

1. Agenda

Documents:

[070919 CC AGENDA1.PDF.PDF](#)

2. Meeting Materials

Documents:

[070919 PUBLIC AGENDA PRINTED 2_PART1.PDF.PDF](#)

[070919 PUBLIC AGENDA PRINTED 2_PART2.PDF.PDF](#)

[070919 CC CONSENT AGENDA1.PDF.PDF](#)



101 NE Harvey, Grimes, Iowa 50111 515.986.3036 Fax 515.986.3846

CITY COUNCIL MEETING

Grimes City Hall
101 NE Harvey Street
July 09, 2019 at 5:30 pm

Mayor Scott Mikkelsen

**City Council: Jill Altringer, Eric Johansen, Jeremy Hamp
David Gisch, Ryan Burger**

City Administrator Jake Anderson

City Clerk Rochelle Williams, Finance Director Marcia Woodke

City Attorneys Tom Henderson, Alecia Meulenens

Every member of the public and every Council Member desiring to speak shall address the presiding officer, and upon recognition by the presiding officer, shall confine comments to the question under debate, avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate.

- **We may disagree, but we will be respectful of one another**
- **All comments will be directed to the issue at hand**
- **Personal attacks will not be tolerated**

GENERAL AGENDA ITEMS.

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. Branding Contract with Happy Medium
 - C. Happy Medium Payment #1 \$9,250 for new branding, logo package, water tower logo
 - D. Right-Of-Way and Public Property Tree Removal
 - E. Alcohol License Renewal for Walmart Supercenter #5748 Class E Liquor License
 - F. Resolution 07-0119 Extension of the Agreement between the City of Grimes, Iowa and the City of Johnston, Iowa for the Sharing of Administrative Resources Supporting Fire and Emergency Medical Services (EMS)
 - G. Pay Request #2 to CB&I for the New 1.5 MG Water Tower \$102,343.50



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- H. Certificate of Substantial Completion for Cahoy Pump Services, Inc for the ASR Modifications
 - I. Pay Request #4 to Grosch Irrigation Company for the New Jordan Well \$751,440.28
 - J. Menards \$5,257.04 – New Shed at Waterworks Park
 - K. Pay Application #5 to Concrete Technologies, Inc for the SE 37th Street at Hwy 141 Improvement \$53,838.97
 - L. Pay Application #4 to All Terrain Seeding for the Little Beaver & Prairie Creek Channel Improvements \$102,711.26
 - M. Professional Fees to FOX Engineering \$276,906.15
 - N. Pay Request #1 to Progressive Structures, LLC for the 16 inch RAW Water Main \$508,226.14
 - O. A&W Electric - \$6,119.70 – Governors Days Power at Park
 - P. Strauss Security Solution \$8,387.39 Security Doors at Water Plant
 - Q. Municipal Supply \$6,242 Water Meters
 - R. Approval of Street Closure for Block Party July 27th from 5-10 pm.
 - S. Hawkins Inc. \$7,740.00 Chemicals for Treatment
 - T. Professional Services USIC Locating Service \$10,972.59
 - U. Des Moines MPO 2020 Assessment \$12,742
 - V. Professional Services V&K Inc. \$40,192.29
 - W. Claims Report
 - X. Progress Payment #5 to Snyder & Associates for the SE 37th at Hwy 141 Improvements Traffic Signal Design \$864.00
 - Y. Street Closure Request for August 3, 2019 NW 3rd Street to block off the street between Calista and NW Valley
-
- 5. Fire Department Report
 - 6. Patrol Report
 - 7. US Water Report
 - 8. Oath of Office for New Full Time Firefighter

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

- 1. Grimes Park and Trail Master Plan – Mike Bell for RDG Planning and Design
- 2. Resolution 07-0119 Approving the City of Grimes Park and Trails Master Plan



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3. O'Reilly Auto Parts – Site Plan
4. DCG School District Administration Building – Preliminary Plat/Site Plan
5. Latitude Lofts – Site Plan
6. Grimes Elevated Water Storage Tank – Site Plan
7. Public Hearing and First Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments
8. Public Hearing and First Reading of Ordinance 730 on a Proposed Rezoning of Certain Property Generally Located West of Hwy 141 and North of Beaverbrook Blvd from A-1 Agricultural District to R-1 Single Family Dwelling District and R-3 Medium Density Family District

