



City Council Agenda

Grimes City Council
July 17, 2025 @ 5:30 PM
Grimes Community Center, 410 SE Main Street

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

BUSINESS MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda

PROPOSED ACTION ITEMS

1. Resolution 07-0125 Approving Final Plat of Hope Meadows Plat 3 and Certain Related Easements and Agreements
2. Adjournment



AGENDA ITEM: Resolution 07-0125 Approving Final Plat of Hope Meadows Plat 3 and Certain Related Easements and Agreements

BACKGROUND: The applicant, Hope K Farms, LLC, is requesting approval of a final plat for Hope Meadows Plat 3 located west of SW County Line Road and between SW 6th Street and SW 11th Street. The final plat consists of 14.06 acres with two medium-density lots for development and one public street lot.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: Planning and Zoning Commission Recommendation of Approval - 06/03/2025

STAFF RECOMMENDATION: Staff recommend approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:

Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP

Return to: Alex Pfaltzgraff, AICP

RESOLUTION 07-0125 APPROVING FINAL PLAT OF HOPE MEADOWS PLAT 3 AND
CERTAIN RELATED EASEMENTS AND AGREEMENTS

Grimes Resolution No. 07-0125

WHEREAS, the final plat and accompanying materials for Hope Meadows Plat 3, an Official Plat, now included in and forming a part of the City of Grimes, Dallas County, Iowa (the "Plat"), have been filed with the City Clerk of the City of Grimes, Iowa, by Hope K Farms, LLC, (the "Developer"); and

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

WHEREAS, the Developer has requested final approval of the Plat; and

WHEREAS, the Grimes Planning and Zoning Commission has recommended that the Plat be approved; and

WHEREAS, the Developer has not yet completed the installation of certain Public Improvements to be dedicated to the City, including utilities, sidewalks, trails, and stormwater detention in the Plat, and the Developer has entered into an Agreement to Complete Public Improvements; and

WHEREAS, the Developer has submitted to the City of Grimes Warranty Deed for Street Lot A located within the Plat; and

WHEREAS, the Developer has filed with the City of Grimes a Declaration of Covenants, Conditions, and Restrictions for the Plat to be recorded with the final plat thereof; and

WHEREAS, the Developer has submitted to the City of Grimes all necessary easements within the Plat; and

WHEREAS, the plat of Hope Meadows Plat 3 and the documents relating thereto comply in all other respects with the City of Grimes's Subdivision Ordinance.

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

1. That the plat of Hope Meadows Plat 3 be and the same is hereby accepted and approved by the City Council of the City of Grimes.

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the following additional easements to be filed with the Plat:

1. City Improvements Easement
2. Public Utilities Easement

3. Landscape Buffer Easements; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Agreement to Complete Public Improvements; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Warranty Deed; and

BE IT FURTHER RESOLVED that the City of Grimes does hereby accept the Declaration of Covenants, Conditions, and Restrictions for the Plat and the City Clerk is directed to file such Covenants with the Plat; and

BE IT FURTHER RESOLVED that the required sidewalks and trails within the Plat are not now constructed, provided, however, that in no event shall a certificate of occupancy be issued on a lot within the Plat until all sidewalks on such lot that are required by the Plat are constructed. Issuance of the certificate of occupancy shall constitute the City's acceptance of such sidewalk or trail; and

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute all other associated agreements, and file the final plat of Hope Meadows Plat 3, as well as any other documents related thereto, with the Dallas County Recorder.

PASSED and APPROVED on July 17, 2025.

Scott Mikkelsen, Mayor

Attested:

