,058	17,946	18,833	93,860	103,478	113,097	557,131	593,509	628,264
12/01/40	-	717	-	-	8,569	-	-	28,514	-
06/01/41	17,392	18,109	18,826	95,967	104,535	113,104	509,799	539,335	567,848
12/01/41	-	543	-	-	7,495	-	-	22,589	-
06/01/42	17,752	18,295	18,838	98,182	105,677	113,172	455,889	478,977	501,565
12/01/42	-	366	-	-	6,395	-	-	17,094	-
06/01/43	18,086	18,451	18,817	100,340	106,736	113,131	348,857	366,079	383,173
12/01/43	-	185	-	-	5,271	-	-	12,630	-
06/01/44	18,471	18,656	18,841	72,651	77,922	83,193	191,009	203,639	216,269
12/01/44	-	-	-	-	4,420	-	-	10,152	-
06/01/45	-	-	-	25,716	30,135	34,555	105,463	115,615	125,768
12/01/45	-	-	-	-	4,034	-	-	8,570	-
06/01/46	-	-	-	26,486	30,520	34,554	108,627	117,198	125,768
12/01/46	-	-	-	-	3,637	-	-	6,941	-
06/01/47	-	-	-	27,257	30,894	34,530	111,863	118,804	125,745
12/01/47	-	-	-	-	3,228	-	-	5,263	-
06/01/48	-	-	-	28,079	31,307	34,535	115,196	120,459	125,722
12/01/48	-	-	-	-	2,807	-	-	3,535	-
06/01/49	-	-	-	28,927	31,733	34,540	77,507	81,042	84,577
12/01/49	-	-	-	-	2,373	-	-	2,373	-
06/01/50	-	-	-	29,800	32,173	34,546	29,800	32,173	34,546
12/01/50	-	-	-	-	1,926	-	-	1,926	-
06/01/51	-	-	-	30,700	32,625	34,551	30,700	32,625	34,551
12/01/51	-	-	-	-	1,465	-	-	1,465	-
06/01/52	-	-	-	31,599	33,064	34,529	31,599	33,064	34,529
12/01/52	-	-	-	-	991	-	-	991	-
06/01/53	-	-	-	32,549	33,540	34,531	32,549	33,540	34,531
12/01/53	-	-	-	-	503	-	-	503	-
06/01/54	-	-	-	33,525	34,028	34,531	33,525	34,028	34,531
Total as of:									
7/1/2022	\$ 308,280	\$ 379,828	\$ 379,828	\$ 1,965,204	\$ 2,637,397	\$ 2,637,397	\$ 15,970,342	\$ 20,200,798	\$ 20,200,798

Growth Assumptions		SEWER REVENUE ADJUSTMENTS											
Sewer Usage	7.85%	1-Jan-15	0.00%	1-Jan-19	0.00%	1-Aug-22	7.50%	1-Jul-26	7.50%				
Interest Rate	1.00%	1-Jan-16	0.00%	15-Sep-19	15.50%	1-Jul-23	7.50%	1-Jul-27	4.00%				
# Customer Meters	180	1-Jan-17	0.00%	1-Jul-20	15.00%	1-Jul-24	7.50%	1-Jul-28	4.00%				
WRA Flow Growth	4.00%	1-Jan-18	0.00%	1-Jul-21	0.00%	1-Jul-25	7.50%	1-Jul-29	4.00%				
		Audit		2-year Budget		Projected		Projected					
		FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28		
Rates Effective		1/1/2019	9/15/2019	7/1/2020	7/1/2021	8/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026	7/1/2027		
Base Rate (Includes 1,000 gallons)		2	\$5.76	\$6.65	\$7.65	\$8.22	\$8.84	\$9.50	\$10.21	\$10.98	\$11.42		
Rate per 1,000 gallons		3	\$5.76	\$6.65	\$7.65	\$8.22	\$8.84	\$9.50	\$10.21	\$10.98	\$11.42		
Average Number of Meters		4	4,755	5,209	5,416	5,596	5,956	6,136	6,316	6,496	6,676		
Average Customer Bill (4,000 Gallons)		5	\$23.04	\$26.60	\$30.60	\$30.60	\$32.88	\$38.00	\$40.84	\$43.92	\$45.68		
Projected Change in Monthly Bill (4,000 Gallons)		6	\$0.00	\$3.56	\$4.00	\$0.00	\$2.28	\$2.64	\$2.84	\$3.08	\$1.76		
Net Average \$ per Meter		7	\$29.76	\$31.90	\$36.68	\$36.68	\$38.98	\$45.04	\$48.42	\$50.36	\$52.37		
Net Average \$ per < 1,000-Usage		8	\$5.17	\$5.75	\$6.97	\$6.97	\$7.50	\$8.66	\$9.31	\$10.01	\$10.41		
SEWER Usage (1,000 gallons)		9	5.14%	4.66%	19.98%	7.85%	7.85%	7.85%	7.85%	7.85%	7.85%		
1st 1,000 Gallons Usage		10	57,054	62,513	64,986	67,146	71,466	73,626	75,786	77,946	80,106		
Additional Usage (over 1,000 gallons)		11	264,876	274,403	339,244	368,816	400,879	435,629	473,276	514,047	558,189		
Total Sewer Usage		12	321,930	336,916	404,230	435,962	470,185	507,095	546,902	589,833	636,135		
OPERATING REVENUES		13	(2.02%)	32.97%	18.70%	12.74%	14.91%	10.13%	14.39%	14.57%	14.75%		
Usage Fees		14	\$1,369,270	\$1,578,338	\$2,366,078	\$2,572,330	\$3,005,652	\$3,511,156	\$4,100,683	\$4,787,995	\$5,589,083		
Base Rate Revenues		15	328,631	415,711	497,143	513,667	569,695	631,759	699,447	773,775	855,847		
Tapping Fees		16	333,273	692,408	311,183	500,000	550,000	400,000	400,000	400,000	400,000		
Sales Tax		17	12,748	28,384	54,988	59,267	68,665	79,565	92,187	106,814	123,775		
Late Charges & Misc.		18	23,623	34,457	34,004	34,004	34,004	34,004	34,004	34,004	34,004		
Total Operating Revenues		19	\$2,067,545	\$2,749,298	\$3,263,395	\$3,679,267	\$4,228,016	\$4,656,484	\$5,326,321	\$6,102,589	\$7,002,709		
OPERATING EXPENSES		20	13.09%	(2.93%)	15.79%	32.85%	29.21%	2.61%	5.36%	2.38%	3.60%		
Personnel Expenses		21	\$151,123	\$215,103	\$224,980	\$373,754	\$602,366	\$620,437	\$639,050	\$658,222	\$677,968		
Repair/Maintenance/Utilities		22	298,624	309,961	400,235	654,850	839,175	734,960	757,009	779,719	803,111		
WRA Net O&M Expenses		23	0	0	0	0	0	570,445	636,724	669,255	703,465		
PY Adjustments		24	0	0	0	0	0	0	0	(27,160)	(28,720)		
Offices Expenses		25	68,595	48,407	65,707	85,000	85,000	87,550	90,177	92,882	95,668		
Sales Tax		26	14,844	28,829	52,391	35,000	69,948	72,046	74,208	76,434	78,727		
Contractual		27	520,287	420,286	440,697	424,360	436,000	0	0	0	0		
Total Operating Expense		28	\$1,053,473	\$1,022,586	\$1,184,009	\$1,572,964	\$2,032,489	\$2,085,438	\$2,197,168	\$2,249,352	\$2,330,219		
NET OPERATING REV		29	\$1,014,072	\$1,726,712	\$2,079,386	\$2,106,303	\$2,195,527	\$2,571,046	\$3,129,153	\$3,853,237	\$4,672,490		
WRA Non-Operating Expenses		30	\$67,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Interest Income		31	30,973	28,981	43,267	56,760	71,290	69,110	61,524	55,566	52,522		
Revenue Available for Debt Service		32	\$1,112,545	\$1,755,693	\$2,122,653	\$2,163,063	\$2,266,817	\$2,640,156	\$3,190,677	\$3,908,802	\$4,725,012		

CITY OF GRIMES, IOWA

Sewer Enterprise Fund

WRA August 2022 Certificates as of =>

8/1/2022

EXHIBIT 1

Growth Assumptions

Sewer Usage	7.85%
Interest Rate	1.00%
# Customer Meters	180
WRA Flow Growth	4.00%

SEWER REVENUE ADJUSTMENTS

1-Jan-15	0.00%	1-Jan-19	0.00%	1-Aug-22	7.50%	1-Jul-26	7.50%
1-Jan-16	0.00%	15-Sep-19	15.50%	1-Jul-23	7.50%	1-Jul-27	4.00%
1-Jan-17	0.00%	1-Jul-20	15.00%	1-Jul-24	7.50%	1-Jul-28	4.00%
1-Jan-18	0.00%	1-Jul-21	0.00%	1-Jul-25	7.50%	1-Jul-29	4.00%

	Audit		Audit		2-year Budget		Projected		Projected		Projected	
	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28		
Revenue Available for Debt Service	33	\$1,112,545	\$1,755,693	\$2,122,653	\$2,163,063	\$2,266,817	\$2,640,156	\$3,190,677	\$3,908,802	\$4,725,012	\$5,434,808	
Sewer Debt Service												
Sewer Revenue Bonds, Series 2000 (SRF)	34	\$380,400	\$388,240	\$396,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Sewer Revenue Bonds, Series 2016 (SRF)	35	187,204	202,553	202,928	210,000	209,880	210,700	210,440	210,120	209,740	210,300	
Sewer Revenue Bonds, Series 2022 (SRF)	36	0	0	0	0	290,374	885,219	977,460	1,222,460	1,462,460	1,697,460	
Total Local Sewer Revenue Debt	37	\$567,604	\$590,793	\$599,708	\$210,000	\$500,234	\$1,095,919	\$1,187,900	\$1,432,580	\$1,672,200	\$1,907,760	
Total Existing WRA Debt	38	\$0	\$0	\$0	\$0	\$951,487	\$1,012,989	\$1,064,450	\$1,109,024	\$1,155,889	\$1,204,983	
Total Pending WRA Debt	39	0	0	0	0	0	52,508	122,340	127,285	132,356	137,586	
Total Future WRA Debt	40	0	0	0	0	0	26,861	193,054	282,652	411,753	550,841	
WRA Debt Adjustments	41	0	0	0	0	(35,248)	(34,803)	(36,087)	(36,087)	(36,087)	(36,087)	
Total WRA Debt	42	\$0	\$0	\$0	\$0	\$916,239	\$1,057,555	\$1,343,757	\$1,482,875	\$1,663,910	\$1,857,322	
Total Revenue Debt	43	\$567,604	\$590,793	\$599,708	\$210,000	\$1,416,492	\$2,153,474	\$2,531,657	\$2,915,455	\$3,336,110	\$3,765,082	
Reserved	44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Debt paid by Sewer	45	\$567,604	\$590,793	\$599,708	\$210,000	\$1,416,492	\$2,153,474	\$2,531,657	\$2,915,455	\$3,336,110	\$3,765,082	
Debt Service Coverage												
Net Revenues/ Revenue Debt	46	1.96	2.97	3.54	WRA & SRF Coverage needs to be at least 1.10x							
Net Revenues/ All Debt	47	1.96	2.97	3.54	10.30	1.60	1.23	1.26	1.34	1.42	1.44	
CASHFLOW AFTER DEBT	48	\$544,941	\$1,164,900	\$1,522,946	10.30	1.60	1.23	1.26	1.34	1.42	1.44	
Capital Outlays	49	(67,500)	0	0	\$1,953,063	\$850,325	\$486,682	\$659,021	\$993,348	\$1,388,901	\$1,669,726	
Other cash (uses)/sources	50	(19,767)	(5,982)	(6,356)	(36,925,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	(350,000)	
WRA CIP/R&R Reserve	51	0	0	(606,953)	0	(133,845)	(155,355)	(170,850)	(177,684)	(184,791)	(192,182)	
WRA Equipment & Insurance	52	0	0	0	0	(1,806)	(63,044)	(11,678)	(4,523)	(4,704)	(4,892)	
WRA Surcharges	53	0	0	0	0	(582,680)	(673,560)	(719,060)	(763,060)	(805,560)	(846,560)	
WRA Working Capital Reserve	54	0	0	0	0	0	(3,342)	(3,285)	(2,472)	(2,604)	(2,743)	
Bond Proceeds	55	0	0	0	36,425,000	0	0	0	0	0	0	
Transfers (to)/from Restricted	56	(3,028)	(2,500)	(483,036)	0	0	436,713	(31,983)	(35,055)	(35,748)	(30,381)	
Transfers (to)/from Capital Projects	57	(200,000)	(200,000)	0	0	0	0	0	0	0	0	
Annual Surplus/ (Deficit)	58	\$254,646	\$956,418	\$426,601	\$1,453,063	(\$218,006)	(\$321,906)	(\$627,835)	(\$339,445)	\$5,495	\$242,968	
Beginning Cash Balance	59	\$3,390,627	\$3,645,273	\$4,601,691	\$5,028,292	\$6,481,355	\$6,263,349	\$5,941,444	\$5,313,609	\$4,974,164	\$4,979,659	
Ending Cash Balance	60	\$3,645,273	\$4,601,691	\$5,028,292	\$6,481,355	\$6,263,349	\$5,941,444	\$5,313,609	\$4,974,164	\$4,979,659	\$5,222,627	
Cash % of O&M (net of depr)	61	346%	450%	425%	412%	308%	285%	242%	221%	214%	216%	

WRA & SRF Coverage needs to be at least 1.10x

CITY OF GRIMES, IOWA

Sewer Enterprise Fund

WRA August 2022 Certificates as of =>

8/1/2022

EXHIBIT 1

Growth Assumptions

Sewer Usage	7.85%
Interest Rate	1.00%
# Customer Meters	180
WRA Flow Growth	4.00%

SEWER REVENUE ADJUSTMENTS

1-Jan-15	0.00%	1-Jan-19	0.00%	1-Jul-26	7.50%
1-Jan-16	0.00%	15-Sep-19	15.50%	1-Jul-27	4.00%
1-Jan-17	0.00%	1-Jul-20	15.00%	1-Jul-28	4.00%
1-Jan-18	0.00%	1-Jul-21	0.00%	1-Jul-29	4.00%

	Audit		Audit		2-year Budget		Projected		Projected		Projected		Projected	
	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27	FY 2027-28				
Restricted & Designated														
Sewer Sinking Fund (610)	\$162,148	\$164,648	\$647,684	\$647,684	\$647,684	\$210,971	\$242,955	\$278,009	\$313,757	\$344,138				
Debt Service Reserve Fund	0	0	0	0	0	0	0	0	0	0				
Total Restricted & Designated	\$162,148	\$164,648	\$647,684	\$647,684	\$647,684	\$210,971	\$242,955	\$278,009	\$313,757	\$344,138				
Total Cash	\$3,807,421	\$4,766,339	\$5,675,976	\$7,129,040	\$6,911,034	\$6,152,415	\$5,556,563	\$5,252,173	\$5,293,416	\$5,566,765				
Sewer Capital Outlays														
Sewer Connection to the WRA	0	0	0	42,190,000	0	0	0	0	0	0				
Annual I & I Improvements	0	0	0	0	350,000	350,000	350,000	350,000	350,000	350,000				
Total	0	0	0	42,190,000	350,000	350,000	350,000	350,000	350,000	350,000				
Total WRA Costs	0	0	\$606,953	\$0	\$1,634,569	\$2,523,301	\$2,885,354	\$3,072,708	\$3,336,314	\$3,614,420				
		0%	52%	0%	39%	49%	51%	50%	50%	50%				



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within sanitary sewer easement for Heritage Station Crossing Plat 1 Lot 40.

SYNOPSIS: The owner of 1001 NE Cypress Circle has requested approval to install a fence within the surface water 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 surface water flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve sanitary sewer easement for Heritage Station Crossing Plat 1

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within sanitary sewer easement for Heritage Station Crossing Plat 1 Lot 40.

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN SANITARY SEWER
EASEMENT FOR
LOT 40 IN HERITAGE STATION CROSSING PLAT 1
1001 NE CYPRESS CIRCLE

WHEREAS, the owners of Lot 40 in Heritage Station Crossing Plat 1 in the City of Grimes, Iowa (the “Property”) have submitted to the City of Grimes a Consent and Agreement for Improvements within surface water 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 surface water 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 surface water flowage easement (“Consent and Agreement”) regarding Lot 40, Heritage Station Crossing 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 23rd day of August, 2022.

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 Carson Lee Namanny and Emily Jo Namanny, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, (collectively, the “Property Owners”) and the City of Grimes, Iowa, a municipal corporation (hereinafter called “City”):

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

Lot 40 of Heritage Station Crossing Plat 1 (1001 NE Cypress Circle), an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (“Property”).
2. **EXISTING EASEMENT.** The Property Owner or Property Owner’s predecessor in title, granted that certain sanitary sewer easement as shown in Heritage Station Crossing Plat 1, recorded on August 24, 2018, in Book 17052, Page 321, 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 15th day of August, 2022

PROPERTY OWNERS

Carson Lee Namanny
Carson Lee Namanny

Emily Jo Namanny
Emily Jo Namanny

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of August, 2022 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Carson Lee Namanny, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

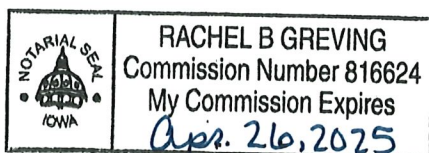


Rachel Greiving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2025

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 15th day of August, 2022 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Emily Jo Namanny, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Rachel Greiving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2025

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' black chain link fence has been proposed to be constructed in a sanitary sewer easement on Lot 40 of Heritage Station Crossing Plat 1 (1001 NE Cypress Circle) in accordance to permit number FN-22-080.



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Heritage at Grimes Plat 3 Lot 39.

SYNOPSIS: The owner of 801 NE 21st Street has requested approval to install a fence within the overland flowage easement on the subject property. The installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the overland flowage easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve overland flowage easement for Heritage at Grimes Plat 3

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within overland flowage easement for Heritage at Grimes Plat 3 Lot 39.

RESOLUTION NO. 08-2922

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN OVERLAND FLOWAGE
EASEMENT FOR
LOT 39 IN HERITAGE AT GRIMES PLAT 3
801 NE 21ST STREET

WHEREAS, the owners of Lot 39 in Heritage at Grimes Plat 3 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within overland flowage easement permit the installation of a fence within the easement area on the Property; and

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

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

That the Consent and Agreement for Improvements within overland flowage easement ("Consent and Agreement") regarding Lot 39, Heritage at Grimes Plat 3, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this 23rd day of August 2022.

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 Jordan and Haleigh Bouslog, 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 39 of Heritage at Grimes Plat 3 (801 NE 21st Street), an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").
2. **EXISTING EASEMENT.** The Property Owner or Property Owner's predecessor in title, granted that certain overland flowage easement, dated June 14, 2016 recorded on September 16, 2016, in Book 16183, Page 250-256, 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 1st day of August, 2022

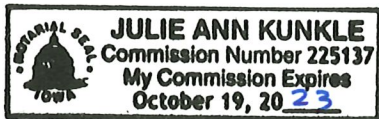
PROPERTY OWNERS

[Signature]
Jordan Bouslog

[Signature]
Haleigh Bouslog

STATE OF IOWA)
COUNTY OF Polk) SS

On this 1st day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jordan Bouslog, 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.



[Signature]
Notary Public in and for the
State of Iowa

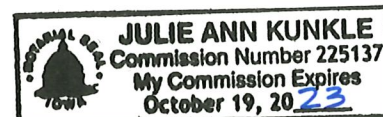
My Commission expires 10/19/23

STATE OF IOWA)
COUNTY OF Polk) SS

On this 1st day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Haleigh Bouslog, 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.

[Signature]
Notary Public in and for the
State of Iowa

My Commission expires 10/19/23



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' black chain link fence has been proposed to be constructed in an overland flowage easement on Lot 39 of Heritage at Grimes Plat 3 (801 NE 21st Street) in accordance to permit number FN-22-069.



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

Resolution Accepting Storm Sewer and Overland Flowage Easement for Crossroads Plat 2 Lot 2

SYNOPSIS:

A storm sewer and overland flowage easement is needed for an existing storm sewer that extends through Crossroads Plat 2 Lot 2 and to provide overland flowage for the site. The property owner has executed the easement document for the easement on their property.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved Site Plan - 2002

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend acceptance and approval of the Storm Sewer and Overland Flowage Easement.

RESOLUTION ACCEPTING STORM SEWER AND OVERLAND FLOWAGE EASEMENT
FOR CROSSROADS PLAT 2 LOT 2

WHEREAS, the owners of Crossroads Plat 2 Lot 2 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a storm sewer and overland flowage easement in connection with the development of said property; and

WHEREAS, the City desires to accept the easement; and

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

That the Storm Sewer and Overland Flowage Easement for Crossroads Plat 2 Lot 2 is hereby accepted and approved by the City Council of the City of Grimes.

PASSED AND APPROVED this 23rd day of August, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

Preparer

Information: <u>Ted Frandson</u>	<u>666 Walnut St, Suite 1801</u>	<u>Des Moines, IA 50309</u>	<u>(515) 247-0040</u>
Name	Street Address	City, State, Zip	Area Code-Phone

When Recorded Return to:

<u>City of Grimes</u>	<u>101 NE Harvey St.</u>	<u>Grimes, Iowa 50111</u>	<u>(515) 986-3036</u>
Name	Street Address	City, State, Zip	Area Code-Phone

STORM SEWER AND OVERLAND FLOWAGE EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned property owner (hereinafter called "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby convey unto the CITY OF GRIMES, IOWA, a municipal corporation (hereinafter called "City"), a perpetual easement and right-of-way under, over, on, through, across and within the following described real estate:

See Exhibit "A"

(hereinafter called "Easement Area"), for the purpose of the City constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining a storm sewer, together with all necessary structures and appurtenances thereto, under, over, on, through, across and within said Easement Area.

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

1. **ERECTION AND PLACEMENT OF STRUCTURES, OBSTRUCTIONS, PLANTINGS OR MATERIALS PROHIBITED.** Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through across or within the Easement Area without obtaining the prior written consent of the City.
2. **CHANGE OF GRADE PROHIBITED.** Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.
3. **RIGHT OF ACCESS.** The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on, through, across or within the Easement Area.

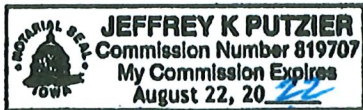
4. **MAINTENANCE.** The City shall not be responsible for any maintenance of the land located within the Easement Area whatsoever and that responsibility shall remain with the Grantor, its grantees, assigns or transferees. The City may, however, perform such maintenance should it determine in its sole discretion such maintenance is needed.
5. **PROPERTY TO BE RESTORED.** The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.
6. **LIABILITY.** Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage to any improvements or obstructions thereon resulting from the City's exercise of this Easement. Grantor agrees to indemnify and hold City, its employees, agents and representatives harmless against any loss, damage, injury or any claim or lawsuit for loss, damage or injury arising out of or resulting from the negligent or intentional acts or omissions of Grantor or its employees, agents or representatives.
7. **EASEMENT BENEFIT.** This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.
8. **EASEMENT RUNS WITH LAND.** This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.
9. **CONSENT AND SUBORDINATION OF MORTGAGE HOLDER.** Boone Bank & Trust Co. is the holder of a Real Estate Mortgage dated May 5th, 2021, and recorded May 20th, 2021, in Book 18540 on Page 385 of the Polk County records. By signing this Agreement, Boone Bank & Trust Co., its successors and assigns consents to the terms of this easement agreement and hereby subordinates its interest in the Easement Area to the interest of the City and its successors and assigns.
10. **APPROVAL BY CITY COUNCIL.** This Easement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Easement by the City Clerk.

Grantor does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in this Easement by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share, if any, in and to the interests conveyed by this Easement.

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 4 day of August, 2022.



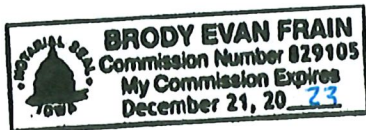
Jeffrey K. Putzier

Springwood Car Wash L.C.

By *Ted Frandson*

Name: Ted Frandson
Title: Member Manager

Appropriate Notary Added Here (for Grantor)



Brody Evan Frain

Consented to by Boone Bank & Trust Co.

By *Jeffrey K. Putzier*

Name: Jeffrey K. Putzier
Title: President/CEO

Appropriate Notary Added Here (for Mortgagee)

ACCEPTANCE BY CITY

STATE OF IOWA)
) SS
COUNTY OF POLK)

I, _____, City Clerk of the City of Grimes, Iowa, do hereby certify that the within and foregoing Easement was duly approved and accepted by the City Council of said City of Grimes by Resolution No. _____, passed on the _____ day of _____, 20____, and this certificate is made pursuant to authority contained in said Resolution.

Signed this _____ day of _____, 20____.

City Clerk of Grimes, Iowa

EXHIBIT 'A' - EASEMENT PLAT

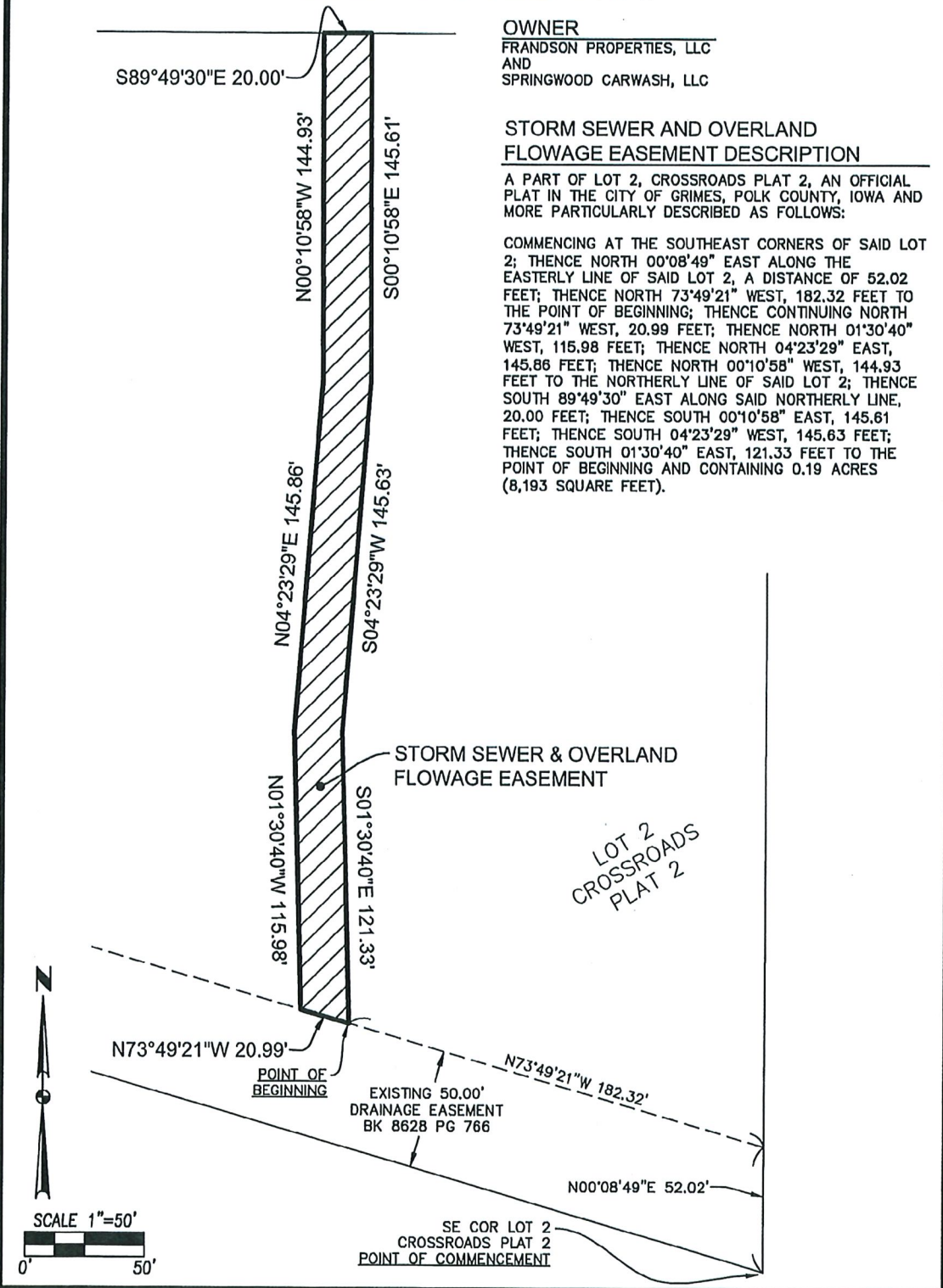
OWNER

FRANDSON PROPERTIES, LLC
AND
SPRINGWOOD CARWASH, LLC

STORM SEWER AND OVERLAND FLOWAGE EASEMENT DESCRIPTION

A PART OF LOT 2, CROSSROADS PLAT 2, AN OFFICIAL
PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNERS OF SAID LOT
2; THENCE NORTH 00°08'49" EAST ALONG THE
EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 52.02
FEET; THENCE NORTH 73°49'21" WEST, 182.32 FEET TO
THE POINT OF BEGINNING; THENCE CONTINUING NORTH
73°49'21" WEST, 20.99 FEET; THENCE NORTH 01°30'40"
WEST, 115.98 FEET; THENCE NORTH 04°23'29" EAST,
145.86 FEET; THENCE NORTH 00°10'58" WEST, 144.93
FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE
SOUTH 89°49'30" EAST ALONG SAID NORTHERLY LINE,
20.00 FEET; THENCE SOUTH 00°10'58" EAST, 145.61
FEET; THENCE SOUTH 04°23'29" WEST, 145.63 FEET;
THENCE SOUTH 01°30'40" EAST, 121.33 FEET TO THE
POINT OF BEGINNING AND CONTAINING 0.19 ACRES
(8,193 SQUARE FEET).



STORM SEWER AND OVERLAND FLOWAGE EASEMENT DESCRIPTION

A PART OF LOT 2, CROSSROADS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNERS OF SAID LOT 2; THENCE NORTH 00°08'49" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 52.02 FEET; THENCE NORTH 73°49'21" WEST, 182.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 73°49'21" WEST, 20.99 FEET; THENCE NORTH 01°30'40" WEST, 115.98 FEET; THENCE NORTH 04°23'29" EAST, 145.86 FEET; THENCE NORTH 00°10'58" WEST, 144.93 FEET TO THE NORTHERLY LINE OF SAID LOT 2; THENCE SOUTH 89°49'30" EAST ALONG SAID NORTHERLY LINE, 20.00 FEET; THENCE SOUTH 00°10'58" EAST, 145.61 FEET; THENCE SOUTH 04°23'29" WEST, 145.63 FEET; THENCE SOUTH 01°30'40" EAST, 121.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.19 ACRES (8,193 SQUARE FEET).



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

Resolution Approving Declaration of Site Restrictions for Lot 17 & 18 Block 8, Town of Grimes

SYNOPSIS:

The property owners, Monica and Harry Clarkson, currently maintain a residence upon Lot 18, Block 8, Town of Grimes and a detached garage on Lot 17, Block 8, Town of Grimes. The property owners desire to construct a covered patio structure attached to the garage.

To approve the permit for accessory structure, a declaration of site restrictions is necessary to ensure the lots are not sold independently of one another, and both are maintained to an equal condition.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approve of the Resolution Approving Declaration of Site Restrictions for Lot 17 & 18 Block 8, Town of Grimes.

RESOLUTION NO. 08-3122

RESOLUTION APPROVING DECLARATION OF SITE RESTRICTIONS
LOT 17 AND 18, BLOCK 8, TOWN OF GRIMES
208 SE JACOB STREET

WHEREAS, Monica and Harry Clarkson ("Owner") own Lot 17 & 18, Block 8, Town of Grimes; and

WHEREAS, the Final Plat for Town of Grimes is an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"); and

WHEREAS, a building permit for the construction of an accessory structure has been submitted and approved for Lot 17, Block 8, Town of Grimes; and

WHEREAS, certain site restrictions have been established regarding the maintenance and conveyance of the lots; and

WHEREAS, Owner has agreed to enter into an agreement declaring certain site restrictions.

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

That the Declaration of Site Restrictions is hereby accepted and approved by the City Council of the City of Grimes, Iowa.

PASSED AND APPROVED this 23rd Day of August, 2022.

Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

WHEN RECORDED RETURN TO:
Rochelle Williams
Grimes City Clerk
101 NE Harvey Street
Grimes, Iowa 50111

Preparer
Information: City of Grimes, 101 NE Harvey Street, Grimes, Iowa 50111

Phone (515) 986-3036

DECLARATION OF SITE RESTRICTIONS

THIS DECLARATION OF SITE RESTRICTIONS ("Agreement") is made and entered into this 15th day of August, 2022, by and between the CITY OF GRIMES, IOWA, a municipal corporation (the "City") and Monica and Harry Clarkson (collectively, the "Property Owner").

RECITALS:

A. Property Owner is the owner of certain real property located in the City of Grimes, Polk County, Iowa ("City"), legally described as:

Lot 17, Block 8 Town of Grimes, an Official Plat, City of Grimes, Polk County, Iowa; and,

Lot 18, Block 8 Town of Grimes, an Official Plat, City of Grimes, Polk County, Iowa.

B. The Property Owner desires to integrate the two lots into one property for the purpose of placing accessory structures on Lot 17 while maintaining the principal building on Lot 18.

C. The City has agreed to allow the installation of accessory structures on Lot 17, provided that the Property Owner agrees to impose certain restrictions on the Property, as set forth herein.

NOW, THEREFORE, in consideration of the above premises and the promises and agreements set forth herein, it is hereby agreed between Property Owner and the City as follows:

1. Incorporation of Recitals. The foregoing Recitals are incorporated herein as if fully set forth in this paragraph.

2. Conveyance of Both Lots to Same Owner Required. For as long as the accessory structures are located on Lot 17, the Property Owner agrees that Lot 17 shall not be conveyed

independently of Lot 18 and that both Lot 17 and Lot 18 shall be equally maintained in a manner that is consistent with the neighborhood.

3. Runs with Land. The restrictions set forth in this Agreement shall run with the land and be binding upon the future owners of the Property.

4. Binding. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the respective parties hereto.

5. Warranty of Title. Property Owner hereby warrants to the City that the Property Owner is the owner of the Property and hereby covenants to defend Property Owner's title to the Property for purposes of this Agreement.

6. Amendment and Waiver. No amendment to this Agreement will be valid unless it is made in writing, approved by the City and executed by both the City and Property Owner. No specific waiver or forbearance for any breach of any of the terms of this Agreement shall be considered as a general waiver of that or any other term of this Agreement.

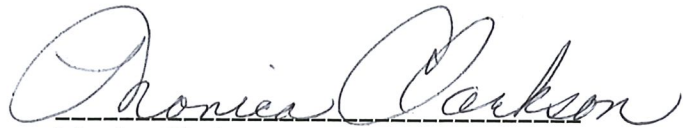
7. Entire Agreement. This Agreement contains the complete and entire understanding of the parties with respect to the subject matters hereof and no changes shall be recognized as valid unless they are made in writing and signed by the parties.

8. Severability. The invalidity, illegality, or unenforceability of any provision of this Agreement pursuant to judicial decree shall not affect the validity or enforceability of any other provision of this Agreement, all of which shall remain in full force and effect.

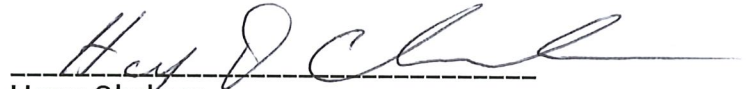
9. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa (excluding conflicts of laws rules), and applicable federal law.

10. Recording. This Agreement shall be recorded with the Polk County, Iowa, Recorder.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW.]

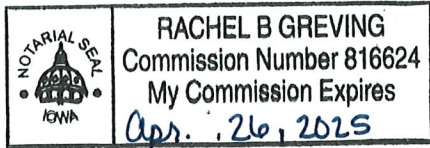


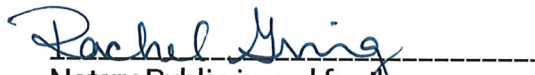
Monica Clarkson
Property Owner


Harry Clarkson
Property Owner

STATE OF IOWA)
) SS
COUNTY OF POLK)

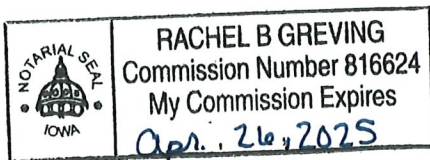
On this 15th day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Monica Clarkson, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

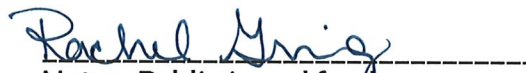



Notary Public in and for the
State of Iowa

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 15th day of August, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Harry Clarkson, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.




Notary Public in and for the
State of Iowa

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2022, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rochelle Williams, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2022, 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 _____

Resolution No. 08-3222 “A Resolution Approving Personnel Transactions”

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

Section 1. Pursuant to the City’s six-month probationary employment policy for non-union employees, Whitney Tucker will have been employed for six months as of August 28, 2022, whereupon her compensation will be adjusted to \$74,353.45.

Section 2. Pursuant to the City’s six-month probationary employment policy for non-union employees, Molly Mannel will have been employed for six months as of July 24, 2022, whereupon her compensation will be deemed to have been adjusted to \$27.0899/hour.

Section 3. Two part-time Parks & Recreation positions of Recreation Specialists were hired – Robbin McClelland at \$15.00/hour and Angela Halfpop at \$14.00/hour.

Section 4. All new hires are subject to a standard probationary period that shall be no less than six months but may be extended for a longer period as determined by the City Administrator.

PASSED AND APPROVED this 23rd day of August 2022.

Mayor Scott Mikkelsen

ATTEST:

Rochelle Williams, City Clerk



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

AGENDA MEMO

Meeting: August 23, 2022

AGENDA HEADING:

Resolution Authorizing Conveyance of Underground Electric Easement in Connection with Grimes Public Library Project

SYNOPSIS:

In coordination with the construction of the new public library, the City has previously entered into an Agreement with MidAmerican Energy Company regarding the Three-phase underground electric extension to pad-mounted transformer needed for Grimes Public Library at 200 NE Beaverbrook Blvd. in Grimes, IA

In order to provide electrical services to the public structures/improvements being constructed on the Property, MidAmerican Energy Company requires a perpetual underground electric easement over a portion of the Property.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Plats

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Resolution

RESOLUTION No. 08-3322

RESOLUTION AUTHORIZING CONVEYANCE OF UNDERGROUND ELECTRIC EASEMENT IN CONNECTION WITH GRIMES PUBLIC LIBRARY PROJECT

WHEREAS, the City of Grimes is the owner of certain public property within city limits located at 200 NE Beaverbrooke Boulevard, Grimes, IA, legally described as:

Lot 6 in HERITAGE AT GRIMES PLAT 2, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

WHEREAS, the Property is intended to be improved for use by the public and residents of Grimes as a public library;

WHEREAS, the City has previously entered into an Agreement with MidAmerican Energy Company regarding the Three-phase underground electric extension to pad-mounted transformer needed for Grimes Public Library at 200 NE Beaverbrooke Blvd. in Grimes, IA, WMIS 2909069.

WHEREAS, in connection with said library project and in order to provide electrical services to the public structures/improvements being constructed on the Property, MidAmerican Energy Company requires a perpetual underground electric easement over a portion of the above-described real estate, which easement area is legally described as:

The South 10.00 feet of the North 154.93 feet, of the West 242.00 feet of Lot 6, Heritage at Grimes Plat 2, City of Grimes, Polk County, Iowa.

WHEREAS, the Council finds that the conveyance of the perpetual easement for underground electric line purposes is necessary to provide electrical service to and effectuate the public purposes of the Grimes Public Library project;

WHEREAS, the Council finds that it is in the City's best interest to grant the easement interest as set forth herein; and

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Grimes, Iowa:

SECTION 1. That the Mayor and City Clerk are authorized to enter into the Underground Electric Easement agreement attached hereto as Exhibit A and incorporated herein by this reference, for conveyance of the easement rights described therein.

SECTION 2. This Resolution shall be in full force and effect from and after its final passage, approval and publication as provided by law.

Passed by the Council this _____ day of August, 2022, and approved this _____ day of August, 2022.

SCOTT MIKKELSEN, MAYOR

ATTEST:

ROCHELLE WILLIAMS, CITY CLERK

Prepared by and return to: Jay Peterson_515-281-2713
MIDAMERICAN ENERGY ATTN: RIGHT-OF-WAY SERVICES PO Box 657, Des Moines, IA 50306-0657

**MIDAMERICAN ENERGY COMPANY
UNDERGROUND ELECTRIC EASEMENT**

Folder No.	<u>112360</u>	State of	<u>Iowa</u>	
Work Req. No.	<u>DR2909069X</u>	County of	<u>Polk</u>	
Project No.	<u>A1145</u>	Section	<u>32</u>	
		Township	<u>80</u>	North
		Range	<u>25</u>	West of the 5 th P.M.

1. For and in consideration of the sum of One and no/100---Dollar (\$1.00), and other valuable consideration, in hand paid by MIDAMERICAN ENERGY COMPANY, an Iowa corporation, receipt of which is hereby acknowledged, the undersigned owner(s) **City of Grimes, Iowa, a Municipal Corporation**, its successors and assigns ("Grantor"), does hereby grant to MIDAMERICAN ENERGY COMPANY, its successors and assigns ("Grantee"), a perpetual, non-exclusive easement to construct, reconstruct, operate, maintain, replace or remove underground conduits, wires and cables for the transmission and distribution of electric energy and for communication and electrical controls, including other reasonably necessary equipment incident thereto (collectively "Facilities") under and on the surface of the ground, through and across certain property described below, together with the right of ingress and egress to and from the same, and all the rights and privileges incident and necessary to the enjoyment of this easement ("Easement Area").

DESCRIPTION OF PROPERTY CONTAINING EASEMENT AREA:

Lot 6 in Heritage at Grimes Plat 2, and Official Plat, now included in and forming a part of the City of Grimes, Iowa, a Municipal Corporation, Polk County, Iowa.

EASEMENT AREA:

A 10 foot wide easement as shown and described on Exhibit "A", attached hereto and made a part hereof.

2. Additionally, Grantee shall have the right to remove from the Easement Area described above, any obstructions, including but not limited to, trees, plants, undergrowth, buildings, fences and structures that interfere with the proper operation and maintenance of said Facilities and equipment.

3. Grantor agrees that it will not construct or place any permanent or temporary buildings, structures, fences, trees, plants or other objects on the Easement Area described above or make any changes in ground elevation without written permission from Grantee indicating that said construction or ground elevation changes will not result in inadequate or excessive ground cover, or otherwise interfere with the Grantee's rights to operate and maintain its Facilities.

4. In consideration of such grant, Grantee agrees that it will repair or pay for any damage which may be caused to crops, fences, or other property, real or personal of the Grantor by the construction, reconstruction, maintenance, operation, replacement or removal of the Facilities (except for damage to property placed subsequent to the granting of this easement) that Grantee determines interferes with the operation and maintenance of the Facilities and associated equipment. The cutting, recutting, trimming and removal of trees, branches, saplings, brush or other vegetation on or adjacent to the Easement Area is expected and not considered damage to the Grantor.

5. Additionally, when Grantor provides or installs duct/conduit for said Facilities, this grant shall cover and include all Facilities installed as a part of the Easement Area.

6. Grantor certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly, on behalf of, any such person, group, entity or nation. Grantor hereby agrees to defend, indemnify and hold harmless the Grantee from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

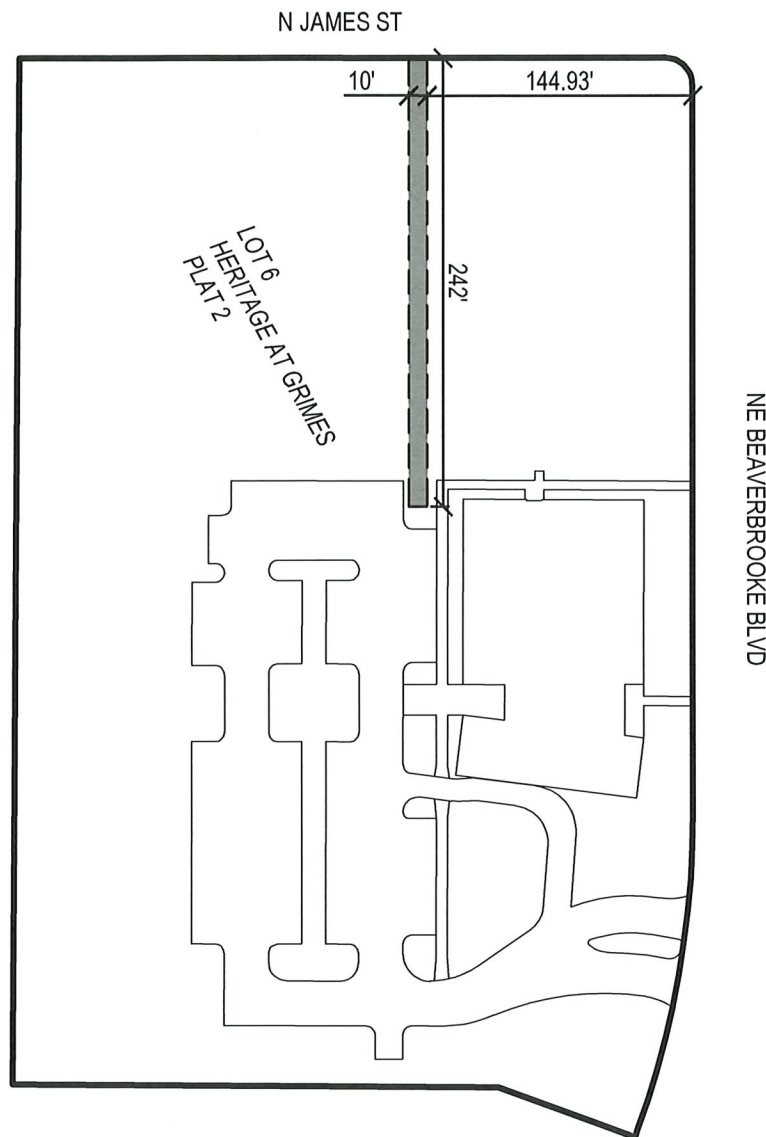
7. Each of the provisions of this easement shall be enforceable independently of any other provision of this easement and independent of any other claim or cause of action. In the event of any matter of dispute arising out of or related to this easement, it is agreed between the parties that the law of the jurisdiction and location where this easement is recorded (including statute of limitation provisions) will govern the interpretation, validity and effect of this easement without regard to the place of execution or place of performance thereof, or any conflicts or law provisions. TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS EASEMENT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

8. Grantor hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property. Grantor understands that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this easement, voluntarily gives up any right to this protection for this property with respect to claims based upon this easement.

9. Grantor warrants to Grantee that Grantor holds title to the Easement Area in fee simple and Grantor has good and lawful authority to grant the rights provided in this easement.

(Acknowledgments on following page)

Signature of Notary Public

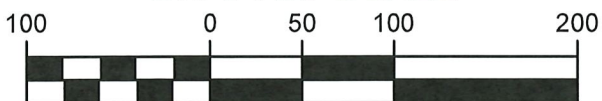


EASEMENT DESCRIPTION:

The South 10.00 feet of the North 154.93 feet, of the West 242.00 feet of Lot 6, Heritage At Grimes Plat 2, City of Grimes, Polk Co. IA.