COUNCIL ACTIONS

- A. Discussion and Guidance Relative to the Local Option Sales and Services Tax (LOSST) Referendum Scheduled for Tuesday, August 6, 2019

COUNCIL DISCUSSIONS

1. Mayor's Report
Appointments to the MPO:
Matt Ahrens to Technical Committee
Alex Pfaltzgraff - Alternate
2. City Attorney's Report
3. City Engineer's Report
4. City Staff's Report
5. Old Business
6. New Business

ADJOURNMENT

PARKS & TRAILS MASTER PLAN



DRAFT 6/11/2019



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CITY OF GRIMES

Jake Anderson

City Administrator

Weston Wunder

Public Works Director

Brett Barber

Parks and Recreation Director

John Gade

Fox Engineering, City Engineer

CITY COUNCIL

Scott Mikkelsen

Mayor

Ryan Burger

David Gisch

Eric Johansen

Jeremy Hamp

PARK AND RECREATION ADVISORY BOARD

Darla Eastman

James Abens

Jannae Lane

Ross Junge

April Heitland

ACKNOWLEDGEMENTS

Grimes will be a healthier city by providing attractive recreation resources to residents and visitors, and constructing infrastructure that encourages physical activity.

- Parks should grow with the city, at a minimum maintaining the city existing level of service.
- Park and recreation facilities should provide a variety of recreational opportunities.
- Trails should encircle the city and connect to the regional trail system.
- Pedestrian and trail amenities should be included in all transportation projects.
- All residents should be within walking distance of neighborhood parks.



INTRODUCTION

- Grimes Comprehensive Plan 2019

PURPOSE

The Grimes Parks and Trails Master Plan arose from a need identified in the City Comprehensive Plan to better understand current needs and implement policies to expand the system for a growing population. The Master Plan provides detailed implementation steps to improve the system and each park feasibly within the resource constraints for a city the size of Grimes.

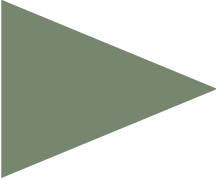
The Master Plan cannot be implemented at once or in a short term time frame. Rather, the plan requires incremental steps over time with the coordination of many existing and new partnerships. This Master Plan should act as a supplement to implement the City Comprehensive Plan, providing:

1. Detailed guidance to decision makers. City staff, the Planning and Zoning Commission, City Council, and the Park and Tree Board are critical players to implement the vision of this Master Plan. Decisions regarding parks and trails should reference the goals and priorities of the Master Plan, and when necessary because of changing conditions, amend the Master Plan.
2. Inspiration for existing residents. Residents of Grimes should feel pride in the future of parks and trails, understanding that the Master Plan is the blueprint for the future. Their input is a critical component of the ideas in the Master Plan and should continue throughout the implementation process.
3. Marketability to new residents and employers. The Master Plan is more than a programming document but also a marketing tool that shows Grimes' commitment to quality of life amenities. People and employers looking for a new home in the Des Moines metro should be aware of this Master Plan and the future of Grimes.

The Legal Purpose

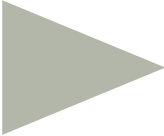
Section 414 of the Code of Iowa enables cities to adopt zoning and subdivision ordinances to promote the “health, safety, morals or general welfare of the community.” Land use regulations, such as zoning and subdivision ordinances, recognize that people in a community live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property. These regulations govern how land develops within a municipality and its extra-territorial jurisdiction. The Iowa Code requires these ordinances to be in conformance with a comprehensive plan and its corresponding vision for the community's physical development. The Grimes Comprehensive Plan, therefore, provides the legal basis for the City's authority to regulate land use and development, including parkland dedication.

SCOPE



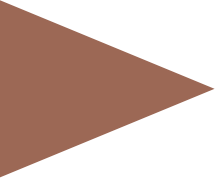
Vision

A description of where Grimes strives to be in the future and the premise for recommendations in the Master Plan.



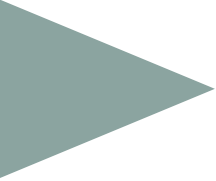
Context + Existing Conditions

What the system looks like in Grimes today – the past successes and current gaps to fill locally and in the region.