Rachel Greving, City Clerk

DATE

June 3, 2025

PROJECT NAME

Hope Meadows Plat 3
Final Plat

APPLICANT

Hope K Farms

REQUESTED ACTION

Approval of the final plat to
subdivide two lots on 14.06
acres

LOCATION

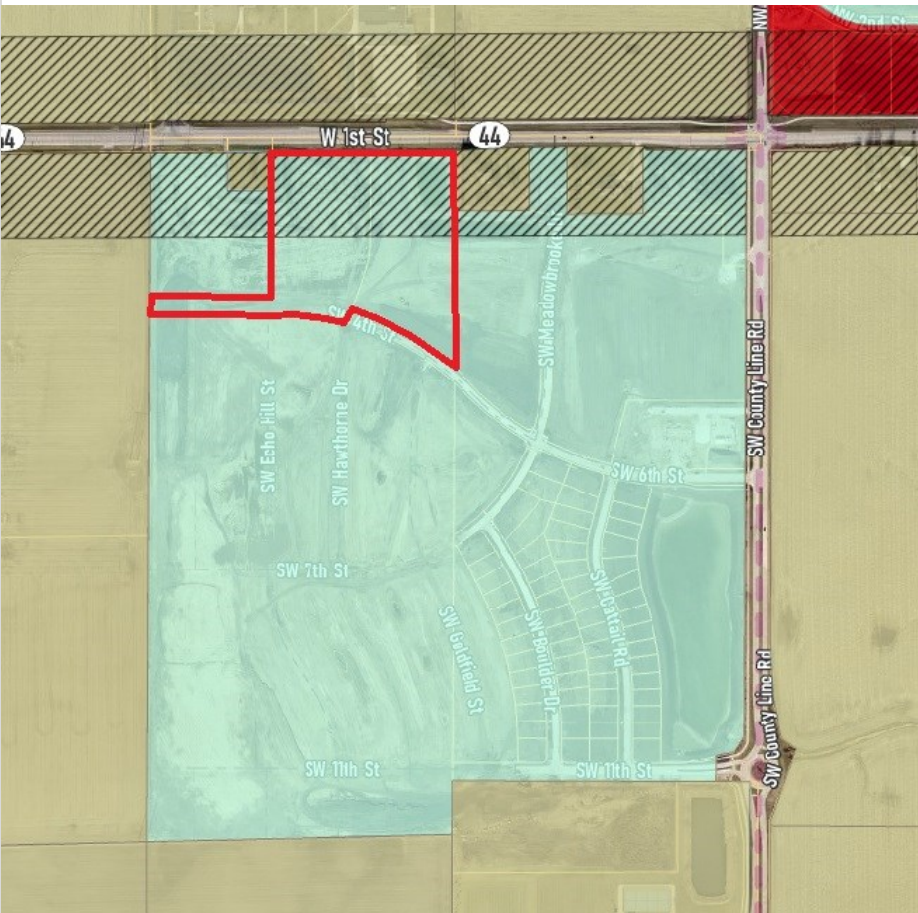
Generally located south of W 1st
Street, north of SW 4th Street
and west of SW Meadowbrooke
Drive