GRAPHIC SCALE



LEGEND:

EASEMENT AREA



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217
Civil Engineering & Land Surveying Established 1959

Grimes Public Library
200 NE Beaverbrooke Boulevard

EXHIBIT A

Date: 08-03-22

REFERENCE NUMBER:
190534

SHEET
1 of 1



MidAmerican Energy Company
PO Box 657
Des Moines, IA 50306

December 3rd, 2021

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

Reference: Three-phase underground electric extension to pad-mounted transformer needed for Grimes Public Library at 200 NE Beaverbrooke Blvd. in Grimes, IA— **WMIS 2909069**

Dear Mr. Ahrens:

The enclosed drawing shows MidAmerican Energy Company's proposal to provide the underground primary distribution system and pad mounted transformer for the applicant's 277/480 volt, 1,200 amp, three-phase, four-wire underground electric service for the above project. There is no application charge for the installation. This proposal is valid for 90 days and if MidAmerican Energy Company construction has not commenced within 12 months it may be voided. This proposal is subject to the following terms:

MidAmerican Energy Company Proposes To:

1. Furnish and install the pad mounted transformer at the location shown on the enclosed drawing.
2. Furnish and install underground primary cable between the transformer and MidAmerican Energy Company's distribution system in customer-installed conduit.
3. Connect the primary and secondary cables at the transformer.
4. Furnish instrument transformers as required for metering (above 1200 amp), which may be picked up at MidAmerican Energy Company's storeroom.
5. Furnish and install the applicable electric meter(s).

The Applicant Agrees To:

1. Furnish and install the transformer pad including specified elbows and ducts, according to the enclosed transformer pad drawings and minimum specifications. A level graded, 10 foot minimum clearance is to be maintained from the front of the pad to the nearest fixed structure.
2. Furnish and install an additional secondary duct for temporary service (if required).

December 3rd, 2021

Page 2

3. Furnish, install, own and maintain all 4-inch ducts as shown on attached prints. All ducts shall be black w/red stripe or grey in color, PVC type schedule 40 or schedule 40 HDPE coil-able. Applicant shall install the ducts a minimum of forty-two (42) inches and a maximum of forty-eight (48) inches below finish grade with capped and staked ends and equipped with pull wires. MidAmerican Energy Company will provide marker balls for the duct ends. These are available at MidAmerican Energy Company's storeroom. Applicant is responsible for correct placement and depth of conduit. **Note: No more than ten (10) conduits allowed within the secondary compartment of the transformer pad.**
4. All duct elbows shall be fiberglass, forty-eight (48) inches in radius, heavy wall, with factory assembled plastic couplings on each end to mate with schedule 40 PVC duct.
5. Furnish and install barrier walls around the transformer that may be required by the governing authorities' standards to shield windows, doors and other building openings.
6. Furnish and install guard posts around the transformer (if needed).
7. Notify MidAmerican Energy Company 48 hours before pouring the concrete transformer pad. Please contact me at (515) 252-6742 to arrange for inspection.
8. Furnish, install, own, and maintain all secondary cable between the transformer and the metering point.
9. Furnish easements to MidAmerican Energy Company without cost. (Furnish survey drawing and/or legal description for easement preparation). If a 3rd party easement is required any cost associated in obtaining the easement will be paid by the applicant.
10. Pursuant to MidAmerican's tariff, the Applicant is required to pay actual permit fees. Permit fees may not be offset by Revenue Credit and are to be paid regardless of whether the applicant is required to pay a Refundable Advance or a Nonrefundable Contribution.
11. Install metering instrument transformers sized and furnished by MidAmerican Energy Company, and furnish and install the meter socket and test switch for all instrument transformer services.
12. Bushing mounted current transformers (CT's) are only approved for services above 1200 Amp and must be approved by our local meter shop department.

December 3rd, 2021

Page 3

13. Furnish and install an electric meter setting for each tenant, applicable sockets, conduit, cabinets and wiring according to MidAmerican Energy Company's standards. Please contact your local customer project coordinator to complete the service application to initiate new meter and service connection.
14. Furnish and install an oil containment structure (moat) around MidAmerican Energy Company's transformer. Please note the required specification for the oil containment structure is located on the design print provided with this proposal and in MidAmerican Energy Company's Electric Service Manual (curb style containment structure is not acceptable).
15. Locate all underground facilities such as storm and sanitary sewer, septic lines, underground electric cable, communication cable, irrigation systems and water lines that are not located by members of One Call. MidAmerican Energy Company assumes no liability for private facilities not located.
16. Be responsible for complying with all aspects of compliance as required by any local, state, or federal permit or plan associated with storm water pollution prevention or erosion control. It is specifically understood and agreed that MidAmerican Energy Company is providing the service requested by the Applicant solely for the Applicant. MidAmerican Energy Company will not become or agree to become a co-permittee or operator for the purpose of applicants' compliance with any local, state or federal permit or plan associated with storm water pollution prevention or erosion control.
17. Stake all necessary lot lines, corners and buildings before installation of the primary cable.

All meter and related metering equipment locations shall be approved by the company. Unless Company approval of an exception is given, all meters and related meter equipment must be installed outside and securely attached to permanent structure.

MidAmerican Energy Company will not hook up permanent electric service until the oil containment structure is installed around the transformer.

If a change is made to your facility that requires oil containment around any existing transformers, you will be responsible for the cost to install the containment structure/s.

If MidAmerican Energy Company is required to start construction of underground electric facilities during the winter season, the work will be subject to an additional winter construction charge.

December 3rd, 2021

Page 4

There is an additional charge for connecting and disconnecting your temporary construction power pole. If this additional service is required, MidAmerican Energy Company will bill the Applicant accordingly.

MidAmerican Energy Company installed facilities will remain the property of MidAmerican Energy Company.

If this proposal is satisfactory, please sign and return one (1) copy to me. MidAmerican Energy Company will release the work for scheduling upon receipt of the signed proposal, easement, and site readiness. If you have questions, please call me at (515) 252-6742 or email me at scot.enger@midamerican.com.

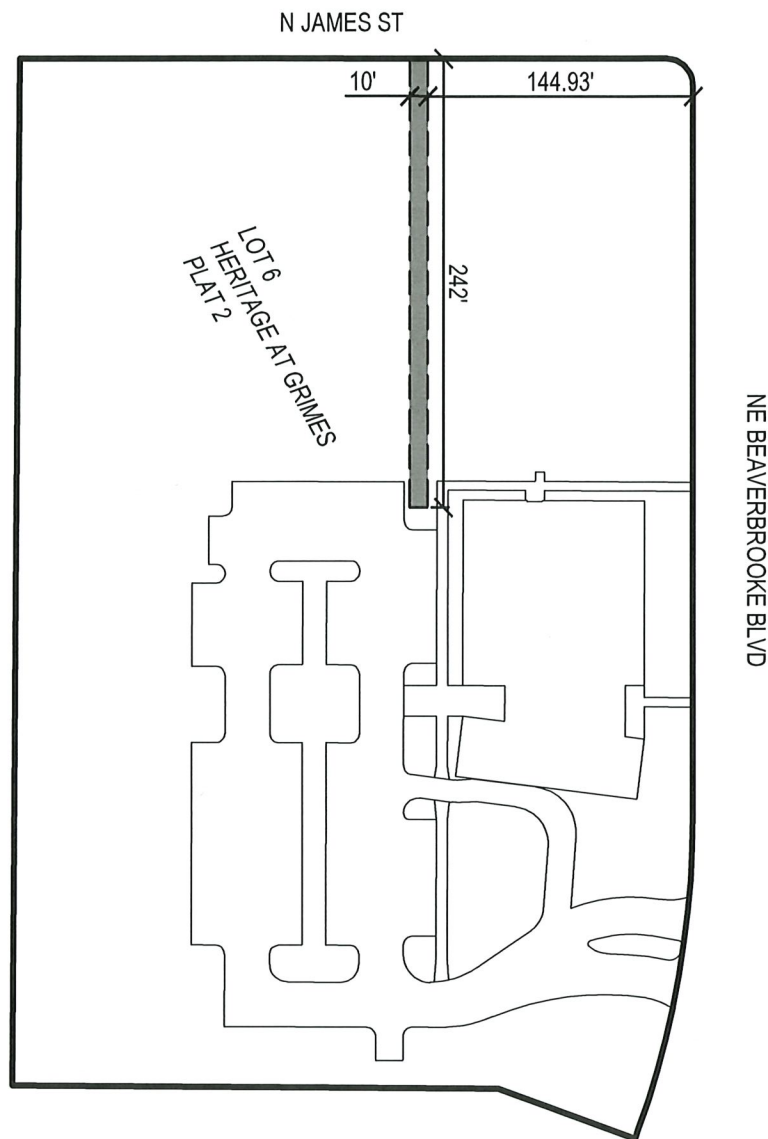
Sincerely,
MidAmerican Energy Company



Scot Enger
Customer Project Coordinator

Accepted By:  Date: 12-13-21

Date of Site Readiness: 8-15-22 Date Service Required: 11-14-22

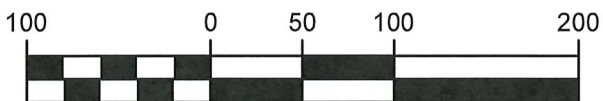


EASEMENT DESCRIPTION:

The South 10.00 feet of the North 154.93 feet, of the West 242.00 feet of Lot 6, Heritage At Grimes Plat 2, City of Grimes, Polk Co. IA.



GRAPHIC SCALE



LEGEND:

EASEMENT AREA



Bishop Engineering
"Planning Your Successful Development"

3501 104th Street
Des Moines, Iowa 50322-3825
Phone: (515)276-0467 Fax: (515)276-0217

Civil Engineering & Land Surveying Established 1959

Grimes Public Library
200 NE Beaverbrooke Boulevard

EXHIBIT A

Date:
08-03-22

REFERENCE NUMBER:
190534

SHEET
1 of 1

Council Meeting August 23, 2022

ABD LICENSE Name Change & Renewal

1. **Sol Agave- Formerly Known as: The Prime and Crown, 721 E. 1st Street:** Class C
Liquor, Outdoor Service, Sunday Sales and Catering



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY

EMKE LLC

NAME OF BUSINESS(DBA)

Sol Agave

BUSINESS

(515) 729-1238

ADDRESS OF PREMISES

721 E 1st St

PREMISES SUITE/APT NUMBER

CITY

Grimes

COUNTY

Polk

ZIP

50111

MAILING ADDRESS

16464 BAXTER DR

CITY

CLIVE

STATE

Iowa

ZIP

50325

Contact Person

NAME

ERIN FORKE

PHONE

(515) 729-1238

EMAIL

eforke@hotmail.com

License Information

LICENSE NUMBER

LC0046556

LICENSE/PERMIT TYPE

Class C Liquor License

TERM

12 Month

STATUS

Submitted
to Local
Authority

TENTATIVE EFFECTIVE DATE

Sep 1, 2022

TENTATIVE EXPIRATION DATE

Aug 31, 2023

LAST DAY OF BUSINESS

SUB-PERMITS

Class C Liquor License



State of Iowa

Alcoholic Beverages Division

PRIVILEGES

Outdoor Service, Sunday Service

Status of Business

BUSINESS TYPE

Limited Liability Company

Ownership

• Individual Owners

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

Insurance Company Information

INSURANCE COMPANY

Selective Insurance Company of America

POLICY EFFECTIVE DATE

Sep 1, 2022

POLICY EXPIRATION DATE

Sep 1, 2023

DRAM CANCEL DATE

OUTDOOR SERVICE EFFECTIVE DATE

May 21, 2021

OUTDOOR SERVICE EXPIRATION DATE

BOND EFFECTIVE DATE

TEMP TRANSFER EFFECTIVE DATE

TEMP TRANSFER EXPIRATION DATE



CITY OF GRIMES
ALCHOLIC BEVERAGE LICENSE
STAFF APPROVAL FORM

Establishment Name: The Prime and Crown - Sol Agave

Establishment Address: 74 E 1st St.

License Class: A ☐ B ☐ C ☒ E ☐ (All that apply)

Privileges: Outdoor Service ☒ Sunday Sales ☒ Catering ☒ (All that apply)

New ☐ Renewal ☒

Fire Department Approval

Fire Inspection Date: _____

Approval: Yes ☐ No ☐

Reason for not approving: _____

Fire Marshal Signature: [Signature]

Building Department Approval

Approval: Yes ☐ No ☐

Reason for not approving: _____

Building Official Signature: _____

Planning Approval

Approval: Yes ☐ No ☐

Reason for not approving: _____

Planning Signature: _____



**CITY OF GRIMES
ALCHOLIC BEVERAGE LICENSE
STAFF APPROVAL FORM**

Establishment Name: Prime and Crown - Sol Agave

Establishment Address: 721 E 1st St

License Class: A ☐ B ☐ C ☒ E ☐ (All that apply)

Privileges: Outdoor Service ☒ Sunday Sales ☒ Catering ☒ (All that apply)

New ☐ Renewal ☒

Fire Department Approval

Fire Inspection Date: _____

Approval: Yes ☐ No ☐

Reason for not approving: _____

Fire Marshal Signature: _____

Building Department Approval

Approval: Yes ☒ No ☐

Reason for not approving: _____

Building Official Signature: Scott Chyce

Planning Approval

Approval: Yes ☒ No ☐

Reason for not approving: _____

Planning Signature: Erann Martin

TREASURER'S REPORT

CALENDAR 7/2022, FISCAL 1/2023

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	12,202,715.87	151,126.68	779,671.64	100.19	11,574,271.06
002	LIBRARY FUND	127,458.56	10,676.92	69,716.07	.00	68,419.41
005	FIRE/RESCUE AUXILIARY	.00	.00	.00	.00	.00
110	ROAD USE TAX	3,503,055.73	162,946.97	216,821.28	.00	3,449,181.42
112	EMPLOYEE BENEFITS	970,196.05	9,453.68	190,630.07	.00	789,019.70
119	EMERGENCY FUND	.00	.00	.00	.00	.00
121	LOCAL OPTION SALES TAX	2,838,785.72	236,376.18	.00	.00	3,075,161.90
125	TAX INCREMENT FINANCING	511,645.31	6,503.06	.00	.00	518,148.37
160	HOTEL/MOTEL/ECON DEV	242,153.59	.00	.00	.00	242,153.59
161	ECO DEVELOPMENT REVOLVING	168,345.10	1,069.70	.00	.00	169,414.80
167	RESTRICTED GIFTS	94,322.55	.00	.00	.00	94,322.55
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	993,266.67	3,394.56	2,400.00	.00	994,261.23
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	110,418.26	.00	.00	.00	110,418.26
308	CP-SW COUNTY LINE ROAD	96,863.71-	.00	.00	.00	96,863.71-
309	CP - PARKS	3,240,328.31	.00	.00	.00	3,240,328.31
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	499,027.47	.00	.00	.00	499,027.47
314	CP-NE GATEWAY/HOPE COMM	94,883.62-	.00	.00	.00	94,883.62-
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	129,848.97-	100,000.00	.00	.00	29,848.97-
320	CP-New Jordan Well 2019	7,800.05	.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	86,406.90-	.00	.00	.00	86,406.90-
324	CP-Water Plant Exp 2019	7,972.10-	.00	.00	.00	7,972.10-
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 PHASE 1	446,093.54-	1,554,281.32	1,193,192.51	.00	85,004.73-
329	NW TERRITORY LIFT STATION	394,788.99	.00	.00	.00	394,788.99
330	GIS MAPPING	67,181.75	.00	.00	.00	67,181.75
331	19TH ST SEWER EXTENSION	989,933.09	.00	.00	.00	989,933.09
332	ROAD USE EQUIPMENT	336,882.00	.00	.00	.00	336,882.00
333	WRA PARALLEL SEWER	1,600,000.00	.00	.00	.00	1,600,000.00
334	HWY44 & COUNTY LN RD 2020	576,605.83	.00	.00	.00	576,605.83
335	ANN SANI SEWER I&I REHAB	250,000.00	.00	.00	.00	250,000.00
336	SE 11th ST RR/James 2019	86,049.58	.00	.00	.00	86,049.58
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	283,377.65-	.00	.00	.00	283,377.65-
340	ANNUAL SIGNAL IMPROVEMENT	569,750.00	.00	.00	.00	569,750.00

TREASURER'S REPORT
CALENDAR 7/2022, FISCAL 1/2023

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	34,808.10-	.00	.00	.00	34,808.10-
342	WATER SYSTEM STUDY	9,500.00-	.00	.00	.00	9,500.00-
343	JAMES ST CORRIDOR STUDY	22,122.18-	.00	.00	.00	22,122.18-
344	PAVEMENT COND ANALYSIS	76,955.60	.00	.00	.00	76,955.60
345	ANNUAL WATER MAIN REPLACE	200,000.00	.00	.00	.00	200,000.00
346	HW TRAIL EXTENSION	98,691.70	.00	.00	.00	98,691.70
347	N SPORTS COMPLEX PARKING	324,505.02-	.00	.00	.00	324,505.02-
348	SPLASH PAD	784,000.00	.00	12,457.95	.00	771,542.05
349	SE 6TH & S JAMES INTERSEC	1,663.25	.00	.00	.00	1,663.25
350	GRIMES LIBRARY BLDG FUND	6,986,913.30	.00	107,104.22	.00	6,879,809.08
351	37TH ST IMPROVEMENTS	663,717.35	.00	.00	.00	663,717.35
352	TRL RDG/BEAV/JACOB WTR MN	69,639.33	.00	.00	.00	69,639.33
353	SANI SEWER STUDY	22,505.41	.00	.00	.00	22,505.41
354	ANNUAL PCC PATCHING	750,000.00	.00	.00	.00	750,000.00
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	31,718.46	.00	.00	.00	31,718.46
358	ANN TRAIL IMPRV & PLAN	205,819.59	.00	.00	.00	205,819.59
359	EMERGENCY WATER MAIN	91,587.25	.00	.00	.00	91,587.25
360	19TH ST WATER MAIN	356,768.84	.00	.00	.00	356,768.84
361	WW PLANT MBDR RETROFIT	28,926.53-	.00	.00	.00	28,926.53-
362	WRA SANI SWR PHASE 2	.00	.00	.00	.00	.00
363	WRA SANI SEWER PHASE 3	.00	.00	.00	.00	.00
364	WRA SANI SWR PHS 4	54,424.80-	602,053.15	547,628.35	.00	.00
365	WALLACE FARM	1,290,000.00	.00	.00	.00	1,290,000.00
366	JACOB ST OVERLAY PROJ	808,442.64	.00	.00	.00	808,442.64
367	GRIMESPLEX	88,794.30-	.00	.00	.00	88,794.30-
368	TRL RDG/BEAVER WATER MAIN	717,850.00	.00	249,022.94	.00	468,827.06
369	SE 11TH & JAMES	1,800,000.00	.00	.00	.00	1,800,000.00
370	19th & Gateway signal	300,000.00	.00	.00	.00	300,000.00
371	11TH & GATEWAY SIGNAL	300,000.00	.00	.00	.00	300,000.00
372	N JORDAN WELL REPAIRS	.00	.00	.00	.00	.00
373	BLDG ACCESS CONTROL PROJ	200,000.00	.00	.00	.00	200,000.00
399	EQUIP REVOLVING PROGRAM	.00	.00	.00	.00	.00
600	WATER	8,218,923.65	473,652.36	202,331.22	.00	8,490,244.79
601	WATER DEPOSITS	210,974.70	6,740.00	8,357.83	.00	209,356.87
602	WATER SINKING	637,613.21	.00	.00	.00	637,613.21
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	6,546,992.82	296,445.74	423,191.17	.00	6,420,247.39
611	SEWER SINKING	814,678.70	.00	.00	.00	814,678.70
670	LANDFILL/CARBAGE	556,685.49	48,115.82	41,898.29	.00	562,903.02
740	STORM WATER	2,652,531.25	62,655.47	29,486.52	.00	2,685,700.20
750	GRIMESPLEX	349,900.00	.00	.00	.00	349,900.00
Report Total		65,161,081.77	3,725,491.61	4,073,910.06	100.19	64,812,763.51

BALANCE SHEET

CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	628,594.17-	6,894,394.53
002-000-1110	CASH - LIBRARY	59,039.15-	68,419.41
110-000-1110	CASH - ROAD USE	53,874.31-	3,449,181.42
112-000-1110	CASH - EMPLOYEE BENEFITS	181,686.72-	779,691.48
121-000-1110	CASH - LOCAL OPTION SALES TAX	236,376.18	3,075,161.90
125-000-1110	CASH - TIF	6,503.06	518,148.37
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV		242,153.59
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	169,414.80
167-000-1110	CASH - LIBRARY RESTRICTED GIFT		94,322.55
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	991.31	990,855.21
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		110,418.26
308-000-1110	CASH-CP SW COUNTY LINE ROAD		96,863.71-
309-000-1110	CASH - CP - PARKS		3,240,328.31
310-000-1110	CASH - CP-FIRE		200,000.00
313-000-1110	CASH - CP - GRIMES COMM COMPLE		499,027.47
314-000-1110	CASH-NE GATEWAY/HOPE COMM		94,883.62-
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	100,000.00	29,848.97-
320-000-1110	CASH-NEW JORDAN WELL 2019		7,800.05
323-000-1110	CASH-WATER TOWER 2019		86,406.90-
324-000-1110	CASH- WATER PLANT EXP 2019		7,972.10-
328-000-1110	CASH-WRA SANI SEWER PHASE 1	361,088.81	85,004.73-
329-000-1110	NW TERRITORY LIFT STATION CASH		394,788.99
330-000-1110	GIS MAPPING- CASH		67,181.75
331-000-1110	CASH-19TH ST SEWER EXTENSION		989,933.09
332-000-1110	CASH-ROAD USE EQUIPMENT		336,882.00
333-000-1110	CASH-WRA PARALLEL SEWER		1,600,000.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020		576,605.83
335-000-1110	CASH-ANN SANI SWR I&I REHAB		250,000.00
336-000-1110	CASH-SE 11TH RR/JAMES 2019		86,049.58
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH		283,377.65-
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH		569,750.00
341-000-1110	HWY 44 STUDY CASH		34,808.10-
342-000-1110	WATER SYSTEM STUDY CASH		9,500.00-
343-000-1110	JAMES ST CORRIDOR STUDY CASH		22,122.18-
344-000-1110	CASH PAVEMENT COND ANALYSIS		76,955.60
345-000-1110	CASH ANNUAL WATER MAIN REPLACE		200,000.00
346-000-1110	CASH HWY 44 TRAIL EXTENSION		98,691.70
347-000-1110	CASH N SPORTS COMPLEX PARKING		324,505.02-
348-000-1110	CASH SPLASH PAD	12,457.95-	771,542.05
349-000-1110	SE 6TH & JAMES INTERSEC CASH		1,663.25
350-000-1110	GRIMES LIB BLDG CASH	107,104.22-	6,879,809.08
351-000-1110	CASH 37TH ST IMPROVEMENTS		663,717.35
352-000-1110	CASH TRL RD/BEAV/JAC WTR MN		69,639.33
353-000-1110	CASH SANI SEWER STUDY		22,505.41
354-000-1110	CASH ANNUAL PCC PATCHING		750,000.00

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
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		31,718.46
358-000-1110	ANN TRAIL IMP & PLANN CASH		205,819.59
359-000-1110	EMERGENCY WATER MAIN CASH		91,587.25
360-000-1110	19TH ST WATER MAIN CASH		356,768.84
361-000-1110	WW PLANT MBDR RETROFIT CASH		28,926.53-
364-000-1110	WRA SANI SWR PHS 4 CASH	54,424.80	
365-000-1110	WALLACE FARM CASH		1,290,000.00
366-000-1110	JACOB ST OVERLAY CASH		808,442.64
367-000-1110	GRIMESPLEX CASH		88,794.30-
368-000-1110	TRL RDG/BEAVER WTR MAIN CASH	249,022.94-	468,827.06
369-000-1110	SE 11TH & JAMES CASH		1,800,000.00
370-000-1110	19TH & GATEWAY SIGNAL CASH		300,000.00
371-000-1110	11TH & GATEWAY SIGNAL CASH		300,000.00
373-000-1110	BLDG ACCESS CONT PROJ CASH		200,000.00
600-000-1110	CASH - WATER	269,838.91	5,804,298.07
601-000-1110	CASH - WATER DEPOSITS	1,617.83-	206,926.17
602-000-1110	CASH - WATER SINKING		637,613.21
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	126,951.17-	3,215,698.59
611-000-1110	CASH - SEWER SINKING		814,678.70
670-000-1110	CASH - SOLID WASTE	6,217.53	562,903.02
740-000-1110	CASH - STORM WATER	33,163.16	2,639,421.23
750-000-1110	CASH - GRIMESPLEX		349,900.00
	CASH TOTAL	350,675.00-	54,180,947.55
112-000-1111	CASH - FLEX	510.37	9,328.22
	CASH TOTAL	510.37	9,328.22
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

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	55.64	58,556.67
200-000-1150	CASH - IPAIT	3.25	3,406.02
	CASH - IPAIT TOTAL	58.89	61,962.69
600-000-1160	SAVINGS - WATER TAPPING	139.01	990,184.20
740-000-1160	SAVINGS - STORM WATER	5.79	46,278.97
	SAVINGS TOTAL	144.80	1,036,463.17
610-000-1161	SAVINGS - SEWER TAPPING	205.74	1,035,978.96
	SAVINGS - RACCOON TOTAL	205.74	1,035,978.96
600-000-1162	SAVINGS - VISION	1,343.22	1,055,049.85
	SAVINGS - VISION TOTAL	1,343.22	1,055,049.85
601-000-1170	WATER DEPOSIT CD 25712		2,430.70
	CD'S - CITY STATE TOTAL	.00	2,430.70
001-000-1171	CEMETERY CD 1 304927	93.72	31,591.49
001-000-1172	CEMETERY CD 3 222910		20,020.73
001-000-1173	CEMETERY CD 12014736		20,666.95
	CD'S BANKERS TRUST TOTAL	93.72	72,279.17
001-000-1174	CD# 12510837 - GENERAL		2,106,670.19
	CD# 12510837 - GENERAL TOTAL	.00	2,106,670.19
001-000-1175	CD# 12396252 - GENERAL		2,106,670.19
	CD# 12396252 - GENERAL TOTAL	.00	2,106,670.19
610-000-1178	CHARTER SEW TAP CD		2,077,034.11

BALANCE SHEET
CALENDAR 7/2022, FISCAL 1/2023

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
	CHARTER SEW TAP CD TOTAL	.00	2,077,034.11
	TOTAL CASH	=====	=====
		348,318.26-	64,812,763.51
		=====	=====

BUDGET REPORT

CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,423,248.00	111,412.00	111,412.00	7.83	1,311,836.00
	FIRE TOTAL	739,308.00	65,533.71	65,533.71	8.86	673,774.29
	AMBULANCE TOTAL	1,963,748.00	157,840.34	157,840.34	8.04	1,805,907.66
	BUILDING INSPECTIONS TOTAL	1,687,039.00	164,380.07	164,380.07	9.74	1,522,658.93
	PUBLIC SAFETY TOTAL	5,813,343.00	499,166.12	499,166.12	8.59	5,314,176.88
	ROADS, BRIDGES, SIDEWALKS TOTA	2,876,976.00	353,715.50	353,715.50	12.29	2,523,260.50
	STREET LIGHTING TOTAL	252,500.00	1,001.56	1,001.56	.40	251,498.44
	TRAFFIC CONTROL & SAFETY TOTA	35,000.00	205.00	205.00	.59	34,795.00
	SNOW REMOVAL TOTAL	384,380.00	2,948.11	2,948.11	.77	381,431.89
	PUBLIC WORKS TOTAL	3,548,856.00	357,870.17	357,870.17	10.08	3,190,985.83
	WATER,AIR,MOSQUITO CONTRO TOTA	8,000.00	.00	.00	.00	8,000.00
	HEALTH & SOCIAL SERVICES TOTA	8,000.00	.00	.00	.00	8,000.00
	LIBRARY TOTAL	1,056,876.00	84,375.48	84,375.48	7.98	972,500.52
	PARKS TOTAL	689,250.00	40,339.27	40,339.27	5.85	648,910.73
	NORTH COMPLEX TOTAL	50,000.00	656.75	656.75	1.31	49,343.25
	SOUTH COMPLEX TOTAL	50,000.00	925.93	925.93	1.85	49,074.07
	RECREATION TOTAL	313,745.00	58,897.88	58,897.88	18.77	254,847.12
	REC - YOUTH PROGRAMS TOTAL	45,000.00	6,120.28	6,120.28	13.60	38,879.72
	REC - ADULT PROGRAMS TOTAL	6,600.00	.00	.00	.00	6,600.00
	CEMETERY TOTAL	65,029.00	.00	.00	.00	65,029.00
	GCC-GRIMES COMM COMPLEX TOTAL	273,133.00	7,854.41	7,854.41	2.88	265,278.59
	GRIMESPLEX TOTAL	368,500.00	.00	.00	.00	368,500.00
	CULTURE & RECREATION TOTAL	2,918,133.00	199,170.00	199,170.00	6.83	2,718,963.00
	ECONOMIC DEVELOPMENT TOTAL	4,170,806.00	23,933.76	23,933.76	.57	4,146,872.24
	COMMUNITY & ECONOMIC DEV TOTA	4,170,806.00	23,933.76	23,933.76	.57	4,146,872.24
	MAYOR/COUNCIL/CITY MGR TOTAL	319,624.00	32,662.54	32,662.54	10.22	286,961.46
	CLERK/TREASURER/ADM TOTAL	740,799.00	75,366.22	75,366.22	10.17	665,432.78
	ELECTIONS TOTAL	28,500.00	.00	.00	.00	28,500.00
	LEGAL SERVICES/ATTORNEY TOTAL	243,000.00	34,527.51	34,527.51	14.21	208,472.49
	CITY HALL/GENERAL BLDGS TOTAL	311,200.00	10,539.80	10,539.80	3.39	300,660.20
	TORT LIABILITY TOTAL	49,000.00	.00	.00	.00	49,000.00
	IT TOTAL	318,296.00	23,018.64	23,018.64	7.23	295,277.36
	OTHER GENERAL GOVERNMENT TOTA	31,906.00	584.30	584.30	1.83	31,321.70
	GENERAL GOVERNMENT TOTAL	2,042,325.00	176,699.01	176,699.01	8.65	1,865,625.99

BUDGET REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	ROADS, BRIDGES, SIDEWALKS TOTA	797,270.00	600.00	600.00	.08	796,670.00
	2007 BOND TOTAL	278,582.00	.00	.00	.00	278,582.00
	2012 BOND TOTAL	361,460.00	.00	.00	.00	361,460.00
	2015 BOND TOTAL	861,063.00	.00	.00	.00	861,063.00
	2017A BOND TOTAL	573,632.00	.00	.00	.00	573,632.00
	2017 REFINANCING BOND TOTAL	576,075.00	.00	.00	.00	576,075.00
	2020 GO BOND TOTAL	661,500.00	600.00	600.00	.09	660,900.00
	2021 A GO BOND TOTAL	729,200.00	600.00	600.00	.08	728,600.00
	2021 B GO LOST BOND TOTAL	253,750.00	600.00	600.00	.24	253,150.00
	2022A BOND TOTAL	669,475.00	.00	.00	.00	669,475.00
		-----	-----	-----	-----	-----
	DEBT SERVICE TOTAL	5,762,007.00	2,400.00	2,400.00	.04	5,759,607.00
	BUILDING INSPECTIONS TOTAL	28,500.00	.00	.00	.00	28,500.00
	ROADS, BRIDGES, SIDEWALKS TOTA	3,965,000.00	.00	.00	.00	3,965,000.00
	STREET LIGHTING TOTAL	1,200,000.00	.00	.00	.00	1,200,000.00
	LIBRARY TOTAL	6,800,000.00	107,104.22	107,104.22	1.58	6,692,895.78
	PARKS TOTAL	3,200,000.00	12,457.95	12,457.95	.39	3,187,542.05
	GCC-GRIMES COMM COMPLEX TOTAL	600,000.00	.00	.00	.00	600,000.00
	CITY HALL/GENERAL BLDGS TOTAL	30,000.00	.00	.00	.00	30,000.00
	WATER TOTAL	2,250,000.00	249,022.94	249,022.94	11.07	2,000,977.06
	SEWER/SEWAGE DISPOSAL TOTAL	39,375,000.00	1,740,820.86	1,740,820.86	4.42	37,634,179.14
	STORM WATER TOTAL	155,300.00	.00	.00	.00	155,300.00
		-----	-----	-----	-----	-----
	CAPITAL PROJECTS TOTAL	57,603,800.00	2,109,405.97	2,109,405.97	3.66	55,494,394.03
	WATER TOTAL	5,075,215.00	210,689.05	210,689.05	4.15	4,864,525.95
	SEWER/SEWAGE DISPOSAL TOTAL	4,241,883.00	423,191.17	423,191.17	9.98	3,818,691.83
	LANDFILL/GARBAGE TOTAL	907,981.00	41,898.29	41,898.29	4.61	866,082.71
	STORM WATER TOTAL	672,871.00	29,486.52	29,486.52	4.38	643,384.48
		-----	-----	-----	-----	-----
	ENTERPRISE FUNDS TOTAL	10,897,950.00	705,265.03	705,265.03	6.47	10,192,684.97
	TRANSFERS IN/OUT TOTAL	9,212,301.00	.00	.00	.00	9,212,301.00
		-----	-----	-----	-----	-----
	TRANSFER OUT TOTAL	9,212,301.00	.00	.00	.00	9,212,301.00
		=====	=====	=====	=====	=====
	TOTAL EXPENSES	101,977,521.00	4,073,910.06	4,073,910.06	3.99	97,903,610.94
		=====	=====	=====	=====	=====

REVENUE REPORT
CALENDAR 7/2022, FISCAL 1/2023

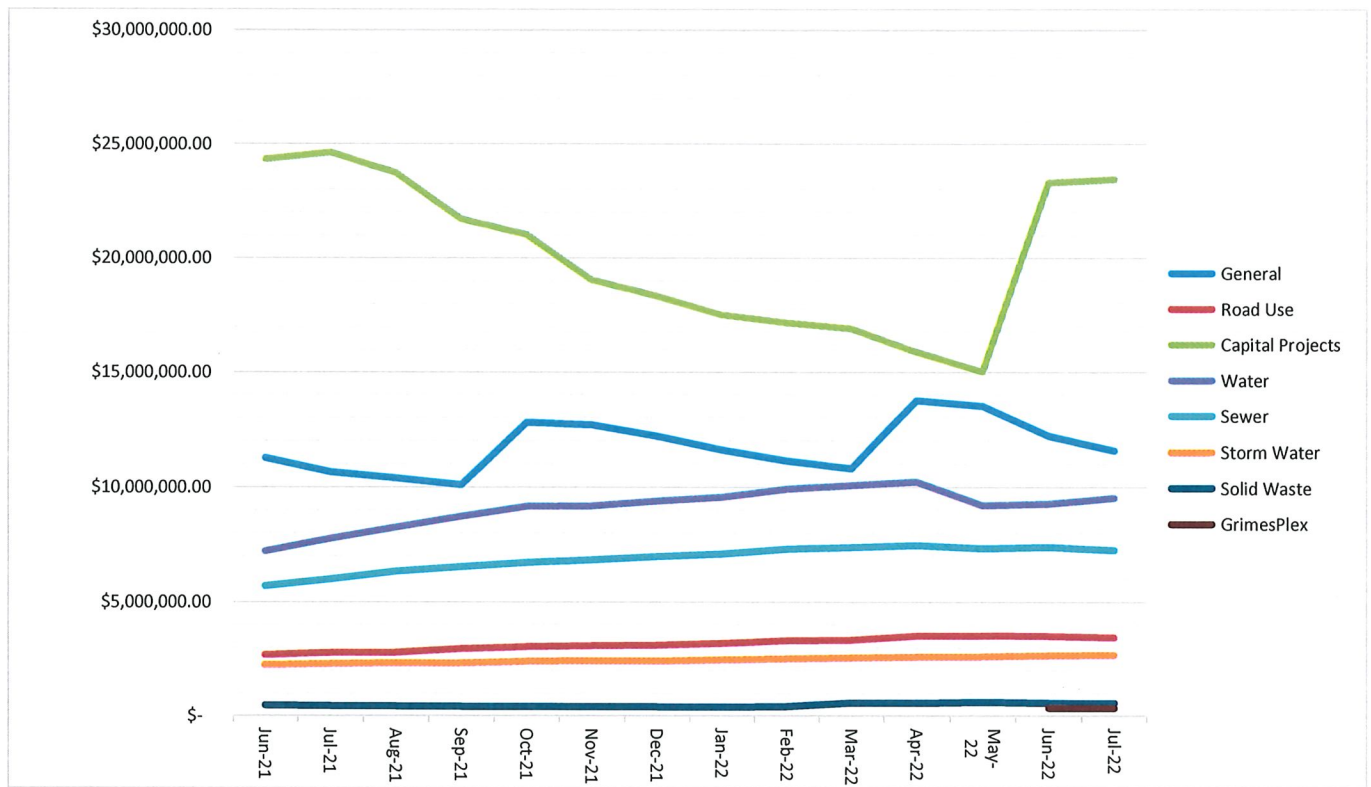
PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	11,951,672.00	151,126.68	151,126.68	1.26	11,800,545.32
	LIBRARY FUND TOTAL	909,044.00	10,676.92	10,676.92	1.17	898,367.08
	ROAD USE TAX TOTAL	1,946,835.00	162,946.97	162,946.97	8.37	1,783,888.03
	EMPLOYEE BENEFITS TOTAL	2,094,615.00	9,453.68	9,453.68	.45	2,085,161.32
	LOCAL OPTION SALES TAX TOTAL	2,709,705.00	236,376.18	236,376.18	8.72	2,473,328.82
	TAX INCREMENT FINANCING TOTAL	6,772,510.00	6,503.06	6,503.06	.10	6,766,006.94
	HOTEL/MOTEL/ECON DEV TOTAL	69,000.00	.00	.00	.00	69,000.00
	ECO DEVELOPMENT REVOLVING TOTA	12,836.00	1,069.70	1,069.70	8.33	11,766.30
	RESTRICTED GIFTS TOTAL	4,000.00	.00	.00	.00	4,000.00
	DEBT SERVICE TOTAL	5,847,383.00	3,394.56	3,394.56	.06	5,843,988.44
	CP - GRIMES COMMUNITY COM TOTA	500,000.00	.00	.00	.00	500,000.00
	KENNYBROOK PK WQI IMPRV TOTAL	.00	100,000.00	100,000.00	.00	100,000.00-
	WRA SANI SEWER PHASE 1 TOTAL	10,750,000.00	1,554,281.32	1,554,281.32	14.46	9,195,718.68
	ROAD USE EQUIPMENT TOTAL	300,000.00	.00	.00	.00	300,000.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	600,000.00	.00	.00	.00	600,000.00
	JAMES ST CORRIDOR STUDY TOTAL	1,800,000.00	.00	.00	.00	1,800,000.00
	TRL RDG/BEAV/JACOB WTR MN TOTA	750,000.00	.00	.00	.00	750,000.00
	ANNUAL PAVEMENT PRESERVE TOTA	600,000.00	.00	.00	.00	600,000.00
	ANN TRAIL IMPRV & PLAN TOTAL	200,000.00	.00	.00	.00	200,000.00
	19TH ST WATER MAIN TOTAL	1,105,000.00	.00	.00	.00	1,105,000.00
	WRA SANI SWR PHASE 2 TOTAL	11,500,000.00	.00	.00	.00	11,500,000.00
	WRA SANI SEWER PHASE 3 TOTAL	7,275,000.00	.00	.00	.00	7,275,000.00
	WRA SANI SWR PHS 4 TOTAL	7,000,000.00	602,053.15	602,053.15	8.60	6,397,946.85
	WALLACE FARM TOTAL	1,200,000.00	.00	.00	.00	1,200,000.00
	JACOB ST OVERLAY PROJ TOTAL	900,000.00	.00	.00	.00	900,000.00
	EQUIP REVOLVING PROGRAM TOTAL	300,000.00	.00	.00	.00	300,000.00

REVENUE REPORT
CALENDAR 7/2022, FISCAL 1/2023

PCT OF FISCAL YTD 8.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	WATER TOTAL	5,568,549.00	473,652.36	473,652.36	8.51	5,094,896.64
	WATER DEPOSITS TOTAL	15,000.00	6,740.00	6,740.00	44.93	8,260.00
	WATER SINKING TOTAL	2,060,261.00	.00	.00	.00	2,060,261.00
	SEWER TOTAL	4,296,137.00	296,445.74	296,445.74	6.90	3,999,691.26
	SEWER SINKING TOTAL	326,505.00	.00	.00	.00	326,505.00
	LANDFILL/GARBAGE TOTAL	907,981.00	48,115.82	48,115.82	5.30	859,865.18
	STORM WATER TOTAL	779,790.00	62,655.47	62,655.47	8.03	717,134.53
		=====	=====	=====	=====	=====
	TOTAL REVENUE BY FUND	91,051,823.00	3,725,491.61	3,725,491.61	4.09	87,326,331.39
		=====	=====	=====	=====	=====





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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

3800 SE Beisser Drive – Site Plan Amendment

SYNOPSIS:

The applicant is requesting approval of a site plan amendment to construct a 9,466 square foot flex warehouse building located at 3800 SE Beisser Drive. The original building on the site burned down in 2007. The applicant is proposing to construct a new building in the same footprint of the previous building and to make some minor paving adjustments. The site is zoned M-3 and is not located within an overlay district.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Commission recommended approval – 08/02/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan amendment for 3800 SE Beisser Drive subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 2, 2022
RE: 3800 SE Beisser Drive – Site Plan Amendment

GENERAL INFORMATION:

Applicant:

Penta Partners LLC

Requested Action

Site Plan Amendment

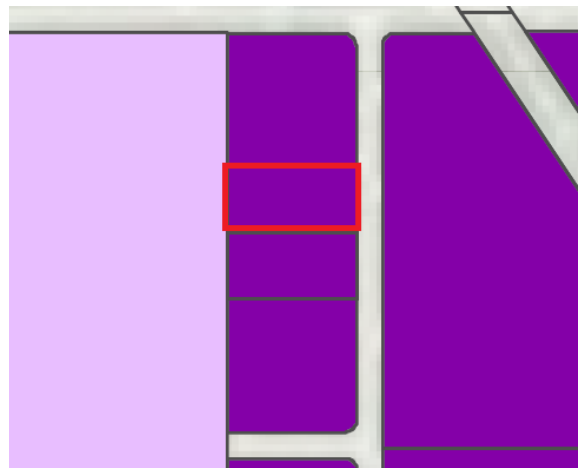
Location

3800 SE Beisser Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a site plan amendment to construct a 9,466 square foot flex warehouse building located at 3800 SE Beisser Drive. The original building on the site burned down in 2007. The applicant is proposing to construct a new building in the same footprint of the previous building and to make some minor paving adjustments. The site is zoned M-3 and is not located within an overlay district.

ANALYSIS:*Building/Elevations:*

The building is proposed to be principally constructed of metal siding with Nichiha and cast in place concrete accents. Business entrances will be located at the front façade along SE Bessier Drive with glazed store fronts and awnings. Overhead doors will be located in the rear. Rooftop mechanical units will be screened from view using the parapet wall.

The existing metal building at the southwest corner of the site will remain unchanged.

A new dumpster enclosure will be constructed at the northwest corner of the property to the north and will be shared between both properties. The enclosure will be designed to meet requirements with a masonry surround and metal-framed gates.

Site Layout:

The site will be accessed from a shared driveway off of SE Beisser Drive. Parking and storefront entrances will be located at the front of the building with overhead doors provided at the rear of the building.

The existing paving on site will remain. Some of the paving and curbing along the edges of the building will be reconstructed with the building.

Wall lighting will be provided on all sides of the building faces. No pole mounted light fixtures are proposed onsite.

Parking:

Parking for the site is based on the flex warehouse parking calculation to account for the unknown uses of the buildings. The site provides more than the required number of parking

spaces for the site but does not provide more than 25% above the minimum number of spaces required. A total of 31 parking spaces are currently provided onsite.

Landscaping/Streetscape:

Since the property is not located within an overlay district, there are no specific landscaping requirements for the site. However, the applicant is proposing to plant three overstory trees along SE Beisser Drive to enhance the site.

Utilities:

The existing 6" sanitary service on the east side of the building will be utilized.

The existing 6" water main service on the south side of the site will be utilized and extended to the building. The building is proposed to be fitted with a fire suppression system therefore the appropriate FDC and hydrant coverage is provided.

Detention is handled within a small detention basin located at the northeast corner of SE Beisser Drive and SE 37th Street. the basin will be regraded to match the original site plan.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan amendment for 3800 SE Beisser Drive subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 7, 2022~~
July 29, 2022

Civil Design Advantage

Attn: Erin Ollendike
4121 NW Urbandale Dr
Urbandale, IA 50322

RE: 3800 SE Beisser Drive Site Plan Amendment

Dear Ms. Ollendike:

The Development Services Department is in receipt of a proposed Site Plan Amendment for the 3800 SE Beisser Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Complete pavement condition evaluation.~~
- ~~2. Provide City standard notes.~~
3. Please provide site plan fee of \$2000.

Cover Sheet:

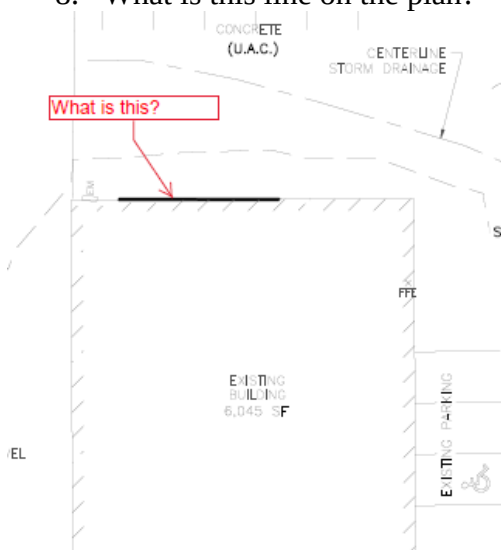
1. Please update the site address to include the suite number range 100 (at north), 104, 108, and 112 at the south end and revise the suite labels on the plan. **Please revise as requested to match our addressing grid.**
- ~~2. Provide estimated construction schedule.~~

Sheet 2 – Demo Plan

- ~~1. In the demo plan, please call out the old sign footings to be removed.~~
- ~~2. Provide a sheet with all the improvements for this parcel and the parcel to the north.~~

Sheet 2 – Dimension Plan

1. ~~Label lot dimensions.~~
2. ~~Ingress/egress easement needed along the north property line.~~
3. ~~Label dimension between the buildings.~~
4. ~~Label the dimension of the drive aisle width at the rear of the new building.~~
5. ~~Label the side setbacks of the buildings.~~
6. ~~Label the dimension on the drive aisle at the front of the new building on the south side. Looks like the parking stall depth may need to be reduced to provide 24' drive aisle.~~
7. ~~Label the width of the sidewalk in front of the building.~~
8. ~~What is this line on the plan?~~



9. ~~Label ADA parking sign at the existing building.~~
10. How will the overhead doors function? Trucks will block drive aisle. No loading space is provided. **Please remove the parking stalls in front of the existing building to provide adequate space for circulation. The current set up will not work if there is a truck at the overhead doors on the south and vehicles parked in the spaces. There will still be enough parking on site to meet the minimum parking requirements.**

- ~~11. Looks like the existing foundation will remain. Provide a structural analysis of the foundation.~~
- ~~12. Label knobbox location.~~
- ~~13. Is the intake shown on the existing site plan between the two buildings existing today?~~

Sheet 3

- ~~1. Please design the offsite basin to meet ISWMM. Provide infiltration practices or modified structures.~~
2. Provide a detail for the dumpster enclosure. What type of block is proposed? Please label.
3. How does the stormwater get to the offsite detention? Please show the grade lines from the subject site to the basin. Looks like there are contours missing.
4. Verify that the swale/basin on the west side of the site as shown on the previous plan is no longer needed. Please verify that the previous swale/basin is no longer needed for storm/drainage purposes.
- ~~5. Are there any plans for development to the west of the off-site pond?~~
- ~~6. Provide overall grading sheet for the entire site.~~
- ~~7. What is the centerline storm drainage? It is on both this site and the property to the north. Is this a proposed easement? If so, please provide an easement document.~~
8. Please label 150' hydrant route from the hydrant north of the driveway.
9. In the pond, the FES is higher than the bottom grade of the pond. Should the FES be lowered? Where does the FES connect? Please show the pipe connection.