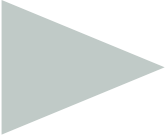
Benchmarking

Where Grimes potentially should be for a city its size for all households to have access to adequate park and trail amenities.



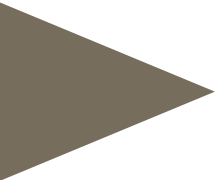
Parks & Trails Plan

Strategic directions to improve the park and trail system, based on the public vision, existing conditions, and benchmarking standards.



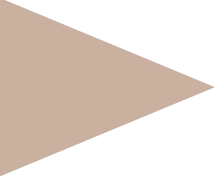
Access + Connectivity

How are parks accessed and how is the system connected to neighborhoods and the region.



Making the Plan Work

How city leaders should use the plan with programs, steps to implement in the next 10 years, and tracking success.



Appendix

Additional details on public input, background maps, and best practices for implementation.

A VISION FOR GRIMES PARKS & RECREATION



The Vision

Grimes' Parks and Trail system can be a premier amenity in the community that builds on a quality neighborhood park framework to offer features that distinguishes Grimes in the Des Moines metropolitan region.





MISSION

Develop, Enhance, Maintain

Grimes is rapidly growing and experiencing the challenges of supplying adequate quality of life amenities for additional households. Grimes will be proactive to:

1. Develop new park and trails facilities that meet the needs of growth areas as identified in the Comprehensive Plan.
2. Enhance existing facilities to provide a variety of amenities but also the basic elements that each neighborhood needs.
3. Plan budgets and programming to maintain the quality of new and existing facilities.



BIG IDEA

Service within Walking Sheds

The Grimes Parks and Trails plan programs the future system around Walking Sheds – defined areas within Grimes that serve households within walking distance and are relatively free from natural or man made barriers. Each park in a Walking Shed will have identified basic facilities, but the Walking Shed as a whole act as that neighborhoods park system. People can go to a different park within the Walking Shed, through a connected trail system, to have a different experience.



IMPLEMENT

Technology, Programming, and Phasing

Tools like Geographic Information Systems (GIS) are essential to inventory existing facilities and future needs. Through the use of technology, Grimes will identify critical needs to budget future capital improvement programs and seek other funding mechanisms to strategically phase park and trail improvements over time.

THE PLANNING PROCESS

The vision of the Master Plan takes hold of community desires and recent planning efforts. Undoubtedly, those that live, work, and visit Grimes know it best. Beginning the planning process by understanding people gives life to a real vision for Grimes.

Plan Steering Committee

The steering committee met continually during the planning process to review the progress of the plan and revise the draft concepts.

Open House

A public open house was held at the beginning of the process to gather input and comments from those that live and work in Grimes. Ideas from the open house set the stage for concept development and were the launching point for the online survey.

Survey

The Grimes Parks and Trails System Master Plan Visual Preference Survey, made available to the entire community of Grimes, aimed to capture public input regarding the desired future for the parks and trails system. The 144 respondents were shown images of a variety of park and trail facilities and were asked to identify whether or not that type of facility would fit well in Grimes. The Appendix includes the full results.

MAJOR THEMES - TRAILS

It is important to note that the “trails” portion of the survey included only off–street trails and side paths. On–street bicycle systems are not the objective of this plan but are included as needed to connect critical destinations throughout the parks and trails system.

With Grimes' location in Central Iowa, there are great opportunities to connect to the surrounding region via recreational trails. Survey respondents felt that many trail types fit well in their community, specifically preferring urban multi–use trails, greenway trails, regional recreational trails, and trail–width paths along major streets. Worth noting is that over 99% of survey respondents felt that greenway trails would fit well with their vision for the Grimes Parks and Trails System.

For a trail system to be successful, it must be easy to navigate, and the respondents in Grimes agree that trail signage/wayfinding is an important addition to their trail system. There also needs to be safe ways to cross when a trail reaches a roadway. While respondents didn't note the images of street crossings fitting as well with the Grimes parks and trails system as some of the other trail facilities, over 80% of respondents felt they still fit with the vision for the trails system.