ZONING

R-4
Meadows PUD

PLANNER

Evann Martin
emartin@grimesiowa.gov
(515) 986-4050



Location Map

Zoning Map

Relation to Comprehensive & Neighborhood Plans

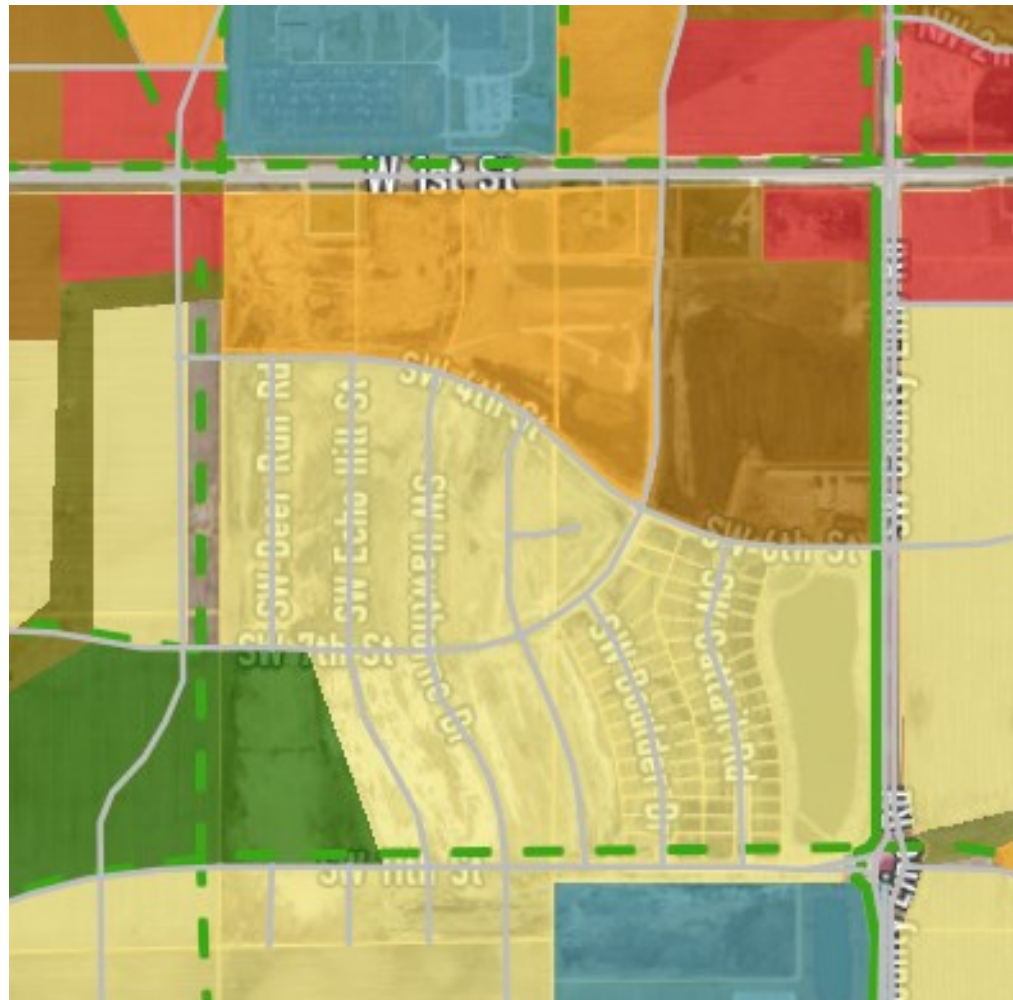
LAND USES & ZONING

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	MDR	R-4
North	School	Civic	A-1
South	Single-Family (Under construction)	LDR	R-4
East	Vacant	MDR	R-4
West	Vacant	Commercial/LDR	A-1

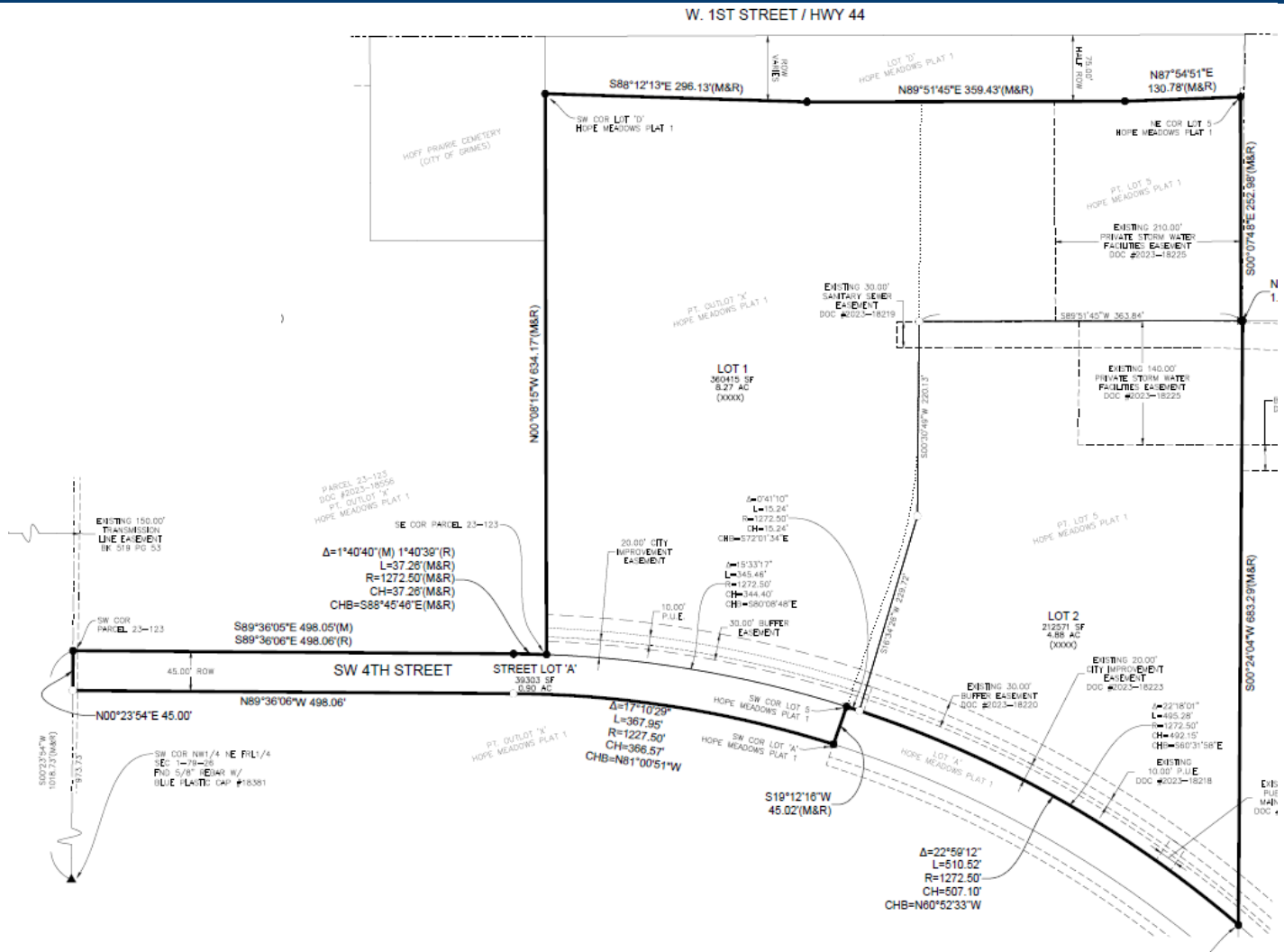
PARKS

The property to be platted is part of the Meadows PUD. All required parkland within the development will be dedicated with a future plat, consistent with the Master Plan for the PUD.