Building Elevations:

- ~~1. On the east elevation, 25% masonry minimum is required. Please revise.~~
- ~~2. On the north and south elevations, the masonry needs to be extended 30' down the sides.~~

Lighting:

1. Provide lighting cut sheets. Please provide shaded/hooded fixtures. **Please provide building fixture cut sheets.**

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 13, 2022
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 2, 2022 at 5:30

COUNCIL MEETING: August 23, 2022 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,

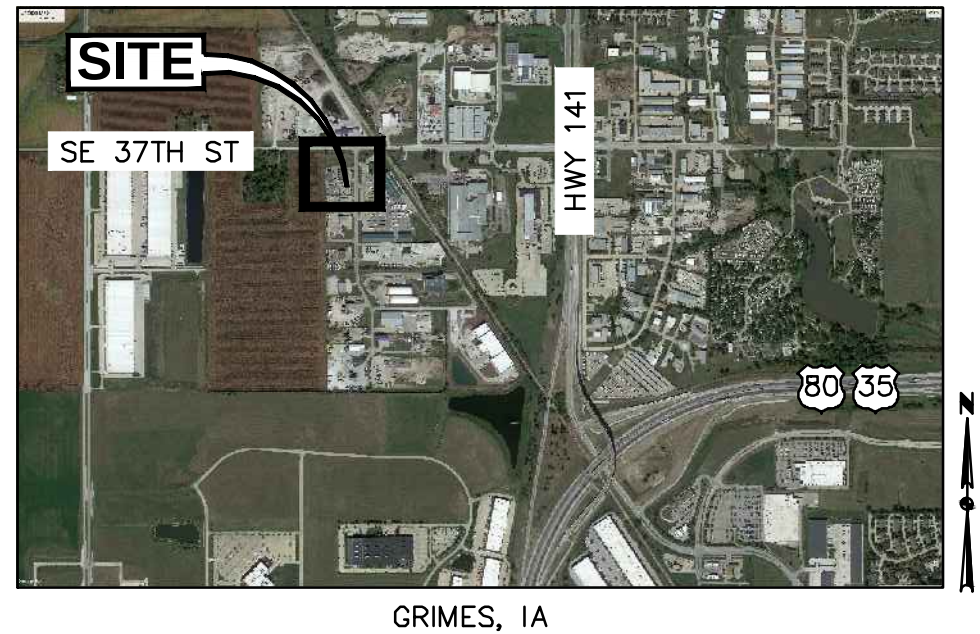
Evann Martin
Assistant Planner

SITE PLAN FOR:
3800 SE BEISSER DRIVE

GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



OWNER/ APPLICANT

PENTA PARTNERS LLC
CONTACT: TRAVIS M. Sisson
7300 WESTOWN PARKWAY, SUITE 310
WEST DES MOINES, IOWA 50266
PH: (515) 453-8502
EMAIL: TRAVIS@TMSISSONPC.COM

ENGINEER

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: ERIN OLLENDIKE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
FX: (515) 369-4410

SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: CHARLIE MCGLOTHLEN
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400
FX: (515) 369-4410

ARCHITECT

ETHOS DESIGN GROUP
CONTACT: DANA PEDERSEN
1615 SE CORINA DRIVE
ANKENY, IOWA 50021
PH: (515) 630-6350

DATE OF SURVEY

JUNE 2022

ZONING

M-3 HEAVY INDUSTRIAL DISTRICT

SUBMITTAL DATES

-SITE PLAN SUBMITTAL TO CITY #1: 06/28/2022
-SITE PLAN SUBMITTAL TO CITY #2: 07/13/2022

LEGAL DESCRIPTION

-EX PARCEL A BK 9419 PG 306 BEG SE COR THN W
300.11F N 155.03F E 300.04F S 154.95F TO POB- LT
2 GATEWAY COMMERCE

DEVELOPMENT SUMMARY

SITE AREA: 1.07 ACRES (46,478 SF)

SETBACKS:

FRONT: 30'
SIDE: 0'
REAR: 40'

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 4,648 SF (10%)
OPEN SPACE PROVIDED = 4,720 SF (10%)

PARKING:

FLEXIBLE SPACE (INDUSTRIAL/WAREHOUSE) (9,466 SF)
2.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
REQUIRED = 24 SPACES

WAREHOUSE (6,045 SF)

1 SPACE PER 2,000 SF
REQUIRED = 4 SPACES

TOTAL REQUIRED = 28 SPACES
TOTAL PROVIDED = 31 SPACES

ACCESSIBLE SPACES REQUIRED = 2 SPACES
ACCESSIBLE SPACES PROVIDED = 2 SPACES

CONSTRUCTION SCHEDULE

AUGUST 2022 - AUGUST 2023

ADDRESS

3800 SE BEISSER DRIVE, SUITE 1
3800 SE BEISSER DRIVE, SUITE 2
3800 SE BEISSER DRIVE, SUITE 3
3800 SE BEISSER DRIVE, SUITE 4

PROPOSED USE

FLEXIBLE SPACE (INDUSTRIAL/WAREHOUSE)

INDEX OF SHEETS

NO.	DESCRIPTION
1.0	COVER SHEET
2.0	SITE SURVEY/DEMOLITION PLAN
3.0	DIMENSION PLAN
4.0	GRADING PLAN
5.0	UTILITY PLAN

GENERAL LEGEND

PROPOSED

PROJECT BOUNDARY	—————
LOT LINE	—————
SECTION LINE	—————
CENTER LINE	—————
RIGHT OF WAY	—— R/W ——
PERMANENT EASEMENT	—— P/E ——
TEMPORARY EASEMENT	—— T/E ——
TYPE SW-501 STORM INTAKE	
TYPE SW-503 STORM INTAKE	
TYPE SW-505 STORM INTAKE	
TYPE SW-506 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
TYPE SW-401 STORM MANHOLE	
TYPE SW-402 STORM MANHOLE	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
STORM SEWER STRUCTURE NO.	
STORM SEWER PIPE NO.	
SANITARY SEWER STRUCTURE NO.	
SANITARY SEWER PIPE NO.	
SANITARY SEWER WITH SIZE	———— 8"S ———
SANITARY SERVICE	—— S —— S —— S ——
STORM SEWER	—————
STORM SERVICE	—— ST —— ST ——
WATERMAIN WITH SIZE	———— 8"W ——
WATER SERVICE	—— W —— W ——
SAWCUT (FULL DEPTH)	
SILT FENCE	
USE AS CONSTRUCTED	(U.A.C)

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
WELL	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ROOF DRAIN/ DOWNSPOUT	
DECIDUOUS TREE	
CONIFEROUS TREE	
DECIDUOUS SHRUB	
CONIFEROUS SHRUB	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
MAIL BOX	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	—— TV ——
GAS MAIN	—— G ——
FIBER OPTIC	—— FO ——
UNDERGROUND TELEPHONE	—— T ——
OVERHEAD ELECTRIC	—— OE ——
UNDERGROUND ELECTRIC	—— E ——
FIELD TILE	—— TILE ——
SANITARY SEWER W/ SIZE	—— 8"S ——
STORM SEWER W/ SIZE	—— 18" RCP ——
WATER MAIN W/ SIZE	—— 8"W ——



UTILITY WARNING

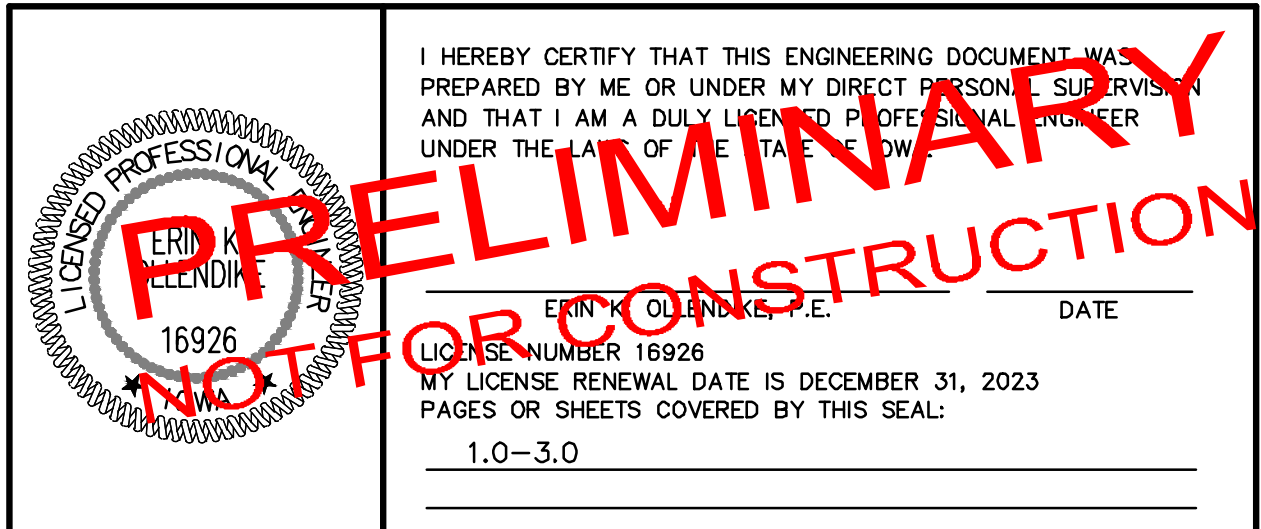
ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



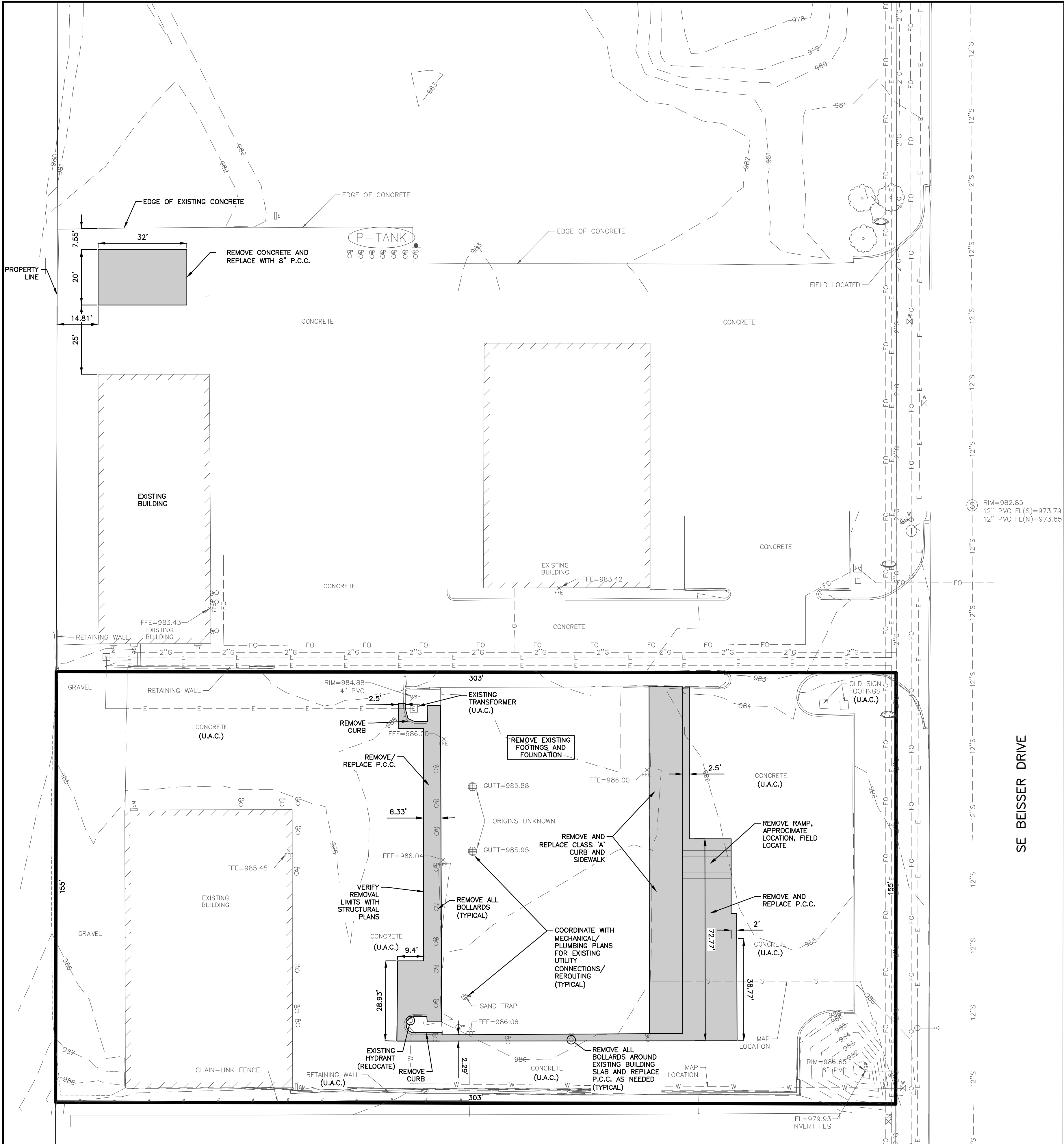
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF GRIMES GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT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

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.



FILE: H:\2022\2204292\DWG\2204292-STD.DWG
DATE PLOTTED: 7/14/2022 4:38 PM
PLOT BY: WALTER THOMPSON
COMMENTS: ENGR.



CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:

- A. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- B. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- C. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- D. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- E. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP.
- F. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- G. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- H. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

- A. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- B. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15').
- C. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6').
- D. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- E. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- F. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B: PCC W/ADJUSTING MECHANISM.
- G. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

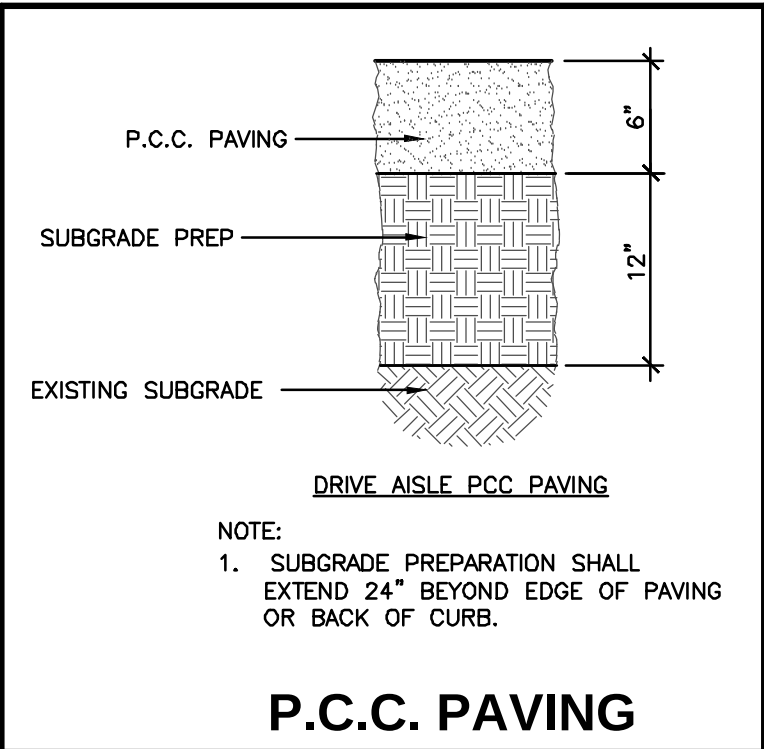
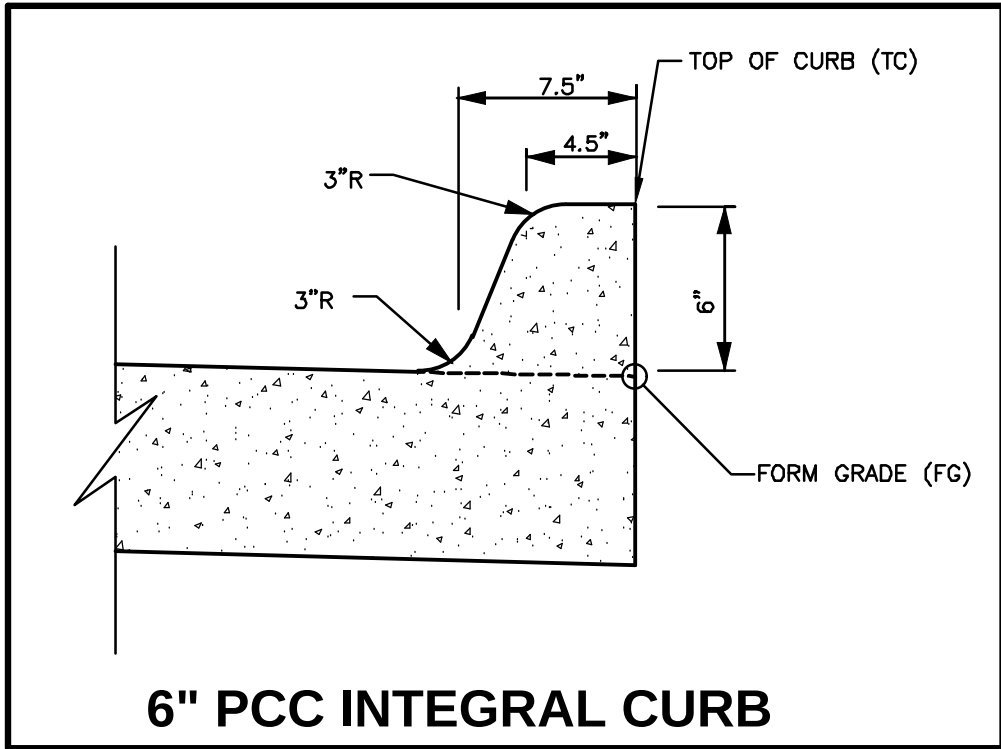
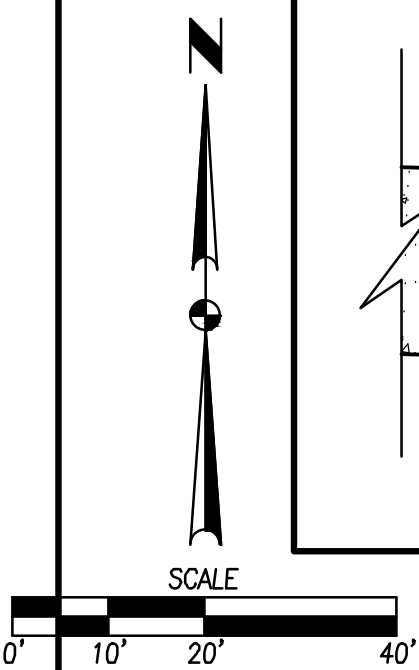
- A. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- B. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- C. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- D. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- E. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- F. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- G. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- A. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- B. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- C. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- D. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- E. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:

- A. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- B. ALL SIGN POSTS SHALL BE TELESAR 2"x2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.



DATE

07/13/2022

REVISIONS

SITE PLAN SUBMITTAL #2

06/28/2022

SITE PLAN SUBMITTAL #1

4121 NW URBANDALE DRIVE

URBANDALE, IA 50322

PHONE: (515) 369-4400

TECH:

ENGINEER: EKO

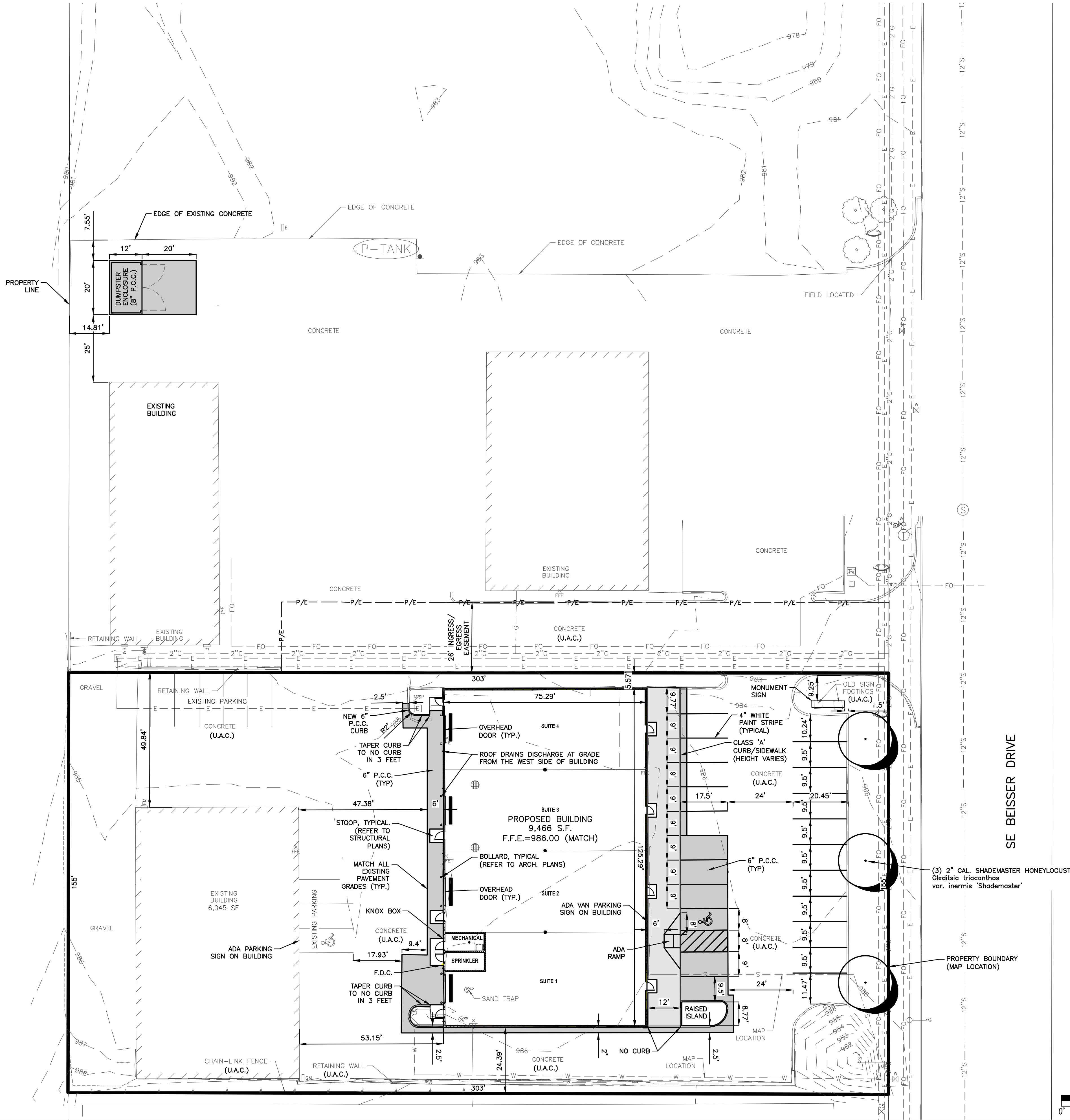
3800 SE BEISSER DRIVE

SITE SURVEY / DEMOLITION PLAN

2.0

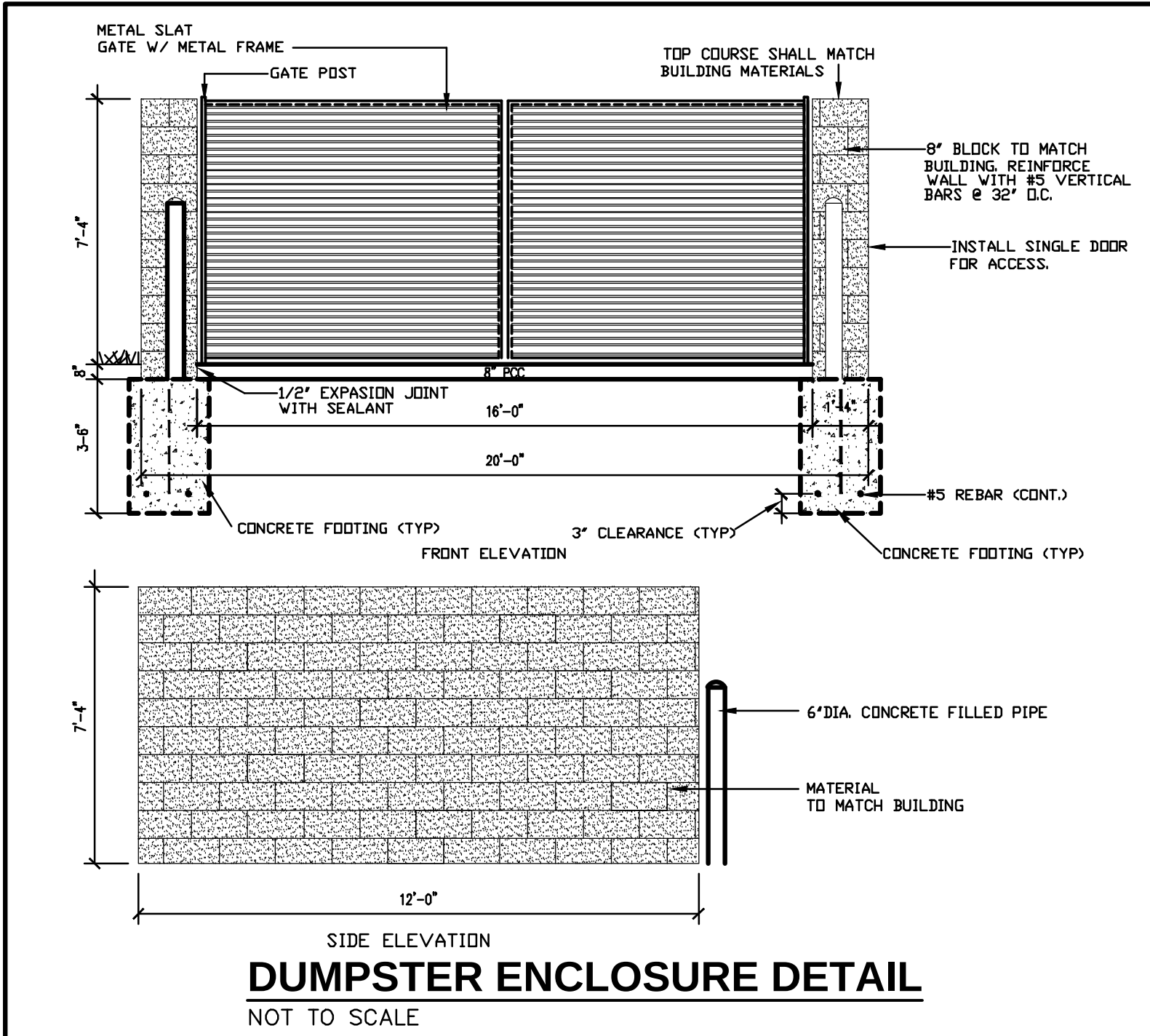
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PLOT DATE: 7/14/2022 4:38 PM
PLOT BY: MATTHEW THOMPSON



GENERAL NOTES

1. THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBUC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL SCOUR STOP SHALL BE INSTALLED BY A CERTIFIED CONTRACTOR ACCORDING TO SCOUR STOP PRODUCT SPECIFICATIONS.
19. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
20. NO DUMPSTERS / ENCLOSURES ARE PROPOSED AT THIS TIME. TRASH WILL BE INTERNALLY HANDLED.



3800 SE BEISSER DRIVE

DIMENSION PLAN

3.0

2204292

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

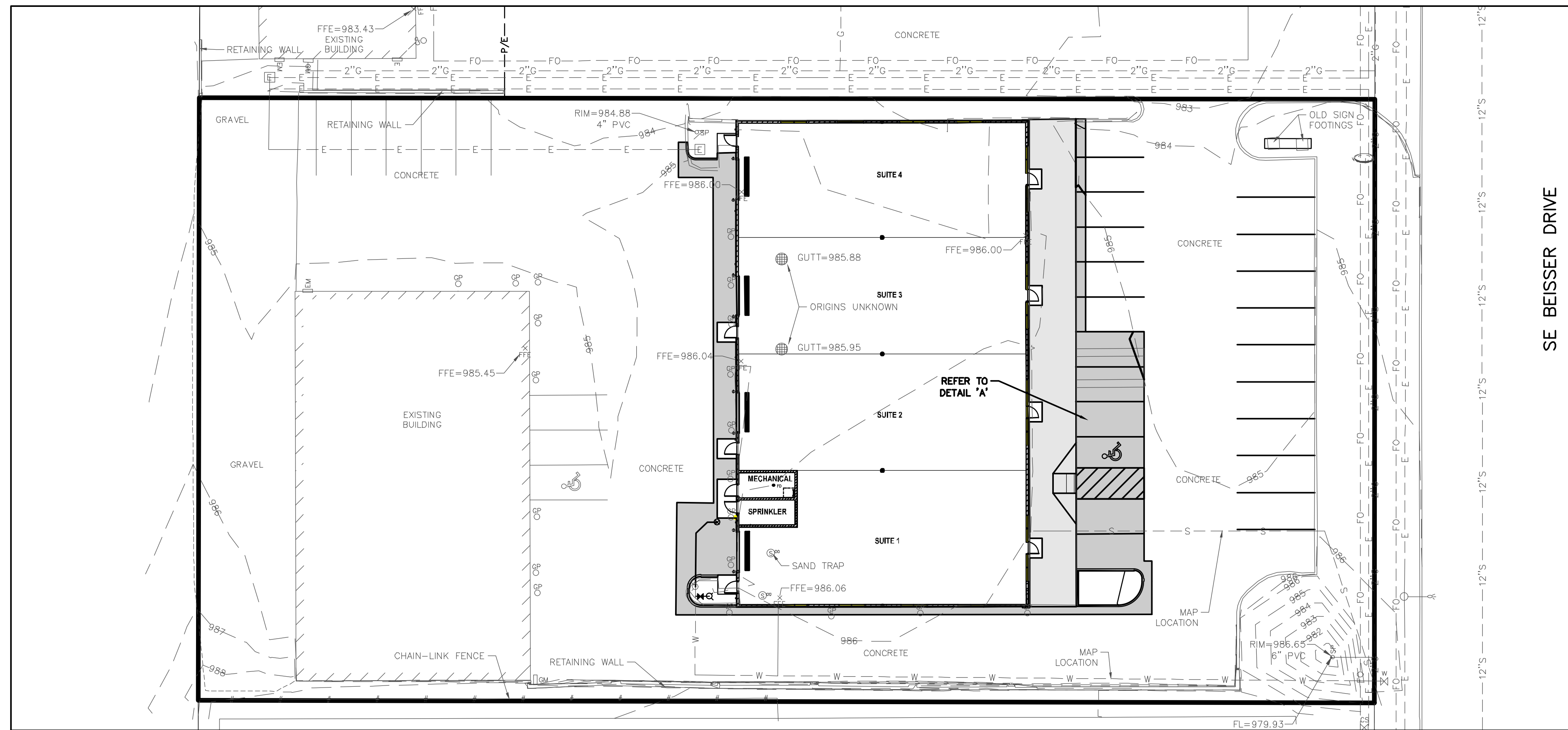
ENGINEER: EKO

TECH:



GRIMES, IOWA

DATE	REVISIONS	SITE PLAN SUBMITTAL #2	SITE PLAN SUBMITTAL #1
07/13/2022			
06/28/2022			



1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.

2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPREAD AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.

3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.

4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.

5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED.

6. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.

7. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.

8. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

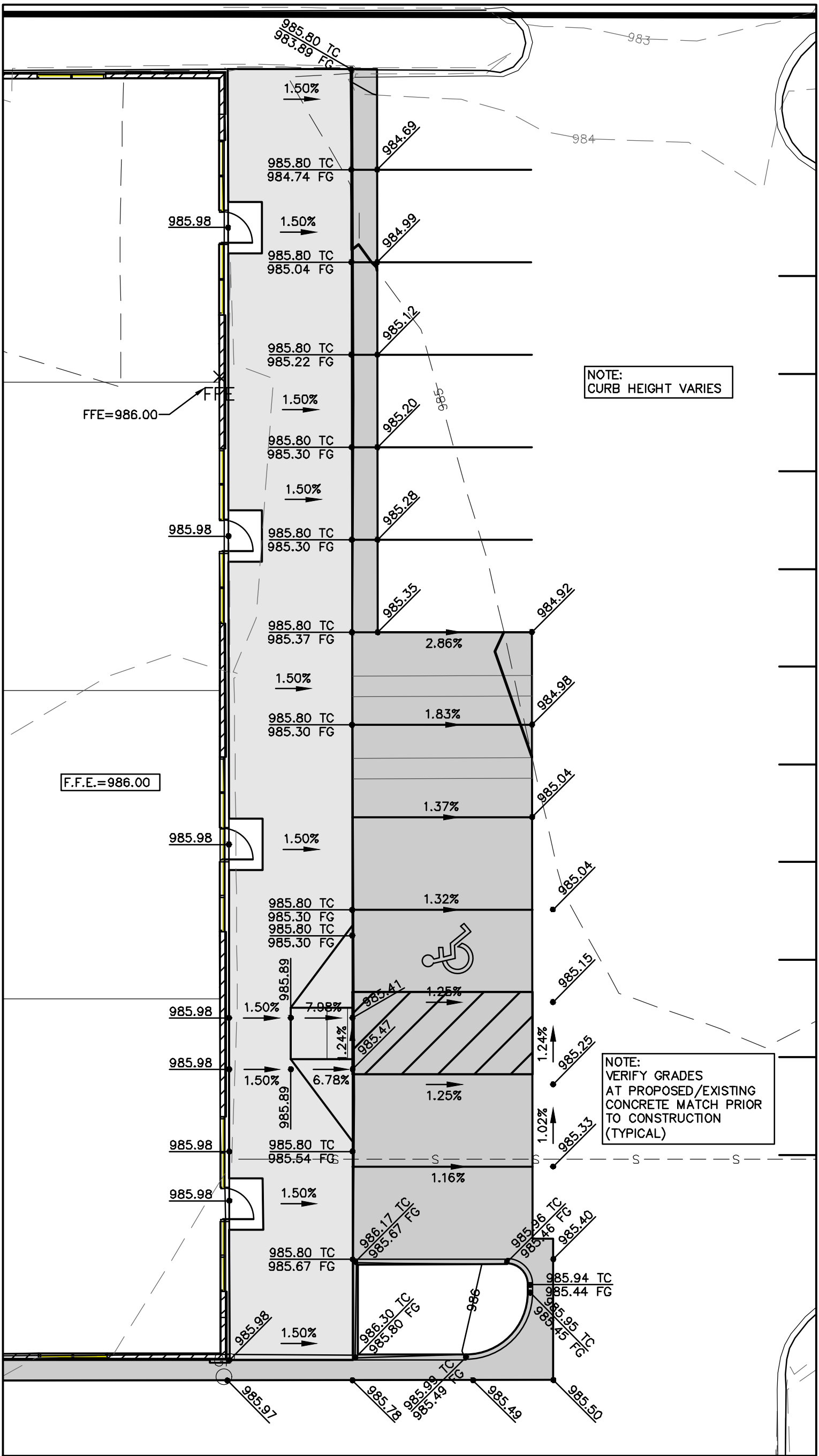
9. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.

10. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.

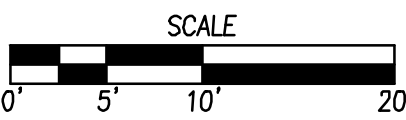
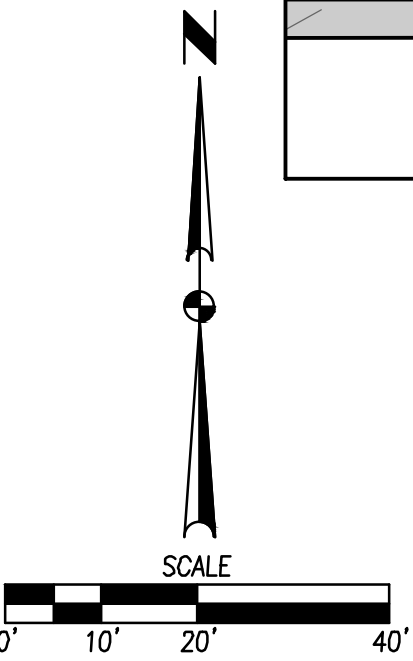
11. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.

12. SIDEWALKS:
MAINTAIN A MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.

13. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/ INSTALLED AS SOON AS PRACTICAL.



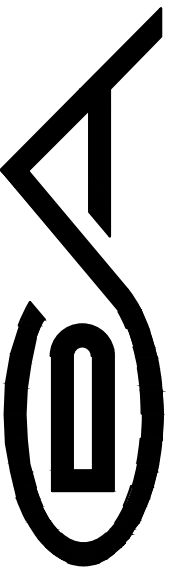
DETAIL 'A'



	DATE
REVISIONS	
SITE PLAN SUBMITTAL #2	07/13/2022
SITE PLAN SUBMITTAL #1	06/28/2022

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

ENGINEER: EKO



CONCLUSIONS

3800 SE BEISSER DRIVE

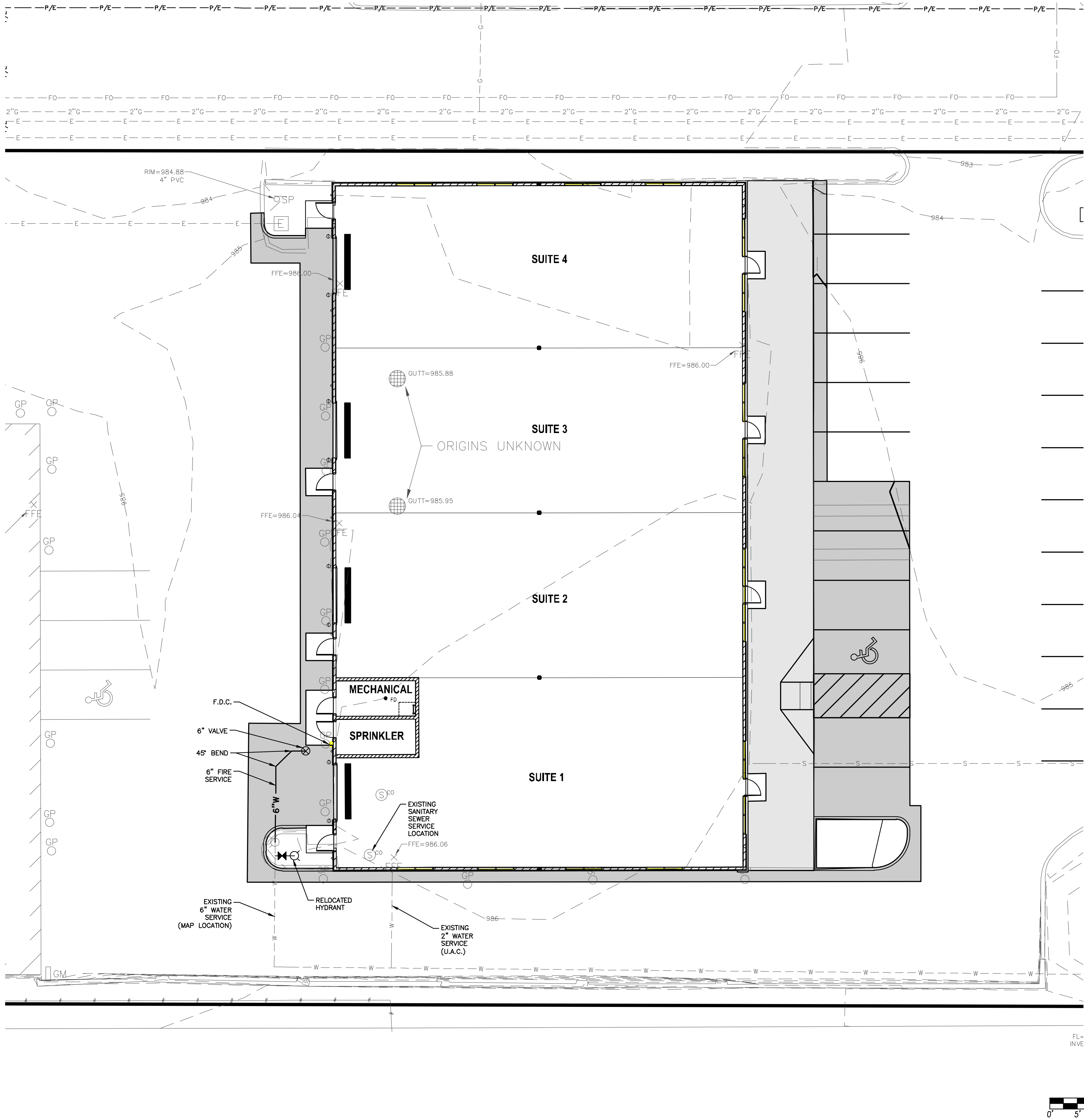
GRADING PLAN

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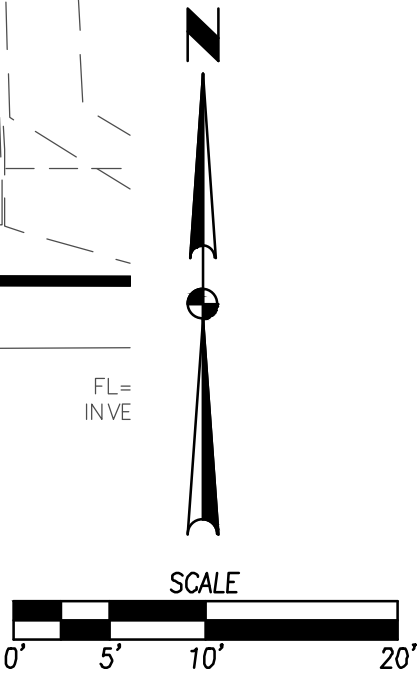


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 PLOTTED BY: MATTHEW THOMPSON
 COMMENT:
 TECH:



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 6.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE 2022 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.



DATE		07/13/2022	
REVISIONS		SITE PLAN SUBMITTAL #2	
		SITE PLAN SUBMITTAL #1	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400		TECH:	
CIVIL DESIGN ADVANTAGE		ENGINEER: EKO	
3800 SE BEISSER DRIVE UTILITY PLAN		5.0	
2204292			



ELEVATION MATERIALS	
NORTH ELEVATION - NON-STREET FACING - PRIMARY MATERIAL: METAL PANEL 1 - SECONDARY MATERIAL: CEMENT BOARD - WINDOW, OPENINGS: - LIMITED TRIM MATERIALS: - CAST IN PLACE CONCRETE:	TOTAL = 1,609 SF 1,060 SF = 65 % 169 SF = 10 % 178 SF = 11 % 55 SF = 03 % 152 SF = 09 %
SOUTH ELEVATION - NON-STREET FACING - PRIMARY MATERIAL: METAL PANEL 1 - SECONDARY MATERIAL: CEMENT BOARD - WINDOW, OPENINGS: - LIMITED TRIM MATERIALS: - CAST IN PLACE CONCRETE:	TOTAL = 1,609 SF 1,060 SF = 65 % 169 SF = 10 % 178 SF = 11 % 55 SF = 03 % 152 SF = 09 %
EAST ELEVATION - STREET FACING - PRIMARY MATERIAL: METAL PANEL 1 - SECONDARY MATERIAL: CEMENT BOARD - WINDOW, OPENINGS: - LIMITED TRIM MATERIALS: - CAST-IN PLACE CONCRETE:	TOTAL = 2,686 SF 1,362 SF = 51 % 609 SF = 23 % 398 SF = 15 % 92 SF = 03 % 225 SF = 08 %
WEST ELEVATION - NON-STREET FACING - PRIMARY MATERIAL: METAL PANEL 1 - WINDOW, OPENINGS: - LIMITED TRIM MATERIALS:	TOTAL = 2,078 SF 1,468 SF = 71 % 543 SF = 26 % 67 SF = 03 %

MATERIAL LEGEND	
PRIMARY	METAL PANEL 1: FIRESTONE DELTA CONCEALED FASTENER PANEL-12 - COLOR: CityScape
	CEMENT BOARD PANEL: NICHIIA RIBBED PANEL - COLOR: Indigo
	METAL PANEL 3: UTILITY ELECTRICAL AND GAS METER WALL - COLOR: BLACK
	GLAZING - GRAY TINTED
	PAINTED CAST IN PLACE CONCRETE
	FACTORY FINISH - (BLACK ANODIZED FOR ALUMINUM FRAMES)

KEYNOTES	
TAG	COMMENTS
05 08	8" GALVANIZED STEEL BOLLARD, CONCRETE FILLED - PAINT, HIGH PERFORMANCE COATING TO MATCH METAL PANEL 2.
07 24	PREFINISHED METAL COPING, COLOR TO MATCH METAL PANEL 1.
07 37	PREFINISHED CONTINUOUS SEAMLESS METAL GUTTER AND GUTTER STRAP, SLOPE TO DOWNSPOUT, COLOR TO MATCH METAL WALL PANEL 1.
07 38	DOWNSPOUT TO OPENINGS, DISCHARGED AT GRADE.
07 42	ROOF HATCH 30"x36", WITH SAFETY RAILING SYSTEM.
09 16	METAL PANEL SYSTEM, UTILITY ELECTRICAL AND GAS METER WALL.
10 18	KNOX BOX.
10 25	LOUVERED HANGER ROD SUPPORTED CANOPY, FINISH: POWDER COAT TO MATCH STOREFRONT WINDOWS.
10 26	FUTURE SIGNAGE BY OWNER.
10 28	CLUSTER MAILBOX UNIT.
21 07	WALL HYDRANT, SEE PLUMBING
21 16	GAS METER, PAINT PIPES TO MATCH WALL COLOR.
21 23	EXTERIOR LIGHT, EMERGENCY LIGHTING, CENTER ABOVE DOOR, SEE ELECTRICAL.
21 24	EXTERIOR LIGHT, ACCENT DOWN LIGHTING, SEE ELECTRICAL
21 30	ROOF TOP HVAC UNIT.

FOR PERMIT



ARCHITECT AND INTERIOR DESIGNER
ETHOS DESIGN GROUP, INC.
1615 SE CORTINA DRIVE, SUITE 101.
Tel. 515.630.6350

STRUCTURAL ENGINEER
KPFF, INC.
604 LOCUST STREET, SUITE 202
DES MOINES, IA 50309
Tel. 515.279.3900



PROJECT NAME:
3800 SE BEISSER DRIVE
3800 SE BEISSER DRIVE GRIMES, IA
50111.

OWNER
PENTA PARTNERS, LLC
7300 WESTOWN PARKWAY, SUITE 310.
WEST DES MOINES, IA 50266

DRAWING ISSUE INFORMATION.
ISSUE FOR : CONSTRUCTION DOCUMENTS
ISSUE DATE : 07-25-2022

MARK DATE DESCRIPTION

MANAGEMENT INFORMATION.

PROJECT 2021.199

PRINCIPAL IN CHARGE : TIM OLSON PROJECT ARCHITECT :

DRAWN BY: Author CHECKED BY: Checker

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SHEET TITLE.
EXTERIOR ELEVATION

SHEET NO.