MAJOR THEMES - PARKS

- **Play Space.** Survey results revealed that a large number of survey respondents feel that children's play equipment fits well in the Grimes Parks system. Different styles of equipment were shown, but all types of styles were highly noted as being beneficial to the parks.
- **Water Play Spaces.** An image of an aquatic center peaked particular interest, with 78% of respondents marking that it would fit great in the Grimes park system. Another popular image showed a splash pad, and 76% of respondents felt that it would be a great fit.

- **Shelter space.** The seasonal usability of park space can be increased with the addition of shelters, making parks usable during times of intense sun and rain, and the daily use can be increased if the shelters are well-lit. Survey respondents marked two images of shelters, both

with seating, high roofs, and flat space immediately outside of the shelter to extend the amount of usable space.

“... A GENERAL FEEL OF THEME OR CONNECTION WITHIN A PARK WOULD BRING A SENSE OF PRIDE AND MAKE OUR CITY MORE ATTRACTIVE.”

— *Survey Respondent*



OPEN HOUSE INPUT

CONTEXT & EXISTING CONDITIONS





REGIONAL CONTEXT

Grimes is part of the growing Des Moines metropolitan area. Existing facilities and plans in the region impact improvements and expansions of the Grimes park system. As trail connections are made in all directions, Grimes becomes part of, and contributes to, the package of recreational amenities in the region. While neighborhoods will use certain parks, others will be used by visitors from across the region.

The planning context in Grimes incorporates and is flexible to plans in the region such as the Tomorrow Plan, Mobilizing Tomorrow, Capital Crossroads, and the City of Grimes Comprehensive Plan, as well as adjacent municipal park and trail planning efforts.



THE TOMORROW PLAN

Since adoption in 2013, The Tomorrow Plan is a guide for sustainable development in the Des Moines metropolitan area. The Plan takes an ambitious and necessary approach to expand the greenway, park, and trail networks. Goals relevant in the creation of the Grimes Parks and Trails Plan include:

- **Goal 2: Improve the Region's Environmental Health and Access to the Outdoors**
- **Goal 3: Further the Health and Well-Being of All Residents in the Region**



MOBILIZING TOMORROW

Mobilizing Tomorrow is the regional plan that identifies transportation projects and funding plans. Trails are included among the many project types identified. Regional active transportation gaps, usage, and recommendations in the plan help understand impacts to Grimes. Goals are to:

- **Enhance multimodal transportation options**
- **Manage and optimize transportation infrastructure and services**
- **Improve the region's environmental health**
- **Further the health, safety, and well-being of all residents in the region**



CAPITAL CROSSROADS

Capital Crossroads is a planning process initiative to leverage the region's key advantages and address challenges. Several reports and programming emerge from the organization and its stakeholders. Overarching goals that apply to Grimes include:

- **Foster Development of Connected, Bicycle- and Pedestrian Friendly Environments.**
- **Develop a World-Class System of Land and Water Trails**

FIGURE 1.1: DES MOINES METRO PARK, GREENWAY, & TRAIL SYSTEM



THE CITY OF GRIMES
COMPREHENSIVE PLAN
2018 UPDATE
2010 ORIGINAL



44%
population growth
2010-2016

GRIMES COMPREHENSIVE PLAN

The 2010 Grimes Comprehensive Plan, updated in 2018, is the impetus for the current park and trail planning efforts. The 2018 update process unveiled a desire to create detailed actions to enhance parks and trails, seeking to create regional attractions in Grimes. The future land use map in the plan is the starting point and baseline for the Grimes Parks and Trails Master Plan.