Future Land Use Map



Plat Layout



PLAT LAYOUT

The plat will consist of two lots for development and one street lot for SW 4th Street.

ACCESS

Access to the lots within the plat will be provided from SW 4th Street. Access to Highway 44 is not permitted.

PEDESTRIAN CONNECTIVITY

The trail along the north side of SW 4th Street will be constructed with the site plan for each lot.

EASEMENTS

Easements for public utilities, landscape buffer, and city improvement easement will be provided. The landscape buffer and the street trees within the city improvement easement will be established with the site plan for each lot. Easements for private detention are already established and basins constructed to serve the plat.

UTILITIES

Sanitary sewer is available toward the north side of the lots. Water will be constructed along SW 4th Street with the public improvements for the plat.

Legal, Studies & Conclusion

LEGAL

The plat is subject to the Amended and Restated Meadows PUD Zoning Change and Development Agreement.

All legal documents related to the final plat will be required to be submitted for review and will be recorded with the plat.

RELATION TO STUDIES

Right-of-way has already been dedicated along Highway 44 to accommodate future road improvements consistent with the Highway 44 Corridor Study.

Conclusion

The plat will consist of two development lots and one street lot.

No additional right-of-way is required along Highway 44.

The trail, landscape buffers, and street trees will be established with the site plans for each lot.

All legal documents will be required to be submitted for review and will be recorded with the plat.

Staff Recommendation

Staff recommend approval subject to any remaining staff comments and legal document review.



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~May 23, 2025~~

~~June 17, 2025~~

July 3, 2025

Civil Design Advantage

Attn: Jared Murray

4121 NW Urbandale Drive

Urbandale, IA 50323

RE: Hope Meadows Plat 3 Final Plat

Dear Jared:

The Development Services Department is in receipt of a proposed Final Plat for Hope Meadows Plat 3. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. Provide vicinity sketch.~~
- ~~2. Update zoning section to the following:~~
 - ~~a. R-4 Hope Meadows PUD townhome residential~~
 - ~~b. Add reference to the Amended and Restated Meadows Zoning Change and Development Agreement BK PG (staff will provide the BK & PG) 2025-02356~~
- ~~3. City to provide addresses for each lot.~~
 - ~~a. Lot 1 2601 SW 4TH ST~~
 - ~~b. Lot 2 2401 SW 4TH ST~~
- ~~4. Provide road extension fee for SW 4th St.~~
- ~~5. Provide final signed PDF of the plat.~~
- ~~6. Provide 3 hard copies for recording. Staff will stamp the plats once approval by Council.~~

Legal Comments:

All legal documents are required to be submitted for review no later than 2 weeks prior to the desired Council date.

1. ~~A title opinion by an attorney at law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Why is the Amended and Restated Meadows Zoning Change and Development Agreement not in the title opinion? Doc 2025-02356~~
2. ~~A certificate by the owner(s) that the subdivision is with their free consent and is in accordance with the desire of the owner(s). This certificate must be signed and acknowledged by the owner(s) before a notary.~~
3. ~~A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before a notary. NA~~
4. ~~A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Iowa Code Chapter 354. Verify whether a new certificate is required to be issued now that there is a new fiscal year.~~
5. ~~Approval of the subdivision name from the County, if required.~~
6. A resolution and certificate for approval by the Council and signatures of the Mayor and Clerk. To be provided by the City. **Staff will provide the Resolution with the plat package for recording.**
7. ~~Any easement documents and their legal descriptions, and mortgage holder consent, if applicable.~~
 - a. ~~PUE please use template provided~~
 - b. ~~City improvement easement please use the template provided~~
 - c. ~~Landscape buffer easement please use template provided~~
8. Declaration and Covenants, Restrictions, and Easements, if applicable. **Provide Declaration amendment to include Plat 3.**
9. ~~Any deeds for property intended to be dedicated for public use, and mortgage release, if applicable.~~

- ~~10. A list of the minimum protection elevations (MPEs) for each lot within the plat. This document shall be certified by a licensed engineer. MPE's shall not be referenced on the final plat. NA~~
11. Agreement to Complete Public Improvements with performance bond or letter of credit for incomplete public improvements. Staff will draft the agreement based on the bond amount. **Attached is the draft agreement. Please update the form with the cost estimate for the remaining public improvements. If a letter of credit is provided, the City must be a beneficiary and have the ability to draw upon the bond. The expiration date of the letter of credit must be at least one year after the date on the Agreement to Complete. The bond is required to be provided prior to Council.**
- ~~12. Four (4) year maintenance bonds for public improvements. This can be provided upon completion of construction.~~
- ~~13. Executed electric and gas distribution agreements.~~