A200



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

Seedorff Masonry, Inc. and Architectural Wall Systems (SMI-AWS) – Preliminary Plat

SYNOPSIS:

The applicant is requesting approval of a preliminary plat for SMI-AWS, which will allow for two development lots to be combined into one lot at 4.39 acres in size. Combining the lots will allow the new proposed building for Seedorff Masonry, Inc. and Architectural Wall Systems to meet the bulk requirements within the M-1A zoning district.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved M-Keds Home Place Plat 3 – 2018

BOARD/COMMISSION ACTION(S):

Planning and Zoning Commission recommended approval – 08/02/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the preliminary plat for SMI-AWS, subject to any remaining staff comments.

Planning & Zoning Staff Report

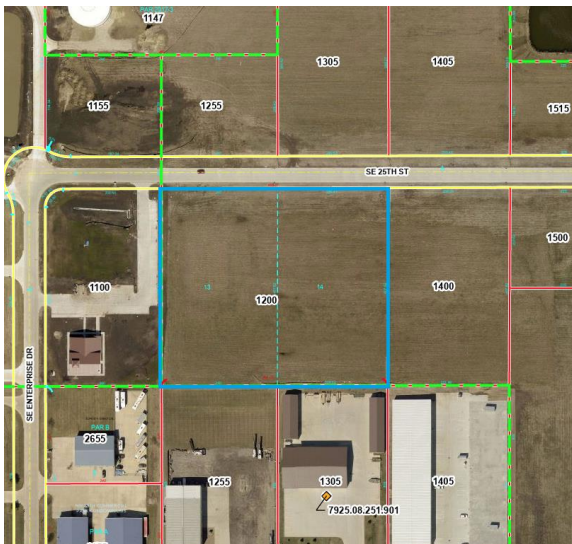


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 2, 2022
RE: Seedorff Masonry, Inc and Architectural Wall Systems (SMI-AWS) – Preliminary Plat

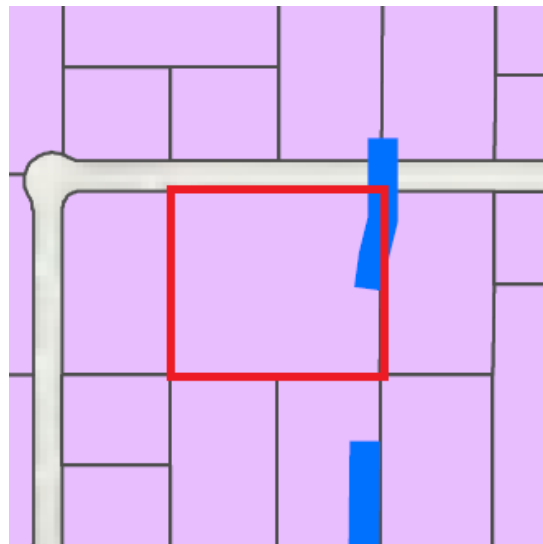
GENERAL INFORMATION:

Applicant:	SP Iowa Properties LLC
Requested Action	Preliminary Plat
Location	1250 SE 25 th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of a preliminary plat for SMI-AWS, which will allow for two development lots to be combined into one lot at 4.39 acres in size. Combining the lots will allow the new proposed building for Seedorff Masonry, Inc. and Architectural Wall Systems to meet the bulk requirements within the M-1A zoning district.

ANALYSIS:

Access to the site will be provided via two driveways off of SE 25th Street, with future sidewalk access along the street.

Private sanitary sewer and water service connections will extend into the site from SE 25th Street. Stormwater management for the lot is provided partially within the existing basin for the M-Keds development located northeast of the site as well as an onsite basin on the east side of the lot.

STAFF RECOMMENDATION:

Staff would recommend approval of the preliminary plat for SMI-AWS, subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 7, 2022~~

~~July 19, 2022~~

July, 26, 2022

Snyder and Associates, Inc.

Attn: Monte Applegate

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Seedorf Masonry and Architectural Wall Systems (SMI/AWS) Preliminary Plat and Site Plan

Dear Mr. Applegate:

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

General Comments:

- ~~1. Update City standard notes.~~
- ~~2. Staff will provide a sidewalk agreement for signature and approval by Council. How would the applicant like to handle the installation?~~
 - ~~a. Provide cost of paving to the City with the site plan and then the City will install at a later date.~~
 - b. Applicant will install sidewalk upon notice from the City. Staff will prepare and send document per this option.**

C100:

- ~~1. Update address to 1250 SE 25th St. The address will change with the final plat.~~

C101:

- ~~1. Update legal description.~~
- ~~2. Update address to 1250 SE 25th St.~~

- ~~3. Expand upon the general use description to demonstrate that the proposed use fits within the M-1A district.~~
- ~~4. Update City of Grimes contact to Nick Deardorff, ndeardorff@uswatercorp.net 515-986-3176~~
- ~~5. Update parking requirements. Provide the separate square footage and parking calculations for office and warehouse. Warehouse calculation is 1 space/2000 sf.~~
- ~~6. Upon review of the parking calculations, additional changes or requirements may be needed to meet the maximum parking requirements.~~
- ~~7. Based on the current number of spaces provided (52), 3 ADA stalls are required.~~
- ~~8. Please update the City of Grimes Contact for sanitary sewer, storm sewer, and water to Kevin Hensley, 515-986-9636, khensley@grimesiowa.gov~~

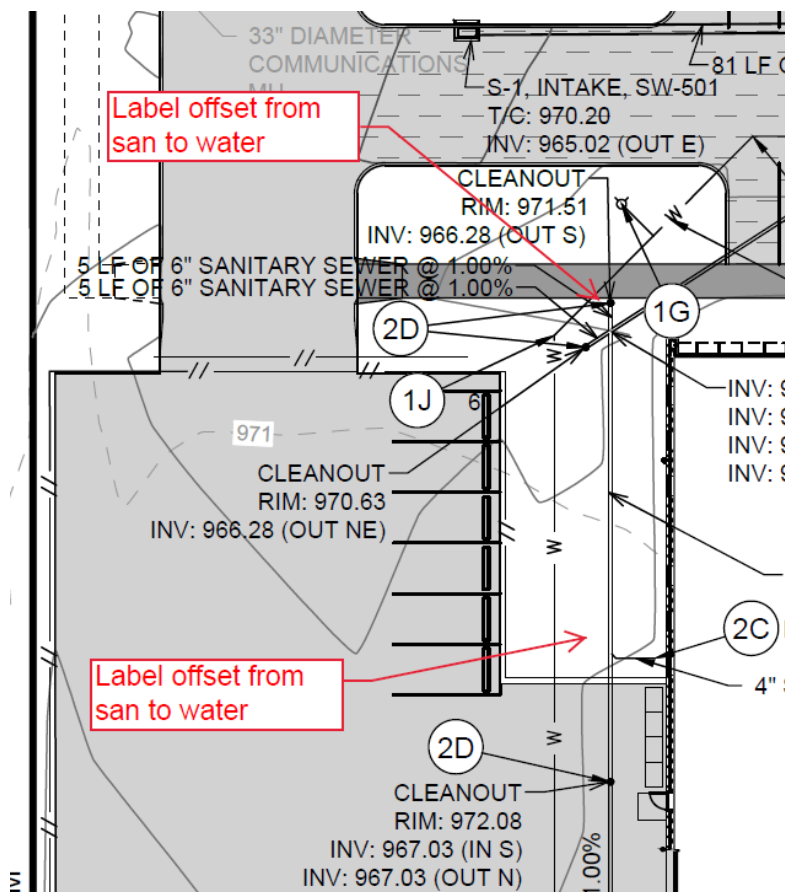
C200:

- ~~1. Call out to protect communications MH on east side of the site.~~
- ~~2. Provided Accessible stall Dimensions.~~
- ~~3. Consider moving the future sidewalk connection to line up with the ADA loading space to reduce conflict between pedestrians and truck traffic.~~
- ~~4. Provide curb at the edge of the paving. Curb is required for storage areas. Please provide.~~
- ~~5. Is a dumpster enclosure proposed? If so, label location.~~
- ~~6. Provide screening for the VRF units using either evergreen plantings or screen fencing to shield the units from the ROW. Provide fence detail if proposed.~~
- ~~7. Label the setback of the paving from the west property line. Minimum 5' is required.~~
- ~~8. Change 'C' or 'E' Joint label to read 'E' Joint on detail 4/C200 where sidewalk meets the driveway.~~

C300:

- ~~1. Label Proposed Contours.~~

2. ~~Please provide insert a tee at sanitary connection.~~
3. ~~Verify Water and sanitary sewer services are 10' apart at all locations~~
4. ~~Verify Sanitary and Storm Sewer crossing has a min of 18" of separation.~~
5. ~~Label location of Downspouts and size and slope of pipe material connecting into the main storm run.~~
6. ~~6" Fire and 3" Domestic shall be valved 5' outside the building.~~
7. ~~Provide protection bollards around fire hydrants in pavement and gas meters.~~
8. ~~Move valve on south side of building away from roof drain storm sewer.~~
9. ~~Label the offsets between the sanitary and water services.~~



- ~~10. Label all critical crossing details. Remove note #4.~~
- ~~11. Label FDC location. Ensure it is within 100' from a hydrant and not obstructed by parking, landscaping, etc.~~
- ~~12. What is the purpose of the sanitary service being extended all the way to the SW corner of the building?~~
- ~~13. Please provide a curb stop for the domestic line.~~

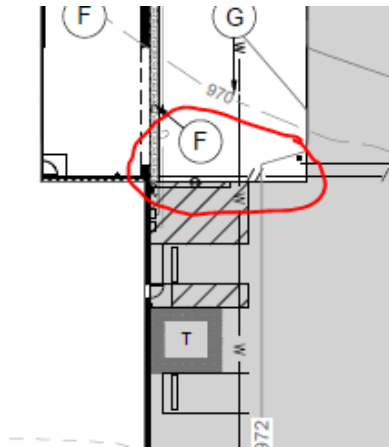
C400:

- ~~1. Provide inlet protection along 25th street for duration of construction~~
- ~~2. Label discharge points and include directional flow arrows~~
- ~~3. Show grading limits~~
- ~~4. Show proposed sediment controls (silt fence, etc)~~
- ~~5. Show location of temporary construction entrance~~
- ~~6. Show location of proposed staging area~~
- ~~7. Show location of proposed temporary stock pile~~
- ~~8. How will the pond outlet be protected to filter sediment from getting into city storm system?~~
- ~~9. Await application of amended soils in basin until the rest of the project has been stabilized to keep soil macro pores from plugging with sediment.~~
- ~~10. Seeding and Mulching quantities may need increased if the site is to sit open over the winter months. Please verify.~~
- ~~11. Detail Area A: Clarify where sidewalk goes from full curb to flush. Line work doesn't match spot elevations.~~
12. Where is the overflow? Please label. Please verify overflow location. It appears the overflow will be at the northeast corner. **Please label the overflow elevation and callout the overflow path.**

- ~~13. Add a note to depress the sidewalk if it is impacted by the overflow. Based on the approve comment, please provide a detail/note to depress the sidewalk at the overflow point.~~
- ~~14. You are showing an opening in the curb line around the northwest corner of the basin. Is this supposed to be a drainage channel down to the pond? If so provide scour protection leading down to the basin.~~
- ~~15. How is the water supposed to drain on the east side of the building? Are you planning on surface runoff to the basin?~~
- ~~16. Provide the public sidewalk along SE 25th Street. If it is to be a future sidewalk, please label the sidewalk.~~
- ~~17. Provide the following on the plan: Dumpster location, concrete washout, portable restroom location, construction entrance, staging area. Please add all additions to the SWPPP quantities tab.~~
- ~~18. Please label the slope and cross-slope for the ADA parking.~~
- ~~19. If the sidewalk connection from SE 25th St is to remain as shown, provide ramp detail.~~
- ~~20. Provide temporary standpipe/riser location and detail~~
- ~~21. Provide sediment controls around temporary stock pile and plan to vegetate to meet topsoil preservation requirements from GP2~~
22. It is recommended to move the stockpile away from the basin in case of a mishap with run off filling the basin with sediment

C500:

- ~~1. Please provide some tree plantings within the landscape islands but provide 5' separation from hydrant and avoid conflict with utilities. Trees along/around the basin would also be desired.~~
- ~~2. Please provide landscape screening in this area to help shield the transformer from the ROW.~~



3. ~~With the biocell, staff would suggest adding sod to the bottom of the basin.~~
4. ~~Provide turf reinforcement matting or equivalent around the basin it seed is going to be used. Plan is calling out for seed. The steep slope will erode before seed hits 70% vegetative cover.~~

C600:

1. ~~Provide detail for fencing. Slats are not permitted within chainlink fences. Please revise. What color of chainlink is proposed? Black vinyl is preferred.~~
2. ~~Provide detail for ADA signs.~~
3. ~~Provide detail for dumpster enclosure, if proposed.~~
4. ~~Revise the sand filter detail to provide a 6" perforated underdrain.~~

Architecture:

1. ~~Would you please provide a copy of the rendering for the building? Would be nice to present to P&Z/Council. Please provide.~~
2. ~~Please provide some building material examples. Example imagery or product cut sheets would be acceptable. Please provide.~~

SWPPP:

1. ~~Await application of amended soils in basin until the rest of the project has been stabilized to keep soil macro pores from plugging with sediment.~~

2. ~~Provide an updated sediment and erosion control plan map~~
3. ~~Part 2.A.~~
 - a. ~~Permeant Stabilization are there any areas to restore into ag? If not, it is recommended to delete comment about restoration of agricultural areas.~~
 - b. ~~Channel Stabilization. Is there a concrete drainage flume? If not, it is recommended to delete comments about it.~~
 - c. ~~Structural controls: Paved intakes should receive drop in inlet protection devices once paved. This will allow water to flow as designed while capturing sediment from getting into the storm system.~~
4. Include detail on installing erosion control matting
5. ~~Include dewatering protocols from GP2. Add dewatering protocols from GP2 under 2.B Other Controls~~
6. ~~Part 2.C.5 If no areas will be left undisturbed, consider deleting "Approximately 0 acres of the site will remain undisturbed and in its original vegetative state, limiting the amount of exposed soil and providing a continuous vegetation buffer zone that will reduce runoff velocities and increase infiltration."~~
7. Update construction schedule once known **Update contractors responsible for construction phases once known**
8. ~~Under Final Stabilization, address that it is 70% vegetative density over 100% of the site to file NOD.~~
9. **Have all contractors& sub-contractors sign certification statements prior to performing work on site.**
10. ~~The disturbed area shouldn't be greater than the site area. Please revise.~~
11. **Provide the updated sediment and erosion control map from the site plan within the SWPPP document**

Stormwater Management Plan (SWMP)

1. ~~Design assumptions list a proposed TC of 5 mins, but the hydrograph model utilizes 10 mins. Please fix.~~
2. ~~Drainage Map: Provide contour elevation labels on proposed drainage map.~~

- ~~3. Drainage Map: Does the entire warehouse building roof drain to DA-5?~~
- ~~4. Total Site = 4.39 acres, proposed hydrographs only account for 4.12 acres. Please provide analysis of the additional 0.27 acres.~~
- ~~5. Storm Sewer Design Spreadsheet: Incorrect intensity value was used for P-5 and P-6.~~
6. CPv calculations show allowable release rate of 0.29 cfs. Proposed conditions exceed allowable release rate. Provide release rate below allowable release rate. Provide release rate below allowable release rate. You may need to reduce the size of ST-7, and change ST-7A into a circular area intake within the basin. **CPv allowable release rate is for the entire site, not just what flows to the basin. Additionally, the basin release rate of 0.18 cfs is not just through the sand filter. The CPv event gets to elevation 966.03 in the basin. That is 0.18 feet above the FES. FES can be raised, or pipe size can be reduced.**

Construction Drawings (CDs)

- ~~7. C300: Provide approximate elevations at critical crossings.~~
- ~~8. C300: Place leader labels for note 3.A.~~
- ~~9. C300: Fix critical crossing label for water main and storm sewer. Currently states (SAN).~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 13, 2022 July 25, 2022 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	August 2, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 23, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

SITE PLANS / PRELIMINARY PLAT
FOR
SMI-AWS FABRICATION FACILITY
1250 SE 25TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA

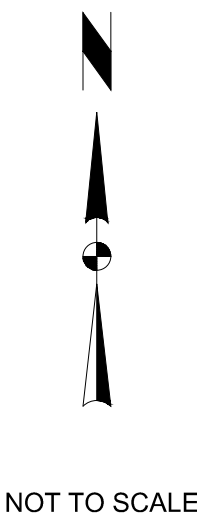
APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
CONTACT: NICK WELTER
PHONE: 515-961-5386

OWNER
SP IOWA PROPERTIES
408 WEST MISSION ST, PO BOX 160
STRAWBERRY POINT, IOWA 52076
CONTACT: ADAM BOECKMANN
PHONE: 515-255-1556



VICINITY MAP

INDEX OF SHEETS	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN
C401	SIDEWALK RAMP DETAILS
C500	PLANTING PLAN
C600	SITE DETAILS



STATE OF IOWA
MONTE A. APPELGATE
LANDSCAPE ARCHITECT
NO. 342
PROFESSIONAL LANDSCAPE ARCHITECT

License Expires:
June 30, 2022

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

Monte A. Applegate, ASLA	Date
License Number 342	
Pages or sheets covered by this seal: Sheet C500	

STATE OF IOWA
JON L. HANSON
P15562
LICENSED PROFESSIONAL ENGINEER

License Expires:
June 30, 2022

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E.	Date
License Number P15562	
My License Renewal Date is December 31, 2020	
Pages or sheets covered by this seal: Sheet C100-C400, C600	

SMI-AWS FABRICATION FACILITY

TITLE SHEET

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0524.01

Sheet C100

		PER CITY COMMENTS	07/25/22		
		PER CITY COMMENTS	07/13/22		
		REVISION	DATE	BY	
	MARK	Checked By: CHKD	Scale: 1" =		
	Engineer: J.L.H	Date: 06/24/2022	T-R-S: TTN-RRW-SS		
	Technician: JRC				
		Project No: 122.0524.01			Sheet C100

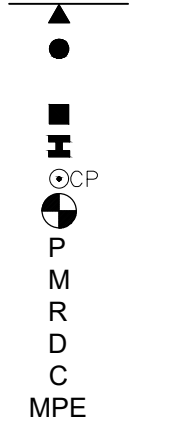
D:\projects\2022\122.0524\122.0524\DWG\SP01_122.0524.dwg JAKE R. CAMPOS PROJECT INFORMATION: 20220725 4:37 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

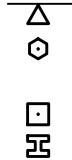
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



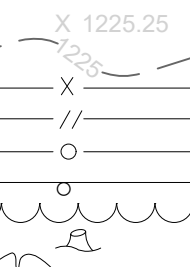
SET



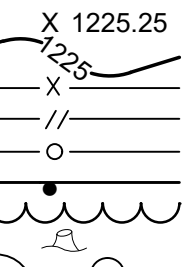
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



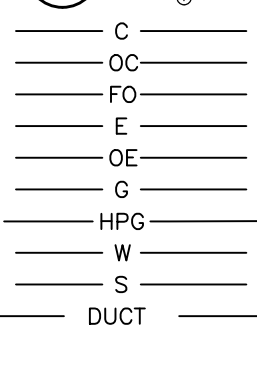
Deciduous Tree \ \ Shrub



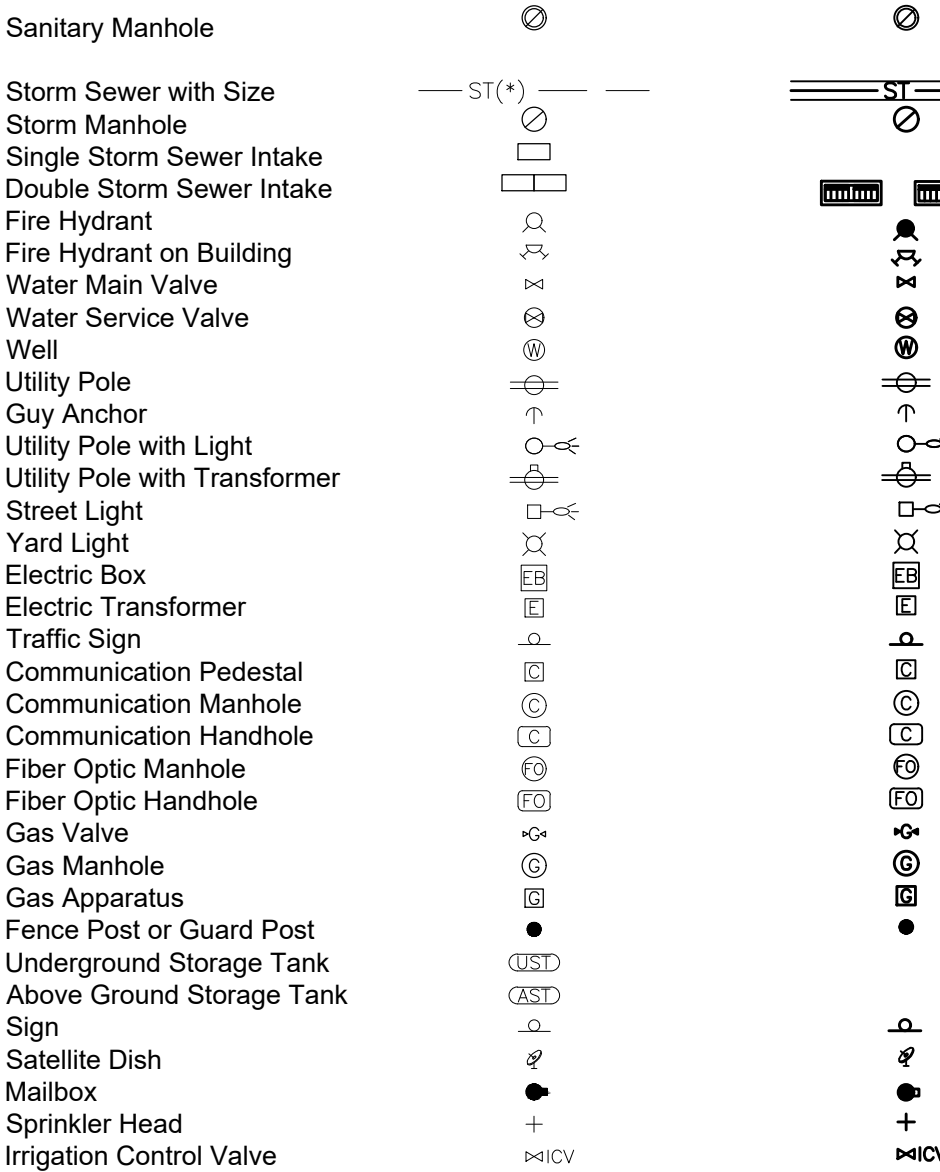
Coniferous Tree \ \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID



(*) Denotes the survey quality service level for utilities



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

NOTES

- NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- NOTIFY OWNER, ENGINEER AND THE CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES, MINIMUM 8" DEPTH IN THE CITY RIGHT-OF-WAY AND EASEMENTS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- NO GROUND DISTURBING ACTIVITY WILL BE ALLOWED PRIOR TO ISSUANCE OF AN NPDES GENERAL PERMIT NO. 2, SWPPP AND CITY GRADING PERMIT.
- HANDICAPPED ACCESS STALLS SHALL BE SIGNED "NO PARKING" OR OTHERWISE STRIPED TO INDICATE "NO PARKING".
- CONTACT THE CITY OF GRIMES, KEVIN HENSLEY; 515-986-9636 KHENSLEY@GRIMESIOWA.GOV, A MINIMUM OF 48 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES (SANITARY SEWER, STORM SEWER, OR WATER MAIN).
- ONCE NOD CONDITIONS OF GENERAL PERMIT 2 ARE MET, THE OWNER SHALL CONDUCT A TOPOGRAPHIC SURVEY OF THE BASIN AND RESTORE FINAL SURFACE GRADES TO DESIGN ELEVATIONS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 562202505.

G1-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS (515)-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
CO1-COMMUNICATION	CONSOLIDATED COMMUNICATIONS JUSTIN GREV (507)-386-3606 JUSTIN.GREV@CONSOLIDATED.COM
OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
WATER	GRIMES, CITY OF NICK DEARDORFF (515)-986-3176 NDEARDORFF@USWATERCORP.NET
NO RESPONSE	MEDIACOM KEVIN COLLINS (515)-246-6668 KCOLLINS1@MEDIACOMCCC.COM
SANITARY-WATER-STORM	CITY OF GRIMES KEVIN HENSLEY (515)-986-9636 KHENSLEY@GRIMESIOWA.GOV



CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7516728.38 E=18482262.59 Z=969.54 SET CUT "X" ON TOP CURB LOCATED NORTH SIDE SE 25TH ST. +-15' SW OF HYDRANT AND +-1' WEST OF BACK OF CURB INTAKE. NW CORNER SITE. (AS SHOWN ON SURVEY)
CP2	N=7516295.02 E=18482261.33 Z=973.67 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-15' EAST OF LIGHT POLE AND +-25' NE OF CHAIN-LINK FENCE CORNER, SW CORNER SITE. (AS SHOWN ON SURVEY)
CP3	N=7516294.19 E=18482753.56 Z=971.19 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-40' NORTH OF NW BUILDING CORNER AND +-30' NE OF CONCRETE CORNER, SE CORNER SITE. (AS SHOWN ON SURVEY)
CP4	N=7516728.51 E=18482757.86 Z=967.04 SET CUT "X" ON TOP CURB LOCATED NORTH SIDE SE 25TH ST. +-10' EAST OF STREET LIGHT, NE CORNER SITE. (AS SHOWN ON SURVEY)
CP5	N=7516509.90 E=18482521.68 Z=970.66 SET 1/2" REBAR WITH RED PLASTIC CAP, LOCATED CENTER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	N=7516734 E=18482575 Z=969.50 BURY BOLT ON HYDRANT LOCATED NORTH SIDE SE 25TH ST AND +-50' EAST OF SW CORNER LOT 15. (AS SHOWN ON SURVEY)
BM501	N=7516293 E=18482244 Z=976.72 SET CUT "X" LOCATED NE SIDE CONCRETE LIGHT POLE BASE AND +-10' NORTH OF CHAIN-LINK FENCE CORNER, SW CORNER SITE. (AS SHOWN ON SURVEY)

PROPERTY DESCRIPTION

LOT 1, M-KEDS HOME PLACE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

1250 SE 25TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA

ZONING

M1-A

BULK REGULATIONS

FRONT YARD SETBACK=25'
REAR YARD SETBACK=25'
SIDE YARD SETBACK=0'

PARKING REQUIREMENTS

PROFESSIONAL OFFICE: 10,867 SF x 3 STALL / 1000 GFA =33 STALLS REQUIRED
WAREHOUSE 33,557 SF x 1 STALLS / 2000 GFA =17 STALLS REQUIRED

REQUIRED 50 STALLS

PROVIDED 51 STALLS (INCLUDING 3 ACCESSIBLE STALLS)

CONSTRUCTION SCHEDULE

ACTIVITY	SCHEDULE
EARTHWORK	SUMMER 2022
FOUNDATION	SUMMER 2022
UNDERGROUND	SUMMER 2022
PAVEMENT	SUMMER/FALL 2022
LANDSCAPE/FINISH	SPRING 2023

OPEN SPACE CALCULATIONS

TOTAL LOT AREA = 191,195 SF (4.39 AC)
OPEN SPACE REQUIRED = 19,119 SF (10%)

TOTAL HARD SURFACE (DRIVES, BUILDING, PARKING) = 108,486 SF
TOTAL OPEN SPACE PROVIDED = 82,709 SF (43.3%)

DATE OF SURVEY

APRIL 14, 2022

OCCUPANCY

WAREHOUSE
OFFICE

GENERAL USE

BUSINESS OFFICE, WHOLESALE STORAGE, AND WAREHOUSE ESTABLISHMENT.

BUILDING DESCRIPTION

AREA: 34,559 SF
HEIGHT: 20'-0"

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

- THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

- ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:

- ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- ALL SIGN POSTS SHALL BE TELESAPAR 2"x2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SMI-AWS FABRICATION FACILITY

PROJECT INFORMATION

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. I



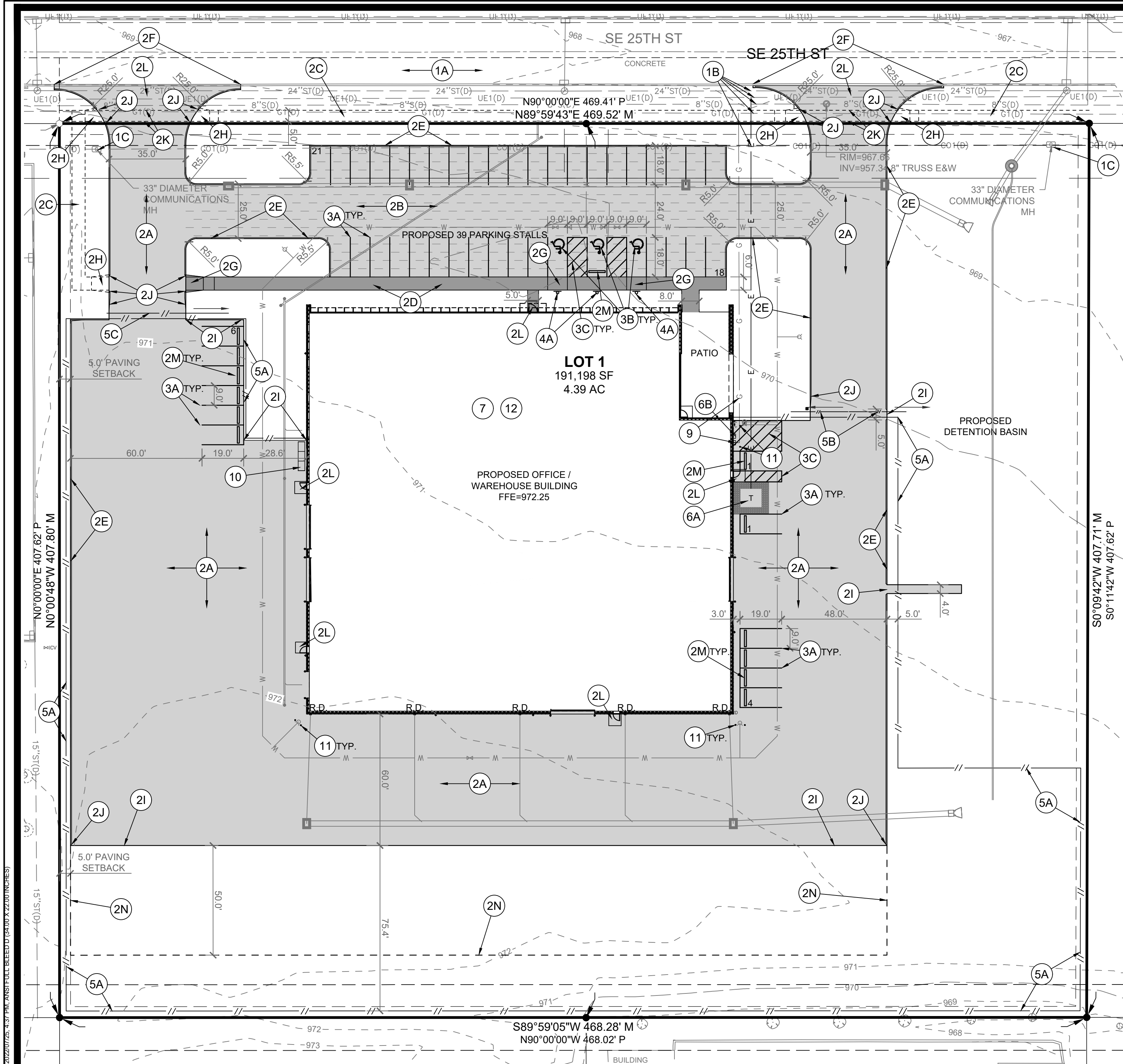
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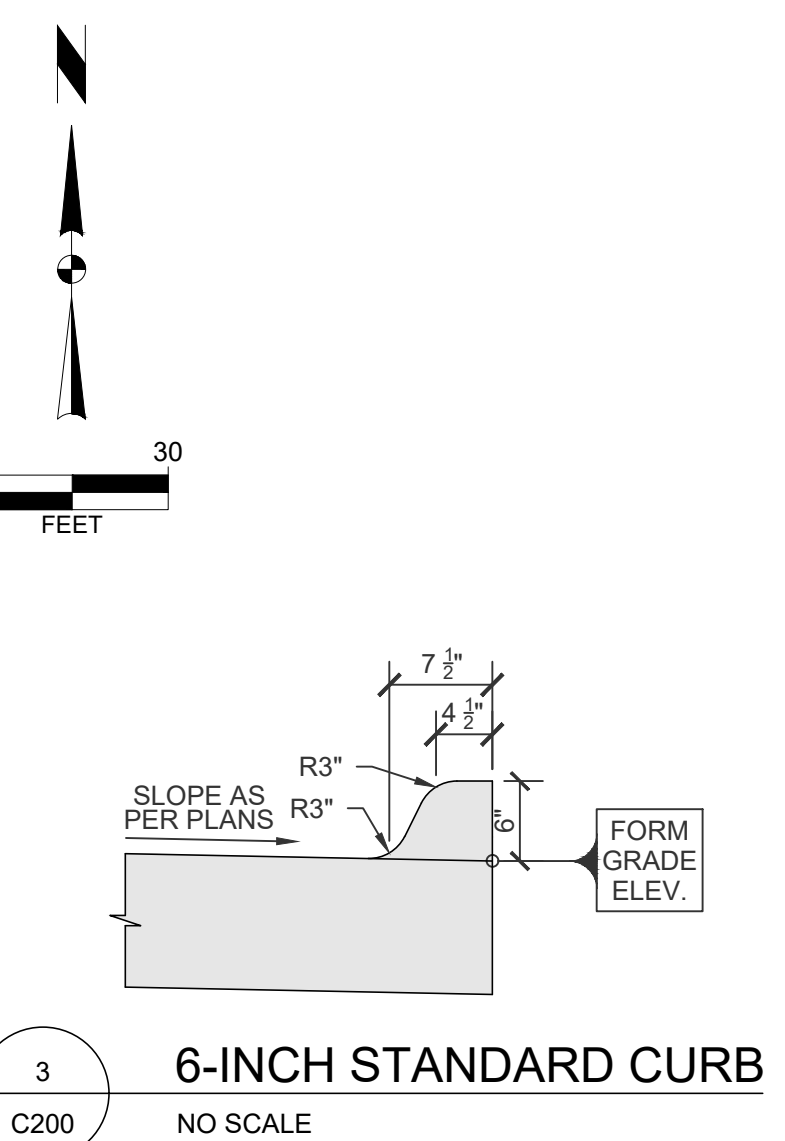
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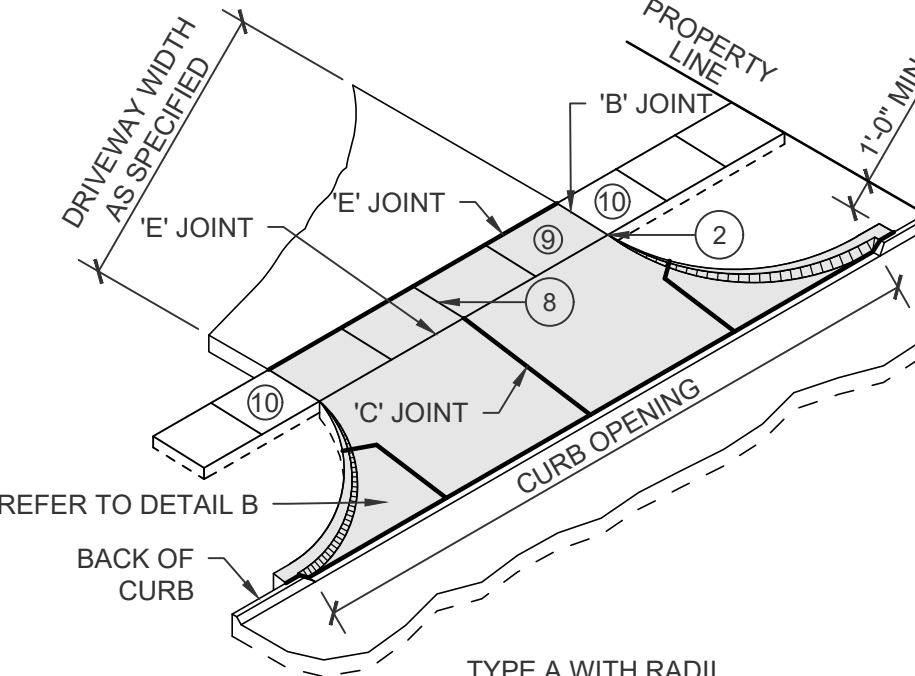
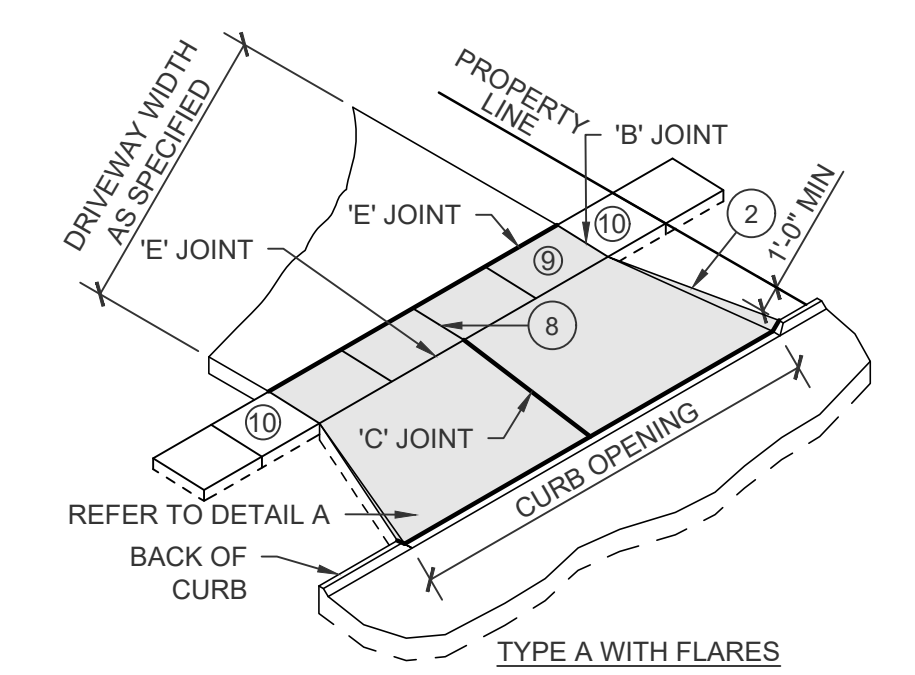


- LEGEND**
- 8" DEPTH PCC DRIVES
 - 6" DEPTH PCC DRIVES / PARKING
 - 5" DEPTH PCC SIDEWALK

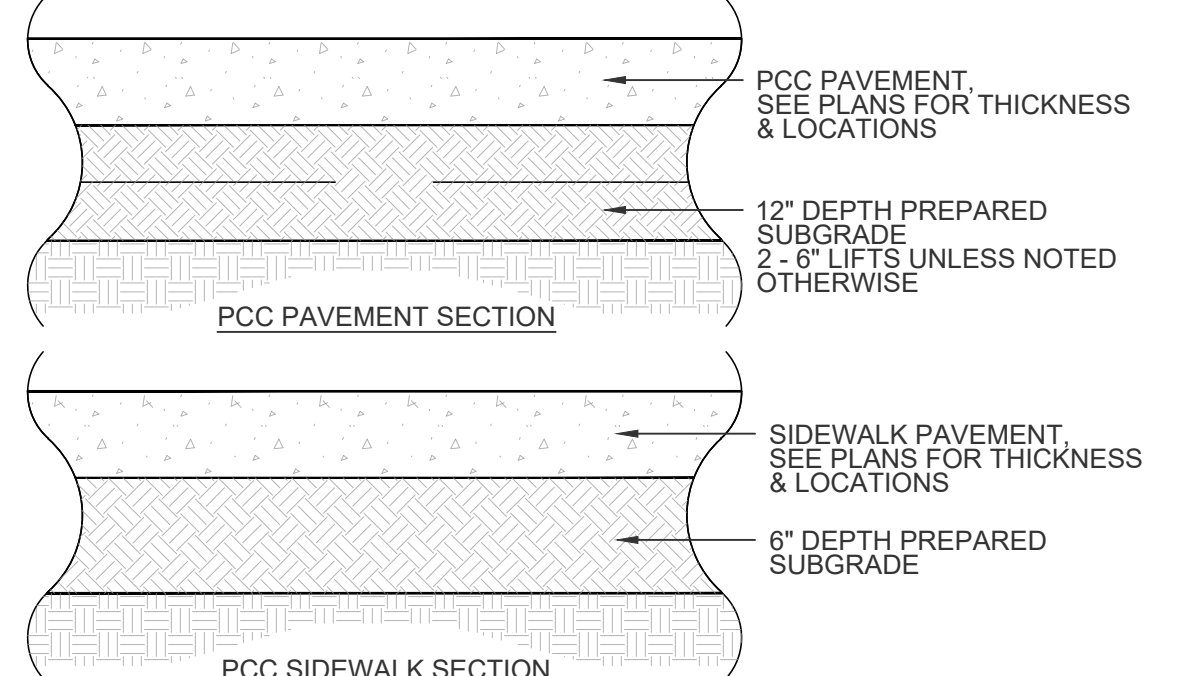
- DIMENSION PLAN NOTES**
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN.
 - B. PROTECT EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
 - C. ADJUST COMMUNICATION BOX TO PROPOSED FINISHED ELEVATION. COORDINATE WITH UTILITY FRANCHISE OWNER PRIOR TO CONSTRUCTION.
 - PAVEMENTS. PROVIDE THE FOLLOWING:
 - A. 8" DEPTH PCC DRIVES ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - B. 6" DEPTH PCC DRIVES AND PARKING ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - C. FUTURE 5" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. OWNER TO INSTALL SIDEWALK UPON NOTICE FROM THE CITY OF GRIMES.
 - D. 5" DEPTH PCC SIDEWALK WITH INTEGRAL CURB WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. SEE DETAIL ON THIS SHEET.
 - E. STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - F. GRIND CURB AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A CONCRETE DRIVEWAY.
 - G. PEDESTRIAN RAMP. MAXIMUM SLOPE OF 8.33%.
 - H. FUTURE PEDESTRIAN RAMP. MAXIMUM SLOPE OF 8.33%.
 - I. NO CURB.
 - J. TAPER TO NO CURB.
 - K. 1/2" EXPANSION JOINT FULL WIDTH OF DRIVE ON BOTH SIDES OF SIDEWALK.
 - L. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - M. WHEEL STOP. SEE DETAIL 1/C600.
 - N. FUTURE PAVING LIMITS.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - A. 4" WIDE PAINTED PARKING STALL LINES.
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - C. ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS. PROVIDE THE FOLLOWING:
 - A. PROVIDE POST MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ICC SECTION A117.1-09 SECTION 502.7 AND ADAAG REQUIREMENTS. SIGN SHALL BE AT LEAST 60 INCHES ABOVE THE FINISHED PARKING SURFACE.
 - FENCING:
 - A. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK FENCE. REFER TO DETAIL ON C600. REFER TO MANUFACTURER FOR ALL INSTALLATION REQUIREMENTS.
 - B. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK SPLIT SLIDER GATE AND CONTROLS FOR 35' OVERALL DRIVE OPENING. COORDINATE WITH FENCE MANUFACTURER FOR ALL FENCE HARDWARE, CONTROLS AND INSTALLATION REQUIREMENTS.
 - C. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK SINGLE SLIDER GATE AND CONTROLS FOR 35' OVERALL DRIVE OPENING. COORDINATE WITH FENCE MANUFACTURER FOR ALL FENCE HARDWARE, CONTROLS AND INSTALLATION REQUIREMENTS.
 - ELECTRICAL SERVICE, BY OTHERS.
 - A. PROPOSED TRANSFORMER LOCATION. COORDINATE WITH LOCAL UTILITY PROVIDER.
 - B. ELECTRIC METER. COORDINATE WITH STRUCTURAL AND ELECTRICAL PLANS.
 - C. EXTERIOR LIGHTING TO BE ORIENTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND INSTALLED AS TO NOT HAVE LIGHT EXIT FROM THE PROPERTY. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING ANY PROPOSED LIGHTING.
 - SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION, STOOP LOCATIONS AND DETAILED CONSTRUCTION
 - CONTRACTOR TO COORDINATE ALL ELECTRICAL, GAS, TELEPHONE, COMMUNICATION, CABLE, AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
 - GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.
 - 3 VRF UNITS. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - BOLLARDS, SEE DETAIL ON SHEET C600.
 - PROPOSED BUILDING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.



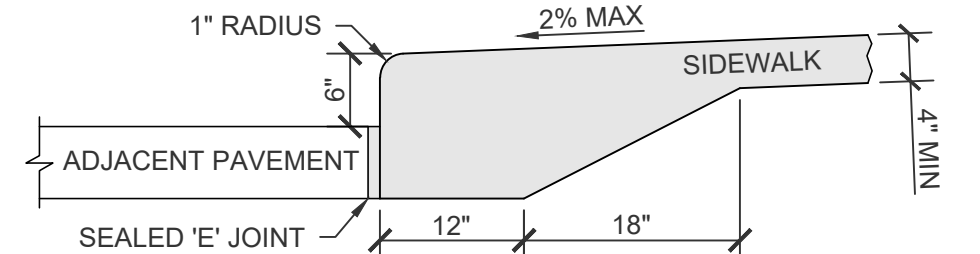
6-INCH STANDARD CURB
NO SCALE



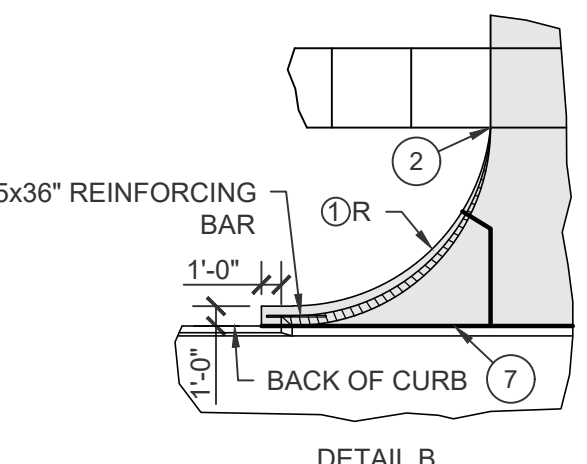
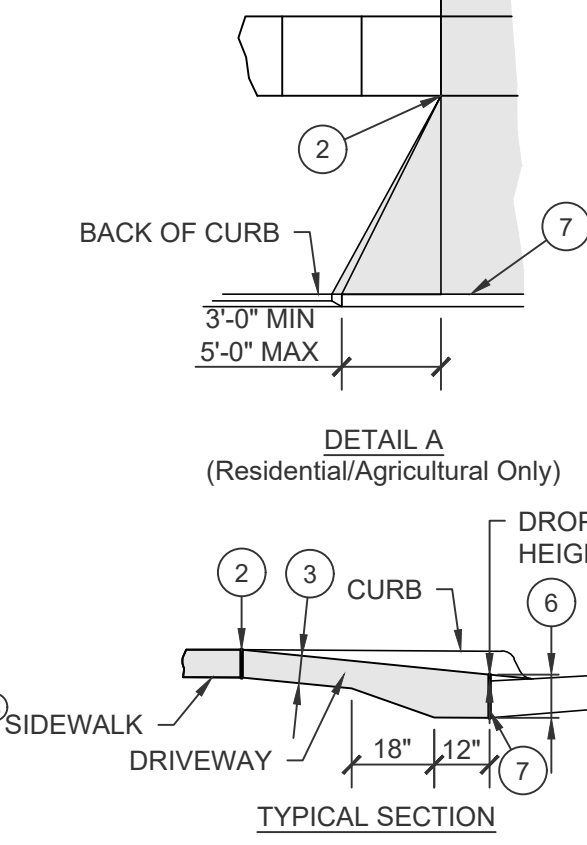
CONCRETE DRIVEWAY, TYPE A
NO SCALE



TYPICAL PAVEMENT CROSS SECTIONS
NO SCALE



INTEGRAL SIDEWALK AND CURB DETAIL
NO SCALE



- DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- MATCH THICKNESS OF ADJACENT ROADWAY. 8 INCHES MINIMUM.
- PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.