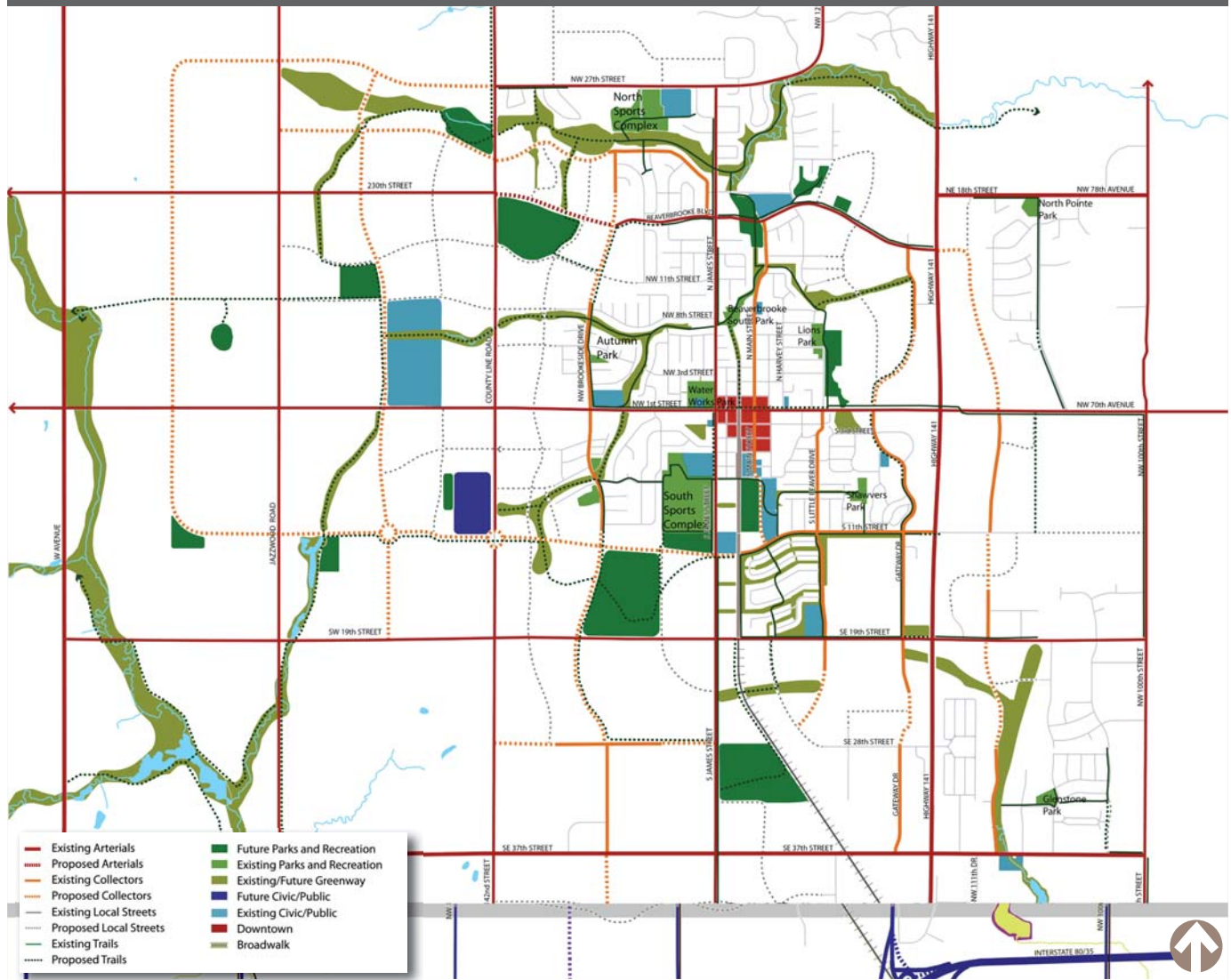
Parks, Recreation, and Community Wellness policy statements include:

- **Parks should grow with the city, at a minimum maintaining the existing city level of service.**
- **Park and recreation facilities should provide a variety of recreational opportunities.**
- **Trails should encircle the city and connect to the regional trail system**
- **Pedestrian and trail amenities should be included in all transportation projects.**
- **All residents should be within walking distance of neighborhood parks.**

GRIMES WILL BE
A HEALTHIER CITY
BY PROVIDING
ATTRACTIVE
RECREATION
RESOURCES TO
RESIDENTS AND
VISITORS, AND
CONSTRUCTING
INFRASTRUCTURE
THAT ENCOURAGES
PHYSICAL ACTIVITY.

— *Grimes Comprehensive
Plan, p.60*

FIGURE 1.2 GRIMES COMPREHENSIVE PLAN, FUTURE PARKS, GREENWAYS, & TRAILS



PARKS IN GRIMES

EXISTING

The existing park system in Grimes includes a mixture of park types but focuses primarily on neighborhood scale parks. Parks are generally similar in terms of size and amenities. According to NPRA standards for needed park space per the population, Grimes is well served by overall park acres. As of the end of 2018, Grimes' parks are summarized in Table 1.1 and shown in Figure 1.3.