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

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE:	May 30, 2025 (1 PDF of Final Plat and Legals)
PLANNING & ZONING:	June 3, 2025 at 5:30
COUNCIL MEETING:	July 22, 2025 at 5:30 (dependent on legal docs)

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
Senior Planner

INDEX LEGEND

LOCATION: LOT 5 & PT. OUTLOT 'X'
HOPE MEADOWS PLAT 1
GRIMES, DALLAS COUNTY, IOWA

REQUESTOR: HOPE K FARMS LLC

PROPRIETOR: HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266

SURVEYOR: JONATHAN A. ERDAHL

SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

OWNER / DEVELOPER

HOPE K FARMS LLC
4500 WESTOWN PARKWAY, SUITE #277
WEST DES MOINES, IA 50266
CONTACT: ARASH RAZIZADEH
EMAIL: ARASH.RAZIZADEH@EPCFMFG.COM
PH: (515) 381-3925

ENGINEER / SURVEYOR

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322

ZONING

R-4: HOPE MEADOWS PUD - TOWNHOME RESIDENTIAL
AMENDED AND RESTATED MEADOWS ZONING CHANGE AND
DEVELOPMENT AGREEMENT (DOC #2025-02356)

BULK REGULATIONS

SETBACKS
FRONT YARD = 30 FT
REAR YARD = 25 FT
SIDE YARD = 5 FT (10 FT TOTAL)

DATE OF SURVEY

FEBRUARY 25, 2025

NOTES

- ANY SET MONUMENTATION SHOWN ON THIS PLAT WILL BE COMPLETED WITHIN ONE YEAR FROM THE DATE THIS PLAT WAS RECORDED.
- LOTS MAY BE SUBJECT TO MINIMUM PROTECTION ELEVATIONS AND OTHER ELEVATION RESTRICTIONS NOT SHOWN ON THIS PLAT. REFER TO THE APPROVED PROJECT ENGINEERING DOCUMENTS FOR ANY ELEVATION RESTRICTIONS.
- STREET LOT 'A' SHALL BE DEDICATED TO THE CITY OF GRIMES FOR PUBLIC RIGHT-OF-WAY.

PLAT DESCRIPTION

LOT 5 AND A PART OF OUTLOT 'X', HOPE MEADOWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF GRIMES, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