SMI-AWS FABRICATION FACILITY

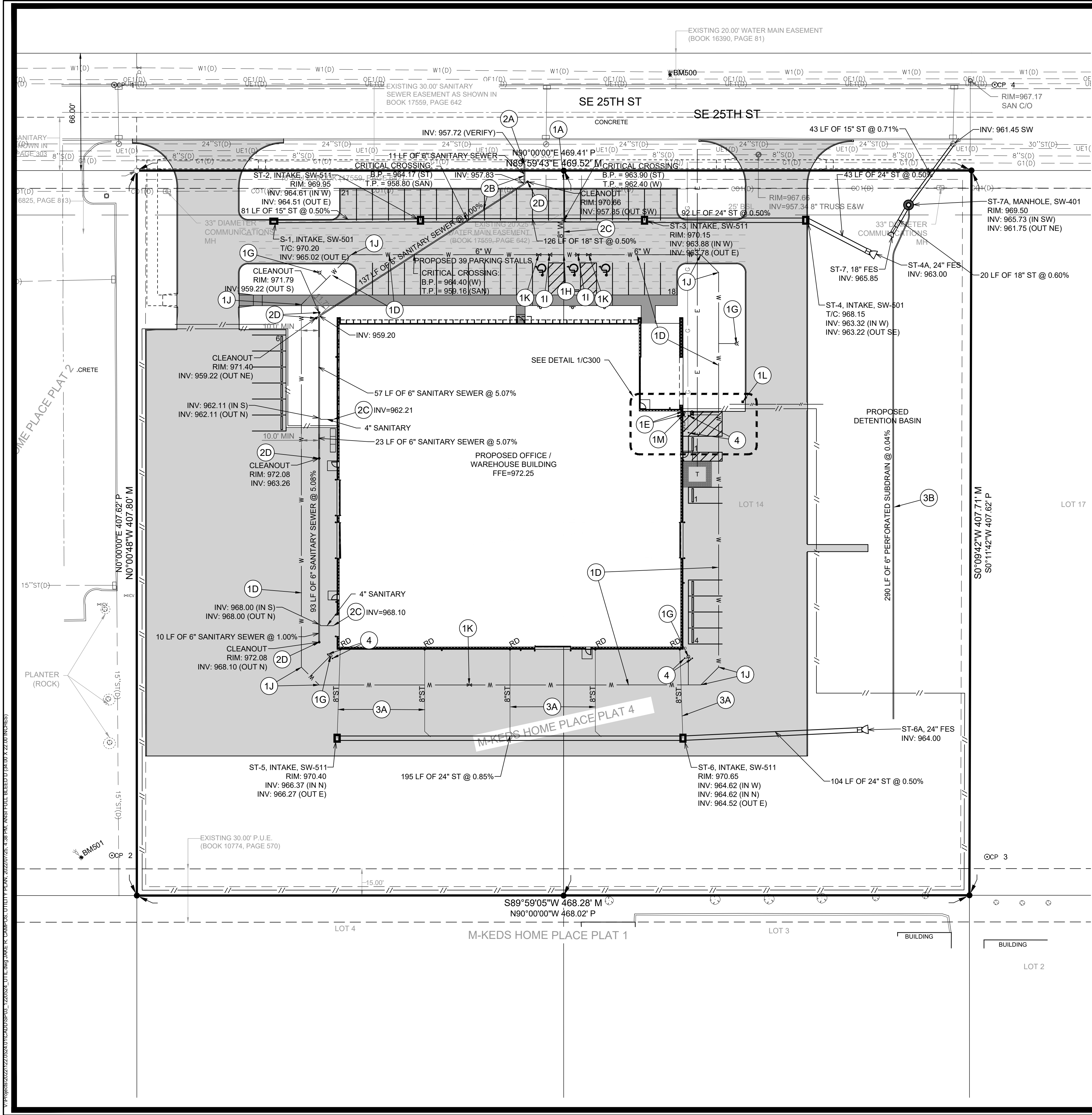
DIMENSION PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC.

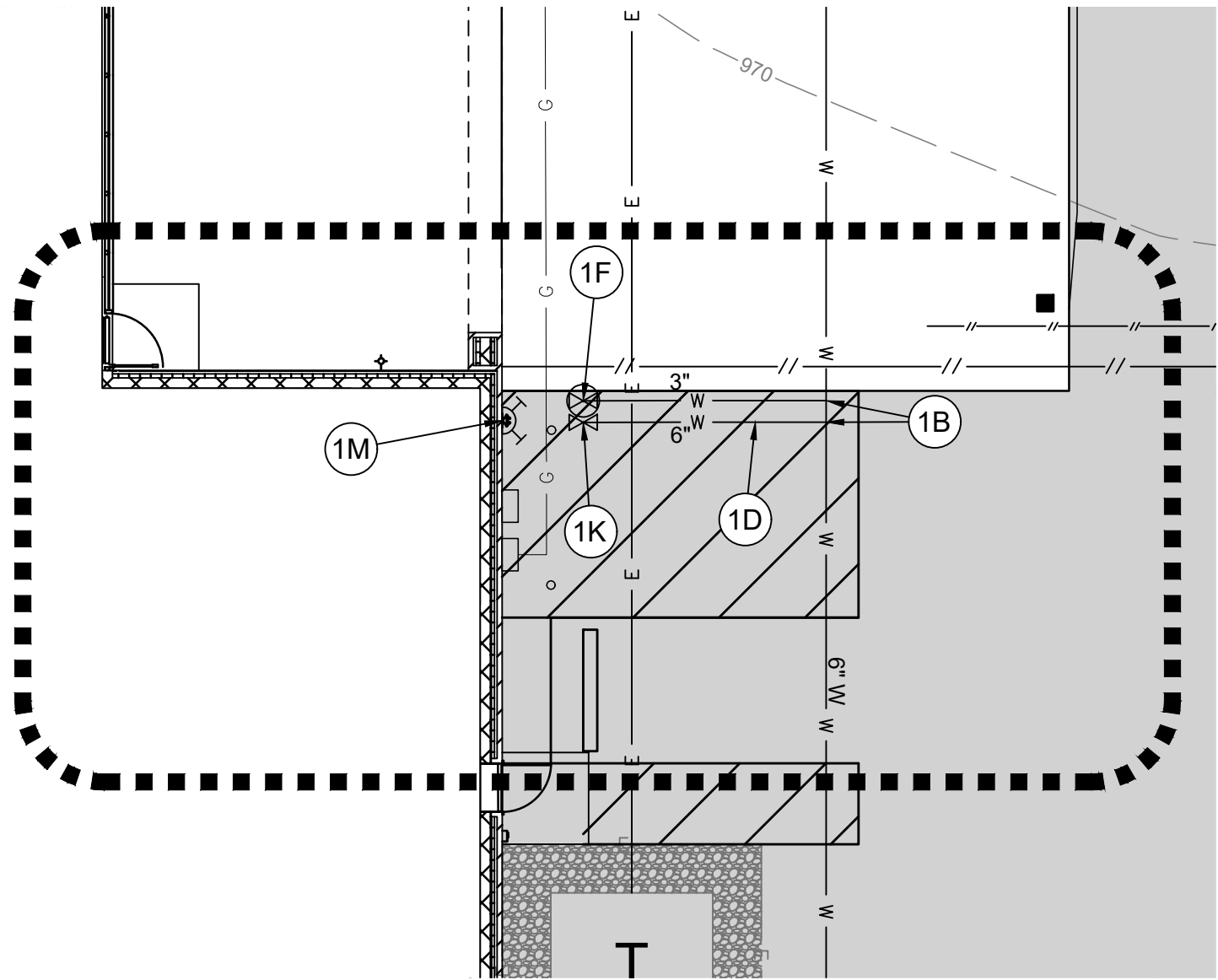


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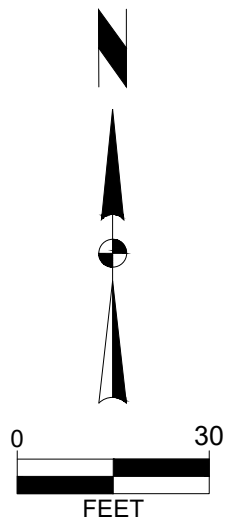


UTILITY PLAN NOTES

1. WATER SERVICES; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. CONNECT TO EXISTING 8" SERVICE STUB. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - B. TAP 3" COPPER DOMESTIC WATER SERVICE AND 6" FIRE PROTECTION LINES OUTSIDE BUILDING. CONFIRM FINAL DOMESTIC SERVICE SIZE WITH MECHANICAL ENGINEER. VERIFY CONNECTION LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS.
 - C. 8" PVC C900 WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, THRUST BLOCKS, AND TRACER WIRE AS NECESSARY.
 - D. PRIVATE 6" PVC C900 WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, THRUST BLOCKS, AND TRACER WIRE AS NECESSARY.
 - E. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - F. CURB STOP. ENCASE CURB STOP IN CONCRETE IF NOT LOCATED IN SIDEWALK.
 - G. HYDRANT ASSEMBLY.
 - H. 8" X 8" TEE FITTING.
 - I. 8" X 6" REDUCER FITTING.
 - J. 6" X 45" BEND FITTING.
 - K. 6" RW VALVE.
 - L. KNOX BOX. OBTAIN FROM KNOX (KNOXBOX.COM). REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - M. FIRE DEPARTMENT CONNECTION (FDC).
2. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. CONNECT TO EXISTING SANITARY SEWER STUB. CONTRACTOR TO VERIFY SIZE, LOCATION, AND DEPTH OF STUB PRIOR TO MAKING CONNECTION. UTILIZE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION. VERIFY ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" PVC SDR 23.5 SANITARY SEWER SERVICE. 1% MINIMUM PIPE SLOPE.
 - C. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - D. CLEANOUT.
3. STORM SEWER; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
- A. 10" PVC (SCH 40) DOWNSPOUT LEADER AT MINIMUM 1%. PROVIDE 90° ELBOW AT BUILDING FACE AT INVERT 968.75'. EXTEND MINIMUM OF 1 FOOT ABOVE FINISH GRADE..
 - B. INSTALL 4" SLOTTED DRAIN IN 8" WIDE X 1.5' DEEP TRENCH. BACKFILL ENTIRE TRENCH WITH POROUS GRAVEL.
4. PROTECTIVE BOLLARDS. REFER TO DETAIL ON SHEET C600.



1
C300
UTILITY CONNECTION DETAIL
1" = 10'



SMI-AWS FABRICATION FACILITY

UTILITY PLAN



Project No: 122.0524.01

Sheet C300

GRIMES, IOWA

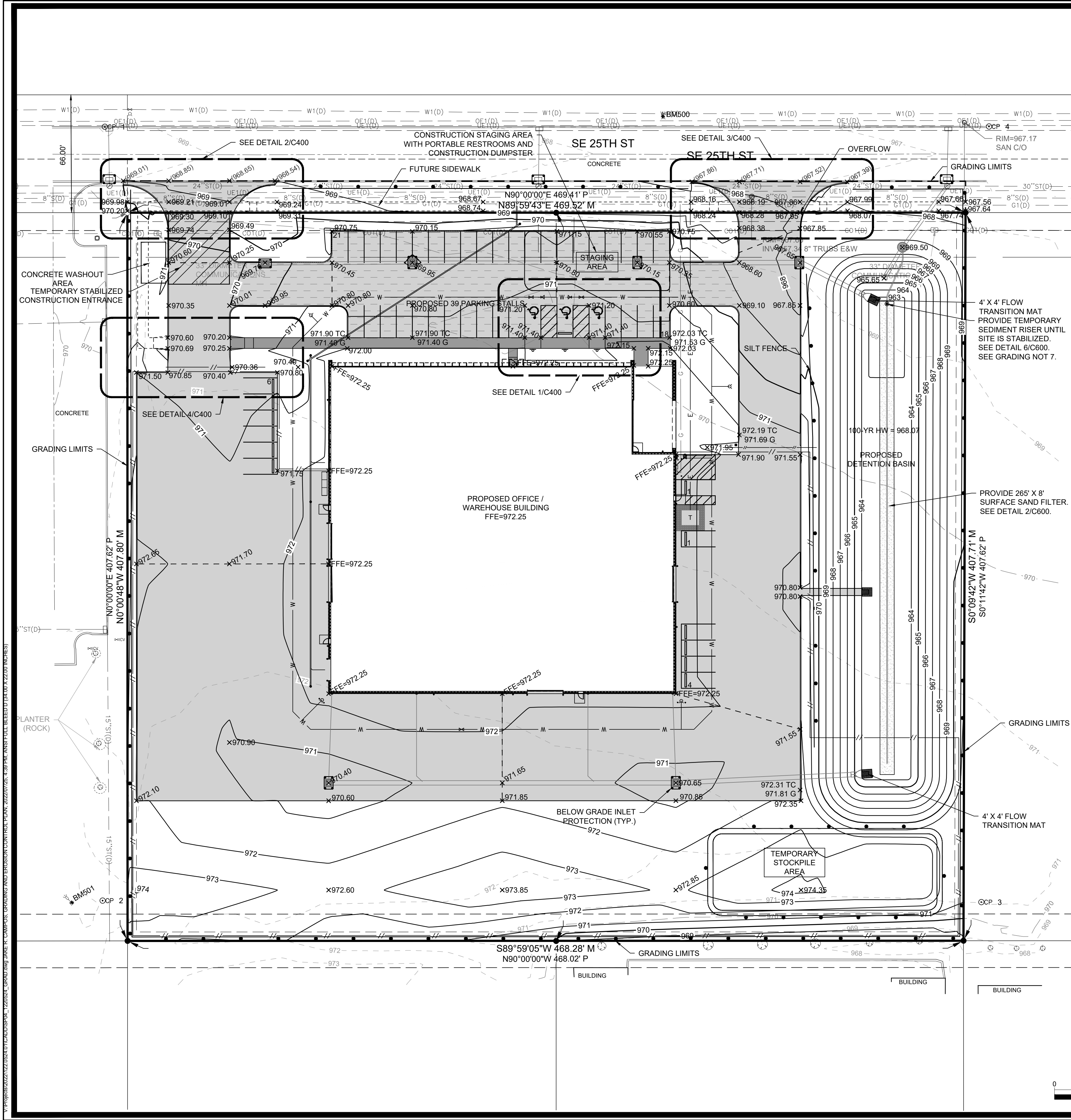
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Project No: 122.0524.01

Sheet C300

PER CITY COMMENTS	07/25/22	07/13/22	DATE	BY
REVISION	Scale: 1" =	Checked By: CHKD	Date: 06/24/2022	T-R-S: TTN-RRW-SS
MARK	Engineer: J.L.H	Technician: J.R.C		



GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. CONTRACTOR SHALL PROVIDE A TYPICAL 10' X 10' SILT FENCE RING AROUND ALL STORM INTAKES AND PROVIDE SILT FENCE WHERE SHOWN ON THE PLAN. SILT FENCE AROUND THE STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/SODDING IS COMPLETE.
6. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS. REMOVE INLET PROTECTION AFTER SITE IS PAVED AND VEGETATION IS ESTABLISHED.
7. DO NOT INSTALL THE SUBDRAIN IN THE DETENTION BASIN UNTIL AFTER THE BASIN AS-BUILT STORAGE VOLUME HAS BEEN VERIFIED AND APPROVED BY THE CITY AND THE SITE VEGETATION HAS BEEN ESTABLISHED. IN THE INTERIM, PROVIDE A TEMPORARY SEDIMENT RISER IN THE BASIN BOTTOM AT THE NORTH END OF THE BASIN THAT UTILIZES THE START OF THE 6" SUBDRAIN.
8. AFTER THE SITE IS VEGETATED INSTALL THE PERFORATED SUBDRAIN AND SAND FILTER PER THE DETAIL PROVIDED.

EROSION CONTROL QUANTITIES

SEEDING AND MULCHING =1.60 AC.
SILT FENCE =2,215 LF.
BELOW GRADE INLET PROTECTION =9 EA.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

PER CITY COMMENTS	07/25/22	BY	Scale: 1" =	T-R-S: TTN-RRW-SS	Sheet C400
PER CITY COMMENTS	07/13/22	DATE			
REVISION	Checked By: CHKD	Date: 06/24/2022			
MARK	Engineer: J.H	Technician: JRC	Project No: 122.0524.01		

SMI-AWS FABRICATION FACILITY

GRADING AND EROSION CONTROL PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

SNYDER & ASSOCIATES

Project No: 122.0524.01

Sheet C400

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TA	4	Tilia americana	American Linden	1.5' Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PK	12	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	3 gal.	Pot
PW	8	Pinus mugo 'White Bud'	White Bud Mugo Pine	3 gal.	Pot
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

A. UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

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

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.

G. SOD ALL AREAS DISTURBED BY CONSTRUCTION TO INCLUDE DETENTION BASIN, UNLESS NOTED OTHERWISE.

H. PROVIDE SUDAS TYPE 1 SEED MIX WITH HYDROMULCH IN AREAS OF LOT NOT DESIGNATED AS RECEIVING SOD.

I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF GRIMES.

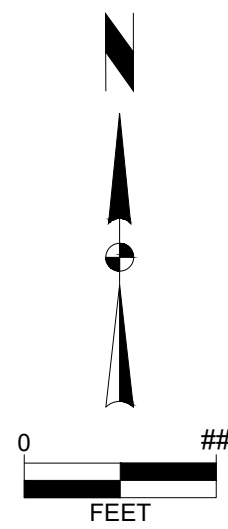
1 / 4 TO 1 / 3

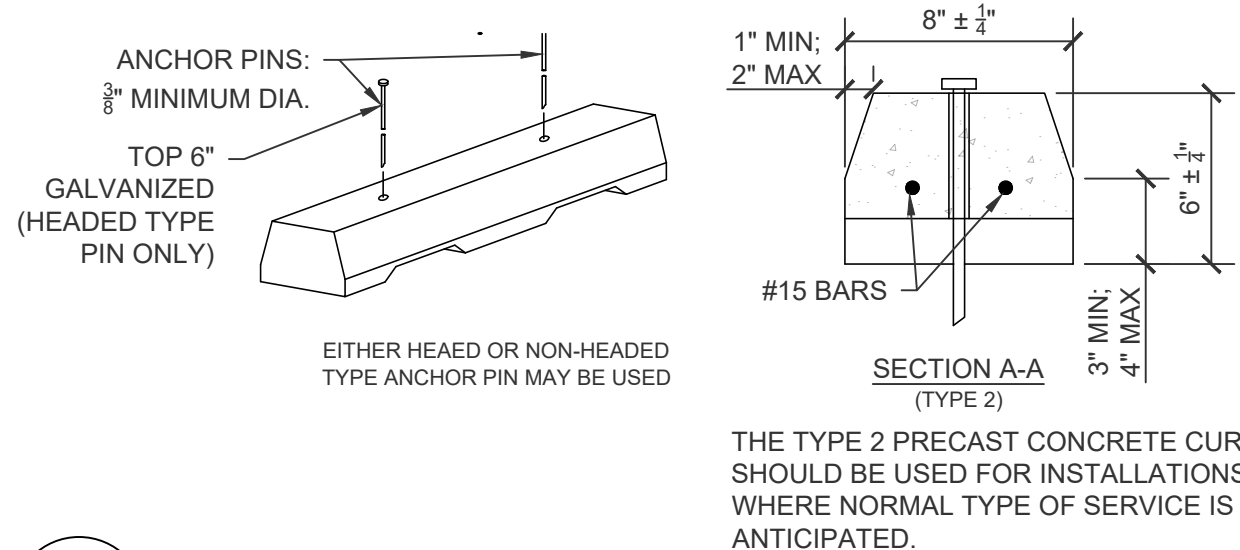
LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES M1-A REGULATIONS)

OPEN SPACE REQUIREMENTS:
MINIMUM OPEN SPACE = 10%
191,194.57 SF (4.39 AC), OVERALL PROPERTY X 10% MIN. OPEN
SPACE = 19,119 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDING)=
109,452.86 SF = 42.8% (81,741.71 SF) TOTAL OPEN SPACE PROVIDED

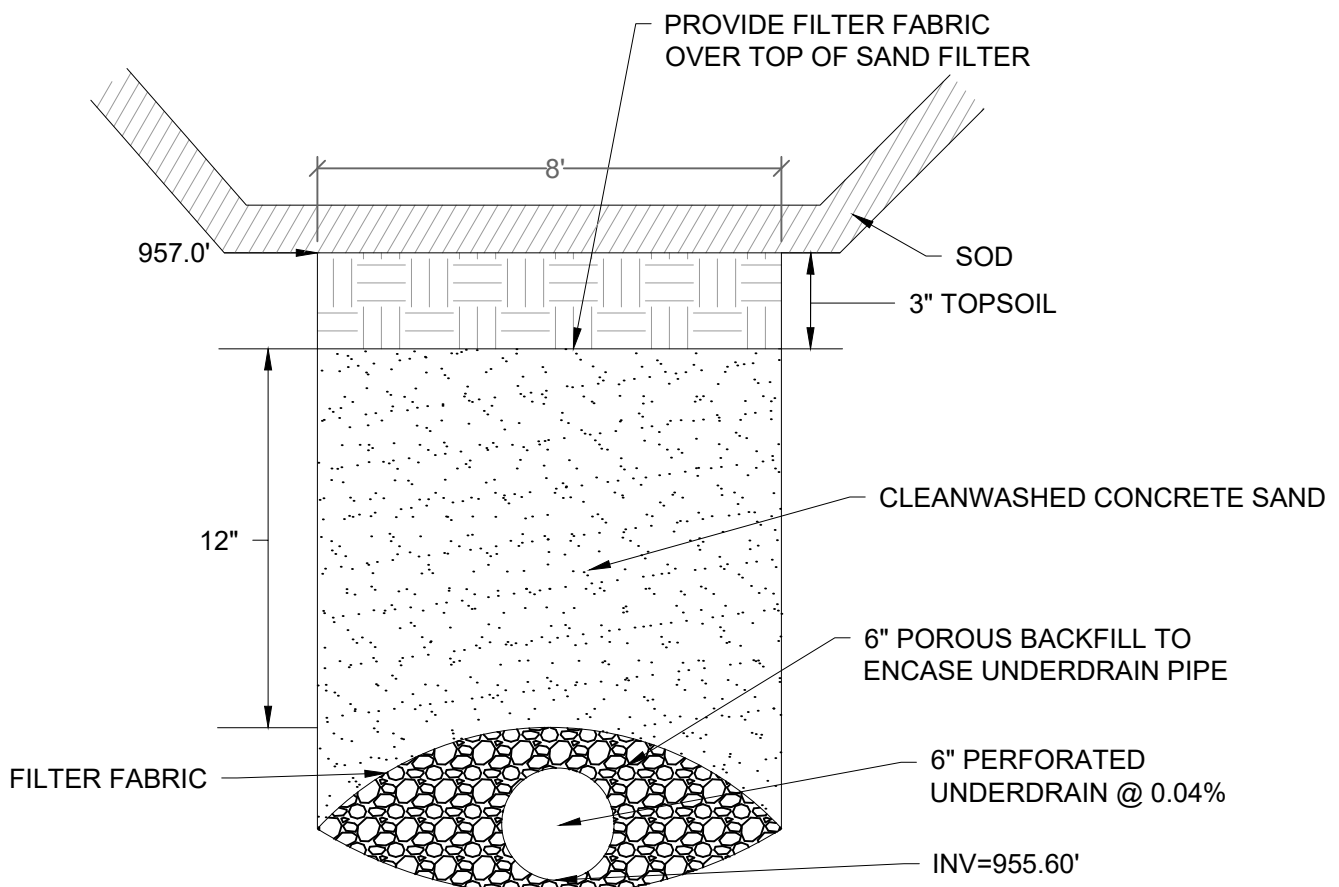


2 PLANTING PIT DETAILS
C500 NO SCALE

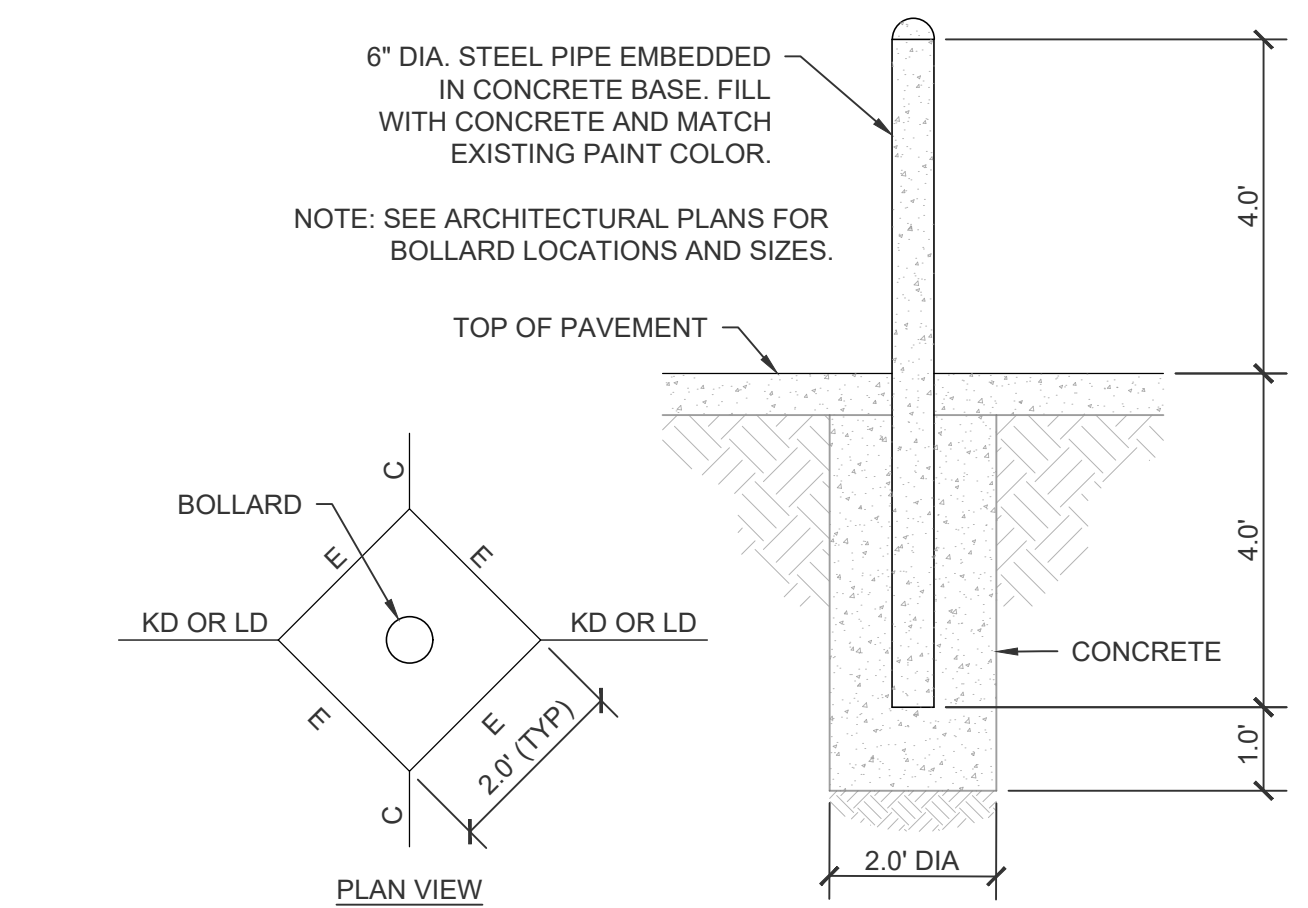




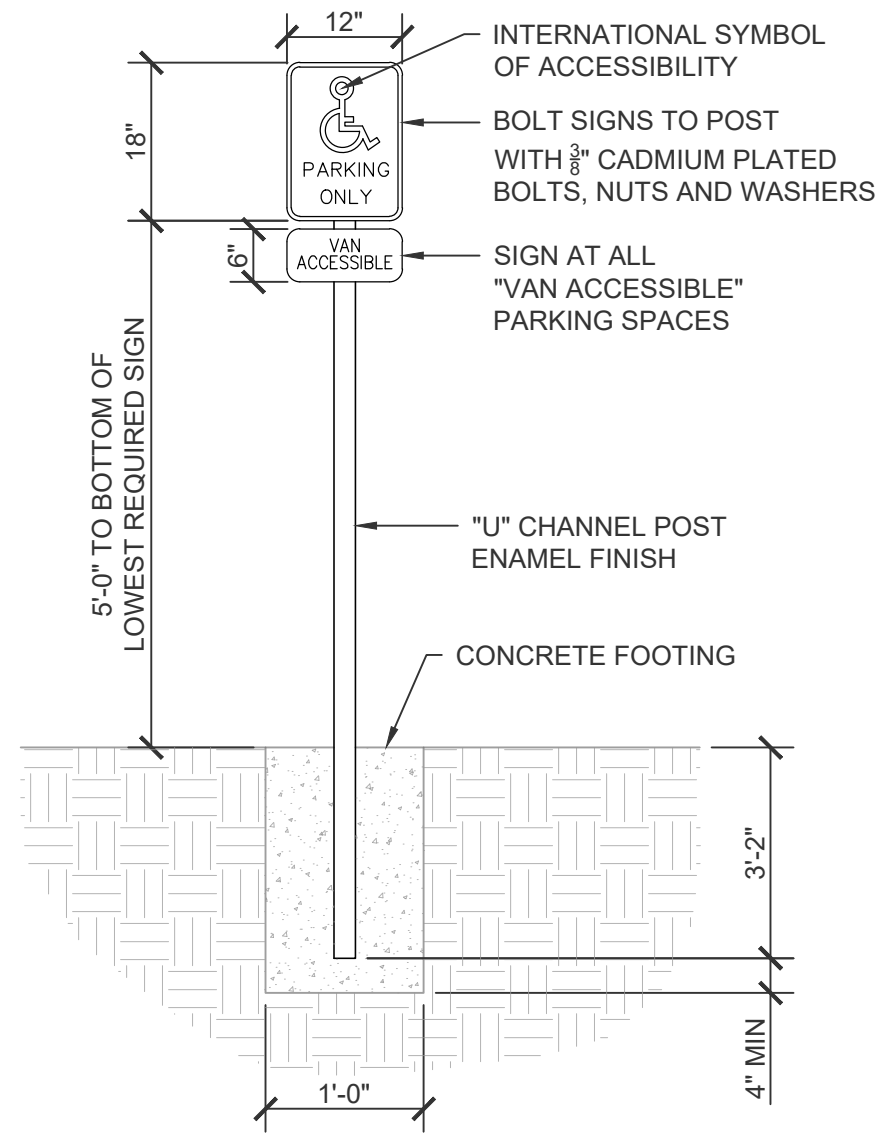
1 WHEEL STOP
C600 NO SCALE



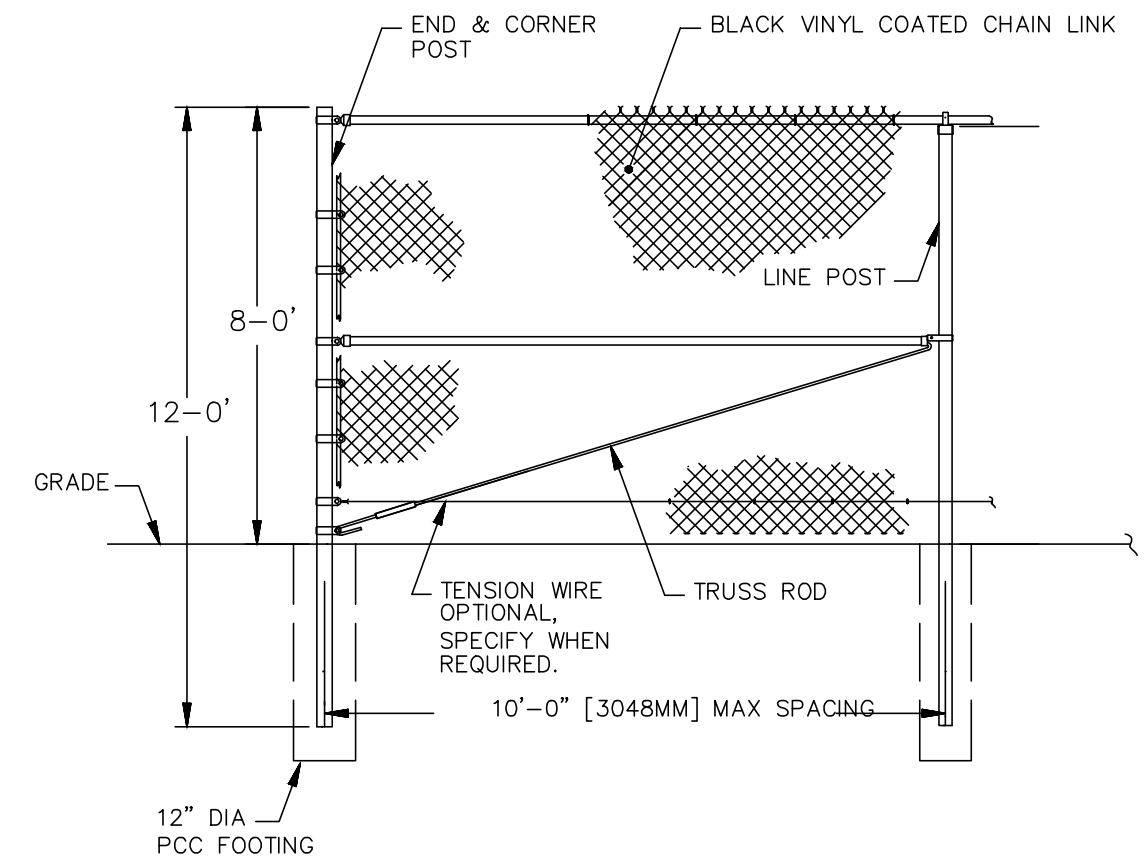
2 SAND FILTER DETAIL
C600 NO SCALE
REFERENCE: IOWA STORM MANAGEMENT MANUAL FIG. C6-S1-1



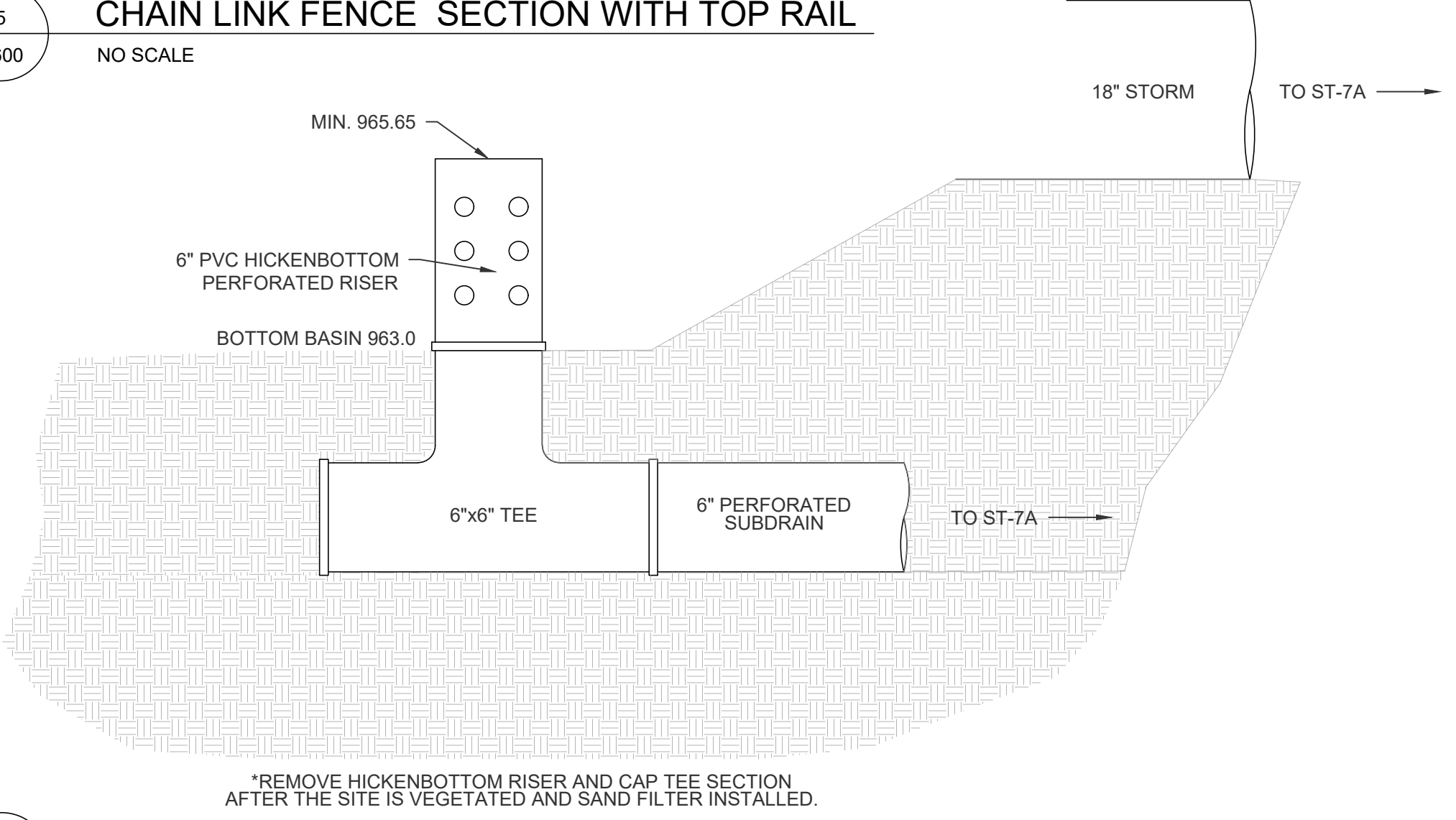
3 PIPE BOLLARD DETAIL
C600 NO SCALE



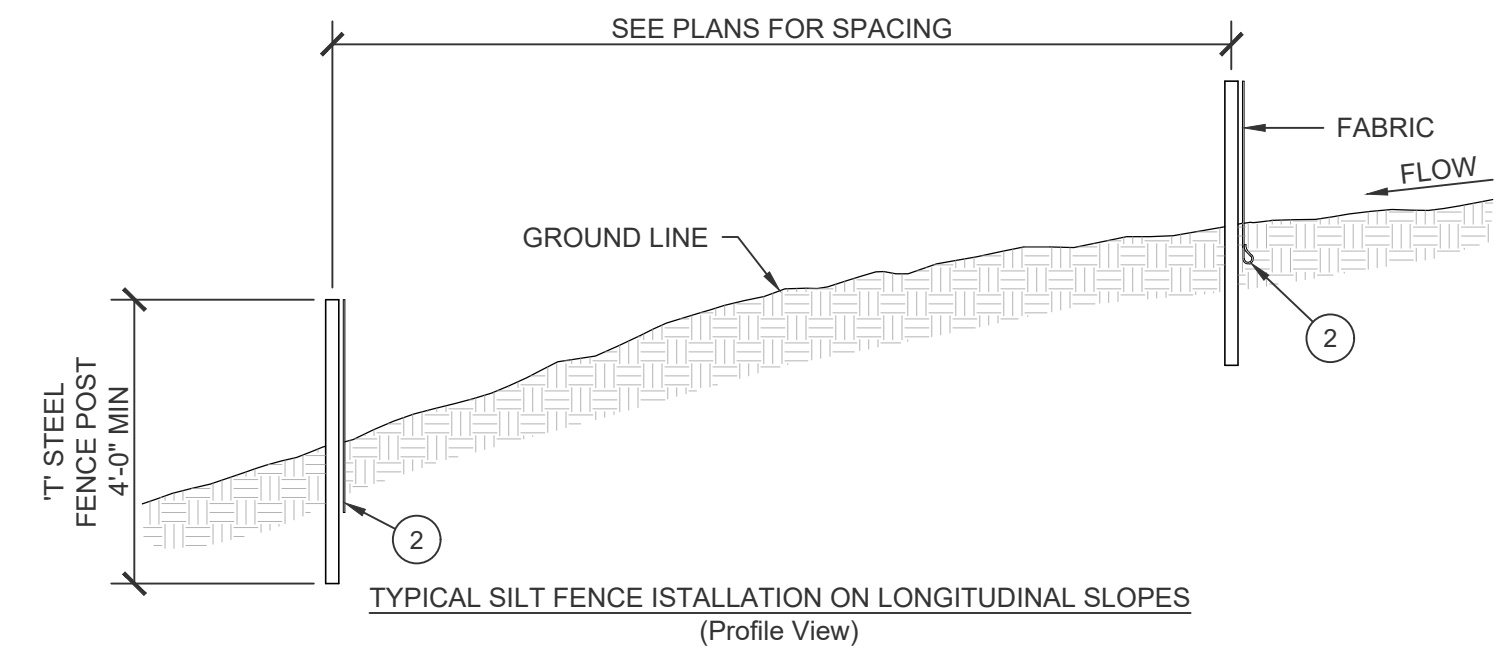
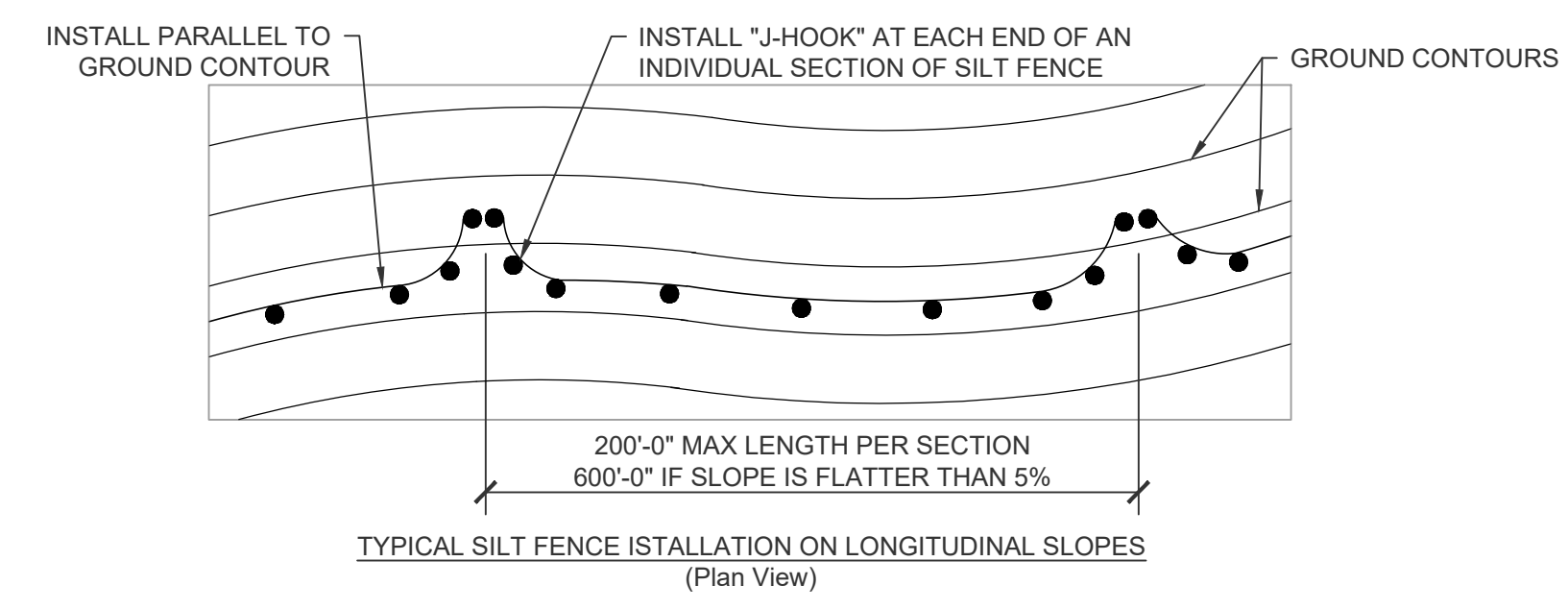
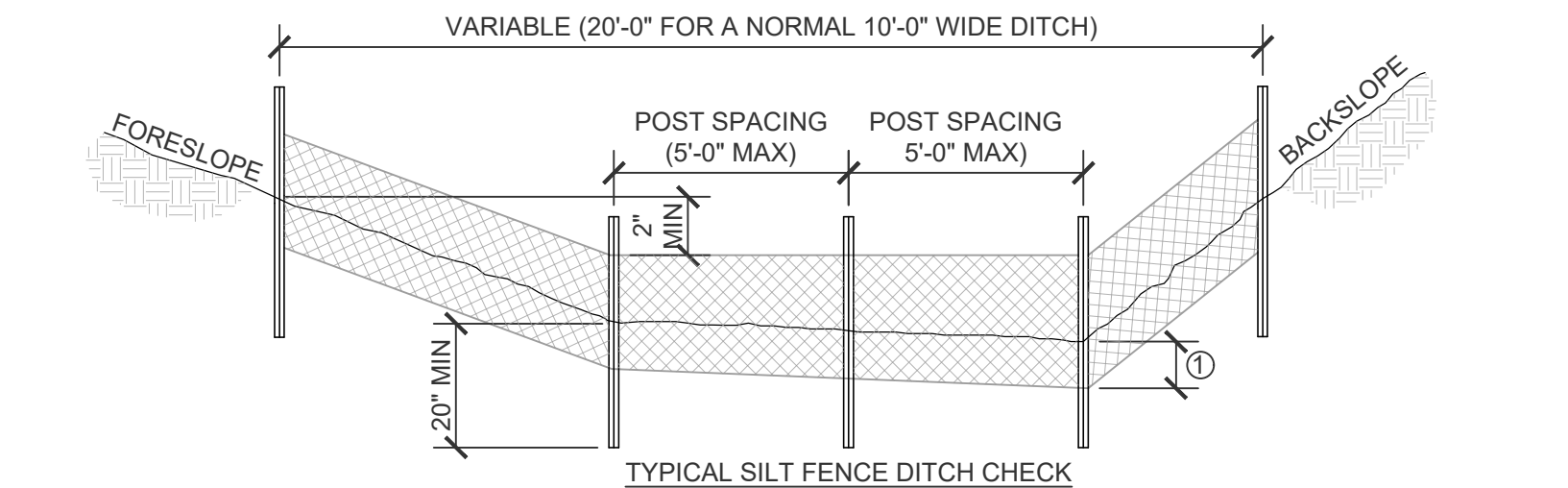
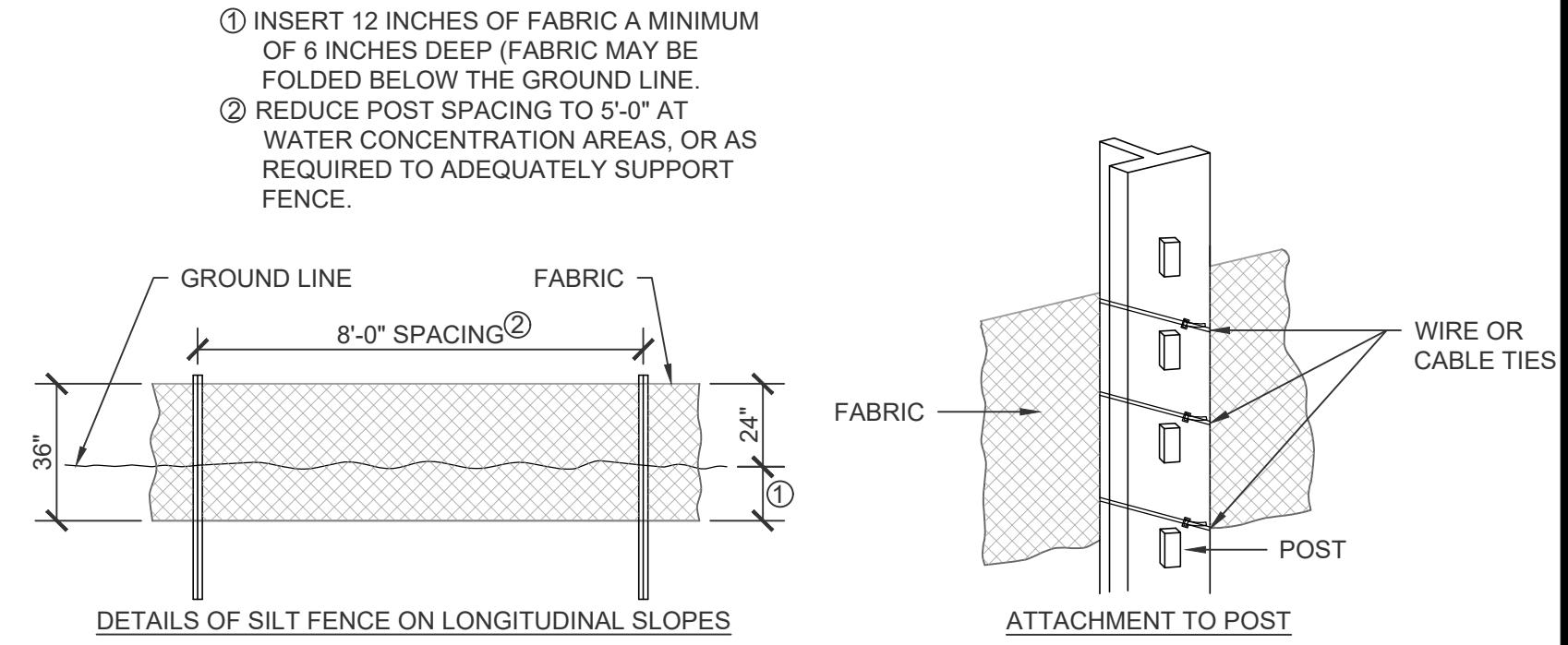
4 ACCESSIBLE PARKING SIGN
C600 NO SCALE



5 CHAIN LINK FENCE SECTION WITH TOP RAIL
C600 NO SCALE



6 TEMPORARY SEDIMENT RISER DETAIL
C600 NO SCALE



7 SILT FENCE DETAIL
C600 NO SCALE

PER CITY COMMENTS		07/25/22	REVISION	BY	DATE	Scale: 1" =	Checked By: CHKD	Date: 06/24/2022	T-R-S: TTN-RRW-SS	Project No: 122.0524.01	Sheet C600
PER CITY COMMENTS		07/13/22									
SMI-AWS FABRICATION FACILITY											
SITE DETAILS											
GRIMES, IOWA											
2727 S.W. SNYDER BLVD ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com											
SNYDER & ASSOCIATES, INC.											
Project No: 122.0524.01											
Sheet C600											

SNYDER & ASSOCIATES



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

AGENDA MEMO

For Meeting of August 15, 2022

AGENDA HEADING:

Seedorff Masonry, Inc. and Architectural Wall Systems (SMI-AWS) – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for SMI-AWS warehouse and office building located at 1250 SE 25th Street. Approximately 33,557 square feet of warehouse and 10,867 square feet of office is proposed. The property is zoned M-1A and not located within an overlay district.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved M-Keds Home Place Plat 3 – 2018

BOARD/COMMISSION ACTION(S):

Planning and Zoning Commission recommended approval – 08/02/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for SMI-AWS, subject to any remaining staff comments.