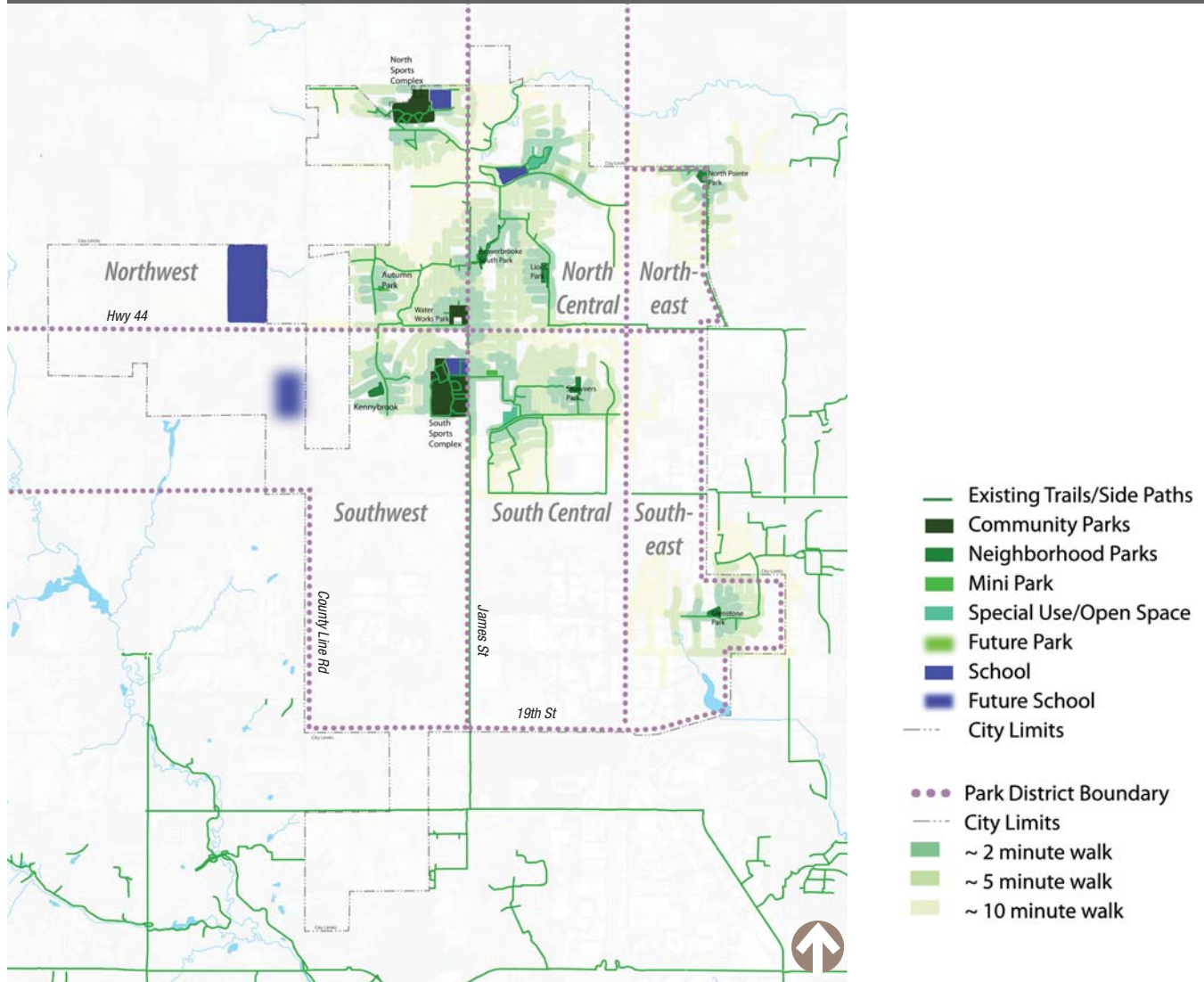
Satisfying overall park adequacy provides insight into local needs. However, the amount of park space means little if all residents are not able to reasonably walk to a park. Figure 1.3 shows the walking distance from existing parks. Nearly all residential areas in Grimes are within a 10 minute walk from any type of park. The walking service area is not an indication of the park amenities available within walking distance, which is the basis for park planning in Chapter 3.