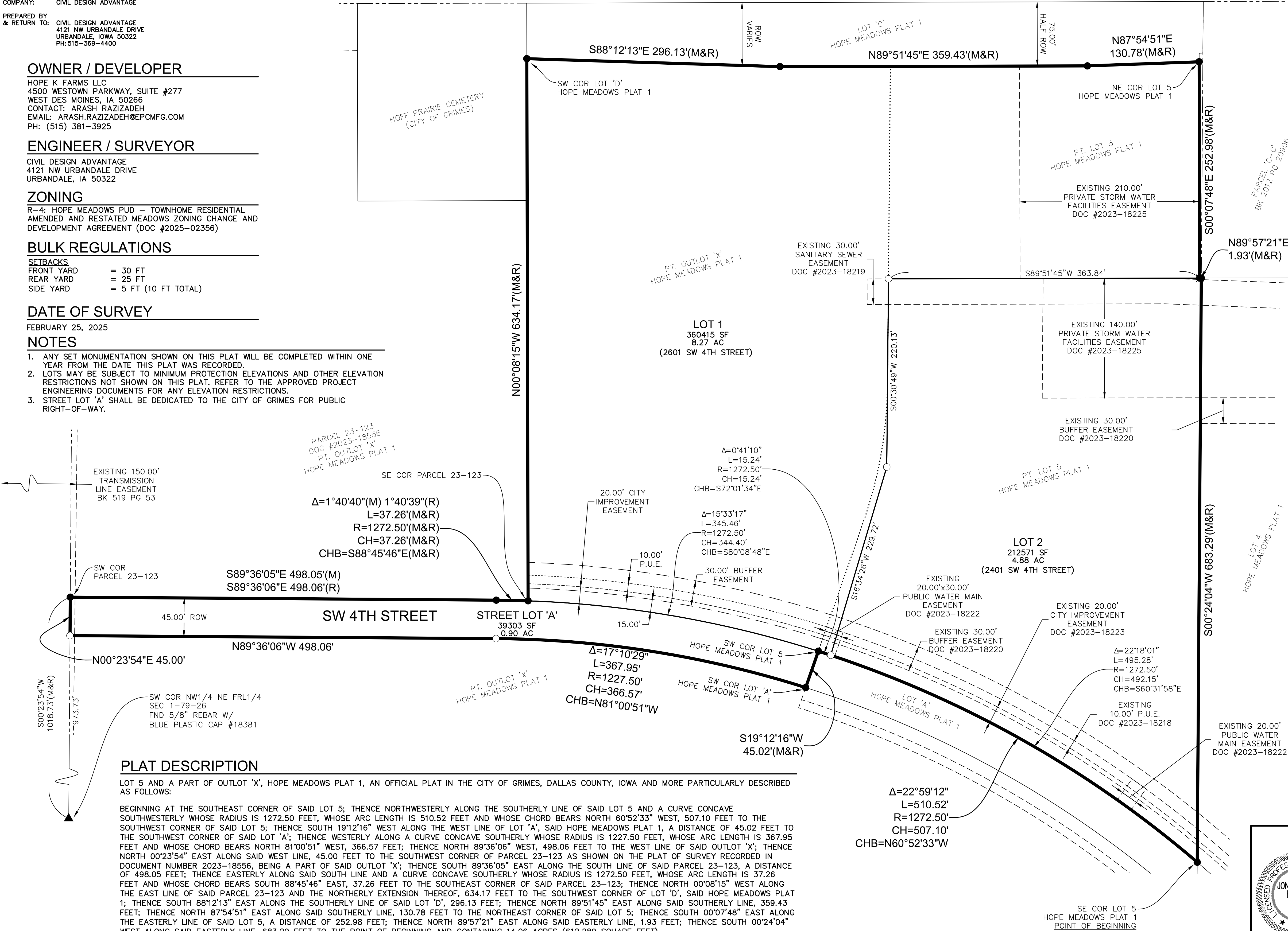
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 1272.50 FEET, WHOSE ARC LENGTH IS 510.52 FEET AND WHOSE CHORD BEARS NORTH 60°52'33" WEST, 507.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 19°12'16" WEST ALONG THE WEST LINE OF LOT 'A', SAID HOPE MEADOWS PLAT 1, A DISTANCE OF 45.02 FEET TO THE SOUTHWEST CORNER OF SAID LOT 'A'; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1227.50 FEET, WHOSE ARC LENGTH IS 367.95 FEET AND WHOSE CHORD BEARS NORTH 81°00'51" WEST, 366.57 FEET; THENCE NORTH 89°36'06" WEST, 498.06 FEET TO THE WEST LINE OF SAID OUTLOT 'X'; THENCE NORTH 00°23'54" EAST ALONG SAID WEST LINE, 45.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 23-123 AS SHOWN ON THE PLAT OF SURVEY RECORDED IN DOCUMENT NUMBER 2023-18556, BEING A PART OF SAID OUTLOT 'X'; THENCE SOUTH 89°36'05" EAST ALONG THE SOUTH LINE OF SAID PARCEL 23-123, A DISTANCE OF 498.05 FEET; THENCE EASTERLY ALONG SAID SOUTH LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1272.50 FEET, WHOSE ARC LENGTH IS 37.26 FEET AND WHOSE CHORD BEARS SOUTH 88°45'46" EAST, 37.26 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 23-123; THENCE NORTH 00°08'15" WEST ALONG THE EAST LINE OF SAID PARCEL 23-123 AND THE NORTHERLY EXTENSION THEREOF, 634.17 FEET TO THE SOUTHWEST CORNER OF LOT 'D', SAID HOPE MEADOWS PLAT 1; THENCE SOUTH 88°12'13" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 'D', 296.13 FEET; THENCE NORTH 89°51'45" EAST ALONG SAID SOUTHERLY LINE, 359.43 FEET; THENCE NORTH 87°54'51" EAST ALONG SAID SOUTHERLY LINE, 130.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°07'48" EAST ALONG THE EASTERLY LINE OF SAID LOT 5, A DISTANCE OF 252.98 FEET; THENCE NORTH 89°57'21" EAST ALONG SAID EASTERLY LINE, 1.93 FEET; THENCE SOUTH 00°24'04" WEST ALONG SAID EASTERLY LINE, 683.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.06 ACRES (612,289 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