Planning & Zoning Staff Report

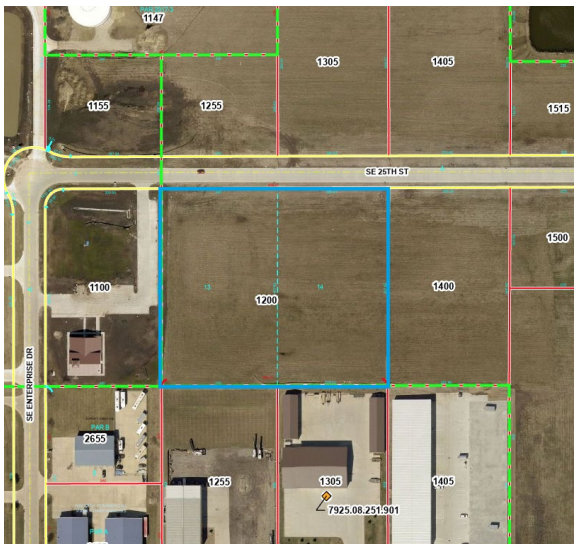


TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: August 2, 2022
RE: Seedorff Masonry, Inc. and Architectural Wall Systems (SMI-AWS) – Site Plan

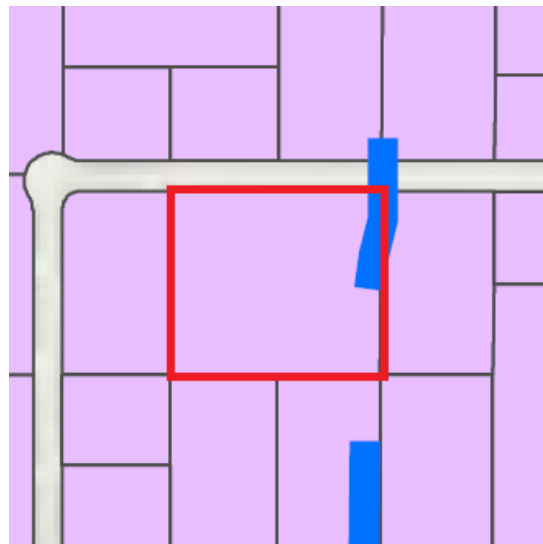
GENERAL INFORMATION:

Applicant:	SP Iowa Properties LLC
Requested Action	Site Plan
Location	1250 SE 25 th Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The applicant is requesting approval of the site plan for Seedorff Masonry, Inc. and Architectural Wall Systems (SMI-AWS) warehouse and office building located at 1250 SE 25th Street. Approximately 33,557 square feet of warehouse and 10,867 square feet of office is proposed. The property is zoned M-1A and not located within an overlay district.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of brick veneer with curtain wall window system along SE 25th Street and will use building materials provided by SMI-AWS. A recessed outdoor patio space will be built into the building at the northeast corner which will provide an enhanced entrance feature. Overhead doors are proposed on the south, east, and west elevations.

Site Layout:

The site will be accessed from two driveways off of SE 25th Street. A future sidewalk will be provided along SE 25th Street with future sidewalk connection from SE 25th Street to the building. A paved outdoor storage area will be provided on the south side of the site and will be surrounded with an 8' black vinyl chainlink fence. Additional paving is planned to be added in the future for expansion of the outdoor storage operations.

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

No dumpster enclosure is proposed for the site. Trash will be housed inside the building.

Parking:

The site provides 51 parking spaces to meet the minimum requirements. Appropriate loading space is provided behind the overhead doors for truck parking and loading. However, trucks will mainly pull into the building for materials to be loaded onto the trucks inside the building.

Landscaping/Streetscape:

Since the site is not located within an overlay district, there are no minimum landscaping requirements. However, the applicant has added some landscaping within the parking islands on the north side of the site, at the entrances to the building, and to shield ground mounted equipment from the right-of-way.

Utilities:

The existing 6" sanitary sewer service on the north side of the site will be utilized and extended south to serve the building.

Water will connect to the existing 8" water service on the north side of the site and extended around the building to provide the appropriate hydrant coverage. The building is proposed to be fitted with a fire suppression system and therefore the appropriate FDC location has been provided.

Stormwater detention will be divided between the regional detention basin located to the northeast of the site and an onsite basin on the east side of the building.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for SMI-AWS subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 7, 2022~~

~~July 19, 2022~~

July, 26, 2022

Snyder and Associates, Inc.

Attn: Monte Applegate

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: Seedorf Masonry and Architectural Wall Systems (SMI/AWS) Preliminary Plat and Site Plan

Dear Mr. Applegate:

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

General Comments:

- ~~1. Update City standard notes.~~
- ~~2. Staff will provide a sidewalk agreement for signature and approval by Council. How would the applicant like to handle the installation?~~
 - ~~a. Provide cost of paving to the City with the site plan and then the City will install at a later date.~~
 - b. Applicant will install sidewalk upon notice from the City. Staff will prepare and send document per this option.**

C100:

- ~~1. Update address to 1250 SE 25th St. The address will change with the final plat.~~

C101:

- ~~1. Update legal description.~~
- ~~2. Update address to 1250 SE 25th St.~~

- ~~3. Expand upon the general use description to demonstrate that the proposed use fits within the M-1A district.~~
- ~~4. Update City of Grimes contact to Nick Deardorff, ndeardorff@uswatercorp.net 515-986-3176~~
- ~~5. Update parking requirements. Provide the separate square footage and parking calculations for office and warehouse. Warehouse calculation is 1 space/2000 sf.~~
- ~~6. Upon review of the parking calculations, additional changes or requirements may be needed to meet the maximum parking requirements.~~
- ~~7. Based on the current number of spaces provided (52), 3 ADA stalls are required.~~
- ~~8. Please update the City of Grimes Contact for sanitary sewer, storm sewer, and water to Kevin Hensley, 515-986-9636, khensley@grimesiowa.gov~~

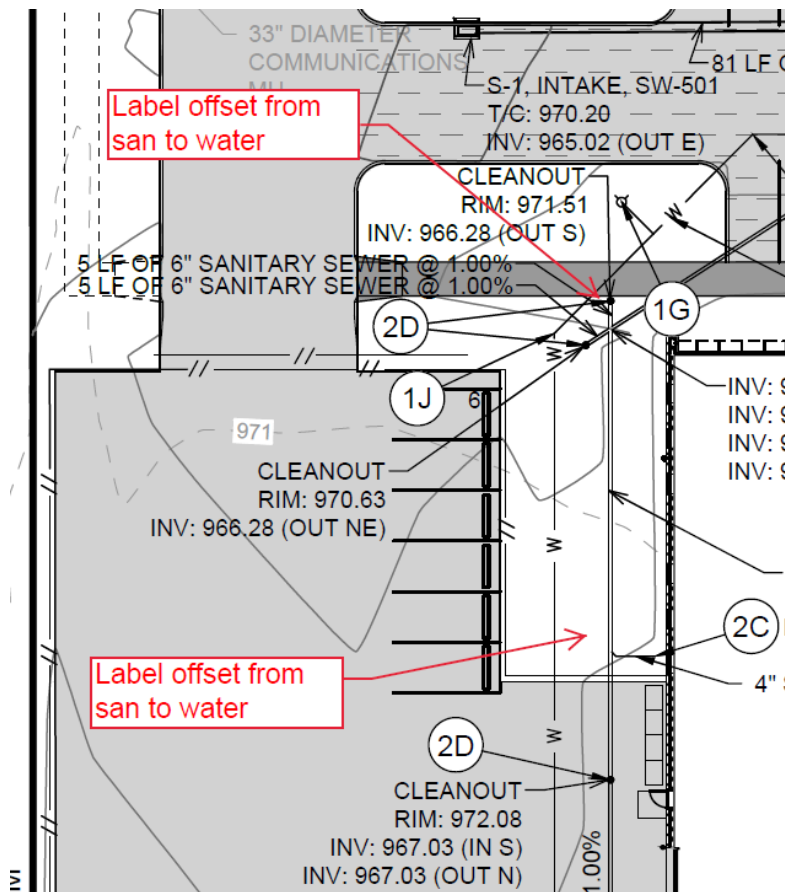
C200:

- ~~1. Call out to protect communications MH on east side of the site.~~
- ~~2. Provided Accessible stall Dimensions.~~
- ~~3. Consider moving the future sidewalk connection to line up with the ADA loading space to reduce conflict between pedestrians and truck traffic.~~
- ~~4. Provide curb at the edge of the paving. Curb is required for storage areas. Please provide.~~
- ~~5. Is a dumpster enclosure proposed? If so, label location.~~
- ~~6. Provide screening for the VRF units using either evergreen plantings or screen fencing to shield the units from the ROW. Provide fence detail if proposed.~~
- ~~7. Label the setback of the paving from the west property line. Minimum 5' is required.~~
- ~~8. Change 'C' or 'E' Joint label to read 'E' Joint on detail 4/C200 where sidewalk meets the driveway.~~

C300:

- ~~1. Label Proposed Contours.~~

2. ~~Please provide insert a tee at sanitary connection.~~
3. ~~Verify Water and sanitary sewer services are 10' apart at all locations~~
4. ~~Verify Sanitary and Storm Sewer crossing has a min of 18" of separation.~~
5. ~~Label location of Downspouts and size and slope of pipe material connecting into the main storm run.~~
6. ~~6" Fire and 3" Domestic shall be valved 5' outside the building.~~
7. ~~Provide protection bollards around fire hydrants in pavement and gas meters.~~
8. ~~Move valve on south side of building away from roof drain storm sewer.~~
9. ~~Label the offsets between the sanitary and water services.~~



- ~~10. Label all critical crossing details. Remove note #4.~~
- ~~11. Label FDC location. Ensure it is within 100' from a hydrant and not obstructed by parking, landscaping, etc.~~
- ~~12. What is the purpose of the sanitary service being extended all the way to the SW corner of the building?~~
- ~~13. Please provide a curb stop for the domestic line.~~

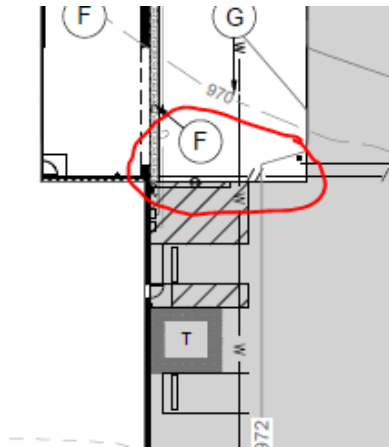
C400:

- ~~1. Provide inlet protection along 25th street for duration of construction~~
- ~~2. Label discharge points and include directional flow arrows~~
- ~~3. Show grading limits~~
- ~~4. Show proposed sediment controls (silt fence, etc)~~
- ~~5. Show location of temporary construction entrance~~
- ~~6. Show location of proposed staging area~~
- ~~7. Show location of proposed temporary stock pile~~
- ~~8. How will the pond outlet be protected to filter sediment from getting into city storm system?~~
- ~~9. Await application of amended soils in basin until the rest of the project has been stabilized to keep soil macro pores from plugging with sediment.~~
- ~~10. Seeding and Mulching quantities may need increased if the site is to sit open over the winter months. Please verify.~~
- ~~11. Detail Area A: Clarify where sidewalk goes from full curb to flush. Line work doesn't match spot elevations.~~
12. Where is the overflow? Please label. Please verify overflow location. It appears the overflow will be at the northeast corner. **Please label the overflow elevation and callout the overflow path.**

- ~~13. Add a note to depress the sidewalk if it is impacted by the overflow. Based on the approve comment, please provide a detail/note to depress the sidewalk at the overflow point.~~
- ~~14. You are showing an opening in the curb line around the northwest corner of the basin. Is this supposed to be a drainage channel down to the pond? If so provide scour protection leading down to the basin.~~
- ~~15. How is the water supposed to drain on the east side of the building? Are you planning on surface runoff to the basin?~~
- ~~16. Provide the public sidewalk along SE 25th Street. If it is to be a future sidewalk, please label the sidewalk.~~
- ~~17. Provide the following on the plan: Dumpster location, concrete washout, portable restroom location, construction entrance, staging area. Please add all additions to the SWPPP quantities tab.~~
- ~~18. Please label the slope and cross-slope for the ADA parking.~~
- ~~19. If the sidewalk connection from SE 25th St is to remain as shown, provide ramp detail.~~
- ~~20. Provide temporary standpipe/riser location and detail~~
- ~~21. Provide sediment controls around temporary stock pile and plan to vegetate to meet topsoil preservation requirements from GP2~~
22. It is recommended to move the stockpile away from the basin in case of a mishap with run off filling the basin with sediment

C500:

- ~~1. Please provide some tree plantings within the landscape islands but provide 5' separation from hydrant and avoid conflict with utilities. Trees along/around the basin would also be desired.~~
- ~~2. Please provide landscape screening in this area to help shield the transformer from the ROW.~~



3. ~~With the biocell, staff would suggest adding sod to the bottom of the basin.~~
4. ~~Provide turf reinforcement matting or equivalent around the basin it seed is going to be used. Plan is calling out for seed. The steep slope will erode before seed hits 70% vegetative cover.~~

C600:

1. ~~Provide detail for fencing. Slats are not permitted within chainlink fences. Please revise. What color of chainlink is proposed? Black vinyl is preferred.~~
2. ~~Provide detail for ADA signs.~~
3. ~~Provide detail for dumpster enclosure, if proposed.~~
4. ~~Revise the sand filter detail to provide a 6" perforated underdrain.~~

Architecture:

1. ~~Would you please provide a copy of the rendering for the building? Would be nice to present to P&Z/Council. Please provide.~~
2. ~~Please provide some building material examples. Example imagery or product cut sheets would be acceptable. Please provide.~~

SWPPP:

1. ~~Await application of amended soils in basin until the rest of the project has been stabilized to keep soil macro pores from plugging with sediment.~~

2. ~~Provide an updated sediment and erosion control plan map~~
3. ~~Part 2.A.~~
 - a. ~~Permeant Stabilization are there any areas to restore into ag? If not, it is recommended to delete comment about restoration of agricultural areas.~~
 - b. ~~Channel Stabilization. Is there a concrete drainage flume? If not, it is recommended to delete comments about it.~~
 - c. ~~Structural controls: Paved intakes should receive drop in inlet protection devices once paved. This will allow water to flow as designed while capturing sediment from getting into the storm system.~~
4. Include detail on installing erosion control matting
5. ~~Include dewatering protocols from GP2. Add dewatering protocols from GP2 under 2.B Other Controls~~
6. ~~Part 2.C.5 If no areas will be left undisturbed, consider deleting "Approximately 0 acres of the site will remain undisturbed and in its original vegetative state, limiting the amount of exposed soil and providing a continuous vegetation buffer zone that will reduce runoff velocities and increase infiltration."~~
7. Update construction schedule once known **Update contractors responsible for construction phases once known**
8. ~~Under Final Stabilization, address that it is 70% vegetative density over 100% of the site to file NOD.~~
9. **Have all contractors& sub-contractors sign certification statements prior to performing work on site.**
10. ~~The disturbed area shouldn't be greater than the site area. Please revise.~~
11. **Provide the updated sediment and erosion control map from the site plan within the SWPPP document**

Stormwater Management Plan (SWMP)

1. ~~Design assumptions list a proposed TC of 5 mins, but the hydrograph model utilizes 10 mins. Please fix.~~
2. ~~Drainage Map: Provide contour elevation labels on proposed drainage map.~~

- ~~3. Drainage Map: Does the entire warehouse building roof drain to DA-5?~~
- ~~4. Total Site = 4.39 acres, proposed hydrographs only account for 4.12 acres. Please provide analysis of the additional 0.27 acres.~~
- ~~5. Storm Sewer Design Spreadsheet: Incorrect intensity value was used for P-5 and P-6.~~
6. CPv calculations show allowable release rate of 0.29 cfs. Proposed conditions exceed allowable release rate. Provide release rate below allowable release rate. Provide release rate below allowable release rate. You may need to reduce the size of ST-7, and change ST-7A into a circular area intake within the basin. **CPv allowable release rate is for the entire site, not just what flows to the basin. Additionally, the basin release rate of 0.18 cfs is not just through the sand filter. The CPv event gets to elevation 966.03 in the basin. That is 0.18 feet above the FES. FES can be raised, or pipe size can be reduced.**

Construction Drawings (CDs)

- ~~7. C300: Provide approximate elevations at critical crossings.~~
- ~~8. C300: Place leader labels for note 3.A.~~
- ~~9. C300: Fix critical crossing label for water main and storm sewer. Currently states (SAN).~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	July 13, 2022 July 25, 2022 (1 PDF of Site plan with Elevation Plan included)
PLANNING & ZONING:	August 2, 2022 at 5:30 at the Grimes City Hall
COUNCIL MEETING:	August 23, 2022 at 5:30 at the Grimes City Hall

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

Sincerely,

Evann Martin
Assistant Planner

SITE PLANS / PRELIMINARY PLAT
FOR
SMI-AWS FABRICATION FACILITY
1250 SE 25TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA

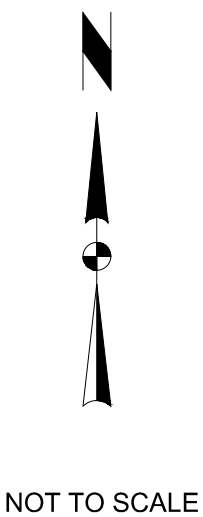
APPLICANT
DOWNING CONSTRUCTION
509 E SCENIC VALLEY AVENUE
INDIANOLA, IOWA 50125
CONTACT: NICK WELTER
PHONE: 515-961-5386

OWNER
SP IOWA PROPERTIES
408 WEST MISSION ST, PO BOX 160
STRAWBERRY POINT, IOWA 52076
CONTACT: ADAM BOECKMANN
PHONE: 515-255-1556



VICINITY MAP

INDEX OF SHEETS	
C100	TITLE SHEET
C101	PROJECT INFORMATION
C200	DIMENSION PLAN
C300	UTILITY PLAN
C400	GRADING AND EROSION CONTROL PLAN
C401	SIDEWALK RAMP DETAILS
C500	PLANTING PLAN
C600	SITE DETAILS



STATE OF IOWA

MONTE A. APPELGATE

LANDSCAPE ARCHITECT

NO. 342

PROFESSIONAL LANDSCAPE ARCHITECT

License Expires:
June 30, 2022

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

Monte A. Applegate, ASLA	Date
License Number 342	
Pages or sheets covered by this seal: Sheet C500	

STATE OF IOWA

JON L. HANSON

PROFESSIONAL ENGINEER

P15562

License Expires:
June 30, 2022

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Jon L. Hanson, P.E.	Date
License Number P15562	
My License Renewal Date is December 31, 2020	
Pages or sheets covered by this seal: Sheet C100-C400, C600	

SMI-AWS FABRICATION FACILITY

TITLE SHEET

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |



Project No: 122.0524.01

Sheet C100

PER CITY COMMENTS	07/25/22	
PER CITY COMMENTS	07/13/22	
MARK	REVISION	DATE
Engineer: J.L.H	Checked By: CHKD	Scale: 1" =
Technician: JRC	Date: 06/24/2022	T-R-S: TTN-RRW-SS
Project No: 122.0524.01		Sheet C100

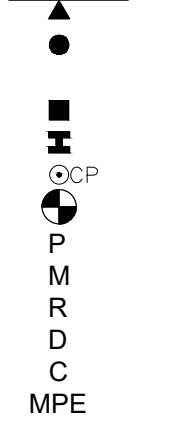
D:\projects\2022\122.0524\122.0524\DWG\SP01_122.0524.dwg JAKE R. CAMPOS PROJECT INFORMATION: 20220725 4:37 PM ANSI FULL BLEED D (34.00 X 22.00 INCHES)

LEGEND

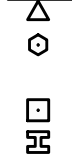
FEATURES

Section Corner
1/2" Rebar, Cap # 11579
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND



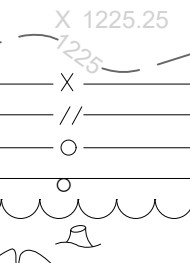
SET



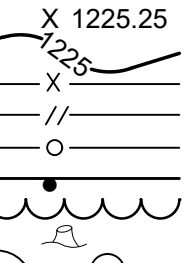
FEATURES

Spot Elevation
Contour Elevation
Fence (Barbed, Field, Hog)
Fence (Chain Link)
Fence (Wood)
Fence (Silt)
Tree Line
Tree Stump

EXISTING



PROPOSED



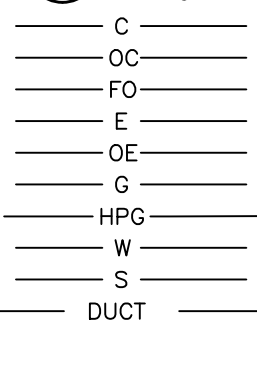
Deciduous Tree \ \ Shrub



Coniferous Tree \ \ Shrub



Communication
Overhead Communication
Fiber Optic
Underground Electric
Overhead Electric
Gas Main with Size
High Pressure Gas Main with Size
Water Main with Size
Sanitary Sewer with Size
Duct Bank
Test Hole Location for SUE w/ID

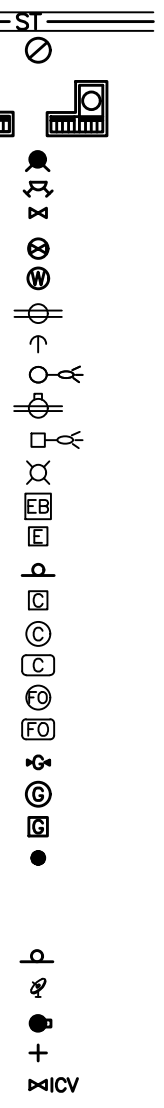


(*) Denotes the survey quality service level for utilities

Sanitary Manhole



Storm Sewer with Size
Storm Manhole
Single Storm Sewer Intake
Double Storm Sewer Intake
Fire Hydrant
Fire Hydrant on Building
Water Main Valve
Water Service Valve
Well
Utility Pole
Guy Anchor
Utility Pole with Light
Utility Pole with Transformer
Street Light
Yard Light
Electric Box
Electric Transformer
Traffic Sign
Communication Pedestal
Communication Manhole
Communication Handhole
Fiber Optic Manhole
Fiber Optic Handhole
Gas Valve
Gas Manhole
Gas Apparatus
Fence Post or Guard Post
Underground Storage Tank
Above Ground Storage Tank
Sign
Satellite Dish
Mailbox
Sprinkler Head
Irrigation Control Valve



UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE CI / ASCE 38-02 STANDARD.
QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.
QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

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

NOTES

- A. NOTIFY UTILITY PROVIDERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH UTILITY PROVIDERS AS NECESSARY DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXISTENCE, EXACT LOCATION, AND DEPTH OF ALL UTILITIES. PROTECT ALL UTILITY LINES AND STRUCTURES NOT SHOWN FOR REMOVAL OR MODIFICATION. ANY DAMAGES TO UTILITY ITEMS NOT SHOWN FOR REMOVAL OR MODIFICATION SHALL BE REPAIRED TO THE UTILITY OWNER'S SPECIFICATIONS AT THE CONTRACTOR'S EXPENSE.
- B. CONSTRUCTION OF ALL STREET AND UTILITY IMPROVEMENTS SHALL CONFORM TO THE 2020 SUDAS STANDARD SPECIFICATIONS AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS AND THE SOILS REPORTS PREPARED BY OTHERS.
- C. LENGTH OF UTILITIES SHOWN ON PLANS ARE DIMENSIONED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE.
- D. ALL TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). WHEN CONSTRUCTION ACTIVITIES OBSTRUCT PORTIONS OF THE ROADWAY, FLAGGERS SHALL BE PROVIDED. FLAGGERS SHALL CONFORM TO THE MUTCD IN APPEARANCE, EQUIPMENT AND ACTIONS.
- E. NOTIFY OWNER, ENGINEER AND THE CITY OF GRIMES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
- F. CONSTRUCT MANHOLES AND APPURTENANCES AS WORK PROGRESSES. BACKFILL WITH SUITABLE MATERIAL AND COMPACT TO 95% MAXIMUM DENSITY.
- G. IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
- H. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE RECONNECTED AND NOTED ACCORDINGLY ON THE AS-BUILT DOCUMENTS.
- I. DIMENSIONS, BUILDING LOCATION, UTILITIES AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT THE TIME OF DESIGN. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- J. CONTRACTOR TO LOAD AND TRANSPORT ALL MATERIALS CONSIDERED TO BE UNDESIRABLE TO BE INCORPORATED INTO THE PROJECT TO AN APPROVED OFF-SITE WASTE SITE.
- K. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES, MINIMUM 8" DEPTH IN THE CITY RIGHT-OF-WAY AND EASEMENTS.
- L. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN ARE FINISHED GRADES AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- M. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES IN A TIMELY MANNER.
- N. THE ADJUSTMENT OF ANY EXISTING UTILITY APPURTENANCES TO FINAL GRADE IS CONSIDERED INCIDENTAL TO THE SITE WORK.
- O. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING EROSION CONTROL MEASURES AS NECESSARY. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING ANY EXISTING EROSION CONTROL MEASURES ON SITE AT THE TIME OF CONSTRUCTION. GRADING AND SOIL EROSION CONTROL CODE REQUIREMENTS SHALL BE MET BY CONTRACTOR. A GRADING PERMIT IS REQUIRED FOR THIS PROJECT.
- P. CONTRACTOR TO COORDINATE NATURAL GAS, ELECTRICAL, TELEPHONE AND ANY OTHER FRANCHISE UTILITY SERVICES WITH UTILITY SERVICE PROVIDER, THE CITY OF GRIMES, AND THE OWNER PRIOR TO CONSTRUCTION.
- Q. CONTRACTOR TO VERIFY ALL UTILITY CROSSINGS AND MAINTAIN MINIMUM 18" VERTICAL AND HORIZONTAL CLEARANCE BETWEEN UTILITIES. CONTRACTOR TO COORDINATE UTILITY ROUTING TO BUILDING AND VERIFY CONNECTION LOCATIONS AND INVERTS PRIOR TO CONSTRUCTION.
- R. NO GROUND DISTURBING ACTIVITY WILL BE ALLOWED PRIOR TO ISSUANCE OF AN NPDES GENERAL PERMIT NO. 2, SWPPP AND CITY GRADING PERMIT.
- S. HANDICAPPED ACCESS STALLS SHALL BE SIGNED "NO PARKING" OR OTHERWISE STRIPED TO INDICATE "NO PARKING".
- BB. CONTACT THE CITY OF GRIMES, KEVIN HENSLEY; 515-986-9636 KHENSLEY@GRIMESIOWA.GOV, A MINIMUM OF 48 HOURS PRIOR TO MAKING CONNECTIONS TO PUBLIC UTILITIES (SANITARY SEWER, STORM SEWER, OR WATER MAIN).
- CC. ONCE NOD CONDITIONS OF GENERAL PERMIT 2 ARE MET, THE OWNER SHALL CONDUCT A TOPOGRAPHIC SURVEY OF THE BASIN AND RESTORE FINAL SURFACE GRADES TO DESIGN ELEVATIONS.

UTILITY CONTACT INFORMATION

UTILITY CONTACT FOR MAPPING INFORMATION SHOWN AS RECEIVED FROM THE IOWA ONE CALL DESIGN REQUEST SYSTEM, TICKET NUMBER 562202505.

G1-GAS MAIN	BLACK HILLS ENERGY GRIMES CHUCK WOODS (515)-343-2037 CHUCK.WOODS@BLACKHILLSCORP.COM
CLEAR	CENTURYLINK SADIE HULL (918)-547-0147 SADIE.HULL@LUMEN.COM
CO1-COMMUNICATION	CONSOLIDATED COMMUNICATIONS JUSTIN GREV (507)-386-3606 JUSTIN.GREV@CONSOLIDATED.COM
OE1-OVERHEAD ELECTRIC UE1-UNDERGROUND ELECTRIC	MIDAMER-ELEC JAMIE NEER (515)-252-6972 MECDSMDESIGNLOCATES@MIDAMERICAN.COM
WATER	GRIMES, CITY OF NICK DEARDORFF (515)-986-3176 NDEARDORFF@USWATERCORP.NET
NO RESPONSE	MEDIACOM KEVIN COLLINS (515)-246-6668 KCOLLINS1@MEDIACOMCC.COM
SANITARY-WATER-STORM	CITY OF GRIMES KEVIN HENSLEY (515)-986-9636 KHENSLEY@GRIMESIOWA.GOV

CONTROL POINTS

IOWA REGIONAL COORDINATE SYSTEM ZONE 8 (AMES-DES MOINES)
NAD83(2011)(EPOCH 2010.00) IARTN DERIVED - US SURVEY FEET

CP1	N=7516728.38 E=18482262.59 Z=969.54 SET CUT "X" ON TOP CURB LOCATED NORTH SIDE SE 25TH ST., +-15' SW OF HYDRANT AND +-1' WEST OF BACK OF CURB INTAKE. NW CORNER SITE. (AS SHOWN ON SURVEY)
CP2	N=7516295.02 E=18482261.33 Z=973.67 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-15' EAST OF LIGHT POLE AND +-25' NE OF CHAIN-LINK FENCE CORNER, SW CORNER SITE. (AS SHOWN ON SURVEY)
CP3	N=7516294.19 E=18482753.56 Z=971.19 SET 1/2" REBAR WITH RED PLASTIC CAP LOCATED +-40' NORTH OF NW BUILDING CORNER AND +-30' NE OF CONCRETE CORNER, SE CORNER SITE. (AS SHOWN ON SURVEY)
CP4	N=7516728.51 E=18482757.86 Z=967.04 SET CUT "X" ON TOP CURB LOCATED NORTH SIDE SE 25TH ST. +-10' EAST OF STREET LIGHT, NE CORNER SITE. (AS SHOWN ON SURVEY)
CP5	N=7516509.90 E=18482521.68 Z=970.66 SET 1/2" REBAR WITH RED PLASTIC CAP, LOCATED CENTER OF SITE. (AS SHOWN ON SURVEY)

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88 - GEOID12A)
IARTN DERIVED - US SURVEY FEET

BM500	N=7516734 E=18482575 Z=969.50 BURY BOLT ON HYDRANT LOCATED NORTH SIDE SE 25TH ST AND +-50' EAST OF SW CORNER LOT 15. (AS SHOWN ON SURVEY)
BM501	N=7516293 E=18482244 Z=976.72 SET CUT "X" LOCATED NE SIDE CONCRETE LIGHT POLE BASE AND +-10' NORTH OF CHAIN-LINK FENCE CORNER, SW CORNER SITE. (AS SHOWN ON SURVEY)

PROPERTY DESCRIPTION

LOT 1, M-KEDS HOME PLACE PLAT 4, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PROPERTY ADDRESS

1250 SE 25TH STREET
CITY OF GRIMES, POLK COUNTY, IOWA

ZONING

M1-A

BULK REGULATIONS

FRONT YARD SETBACK=25'
REAR YARD SETBACK=25'
SIDE YARD SETBACK=0'

PARKING REQUIREMENTS

PROFESSIONAL OFFICE: 10,867 SF x 3 STALL / 1000 GFA =33 STALLS REQUIRED
WAREHOUSE 33,557 SF x 1 STALLS / 2000 GFA =17 STALLS REQUIRED

REQUIRED 50 STALLS
PROVIDED 51 STALLS (INCLUDING 3 ACCESSIBLE STALLS)

CONSTRUCTION SCHEDULE

ACTIVITY	SCHEDULE
EARTHWORK	SUMMER 2022
FOUNDATION	SUMMER 2022
UNDERGROUND	SUMMER 2022
PAVEMENT	SUMMER/FALL 2022
LANDSCAPE/FINISH	SPRING 2023

OPEN SPACE CALCULATIONS

TOTAL LOT AREA = 191,195 SF (4.39 AC)
OPEN SPACE REQUIRED = 19,119 SF (10%)

TOTAL HARD SURFACE (DRIVES, BUILDING, PARKING) = 108,486 SF
TOTAL OPEN SPACE PROVIDED = 82,709 SF (43.3%)

DATE OF SURVEY

APRIL 14, 2022

OCCUPANCY

WAREHOUSE
OFFICE

GENERAL USE

BUSINESS OFFICE, WHOLESALE STORAGE, AND WAREHOUSE ESTABLISHMENT.

BUILDING DESCRIPTION

AREA: 34,559 SF
HEIGHT: 20'-0"

CITY OF GRIMES STANDARD NOTES FOR SITE PLANS

1. GENERAL NOTES:

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- b. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- c. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- d. THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- e. TYPICAL BUILDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- f. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT KNOXBOX.COM.
- g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

- i. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- j. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- k. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- l. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- m. ALL SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- n. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE B-PCC W/ADJUSTING MECHANISM.
- o. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.

3. WATER MAIN NOTES:

- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATEROUS PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A-423), OR CLOW MEDALLION F-2545. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM SPOOL PIPE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 2.0'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A TRACER WIRE RECEPTACLE SHALL BE INSTALLED AT EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- d. ALL VALVES SHALL BE RESILIENT WEDGE GATE VALVES.
- e. WATER SERVICE SHALL BE 1-INCH RESIDENTIAL, 2" COMMERCIAL MINIMUM TYPE K COPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUAL.

4. STORM SEWER NOTES:

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- c. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY FIELD TILE DAMAGED DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- d. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISIONING.
- e. USE O RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR REQUIREMENT.

5. SIGNAGE NOTES:

- a. ALL SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY THE DEVELOPER.
- b. ALL SIGN POSTS SHALL BE TELESAPAR 2"x2" SQUARE TUBE GALVANIZED STEEL (14-GAUGE MIN.) WITH 7/16" KNOCK-OUT STYLE PERFORATIONS THAT ARE PRE-PUNCHED.

SMI-AWS FABRICATION FACILITY

PROJECT INFORMATION

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. I



Project No: 122.0524.01

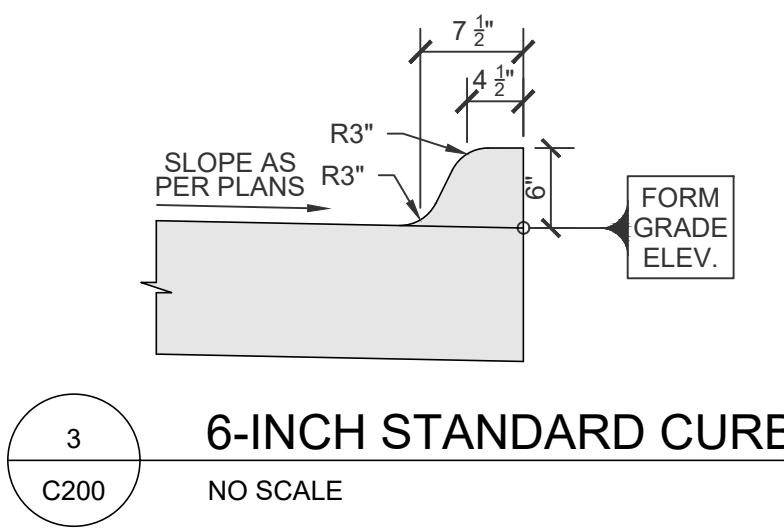
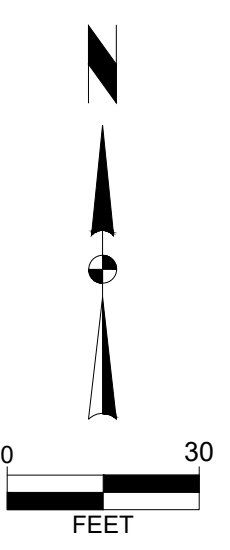
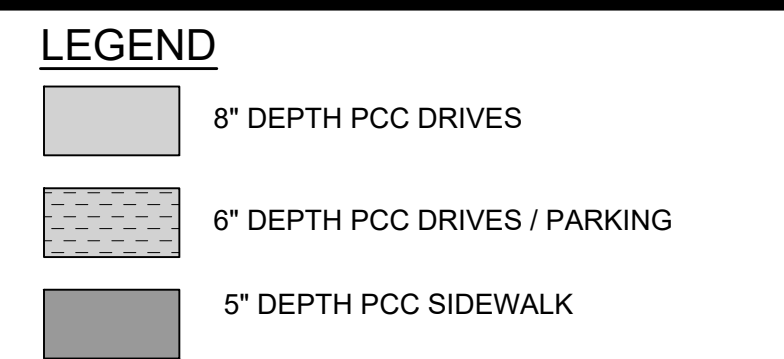
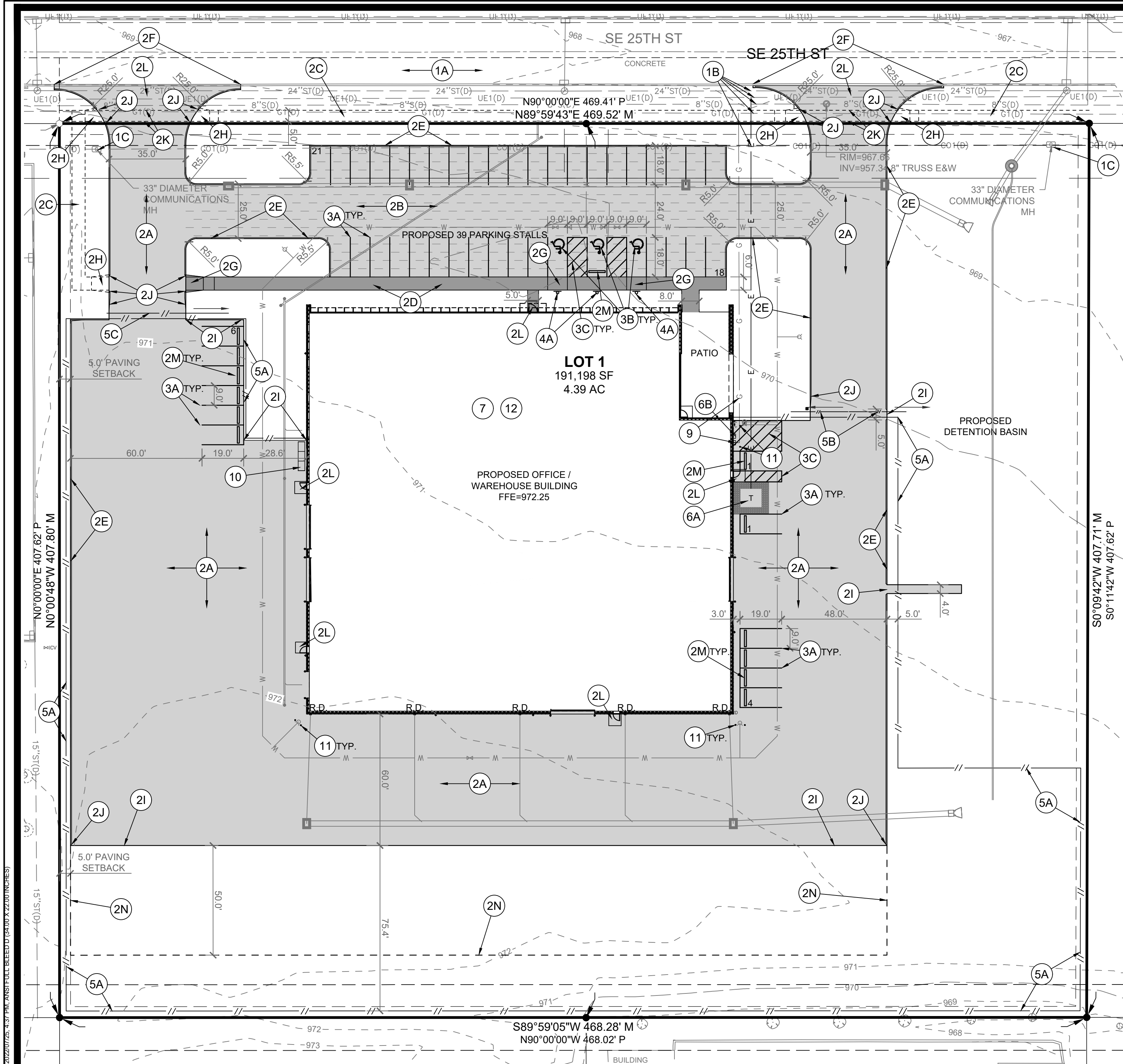
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2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023

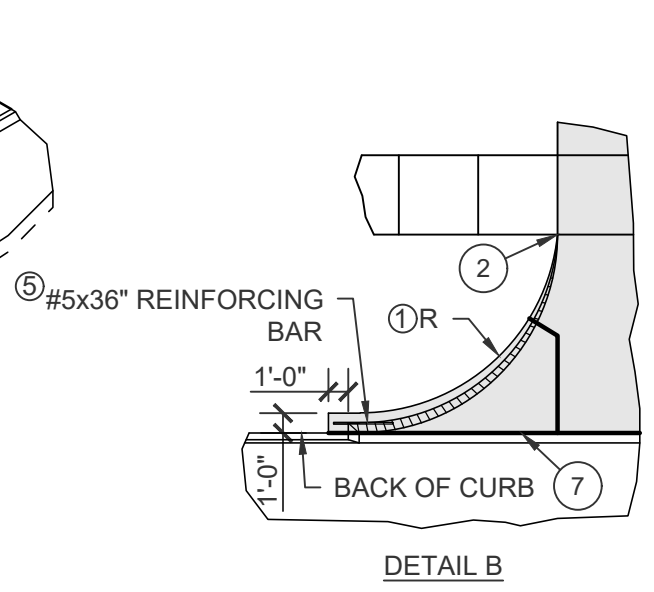
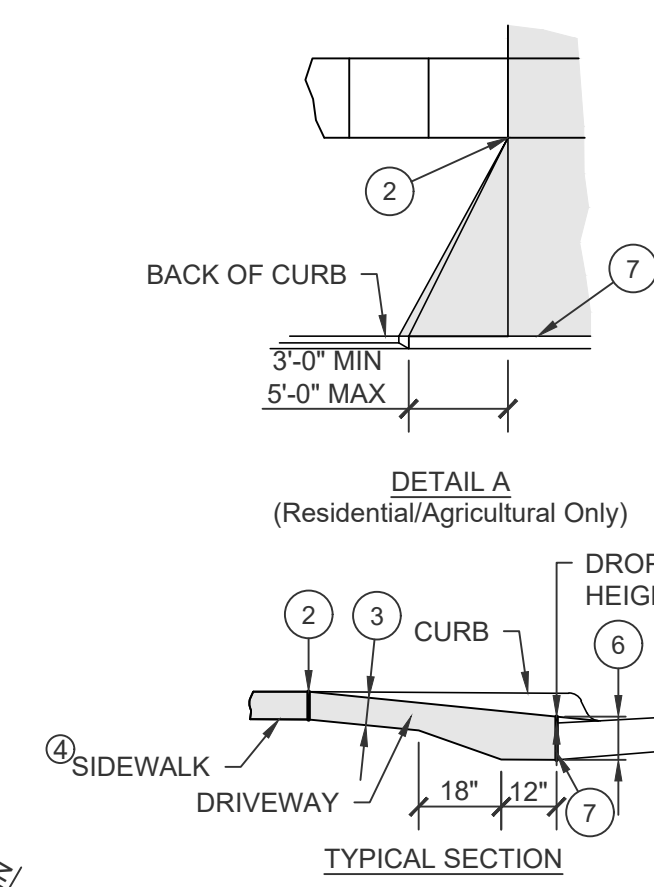
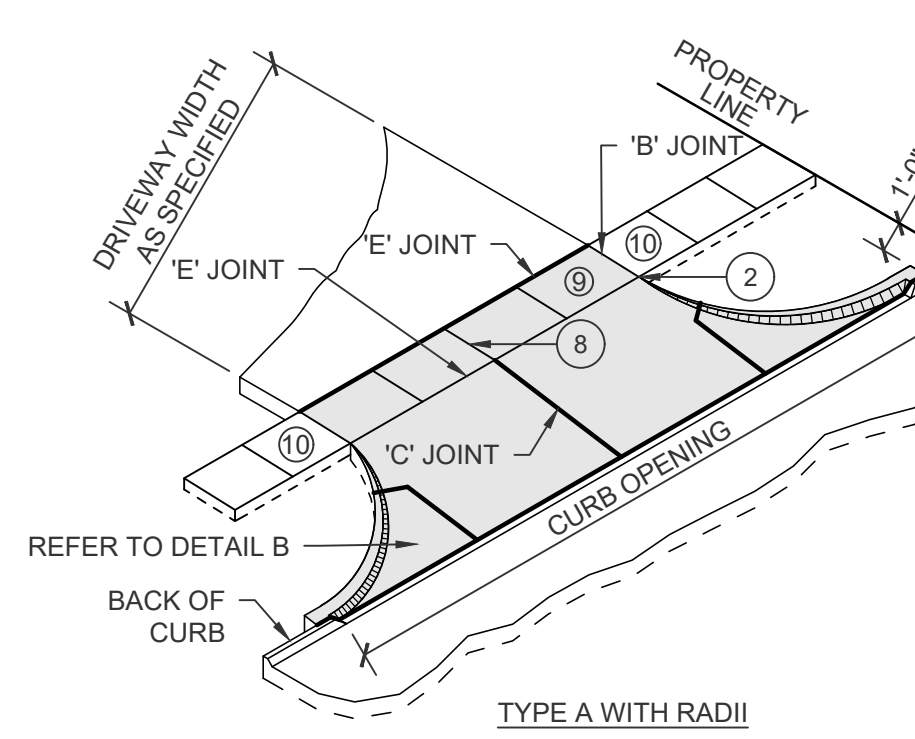
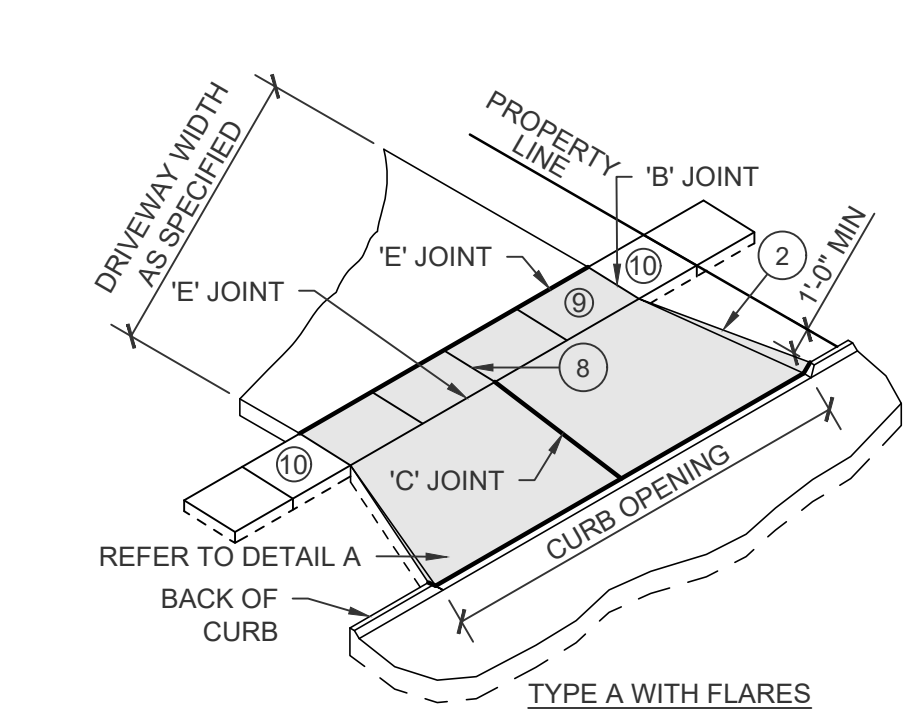
515-964-2020 | www.snyder-associates.com