Table 1.1: Grimes Parks, 2018

Name	Type	Size
South Sports Complex	Community Park	46 acres
North Sports Complex	Community Park	26 acres
Waterworks Park	Neighborhood Park	8.5 acres
North Pointe Park	Neighborhood Park	3.5 acres
Glenstone Park	Neighborhood Park	3.6 acres
Beaverbrooke Park	Neighborhood Park	6.4 acres
Lions Park	Neighborhood Park	4.8 acres
Shawvers Park	Neighborhood Park	4.0 acres
Kennybrook Park	Neighborhood Park	4.2 acres
Autumn Park	Mini Park	0.5 acres
Community Complex Park	Mini Park	1.9 acres
Dallas Center-Grimes High School	School	N/A
South Prairie Elementary School	School	N/A
North Ridge Elementary School	School	N/A
Heritage Elementary School	School	N/A

SOURCE: CITY OF GRIMES, RDG PLANNING & DESIGN

FIGURE 1.3: GRIMES PARK SYSTEM AND WALKING SHEDS, 2018



SERVICE AREAS

Figures 1.2–1.7 show the level of service of parkland in geographic areas throughout Grimes. These areas represent comfortable walking areas that are separated by built street barriers that are more uncomfortable (not prohibiting) cross connections. These arterial streets include Highway 141, Highway 44, and James Street.

The analysis indicates that neighborhoods in southwest Grimes are the best served by aggregate parkland and neighborhoods in the northwest are best served by park facility assets. While the south central area appears the least served, the district is bordered by the South Sports Complex which provides overflow service to the south central area, assuming safe crossings are retained across James Street.

Additionally, Grimes continues to experience a strong to aggressive growth rate at over 5.0% annually. Consequently, Grimes' park system needs to expand regularly as new subdivisions are developed outside of current walking distances. Through the Master Plan, these "walking sheds" become the basis for neighborhood park planning in Grimes, both from providing park amenities and allocating project funding. More details start in Chapter 3: Park and Trail Planning.

TABLE 1.2: PARK FACILITIES NORTHEAST PARK DISTRICT

PROGRAM ELEMENT	COUNT
Basketball Court	1
Bench	2
Gazebo	1
Picnic Table	2
Playground	1
Sign	1
Trail	1
Total Park Assets	9
Total Park Acres	3.5
Estimated Population	579
Acres Per 1,000 People	6.0

Source: City of Grimes; ESRI; RDG Planning & Design

TABLE 1.3: PARK FACILITIES NORTH CENTRAL PARK DISTRICT

PROGRAM ELEMENT	COUNT
Baseball Field	2
Basketball Court	1
Bench	4
Exercises Area	1
Gazebo	2
Grill	2
Parking Lot	2
Pet Bags	1
Picnic Table	6
Playground	6
Restroom	1
Sign	2
Trail	2
Total Park Assets	32
Total Park Acres	11.2
Estimated Population	2,084
Acres Per 1,000 People	5.4

* One new park coming in the Heritage

Source: City of Grimes; ESRI; RDG Planning & Design

TABLE 1.4: PARK FACILITIES NORTH-WEST PARK DISTRICT

PROGRAM ELEMENT	COUNT
Baseball Field	9
Basketball Court	1
Bench	4
Bike Rack	4
Drink Fountain	2
Exercises Area	0
Gazebo	3
Grill	4
Library book box	1
Parking Lot	3
Pet Bags	1
Picnic Table	34
Playground	11
Restroom	1
Sign	3
Soccer Field	4
Swing Handicap	0
Tennis Court	0
Trail	2
Volleyball Court	2
Total Park Assets	89
Total Park Acres	35
Estimated Population	2,973
Acres Per 1,000 People	11.8

Source: City of Grimes; ESRI; RDG Planning & Design

TABLE 1.5: PARK FACILITIES SOUTH-EAST PARK DISTRICT

PROGRAM ELEMENT	COUNT
Bench	1
Drink Fountain	1
Gazebo	1
Picnic Table	2
Playground	1
Sign	1
Trail	1
Total Park Assets	8
Total Park Acres	3.6
Estimated Population	1,366
Acres Per 1,000 People	2.6