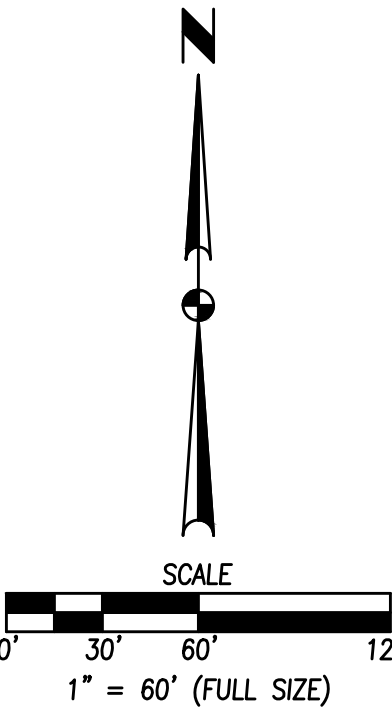
HOPE MEADOWS PLAT 3

FINAL PLAT

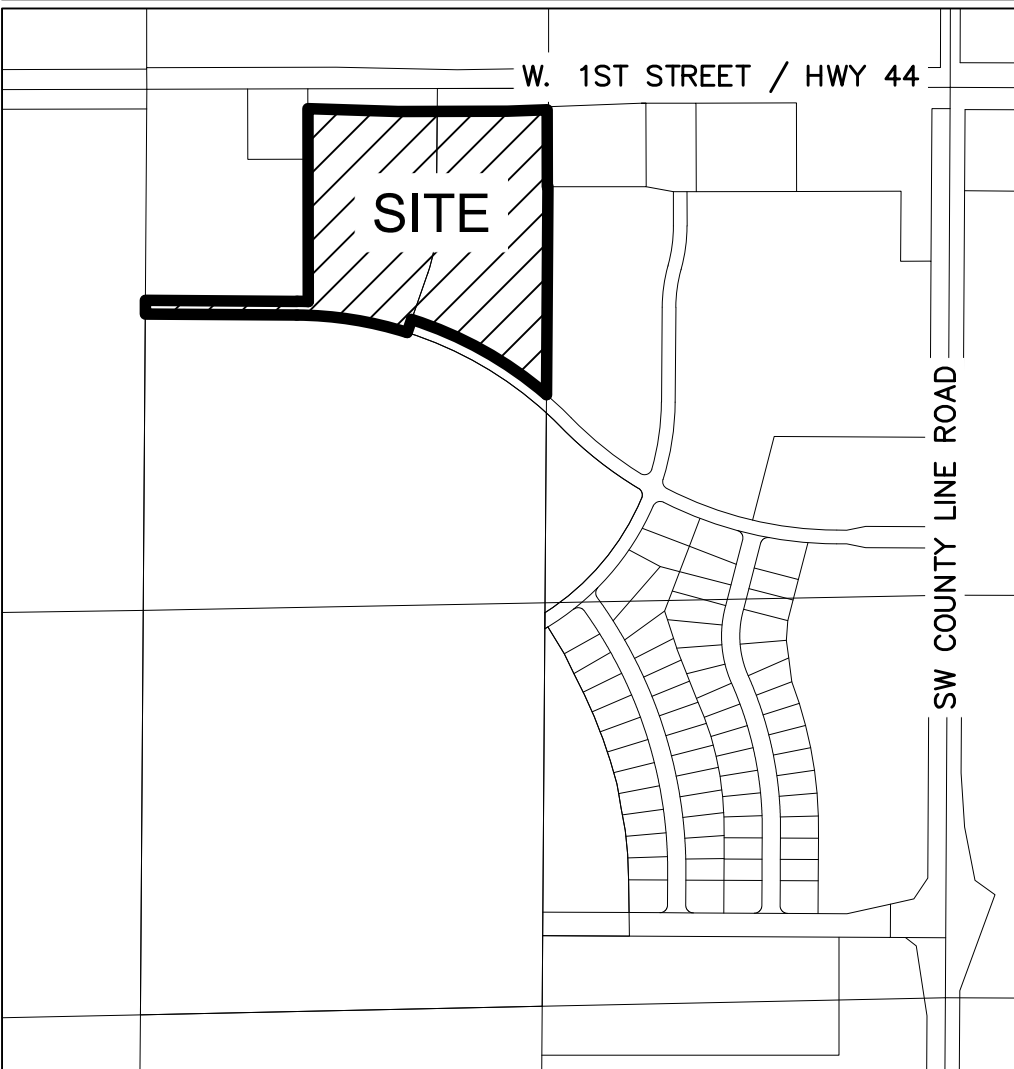
W. 1ST STREET / HWY 44



AREA ABOVE RESERVED FOR RECORDING STAMP

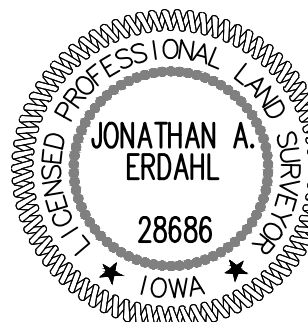


VICINITY MAP (NOT TO SCALE)



LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, BLUE PLASTIC CAP#18381 (UNLESS OTHERWISE NOTED)	●	
1/2" REBAR, YELLOW PLASTIC CAP#28686 (UNLESS OTHERWISE NOTED)		○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
PUBLIC UTILITY EASEMENT	P.U.E.	
CURVE ARC LENGTH	AL	
LOT ADDRESS		(1234)
CENTERLINE		---
SECTION LINE		----
EASEMENT LINE		-.-.-
BUILDING SETBACK LINE		----
PLAT BOUNDARY		----



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Jonathan A. Erdahl 07-07-2025
JONATHAN A. ERDAHL, P.L.S. DATE

LICENSE NUMBER 28686
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

DATE

07/07/25

05/30/25

04/24/25

REVISIONS

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

TECH: REVIEW:

ENGINEER:

HOPE MEADOWS PLAT 3

FINAL PLAT

2311.726

GRIMES, IOWA

CIVIL DESIGN ADVANTAGE

EA

**AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS
HOPE MEADOWS PLAT 3**

THIS AGREEMENT TO COMPLETE PUBLIC IMPROVEMENTS FOR HOPE MEADOWS PLAT 3 ("Agreement") made and entered into as of the ____ day of _____, 2025 by and between Hope K Farms, LLC ("Developer"), and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Developer has submitted to Grimes a final plat entitled Hope Meadows Plat 3 ("Plat") for its consideration and approval; and

WHEREAS, Chapter 409A of the Iowa Code provides that Grimes may require Developer to bring all streets to a grade acceptable to the City Council and may also require the installation of sidewalks, paving, sewers, water, gas and electric utilities before the Plat is approved; and

WHEREAS, certain such public improvements have not yet been completed by Developer to the satisfaction of Grimes; and

WHEREAS, Developer is desirous of installing such public improvements in accordance with the regulations and requirements of Grimes and is desirous of having said Plat finally approved by Grimes prior to completion of said improvements subject to the terms and conditions of this Agreement; and

WHEREAS, Grimes is desirous of granting final approval of said Plat subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of Grimes granting final approval of the Plat and in further consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

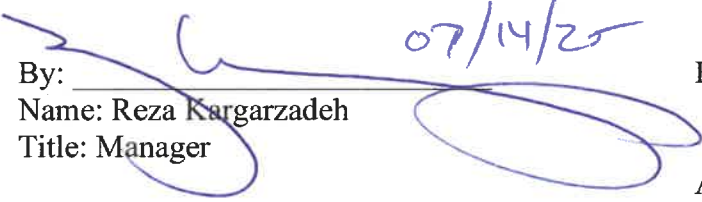
1. Developer shall complete the work specified in the approved construction plans and drawings for the Plat including the installation of the water, sanitary sewer, storm sewer lines, pavement, detention, sidewalk, trail and streetlights (collectively, the "Improvements"). All work shall be performed in accordance with Grimes specifications and shall be completed prior to May 31, 2026.

2. Developer agrees to pay to Grimes upon receipt of a bill therefor, an amount equal to all actual costs incurred by Grimes for legal services, engineering services and services of other persons or entities employed by Grimes, or any way involved in, the review and inspection of said Plat and public utility extensions contemplated thereby including but not limited to streets, sidewalks, water lines, sanitary sewer lines, storm sewer lines, street lights, electrical lines, gas lines, cablevision lines, telephone lines, water retention areas and all other improvements intended for public use or benefit or to be constructed or caused to be constructed by Developer.
3. Developer, in order to secure the full and timely completion of the Improvements as defined in paragraph 1 and to secure the payments referred to in paragraph 2 above, shall provide Grimes a letter of credit in the amount of \$9,100.00 for all Improvements, which line of credit may be drawn upon by Grimes, in order to complete the Improvements, in the event of a breach of this Agreement by Developer.
4. Developer hereby agrees that Grimes shall not issue any permanent certificates of occupancy within the Plat until the Improvements as defined in paragraph 1 have been completed as set forth in this Agreement.
5. Developer further agrees that at the time the Improvements are accepted, Developer shall cause 4-year maintenance bonds to be issued to Grimes in connection with the Improvements defined in paragraph 1.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

Hope K Farms, LLC

CITY OF GRIMES, IOWA

By: 
Name: Reza Kargarzadeh
Title: Manager

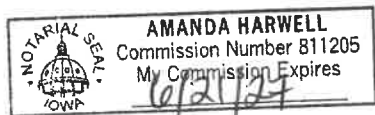
By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 14 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Reza Kargarzadeh to me personally known, who, being by me duly sworn, did say that he is the Manager of Hope K Farms, LLC, and that said instrument was signed on behalf of the said company by authority of its managers and the said person acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.



Amanda Harwell
Notary Public in and for the State
of Iowa
My commission expires: 6/21/27

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 2025, before me, _____, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ passed by the City Council, on the _____ day of _____, 2025, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State
of Iowa
My commission expires: _____