Sheet C101

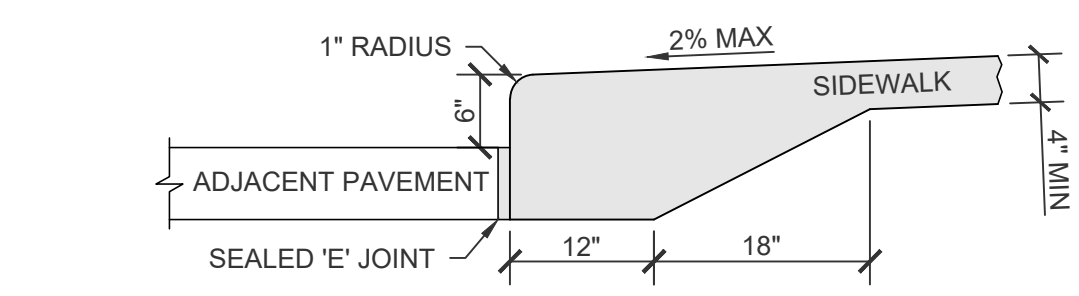
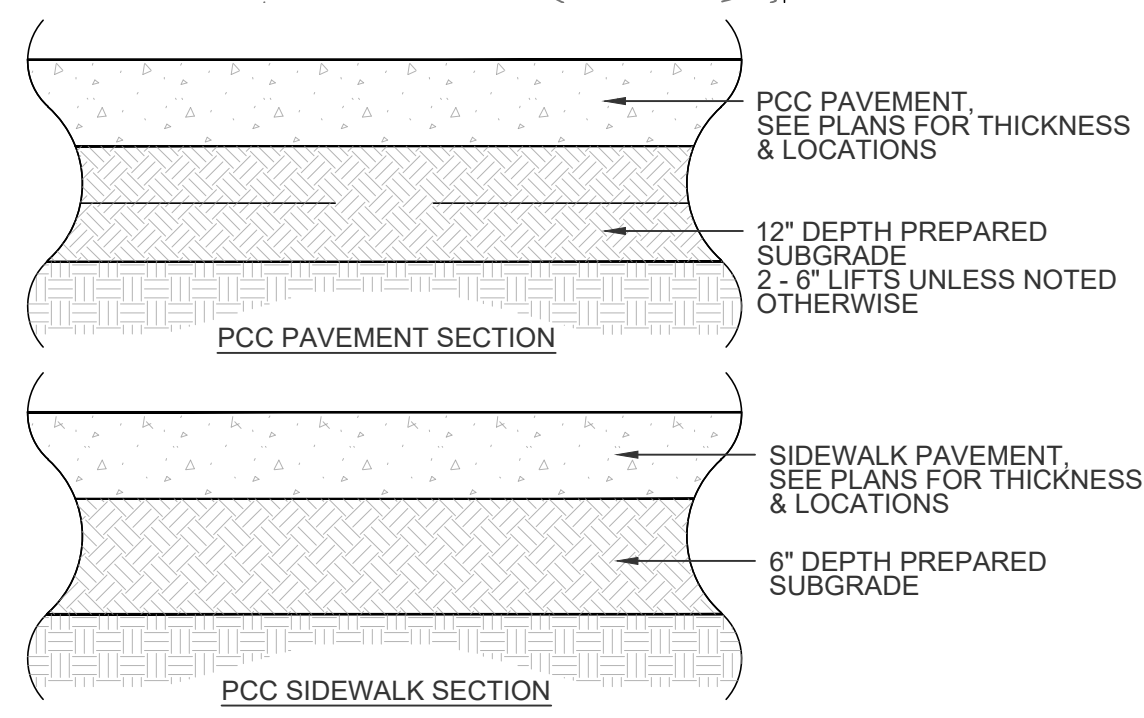
Project No: 122.0524.01



- DIMENSION PLAN NOTES**
- EXISTING FEATURES. PROTECT THE FOLLOWING:
 - A. PAVEMENTS TO REMAIN.
 - B. PROTECT EXISTING UTILITIES NOT SCHEDULED FOR DEMOLITION. COORDINATE ANY RELOCATIONS OR ADJUSTMENTS WITH UTILITY SERVICE PROVIDER AS NECESSARY. ANY DAMAGES TO EXISTING UTILITIES THAT ARE NOT SCHEDULED FOR MODIFICATION OR DEMOLITION SHALL BE REMEDIATED AT THE CONTRACTORS EXPENSE WITH THE WORK BEING PERFORMED TO THE UTILITY OWNER'S SPECIFICATION.
 - C. ADJUST COMMUNICATION BOX TO PROPOSED FINISHED ELEVATION. COORDINATE WITH UTILITY FRANCHISE OWNER PRIOR TO CONSTRUCTION.
 - PAVEMENTS. PROVIDE THE FOLLOWING:
 - A. 8" DEPTH PCC DRIVES ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - B. 6" DEPTH PCC DRIVES AND PARKING ON 12" SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR.
 - C. FUTURE 5" DEPTH PCC STANDARD SIDEWALK WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. OWNER TO INSTALL SIDEWALK UPON NOTICE FROM THE CITY OF GRIMES.
 - D. 5" DEPTH PCC SIDEWALK WITH INTEGRAL CURB WITH 6" DEPTH SUBGRADE PREPARATION COMPACTED TO 95% STANDARD PROCTOR. SEE DETAIL ON THIS SHEET.
 - E. STANDARD CURB. SEE DETAIL ON THIS SHEET.
 - F. GRIND CURB AND CONNECT TO EXISTING PAVEMENT WITH SUDAS TYPE A CONCRETE DRIVEWAY.
 - G. PEDESTRIAN RAMP. MAXIMUM SLOPE OF 8.33%.
 - H. FUTURE PEDESTRIAN RAMP. MAXIMUM SLOPE OF 8.33%.
 - I. NO CURB.
 - J. TAPER TO NO CURB.
 - K. 1/2" EXPANSION JOINT FULL WIDTH OF DRIVE ON BOTH SIDES OF SIDEWALK.
 - L. PCC STOOP. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
 - M. WHEEL STOP. SEE DETAIL 1/C600.
 - N. FUTURE PAVING LIMITS.
 - PAVEMENT MARKINGS. PROVIDE THE FOLLOWING:
 - A. 4" WIDE PAINTED PARKING STALL LINES.
 - B. PAINTED STATE OF IOWA APPROVED ACCESSIBLE PARKING SYMBOL.
 - C. ACCESSIBLE AISLE. 45" STRIPING AT 3' ON CENTER SPACING WHERE SHOWN.
 - SIGNS. PROVIDE THE FOLLOWING:
 - A. PROVIDE POST MOUNTED VAN ACCESSIBLE PARKING SIGNAGE AS PER ICC SECTION A117.1-09 SECTION 502.7 AND ADAAG REQUIREMENTS. SIGN SHALL BE AT LEAST 60 INCHES ABOVE THE FINISHED PARKING SURFACE.
 - FENCING:
 - A. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK FENCE. REFER TO DETAIL ON C600. REFER TO MANUFACTURER FOR ALL INSTALLATION REQUIREMENTS.
 - B. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK SPLIT SLIDER GATE AND CONTROLS FOR 35' OVERALL DRIVE OPENING. COORDINATE WITH FENCE MANUFACTURER FOR ALL FENCE HARDWARE, CONTROLS AND INSTALLATION REQUIREMENTS.
 - C. PROVIDE 8' HT BLACK VINYL COATED CHAIN LINK SINGLE SLIDER GATE AND CONTROLS FOR 35' OVERALL DRIVE OPENING. COORDINATE WITH FENCE MANUFACTURER FOR ALL FENCE HARDWARE, CONTROLS AND INSTALLATION REQUIREMENTS.
 - ELECTRICAL SERVICE, BY OTHERS.
 - A. PROPOSED TRANSFORMER LOCATION. COORDINATE WITH LOCAL UTILITY PROVIDER.
 - B. ELECTRIC METER. COORDINATE WITH STRUCTURAL AND ELECTRICAL PLANS.
 - C. EXTERIOR LIGHTING TO BE ORIENTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AND INSTALLED AS TO NOT HAVE LIGHT EXIT FROM THE PROPERTY. SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ADDITIONAL INFORMATION REGARDING ANY PROPOSED LIGHTING.
 - SEE STRUCTURAL PLANS FOR BUILDING FOUNDATION, STOOP LOCATIONS AND DETAILED CONSTRUCTION
 - CONTRACTOR TO COORDINATE ALL ELECTRICAL, GAS, TELEPHONE, COMMUNICATION, CABLE, AND OTHER UTILITIES WITH FRANCHISE UTILITY OWNERS PRIOR TO CONSTRUCTION.
 - GAS SERVICE AND METER. COORDINATE LOCATION AND INSTALLATION WITH UTILITY PROVIDER PRIOR TO CONSTRUCTION. COORDINATE WITH ARCHITECTURAL PLANS.
 - 3 VRF UNITS. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR DETAILS.
 - BOLLARDS, SEE DETAIL ON SHEET C600.
 - PROPOSED BUILDING. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.



- DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB ACROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- CENTER REINFORCING BAR VERTICALLY IN THE PAVEMENT.
- MATCH THICKNESS OF ADJACENT ROADWAY. 8 INCHES MINIMUM.
- PROVIDE 'E' JOINT AT BACK OF CURB UNLESS 'B' JOINT IS SPECIFIED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD CENTER OF ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



1 TYPICAL PAVEMENT CROSS SECTIONS
C200 NO SCALE

2 INTEGRAL SIDEWALK AND CURB DETAIL
C200 NO SCALE

4 CONCRETE DRIVEWAY, TYPE A
C200 NO SCALE

PER CITY COMMENTS		07/25/22	BY	Scale: 1" =	T-R-R: TTN-RRW-SS	Sheet C200
PER CITY COMMENTS		07/13/22				
REVISION		DATE	Checked By: CHKD	Date: 06/24/2022	Project No: 122.0524.01	
MARK		Engineer: J.L.H	Technician: J.R.C			

SMI-AWS FABRICATION FACILITY

DIMENSION PLAN

GRIMES, IOWA

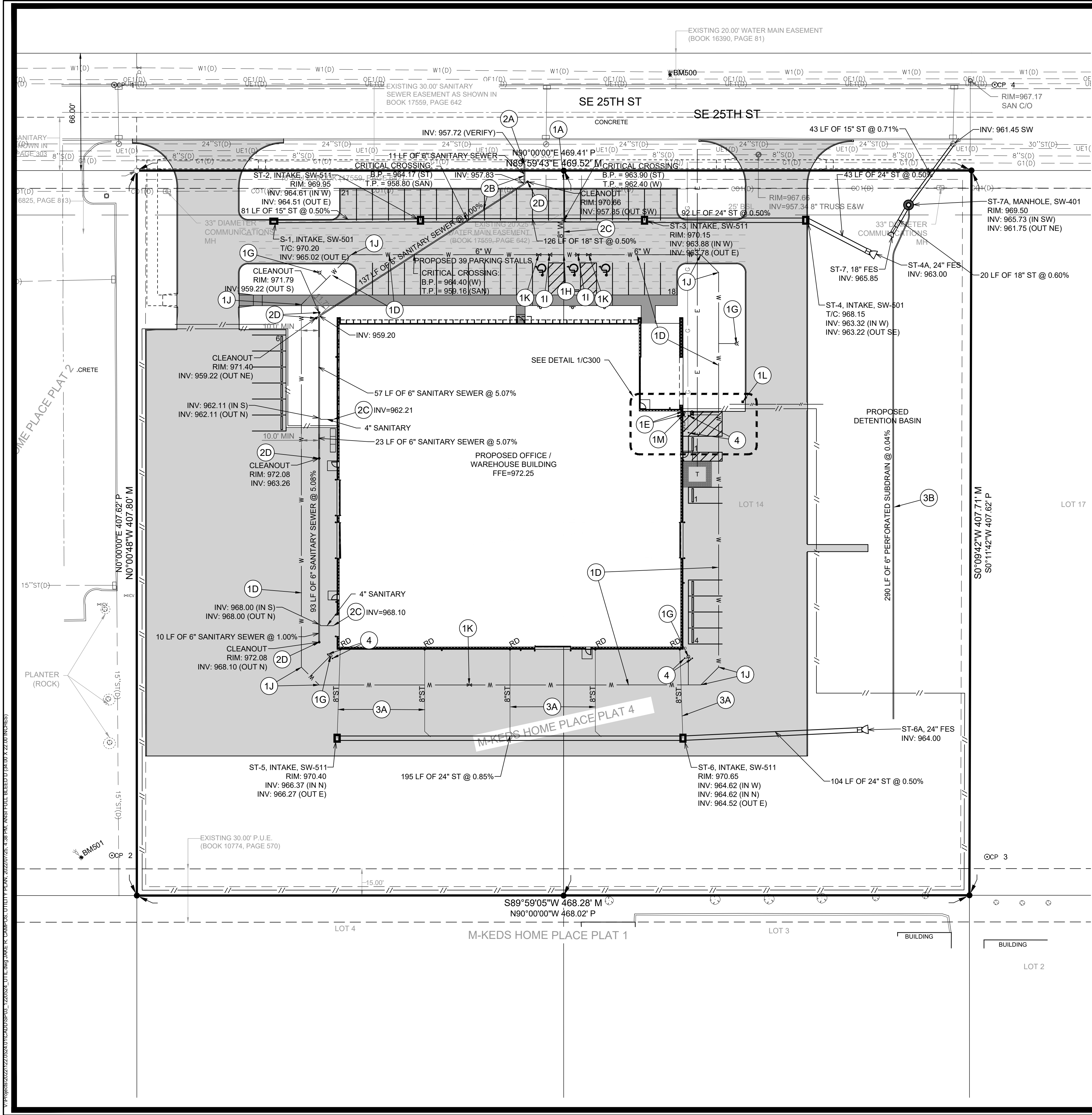
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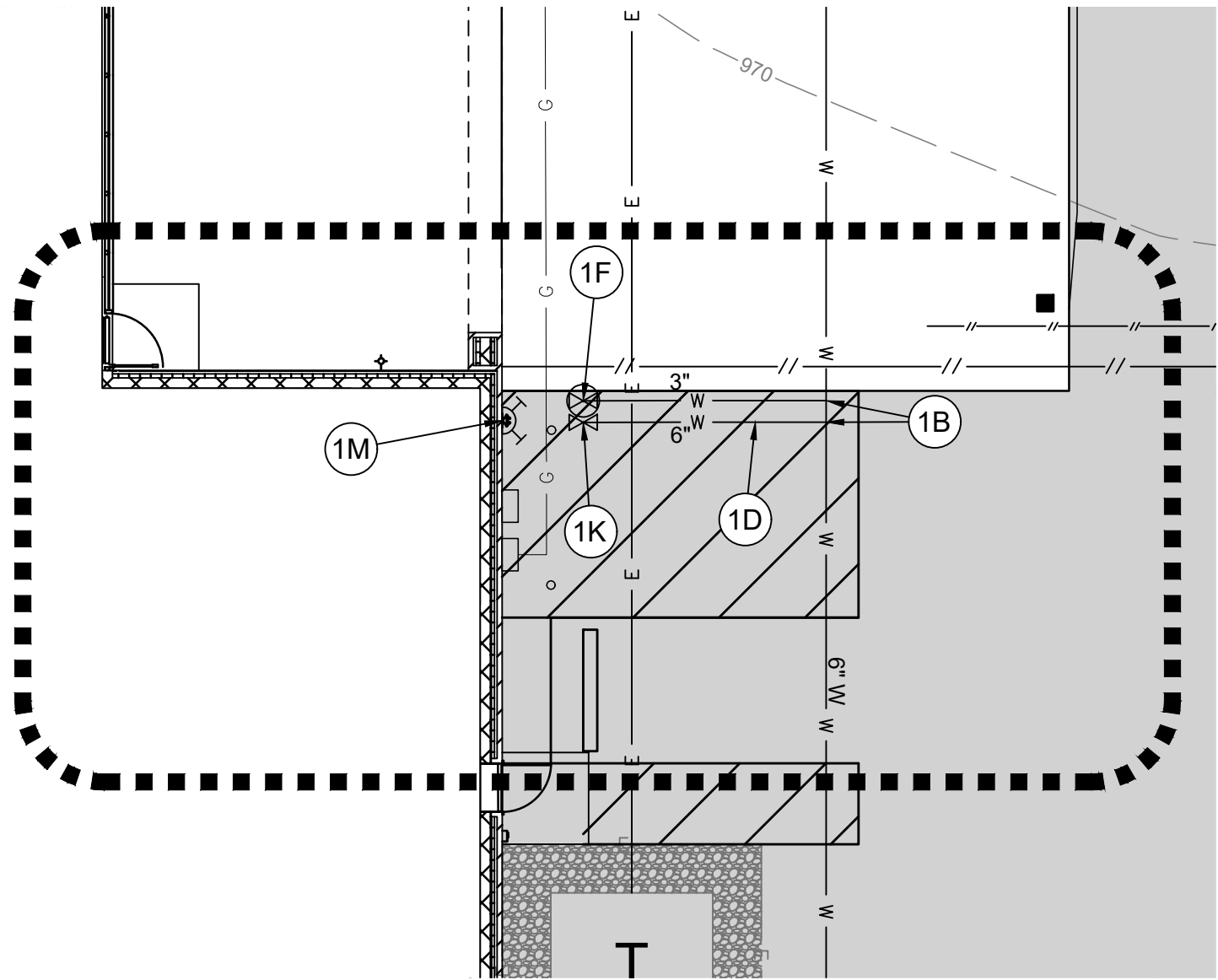
Project No: 122.0524.01

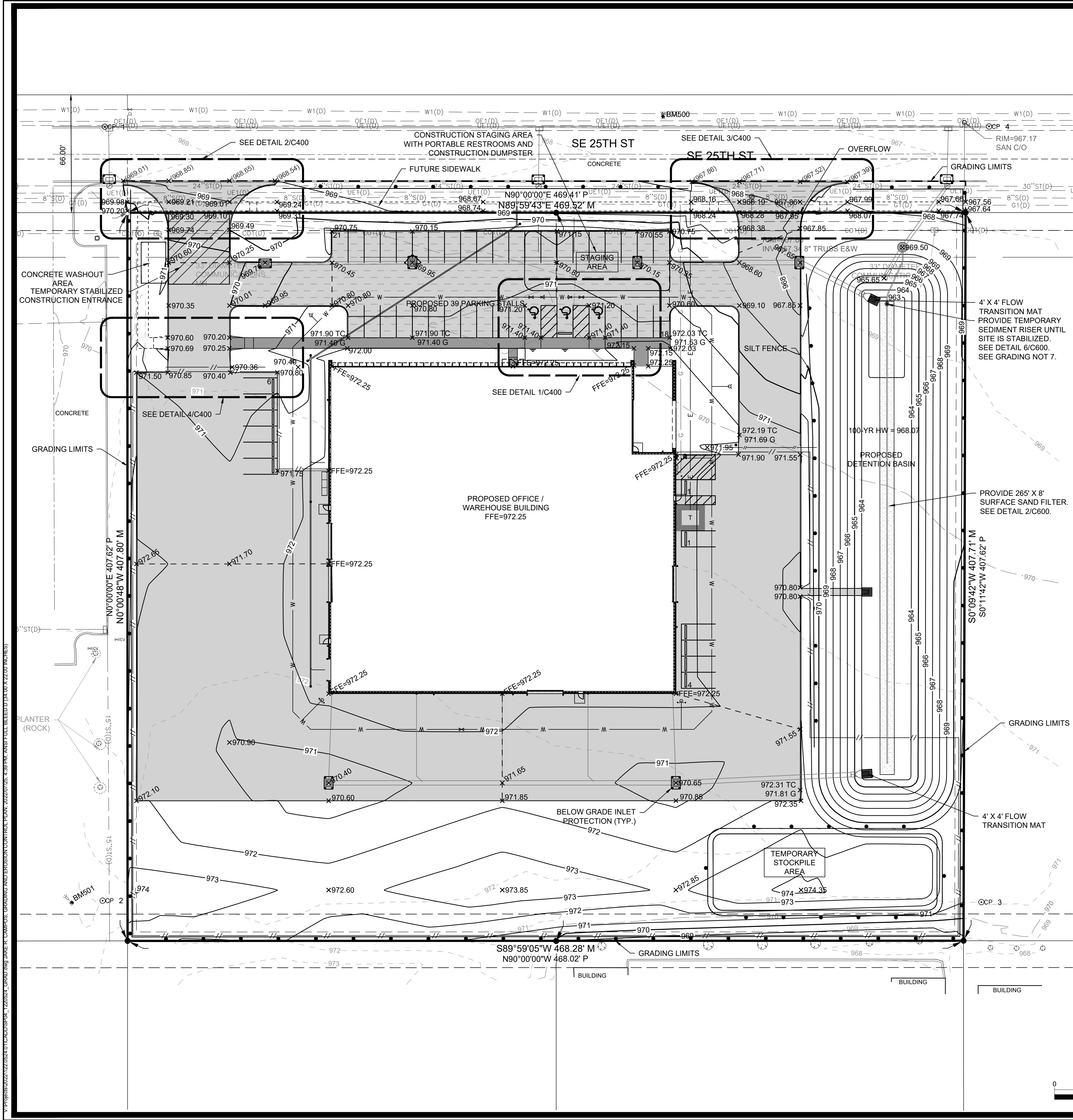
Sheet C200



UTILITY PLAN NOTES

- 1. WATER SERVICES; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. CONNECT TO EXISTING 8" SERVICE STUB. CONTRACTOR TO VERIFY EXISTING WATER MAIN SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - B. TAP 3" COPPER DOMESTIC WATER SERVICE AND 6" FIRE PROTECTION LINES OUTSIDE BUILDING. CONFIRM FINAL DOMESTIC SERVICE SIZE WITH MECHANICAL ENGINEER. VERIFY CONNECTION LOCATIONS AND ELEVATIONS WITH MECHANICAL PLANS.
 - C. 8" PVC C900 WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, THRUST BLOCKS, AND TRACER WIRE AS NECESSARY.
 - D. PRIVATE 6" PVC C900 WATER SERVICE AT 5.5' MINIMUM BURY WITH RESTRAINED JOINT FITTINGS, BENDS, THRUST BLOCKS, AND TRACER WIRE AS NECESSARY.
 - E. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE WITH PLUMBING PLANS FOR EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION.
 - F. CURB STOP. ENCASE CURB STOP IN CONCRETE IF NOT LOCATED IN SIDEWALK.
 - G. HYDRANT ASSEMBLY.
 - H. 8" X 8" TEE FITTING.
 - I. 8" X 6" REDUCER FITTING.
 - J. 6" X 45" BEND FITTING.
 - K. 6" RW VALVE.
 - L. KNOX BOX. OBTAIN FROM KNOX (KNOXBOX.COM). REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 - M. FIRE DEPARTMENT CONNECTION (FDC).
- 2. SANITARY SEWER SERVICES; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. CONNECT TO EXISTING SANITARY SEWER STUB. CONTRACTOR TO VERIFY SIZE, LOCATION, AND DEPTH OF STUB PRIOR TO MAKING CONNECTION. UTILIZE 1:1 RISER AS NECESSARY TO ACHIEVE DESIGN ELEVATION. VERIFY ELEVATION PRIOR TO CONSTRUCTION.
 - B. 6" PVC SDR 23.5 SANITARY SEWER SERVICE. 1% MINIMUM PIPE SLOPE.
 - C. CONNECT TO PROPOSED BUILDING SERVICE. COORDINATE LOCATION AND ELEVATION WITH PLUMBING PLANS.
 - D. CLEANOUT.
- 3. STORM SEWER; PROVIDE THE FOLLOWING AS PER CITY OF GRIMES STANDARDS:
 - A. 10" PVC (SCH 40) DOWNSPOUT LEADER AT MINIMUM 1%. PROVIDE 90° ELBOW AT BUILDING FACE AT INVERT 968.75'. EXTEND MINIMUM OF 1 FOOT ABOVE FINISH GRADE..
 - B. INSTALL 4" SLOTTED DRAIN IN 8" WIDE X 1.5' DEEP TRENCH. BACKFILL ENTIRE TRENCH WITH POROUS GRAVEL.
- 4. PROTECTIVE BOLLARDS. REFER TO DETAIL ON SHEET C600.





GRADING NOTES

1. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL ON ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
2. ANY EXCESS CUT TO BE SPREAD ON SITE AS DIRECTED BY ENGINEER DURING CONSTRUCTION. PLACE TOPSOIL OVER ALL AREAS DISTURBED.
3. ALL DRAINAGE SWALES AND SLOPES 5 TO 1 OR GREATER TO BE SEEDED USING COMMERCIALY AVAILABLE EROSION CONTROL SEED. MIXTURE APPLIED AT RATE RECOMMENDED BY SUPPLIER.
4. EROSION CONTROL: SEED THE SITE AFTER ROUGH GRADING HAS BEEN COMPLETED. PLACE SILT FENCE AND MAINTAIN IN PROBLEM AREAS AFTER GROUND COVER HAS BEEN ESTABLISHED. COMPLY WITH EROSION CONTROL LAW.
5. CONTRACTOR SHALL PROVIDE A TYPICAL 10' X 10' SILT FENCE RING AROUND ALL STORM INTAKES AND PROVIDE SILT FENCE WHERE SHOWN ON THE PLAN. SILT FENCE AROUND THE STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/SODDING IS COMPLETE.
6. PROVIDE BELOW GRADE INLET PROTECTION IN PAVED AREAS FOLLOWING PAVING OPERATIONS. REMOVE INLET PROTECTION AFTER SITE IS PAVED AND VEGETATION IS ESTABLISHED.
7. DO NOT INSTALL THE SUBDRAIN IN THE DETENTION BASIN UNTIL AFTER THE BASIN AS-BUILT STORAGE VOLUME HAS BEEN VERIFIED AND APPROVED BY THE CITY AND THE SITE VEGETATION HAS BEEN ESTABLISHED. IN THE INTERIM, PROVIDE A TEMPORARY SEDIMENT RISER IN THE BASIN BOTTOM AT THE NORTH END OF THE BASIN THAT UTILIZES THE START OF THE 6" SUBDRAIN.
8. AFTER THE SITE IS VEGETATED INSTALL THE PERFORATED SUBDRAIN AND SAND FILTER PER THE DETAIL PROVIDED.

EROSION CONTROL QUANTITIES

SEEDING AND MULCHING =1.60 AC.
SILT FENCE =2,215 LF.
BELOW GRADE INLET PROTECTION =9 EA.

POLLUTION PREVENTION NOTES

A. POLLUTION PREVENTION AND EROSION PROTECTION

1. CODE COMPLIANCE: THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL POTENTIAL POLLUTION AND SOIL EROSION CONTROL REQUIREMENTS OF THE IOWA CODE, THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR) NPDES PERMIT, THE U.S. CLEAN WATER ACT AND ANY LOCAL ORDINANCES. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT AGAINST EROSION AND POLLUTION FROM THIS PROJECT SITE AND ALL OFF-SITE BORROW OR DEPOSIT AREAS DURING PERFORMANCE OR AS A RESULT OF PERFORMANCE.
2. DAMAGE CLAIMS: THE CONTRACTOR WILL HOLD THE OWNER AND ARCHITECT / ENGINEER HARMLESS FROM ANY AND ALL CLAIMS OF ANY TYPE WHATSOEVER RESULTING FROM DAMAGES TO ADJOINING PUBLIC OR PRIVATE PROPERTY, INCLUDING REASONABLE ATTORNEY FEES INCURRED TO OWNER. FURTHER, IF THE CONTRACTOR FAILS TO TAKE NECESSARY STEPS TO PROMPTLY REMOVE EARTH SEDIMENTATION OR DEBRIS WHICH COMES ONTO ADJOINING PUBLIC OR PRIVATE PROPERTY, THE OWNER MAY, BUT NEED NOT, REMOVE SUCH ITEMS AND DEDUCT THE COST THEREOF FROM AMOUNTS DUE TO THE CONTRACTOR.

B. STORM WATER DISCHARGE PERMIT

1. THIS PROJECT REQUIRES COVERAGE UNDER THE NPDES GENERAL PERMIT NO. 2 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDNR, AS REQUIRED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR COMPLIANCE WITH AND FULFILLMENT OF ALL REQUIREMENTS OF THE NPDES GENERAL PERMIT NO. 2 AS SPECIFIED IN THE CONTRACT DOCUMENTS.
2. ALL DOCUMENTS RELATED TO THE STORM WATER DISCHARGE PERMIT, INCLUDING, BUT NOT LIMITED TO, THE NOTICE OF INTENT, PROOF OF PUBLICATIONS, DISCHARGE AUTHORIZATION LETTER, CURRENT SWPPP, SITE INSPECTION LOG, AND OTHER ITEMS, SHALL BE KEPT ON SITE AT ALL TIMES AND MUST BE PRESENTED TO ANY JURISDICTIONAL AGENCIES UPON REQUEST. FAILURE TO COMPLY WITH THE NPDES PERMIT REQUIREMENTS IS A VIOLATION OF THE CLEAN WATER ACT AND THE CODE OF IOWA.
3. A "NOTICE OF DISCONTINUATION" MUST BE FILED WITH THE IDNR UPON FINAL STABILIZATION OF THE DISTURBED SITE AND REMOVAL OF ALL TEMPORARY EROSION CONTROL MEASURES. ALL PLANS, INSPECTION REPORTS, AND OTHER DOCUMENTS MUST BE RETAINED FOR A PERIOD OF THREE YEARS AFTER PROJECT COMPLETION. THE CONTRACTOR SHALL RETAIN A RECORD COPY AND PROVIDE THE ORIGINAL DOCUMENTS TO THE OWNER UPON PROJECT ACCEPTANCE AND/OR SUBMITTAL OF THE NOTICE OF DISCONTINUATION.

C. POLLUTION PREVENTION PLAN

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS A SEPARATE DOCUMENT IN ADDITION TO THESE PLAN DRAWINGS. THE CONTRACTOR SHOULD REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS AND MODIFICATIONS TO THE POLLUTION PREVENTION PLAN MADE DURING CONSTRUCTION.
2. THE SWPPP ILLUSTRATES GENERAL MEASURES AND BEST MANAGEMENT PRACTICES (BMP) FOR COMPLIANCE WITH THE PROJECT'S NPDES PERMIT COVERAGE. ALL BMP'S AND EROSION CONTROL MEASURES REQUIRED AS A RESULT OF CONSTRUCTION ACTIVITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, NOTE AND IMPLEMENT. ADDITIONAL BMP'S FROM THOSE SHOWN ON THE PLAN MAY BE REQUIRED.
3. THE SWPPP AND SITE MAP SHOULD BE EXPEDITIOUSLY REVISED TO REFLECT CONSTRUCTION PROGRESS AND CHANGES AT THE PROJECT SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL PERMIT AND SWPPP, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING BMP'S UNLESS INFEASIBLE OR NOT APPLICABLE:
 - a. UTILIZE OUTLET STRUCTURES THAT WITHDRAW WATER FROM THE SURFACE WHEN DISCHARGING FROM BASINS. PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, AND MINIMIZE SOIL COMPACTION.
 - b. INSTALL PERIMETER AND FINAL SEDIMENT CONTROL MEASURES SUCH AS SILT BARRIERS, DITCH CHECKS, DIVERSION BERMS, OR SEDIMENTATION BASINS DOWNSTREAM OF SOIL DISTURBING ACTIVITIES PRIOR TO SITE CLEARING AND GRADING OPERATIONS.
 - c. PRESERVE EXISTING VEGETATION IN AREAS NOT NEEDED FOR CONSTRUCTION AND LIMIT TO A MINIMUM THE TOTAL AREA DISTURBED BY CONSTRUCTION OPERATIONS AT ANY TIME.
 - d. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING, REPAIRING, REPLACEMENT, AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD. CLEAN OR REPLACE SILT CONTROL DEVICES WHEN THE MEASURES HAVE LOST 50% OF THEIR ORIGINAL CAPACITY.
 - e. INSPECT THE PROJECT AREA AND CONTROL DEVICES (BY QUALIFIED PERSONNEL ASSIGNED BY THE CONTRACTOR) EVERY SEVEN CALENDAR DAYS. RECORD THE FINDINGS OF THESE INSPECTIONS AND ANY RESULTING ACTIONS IN THE SWPPP WITH A COPY SUBMITTED WEEKLY TO THE OWNER OR ENGINEER DURING CONSTRUCTION. REVISE THE SWPPP AND IMPLEMENT ANY RECOMMENDED MEASURES WITHIN 7 DAYS.
 - f. PREVENT ACCUMULATION OF EARTH AND DEBRIS FROM CONSTRUCTION ACTIVITIES ON ADJOINING PUBLIC OR PRIVATE PROPERTIES, INCLUDING STREETS, DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS, OR UNDERGROUND SEWERS. REMOVE ANY ACCUMULATION OF EARTH OR DEBRIS IMMEDIATELY AND TAKE REMEDIAL ACTIONS FOR FUTURE PREVENTION.
 - g. INSTALL NECESSARY CONTROL MEASURES SUCH AS SILT BARRIERS, EROSION CONTROL MATS, MULCH, DITCH CHECKS OR RIPRAP AS SOON AS AREAS REACH THEIR FINAL GRADES AND AS CONSTRUCTION OPERATIONS PROGRESS TO ENSURE CONTINUOUS RUNOFF CONTROL. PROVIDE INLET AND OUTLET CONTROL MEASURES AS SOON AS STORM SEWERS ARE INSTALLED.
 - h. RESPREAD A MINIMUM OF 6 INCHES OF TOPSOIL (INCLUDING TOPSOIL FOUND IN SOD) ON ALL DISTURBED AREAS, EXCEPT WHERE PAVEMENT, BUILDINGS OR OTHER IMPROVEMENTS ARE LOCATED.
 - i. STABILIZE UNDEVELOPED, DISTURBED AREAS WITH MULCH, TEMPORARY SEED MIX, PERMANENT SEED MIX, SOD, OR PAVEMENT IMMEDIATELY AS SOON AS POSSIBLE UPON COMPLETION OR DELAY OF GRADING OPERATIONS. INITIATE STABILIZATION MEASURES IMMEDIATELY AFTER CONSTRUCTION ACTIVITY IS FINALLY COMPLETED OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WHICH WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - j. COORDINATE LOCATIONS OF STAGING AREAS WITH THE OWNER AND RECORD IN THE SWPPP. UNLESS NOTED OTHERWISE, STAGING AREAS SHOULD CONTAIN THE FOLLOWING: JOB TRAILERS, FUELING / VEHICLE MAINTENANCE AREA, TEMPORARY SANITARY FACILITIES, MATERIALS STORAGE, AND CONCRETE WASHOUT FACILITY. CONTROL RUNOFF FROM STAGING AREAS WITH DIVERSION BERMS AND/OR SILT BARRIERS AND DIRECT TO A SEDIMENT BASIN OR OTHER CONTROL DEVICE WHERE POSSIBLE. CONCRETE WASHOUT MUST BE CONTAINED ONSITE.
 - k. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND SITE WASTE PRIOR TO FILING OF THE "NOTICE OF DISCONTINUATION".

PER CITY COMMENTS	07/25/22	BY	Scale: 1" =	T-R-S: TTN-RRW-SS	Sheet C400
PER CITY COMMENTS	07/13/22	DATE			
REVISION	Checked By: CHKD	Engineer: J.L.H			
MARK	Technician: J.R.C	Date: 06/24/2022	Project No: 122.0524.01		

SMI-AWS FABRICATION FACILITY

GRADING AND EROSION CONTROL PLAN

GRIMES, IOWA

SNYDER & ASSOCIATES, INC. |

SNYDER & ASSOCIATES

Project No: 122.0524.01

Sheet C400

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515-964-2020 | www.snyder-associates.com



TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TA	4	Tilia americana	American Linden	1.5' Cal.	B&B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
PK	12	Physocarpus opulifolius 'UMNHarpell' TM	Fireside Ninebark	3 gal.	Pot
PW	8	Pinus mugo 'White Bud'	White Bud Mugo Pine	3 gal.	Pot
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CK	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot

A. UTILITY WARNING:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

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

C. ALL PLANT MATERIAL SHALL AT LEAST MEET MINIMUM REQUIREMENTS SHOWN IN THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z60.1-LATEST EDITION).

D. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

E. PROVIDE A MIN 3-FOOT PERIMETER RING AROUND ALL TREES. PROVIDE VERTICAL CUT NATURAL EDGE TO A DEPTH OF 4-INCHES.

F. PROVIDE 2-INCH RIVER GRAVEL PLACED TO A DEPTH OF 4-INCHES WITH WEED BARRIER FABRIC UNDERLAYMENT IN PLANT BED AREAS SHOWN ON PLAN.

G. SOD ALL AREAS DISTURBED BY CONSTRUCTION TO INCLUDE DETENTION BASIN, UNLESS NOTED OTHERWISE.

H. PROVIDE SUDAS TYPE 1 SEED MIX WITH HYDROMULCH IN AREAS OF LOT NOT DESIGNATED AS RECEIVING SOD.

I. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY OF GRIMES.

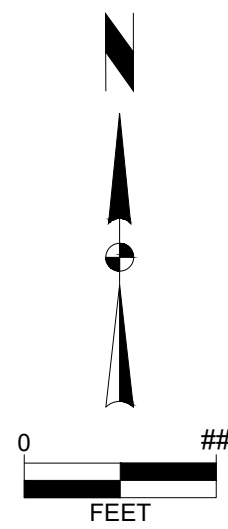
1 / 4 TO 1 / 3

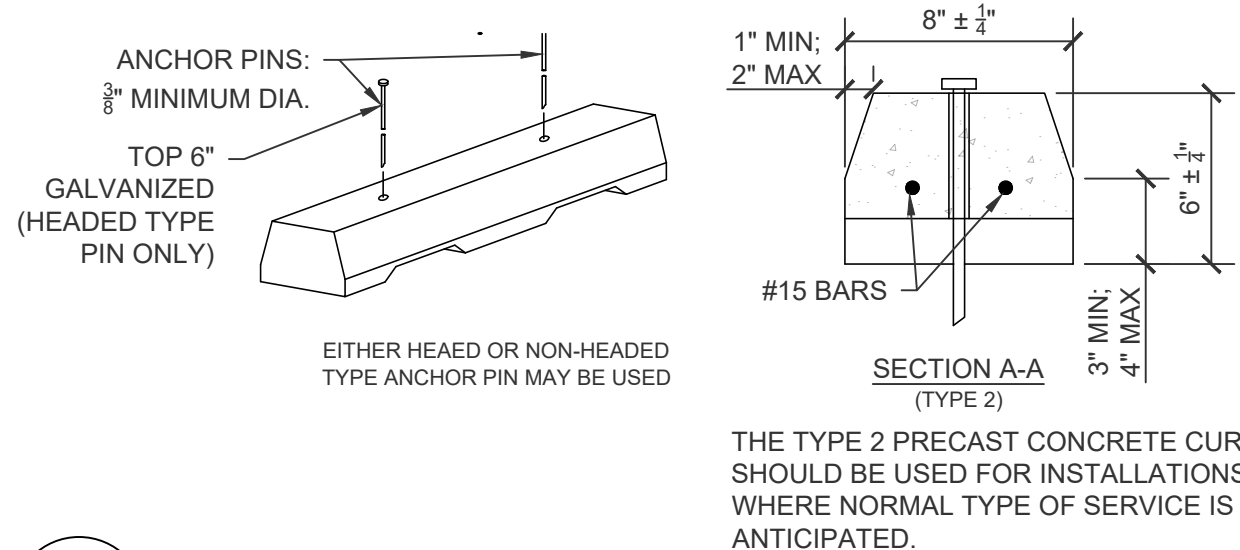
LANDSCAPE REQUIREMENTS AND CALCULATIONS:
(AS PER CITY OF GRIMES M1-A REGULATIONS)

OPEN SPACE REQUIREMENTS:
MINIMUM OPEN SPACE = 10%
191,194.57 SF (4.39 AC), OVERALL PROPERTY X 10% MIN. OPEN
SPACE = 19,119 SF OPEN SPACE REQUIRED
TOTAL HARD SURFACE (DRIVES, PARKING, AND BUILDING)=
109,452.86 SF = 42.8% (81,741.71 SF) TOTAL OPEN SPACE PROVIDED

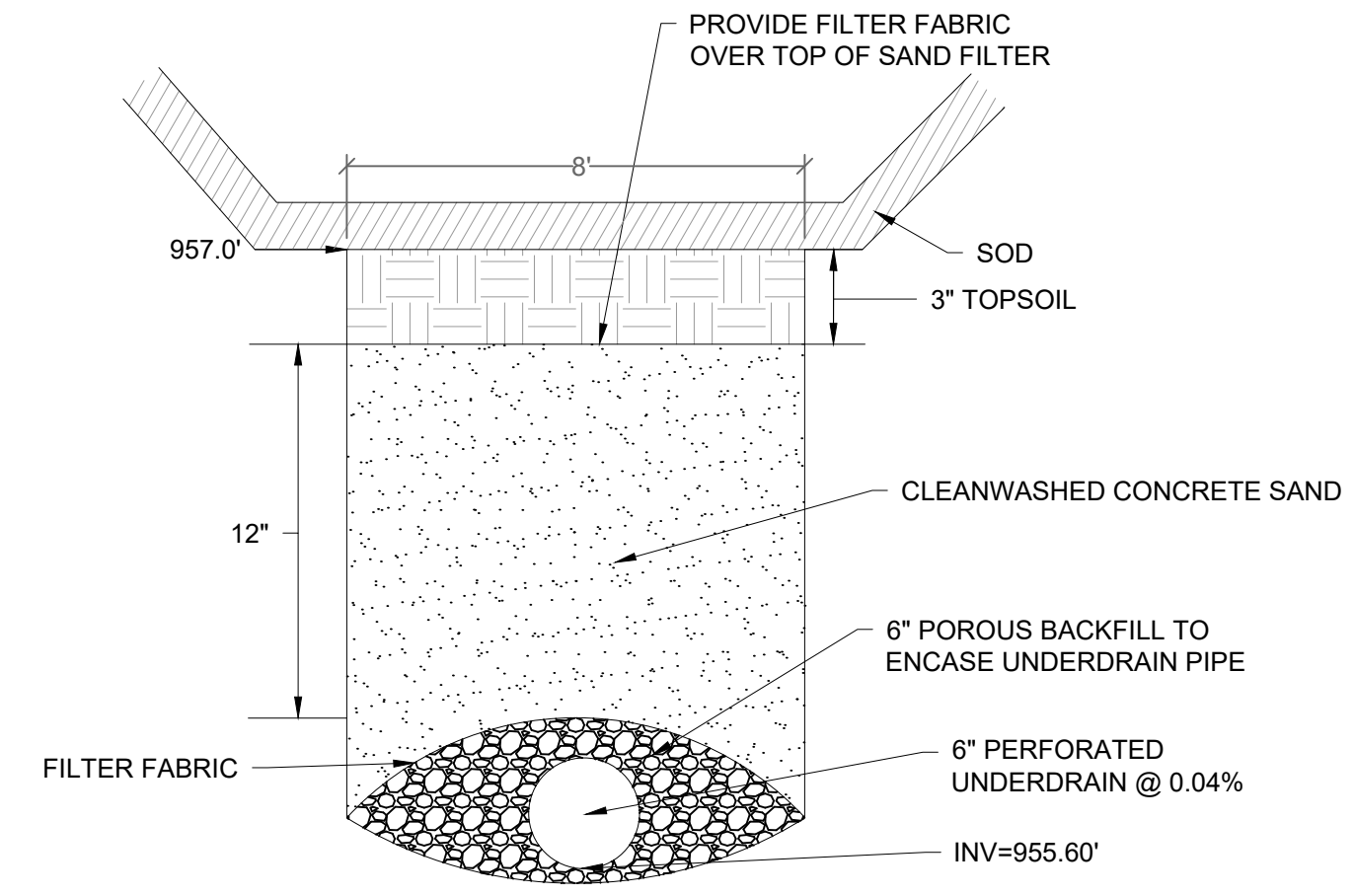


2 PLANTING PIT DETAILS
C500 NO SCALE

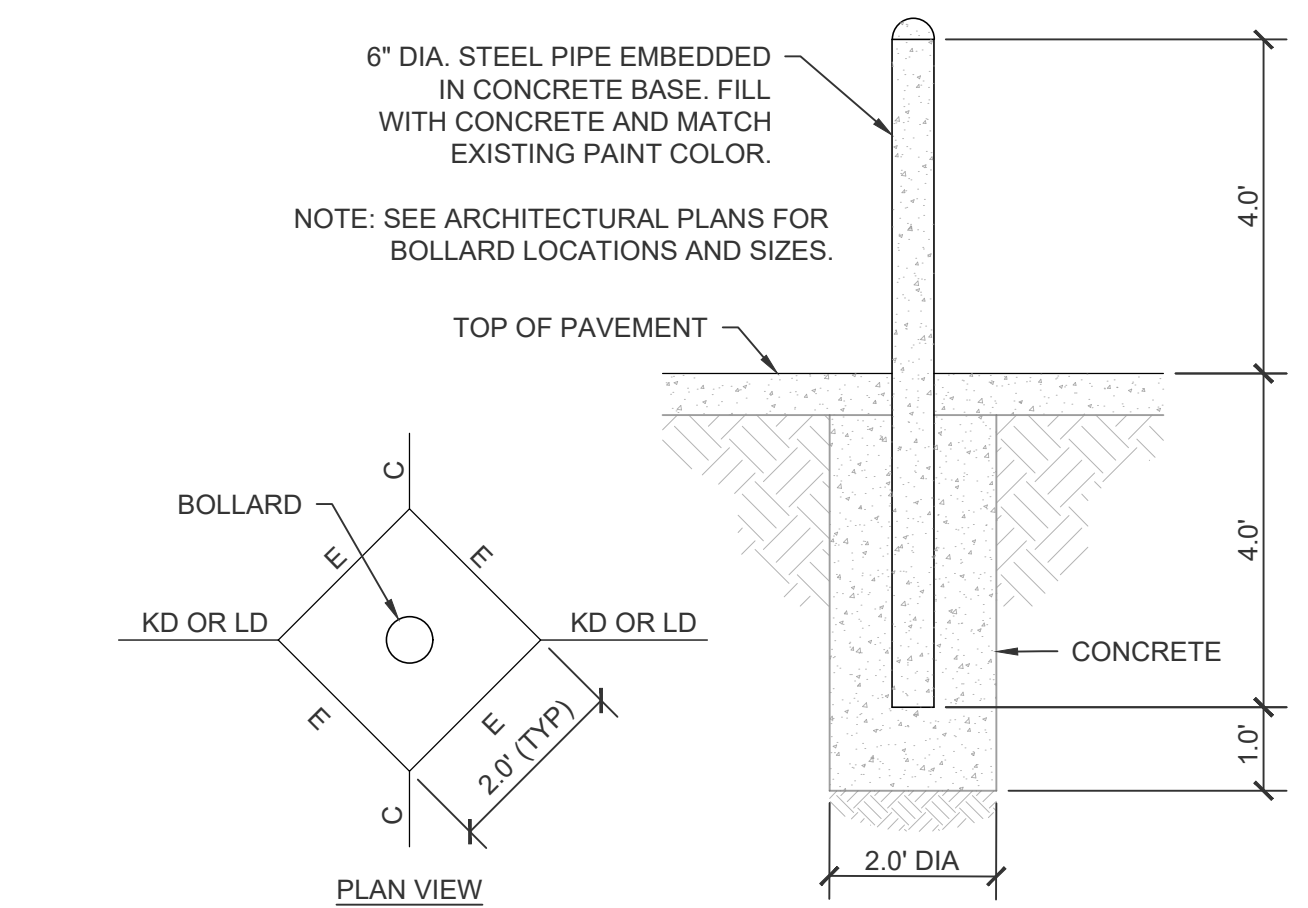




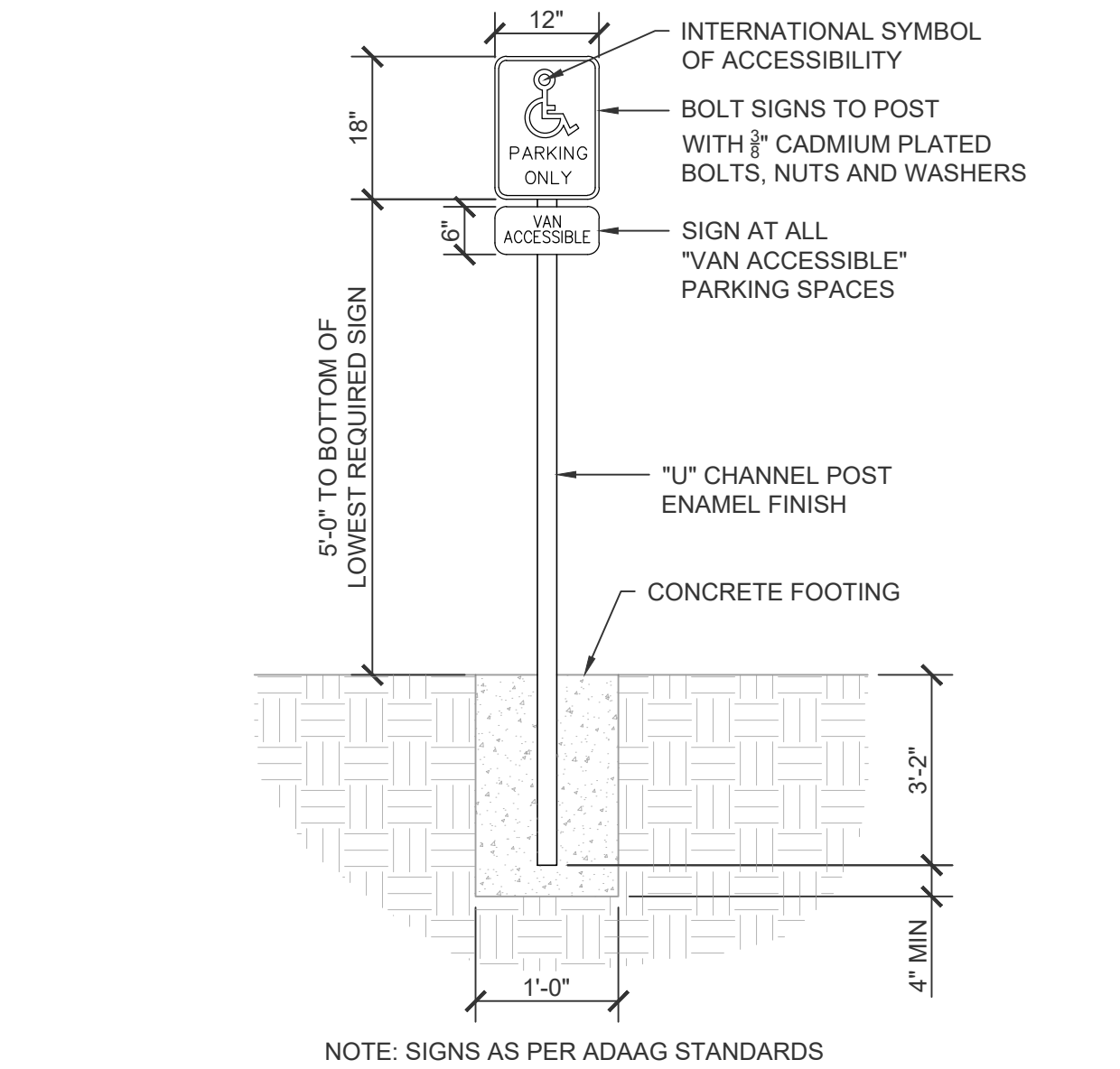
1 WHEEL STOP
C600 NO SCALE



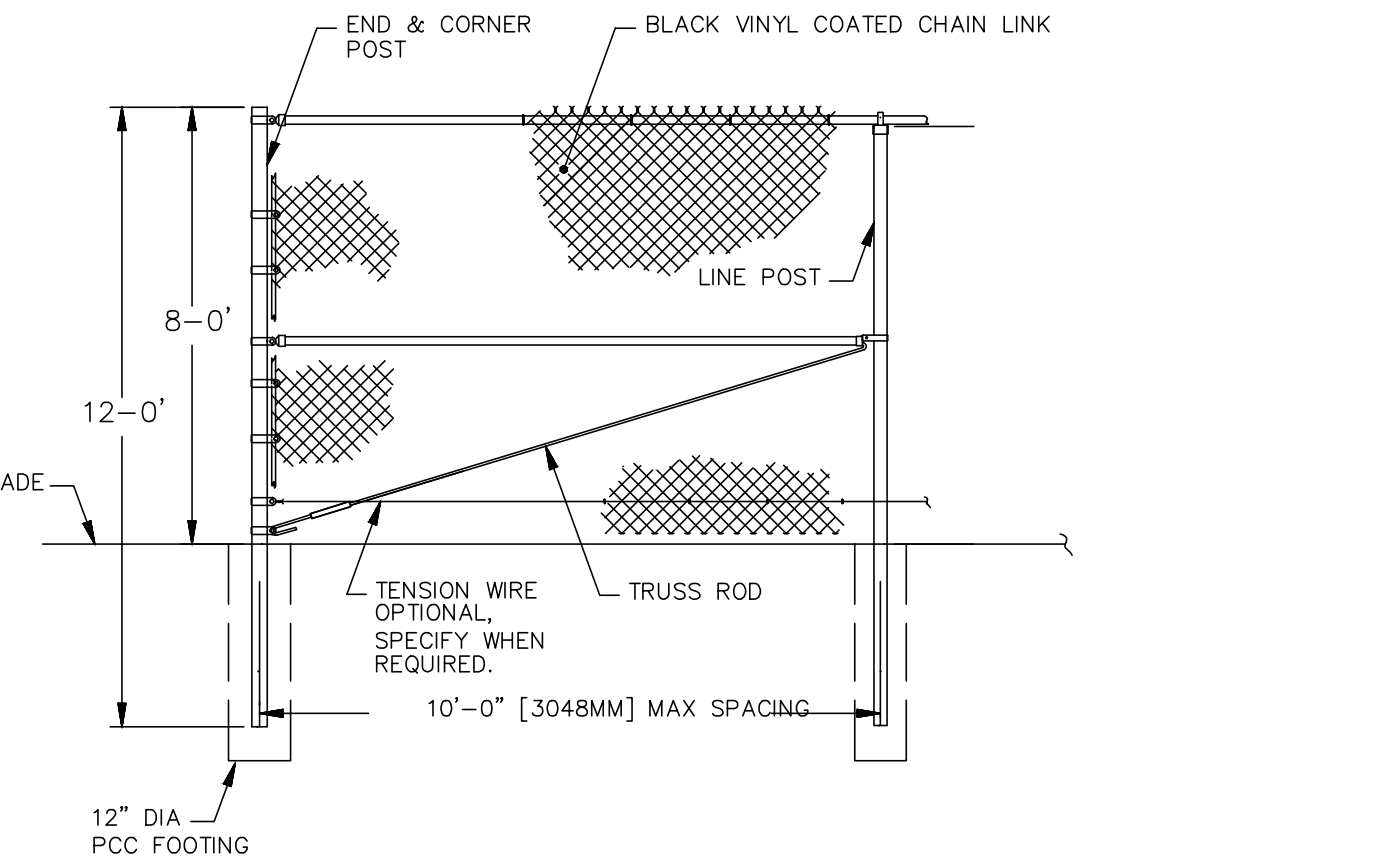
2 SAND FILTER DETAIL
C600 REFERENCE: IOWA STORM MANAGEMENT MANUAL FIG. C6-S1-1
NOT TO SCALE



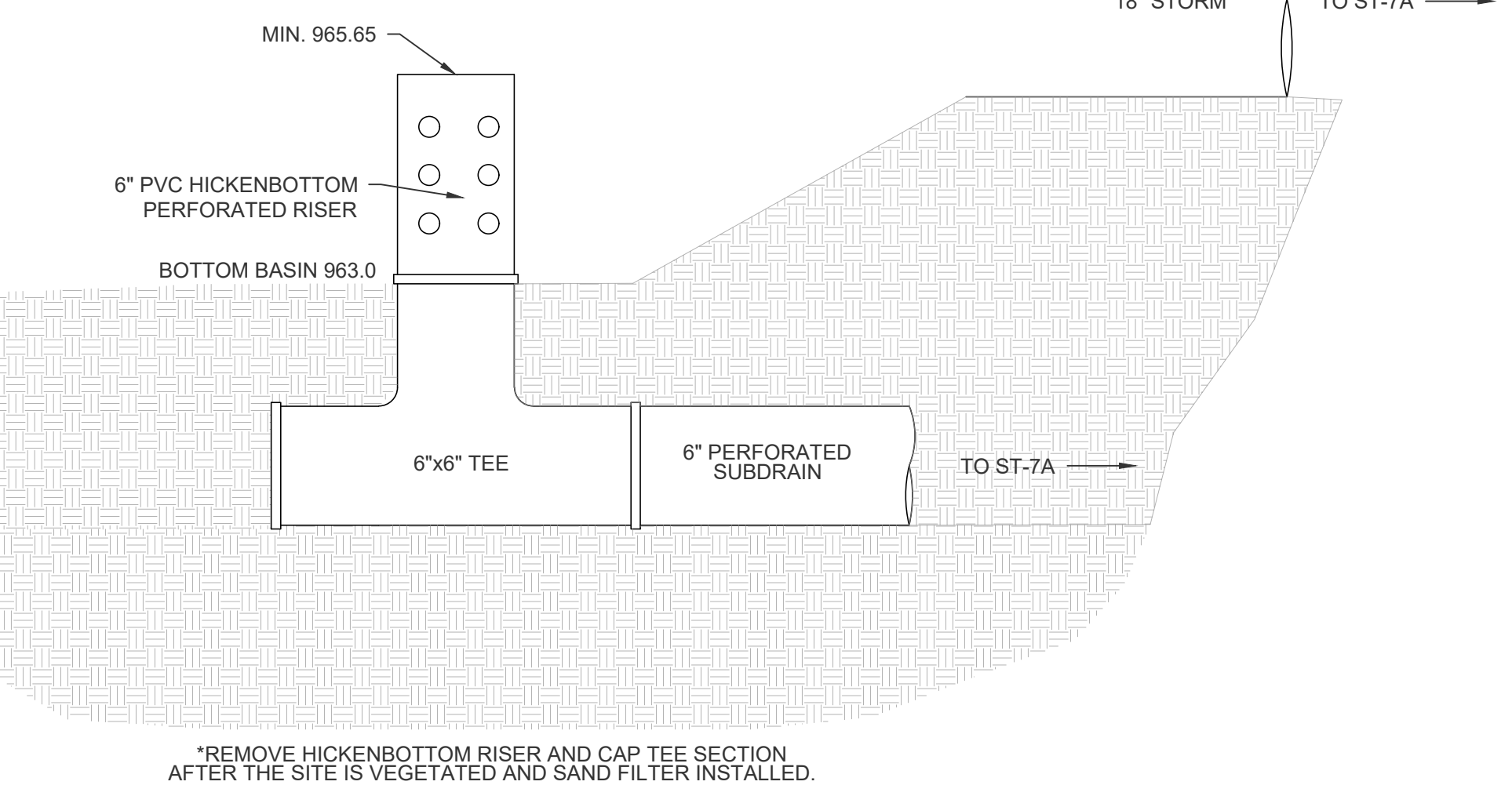
3 PIPE BOLLARD DETAIL
C600 NO SCALE



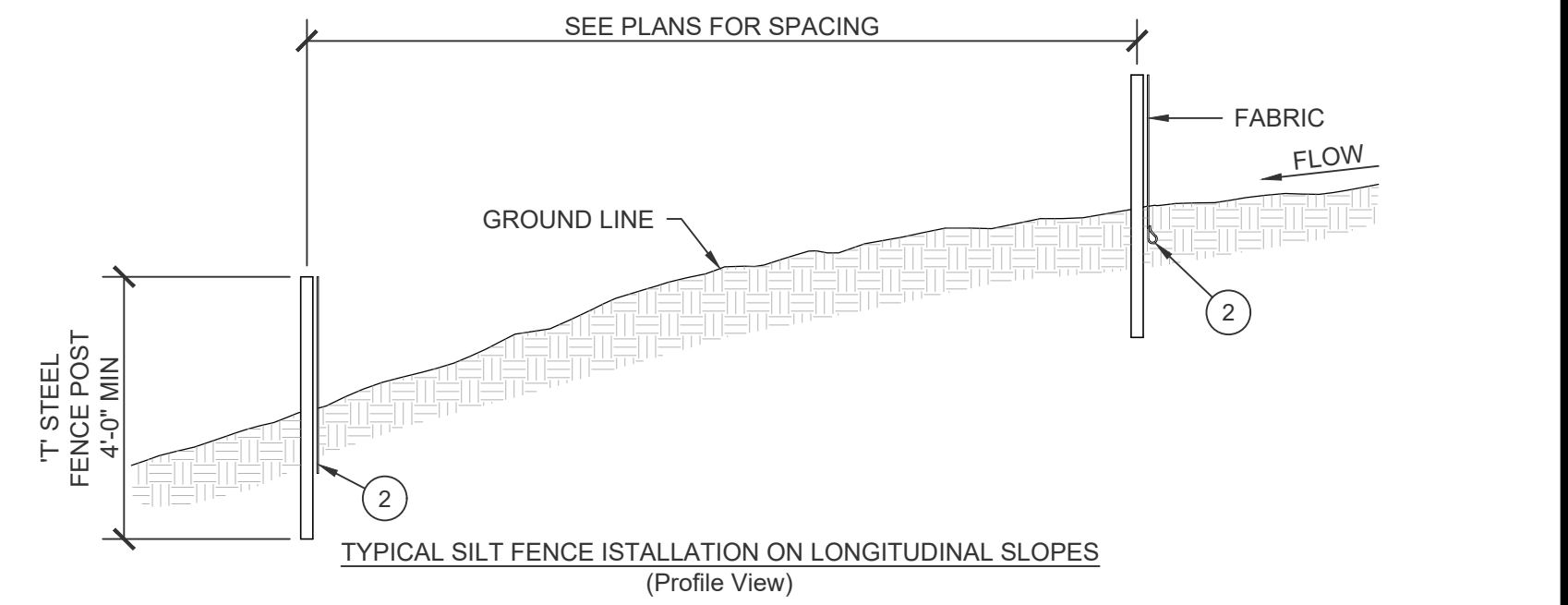
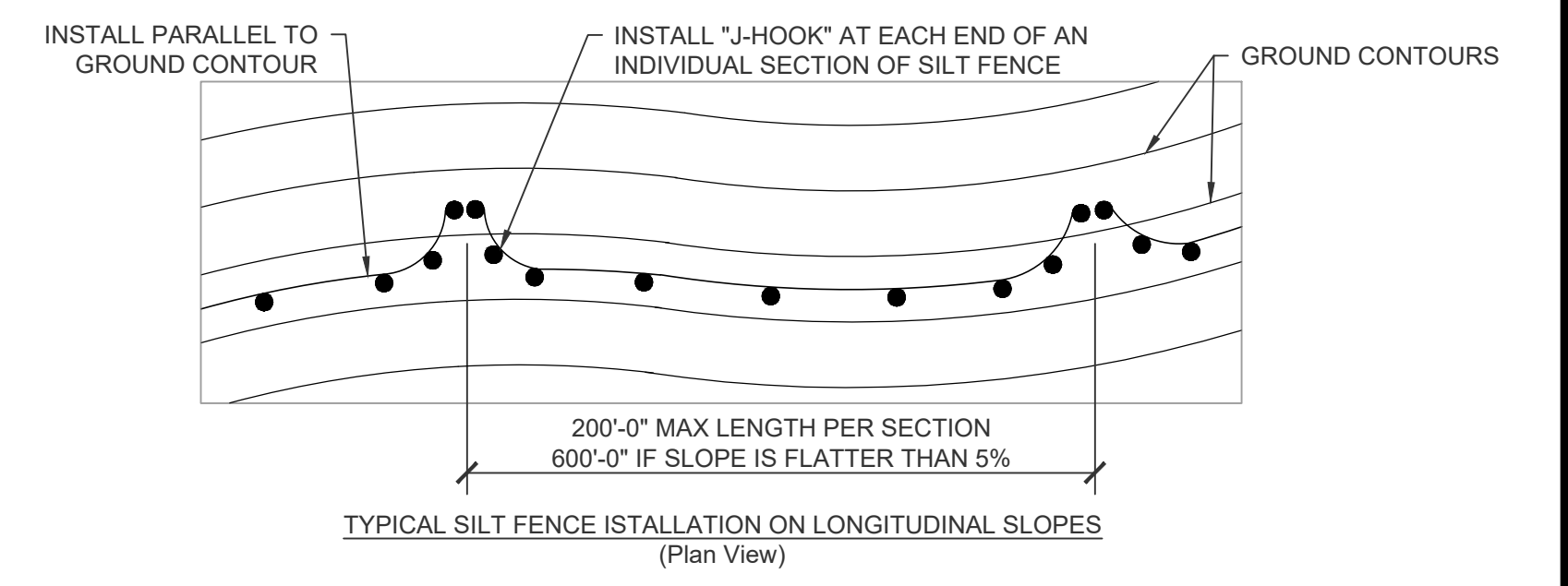
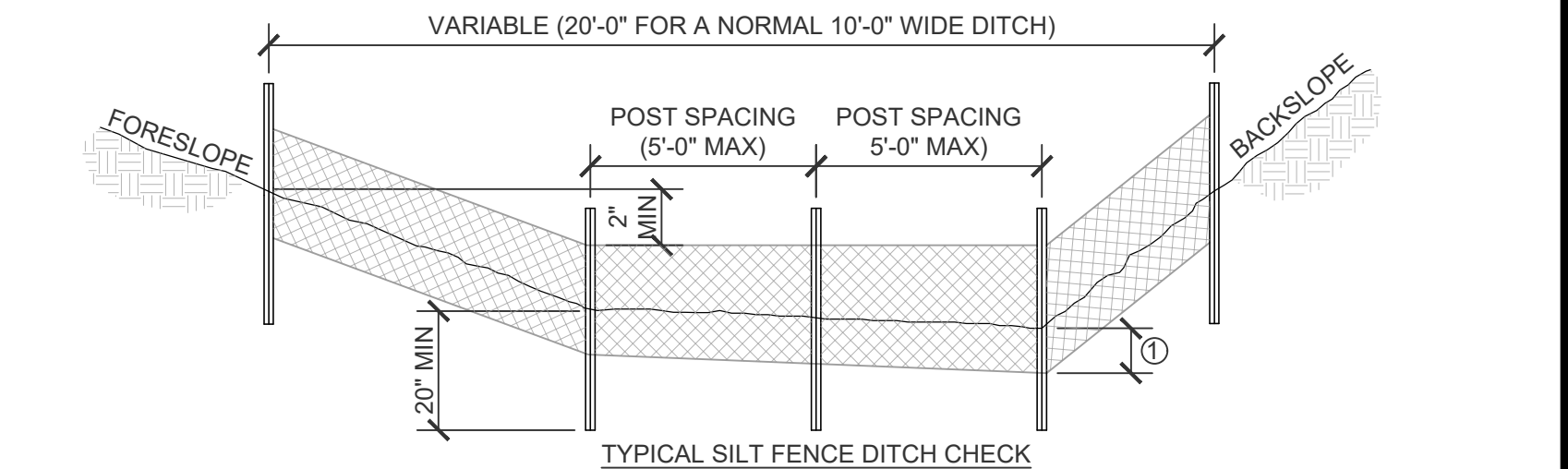
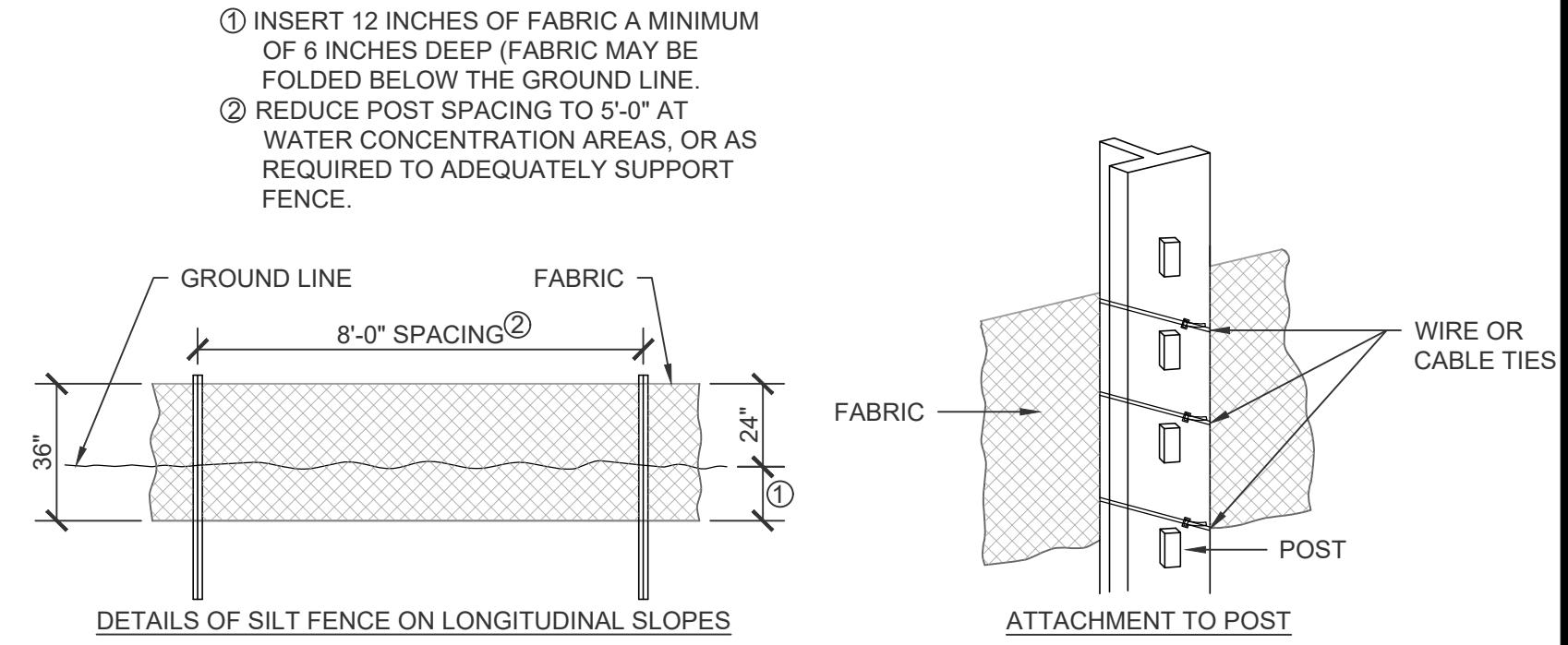
4 ACCESSIBLE PARKING SIGN
C600 NO SCALE



5 CHAIN LINK FENCE SECTION WITH TOP RAIL
C600 NO SCALE



6 TEMPORARY SEDIMENT RISER DETAIL
C600 NO SCALE



7 SILT FENCE DETAIL
C600 NO SCALE

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PER CITY COMMENTS		07/13/22									
MARK		Engineer: JLH	Technician: JRC								
Project No: 122.0524.01											

SMI-AWS FABRICATION FACILITY

SITE DETAILS

GRIMES, IOWA

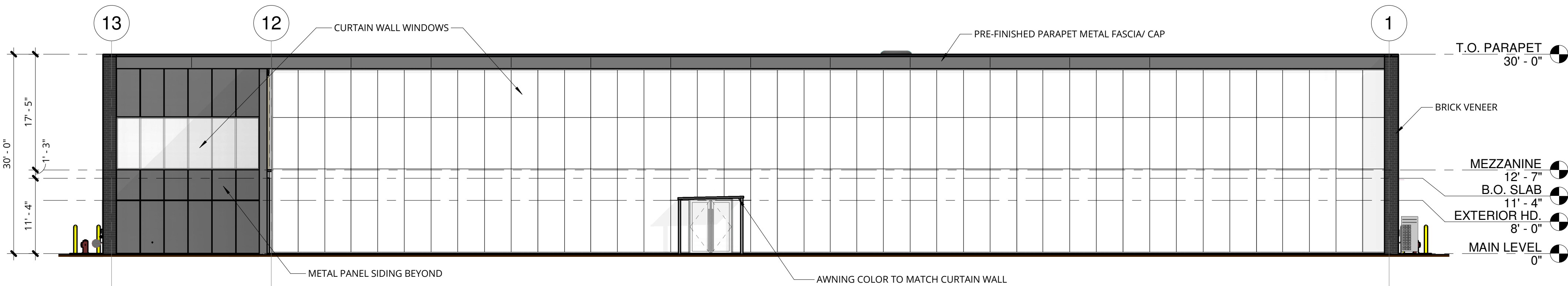
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SNYDER & ASSOCIATES

Project No: 122.0524.01

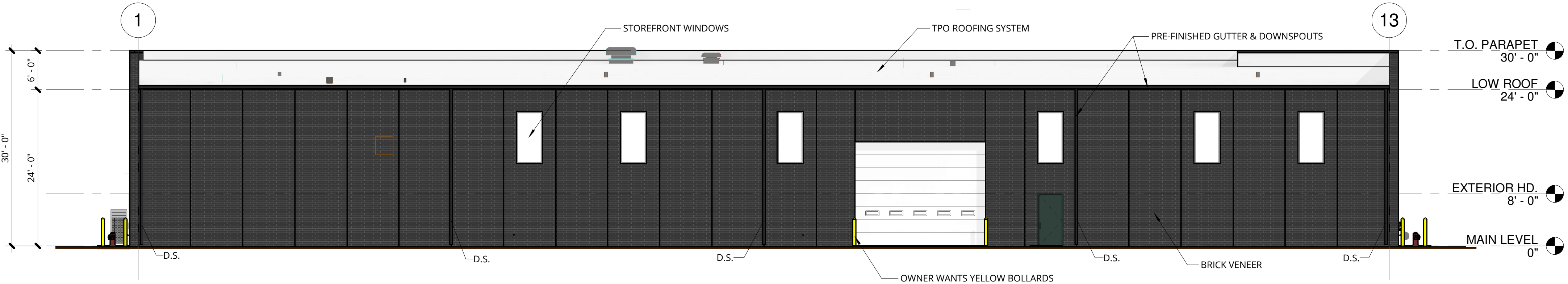
Sheet C600



VENEER CALCULATIONS

EXTERIOR MATERIAL:	SQ. FT.:	PERCENT:
MASONRY =	13,006 SF	61 %
METAL PANEL =	1,029 SF	5 %
OPENINGS =	7,423 SF	34 %
TOTAL =	21,458 SF	100 %

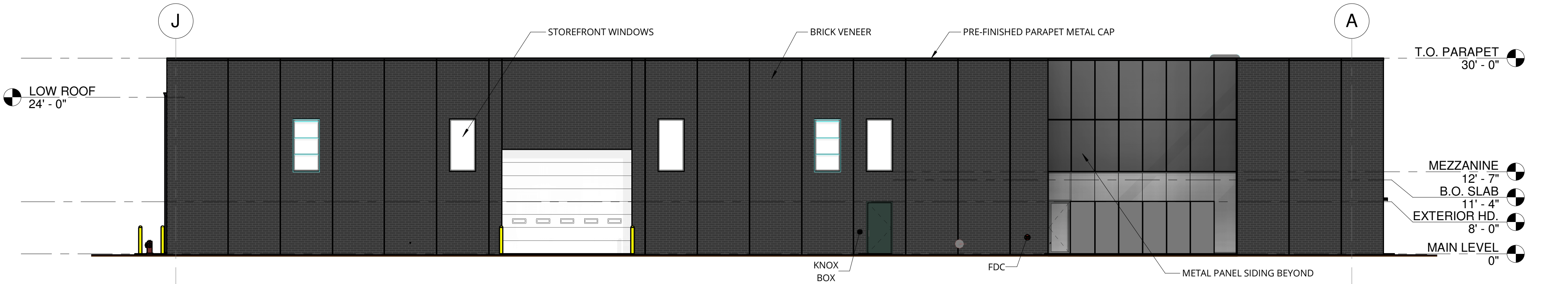
COLOR - NORTH (FRONT) ELEVATION



COLOR - SOUTH (REAR) ELEVATION



COLOR - WEST ELEVATION



COLOR - EAST ELEVATION

EXTERIOR MATERIAL SELECTIONS

NOTE:
THESE SELECTIONS ARE PROVIDED TO SHOW
"COLOR INTENT".

FINAL SELECTIONS CAN/ OR WILL BE MADE BY THE
OWNER AS THIS PROJECT PROGRESSES.

ROOFING: TPO
ANY MANUFACTURER
- WHITE

ROOFING: PARAPET METAL CAP/ FASCIA
FIRESTONE or SIMILAR
- BLACK

ROOFING: GUTTER & DOWNSPOUTS
FIRESTONE
- UNA-CLAD METAL
- MATTE BLACK

BRICK MASONRY VENEER
INTERSTATE BRICK
- ATLAS EMPEROR
- 4x4x16
- OBSIDIAN
- MATTE TEXTURE

METAL PANEL SIDING
AWS
- SIZE: PER OWNER
- COLOR: PPG UC70092F
- DURANAR SUNSTORM
- SILVERSMITH

CURTAIN WALL WINDOW FINISH
AWS
- COLOR: PPG UC70092F
- DURANAR SUNSTORM
- SILVERSMITH
- INCLUDES FLASHINGS

STOREFRONT WINDOW FINISH
AWS
- COLOR: PPG UC70092F
- DURANAR SUNSTORM
- SILVERSMITH
- INCLUDES FLASHINGS

OVERHEAD DOORS
ANY MANUFACTURER
- COLOR: FACTORY WHITE
- INCLUDES:
- METAL JAMB TRIM

OVERHEAD DOOR JAMB & HEAD TRIM
FIRESTONE
- UNA-CLAD METAL
- MATTE BLACK

HOLLOW METAL DOORS & FRAMES
ANY MANUFACTURER
- COLOR: PPG UCS5471
- CHARCOAL GRAY
- INCLUDES FLASHINGS
- DOORS & FRAMES

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www.downingplanroom.com

SMI-AWS Facility
1200 SE 25th Street
Grimes, Iowa

DRAWN BY: Precon. Team

ORIGINAL
CONSTRUCTION DOCUMENT
01/27/2022

REVISIONS

05/19/2022 - SD Revisions
05/31/2022 - DD Revisions
06/10/2022 - DD Revisions
07/06/2022 - DD Set
07/08/2022 - Bid/ Permit Set
07/22/2022 - Color Elevations

PLAN NO. = 90-128

DWG. LIST

COLOR EXTERIOR
ELEVATIONS

SHEET NO.

A-202

DELIVER

COMMIT

DEVELOP

DISCOVER/ ANALYZE



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

AGENDA MEMO

For Meeting of August 23, 2022

AGENDA HEADING:

M-Keds Home Place Plat 4 – Final Plat

SYNOPSIS:

The applicant is requesting approval of a final plat for M-Keds Home Place Plat 4, which will allow for two development lots to be combined into one lot at 4.39 acres in size. Combining the lots will allow the new proposed building for Seedorff Masonry, Inc. and Architectural Wall Systems to meet the bulk requirements within the M-1A zoning district.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approved M-Keds Home Place Plat 4 Final Plat – 2018

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning 08/02/2022

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the final plat for M-Keds Home Place Plat 4 subject to any remaining staff comments.

RESOLUTION NO. 08-3422

RESOLUTION APPROVING FINAL PLAT OF M-KEDS HOME PLACE PLAT 4 AND
CERTAIN RELATED AGREEMENTS AND EASEMENTS

WHEREAS, the preliminary plat and accompanying materials for M-Keds Home Place Plat 4, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by SP Iowa Properties, LLC, (the "Developer"); and

WHEREAS, approval of the preliminary plat of the Plat has previously been given by the Grimes City Council at a regular meeting thereof; and

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the plat of M-Keds Home Place Plat 4 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

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

That the plat of M-Keds Home Place Plat 4 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED, that the required sidewalks within the Plat are not now constructed, provided, however, that the property owner will enter into an agreement to construct the sidewalks in the future upon notice from the City.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all easement and other agreements and file the final plat of M-Keds Home Place Plat 4, as well as any other documents related thereto, with the Polk County Recorder.

PASSED AND APPROVED this 23rd day of August, 2022.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~July 7, 2022~~

~~July 19, 2022~~

August 17, 2022

Snyder and Associates, Inc.

Attn: Monte Applegate

2727 SW Snyder Blvd

Ankeny, IA 50023

RE: M-Keds Home Place Plat 4 Final Plat

Dear Mr. Applegate:

The Development Services Department is in receipt of a proposed Final Plat for M-Keds Home Place Plat 4. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Label address and update to 1250 SE 25th St.~~
- ~~2. Please verify that the property line between Lot 13 and 14 is half tone. It looks like a portion of the line is not.~~

Legal Comments: *Legal documents need to be submitted and reviewed prior to sending the plat to Council. Please submit at least 2 weeks prior to the desired council date.

- ~~1. Title opinion~~
- ~~2. Consent(s) to Plat~~
 - ~~a. Owner consent~~
 - ~~b. Mortgagee consent (if applicable)~~
- ~~3. Treasurer's Certificate~~
4. County Subdivision Name Approval

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: July 13, 2022
(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: August 2, 2022 at 5:30

COUNCIL MEETING: TBD

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

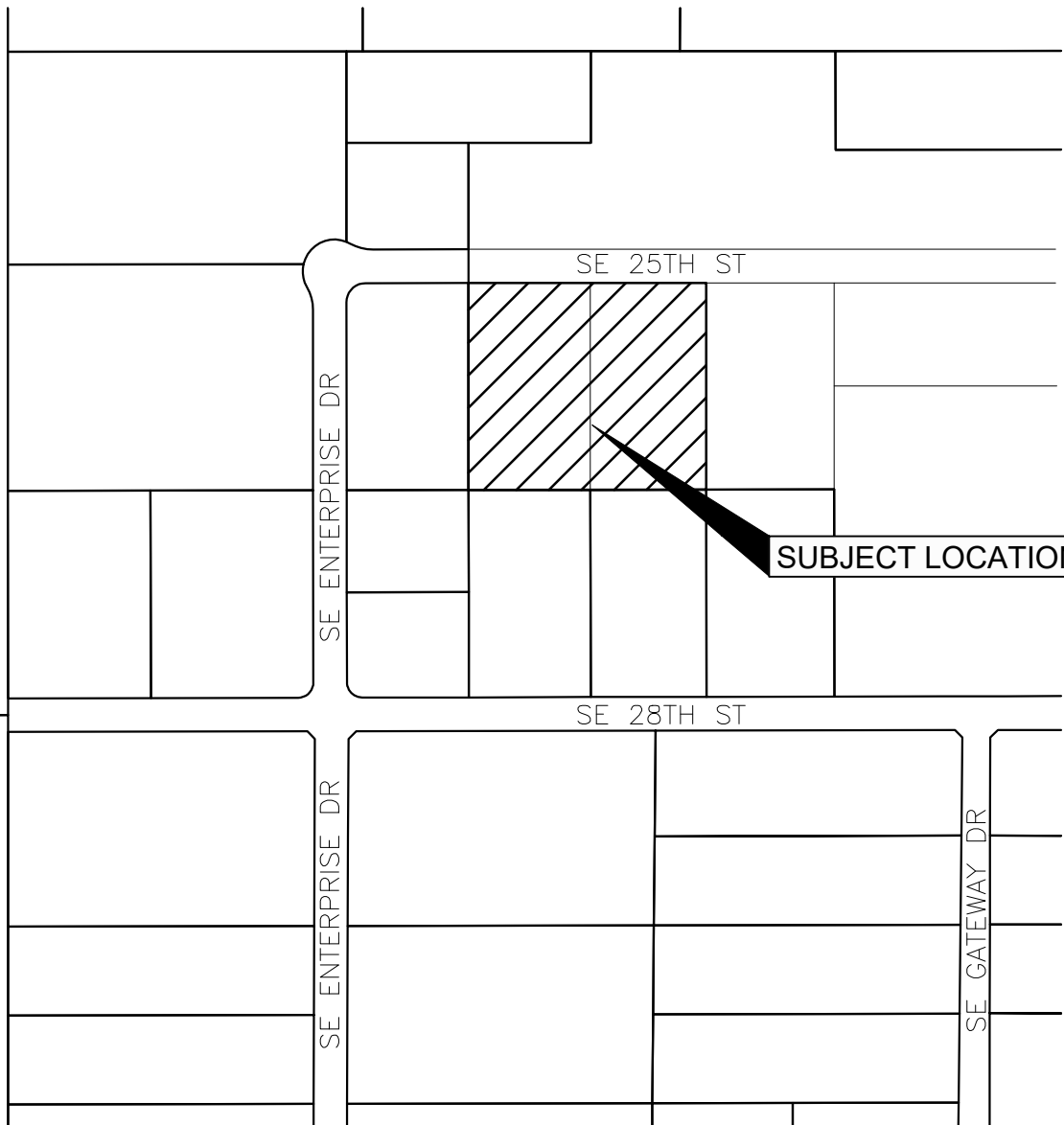
Sincerely,

Evann Martin
Assistant Planner

M-KEDS HOME PLACE PLAT 4
FINAL PLAT

AREA ABOVE RESERVED FOR RECORDER'S STAMP

SURVEYOR'S NAME:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
EGRIFIN@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOTS 13&14
M-KEDS HOME PLACE PLAT 3
REQUESTED BY:
SP IOWA PROPERTIES, L.L.C.
RETURN TO:
ERIN D. GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023



VICINITY MAP
GRIMES, IOWA
(NOT TO SCALE)

LEGEND

FEATURES

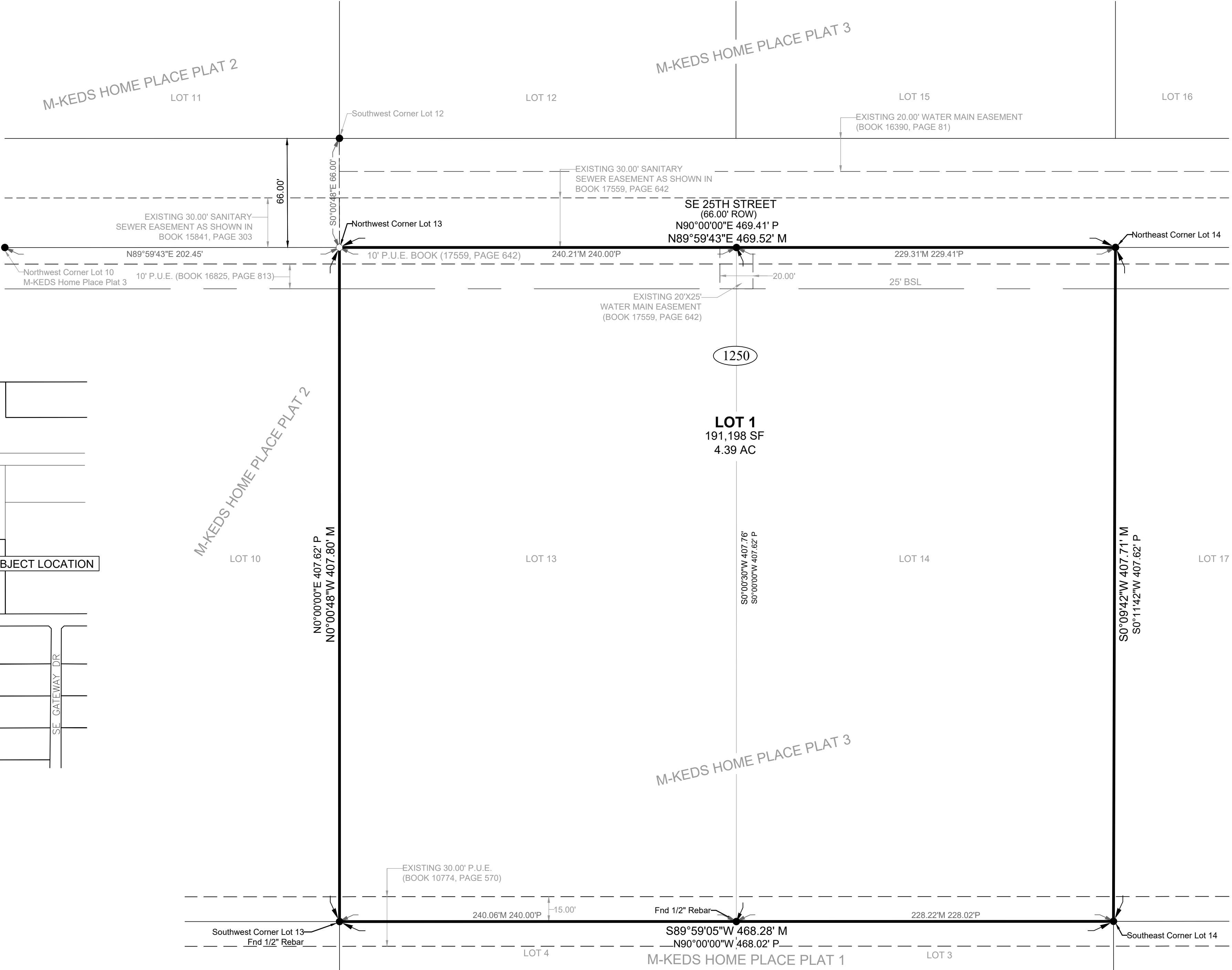
Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
1/2" Rebar, Yellow Plastic Cap #14674
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

FOUND

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
1/2" Rebar, Yellow Plastic Cap #14674
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line

SET

Section Corner
1/2" Rebar, Yellow Plastic Cap #19710
1/2" Rebar, Yellow Plastic Cap #14674
(Unless Otherwise Noted)
ROW Marker
ROW Rail
Control Point
Bench Mark
Platted Distance
Measured Bearing & Distance
Recorded As
Deed Distance
Calculated Distance
Minimum Protection Elevation
Centerline
Section Line
1/4 Section Line
1/4 1/4 Section Line
Easement Line



PLAT DESCRIPTION

LOTS 13 AND 14, M-KEDS HOME PLACE PLAT 3, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNERS

SP IOWA PROPERTIES, L.L.C.
POB 160
STRAWBERRY POINT, IA 52076-0160

AREA SUMMARY

4.39 AC (191,198 SF)

ZONING

M-1A- COMMERCIAL AND LIMITED LIGHT INDUSTRIAL DISTRICT.

DATE OF SURVEY

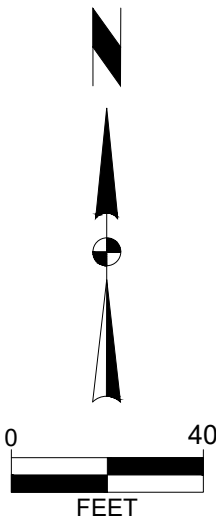
APRIL 14, 2022

BULK REGULATIONS

FRONT YARD SETBACK= 25 FEET
SIDE YARD SETBACK= NONE, EXCEPT WHEN ADJACENT TO ANY "R" DISTRICT OR STREET RIGHT-OF-WAY LINE, IN WHICH CASE 25 FEET
REAR YARD SETBACK= 25 FEET
MAX HEIGHT= 50 FEET
MAX STORIES= NO LIMITATION

ADDRESS

LOT 1: 1250 SE 25TH STREET
GRIMES, IA 50111



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS
License Number 19710
My License Renewal Date is December 31, 2023
Pages or sheets covered by this seal:
Sheet 1 of 1

M-KEDS HOME PLACE PLAT 4

FINAL PLAT

SNYDER & ASSOCIATES, INC. I



Project No: 122.0524.01

Sheet 1 of 1

GRIMES, IA

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Sheet 1 of 1

Project No: 122.0524.01

Checked By: EDG
Date: 05-09-2022
Engineer: AJD
Technician: T-R-S

REVISION
Scale: 1" = 40'

BY

DATE

Scale: 1" = 40'

T-R-S