Source: City of Grimes; ESRI; RDG Planning & Design

TABLE 1.6: PARK FACILITIES SOUTH-CENTRAL PARK DISTRICT

PROGRAM ELEMENT	COUNT
Bench	7
Gazebo	1
Grill	1
Parking Lot	1
Picnic Table	3
Playground	2
Sign	2
Swing Handicap	1
Trail	1
Volleyball Court	1
Total Park Assets	20
Total Park Acres	5.9
Estimated Population	3,410
Acres Per 1,000 People	1.7

Source: City of Grimes; ESRI; RDG Planning & Design

TABLE 1.7: PARK FACILITIES SOUTH-WEST PARK DISTRICT

PROGRAM ELEMENT	COUNT
Baseball Field	7
Basketball Court	3
Bench	14
Bike Rack	2
Drink Fountain	3
Gazebo	3
Library book box	1
Parking Lot	4
Pet Bags	1
Picnic Table	7
Playground	3
Restroom	1
Sign	3
Soccer Field	16
Tennis Court	2
Trail	2
Volleyball Court	4
Total Park Assets	76
Total Park Acres	50.2
Estimated Population	1,416
Acres Per 1,000 People	35.5

Source: City of Grimes; ESRI; RDG Planning & Design

WE HAVE GREAT PARKS! THANKS FOR THAT. WATER OF SOME KIND WOULD BE GREAT...I THINK AN UPDATED PLAYSCAPE WOULD BE NICE AND BETTER WALK WAYS AND SHELTER INCLUDING BATHROOMS FOR PARENTS WATCHING KIDS THERE FOR SPORTS

— Survey Respondent

TRAILS IN GRIMES

Existing

Figure 1.4 shows the existing trail network at the end of 2018. Parks and neighborhoods are generally well served with trail links, but critical gaps are most prominent in new and future development areas where trail development lags or will occur with future street development. Additionally, several intersections could be improved on pedestrian routes.

Trail Types

A trail in the context of the Grimes means any path designed and comfortable for pedestrian and/or bicycle usage. Comfort means that users feel safe and the route is free from obstructions, whether those obstructions are physical objects or other users. Trails are different from sidewalks in that they are wider and have wayfinding signage to reach destinations.

The trail system in Grimes includes a combination of side paths and multi-use trails. There are not designated bicycle facilities in Grimes other than a short stretch designated with sharrows on NW 18th Street near Heritage Elementary. Multi-use trails and sidepath are existing facilities familiar to Grimes that will be built upon as Grimes grows.

MULTI-USE TRAILS

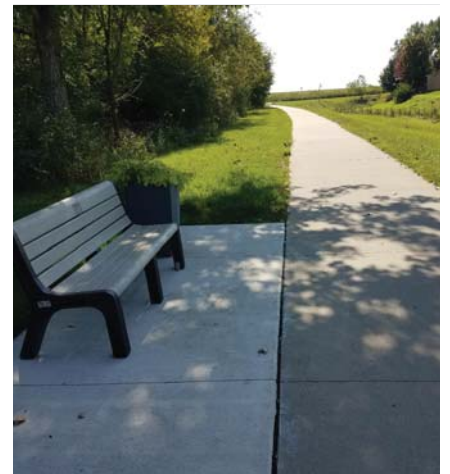
Multi-use trails on separated right of way provide more direct connections in the Grimes system. They are physically separated from motor vehicle traffic, and are distinguished from sidepaths by mostly operating independently of streets and road rights-of-way. Potential settings for multi-use trails include rivers and streams, minor drainageways, parks and greenways, public properties like schools, greenways, abandoned or active railroads, and utility rights-of-way and easements.

SIDEPATHS

Sidepaths are multi-use paths separated from but along the side of roads, usually found within or adjacent to the street rights-of-way. Most sidepaths provide two-way operation, and in theory, accommodate the same user groups as separated multi-use trails. They are popular with local and state trail developers, because they use existing street right-of-way, and minimize additional acquisition cost and property-owner opposition. They also address concerns of some bicyclists who are uncomfortable in mixed traffic.

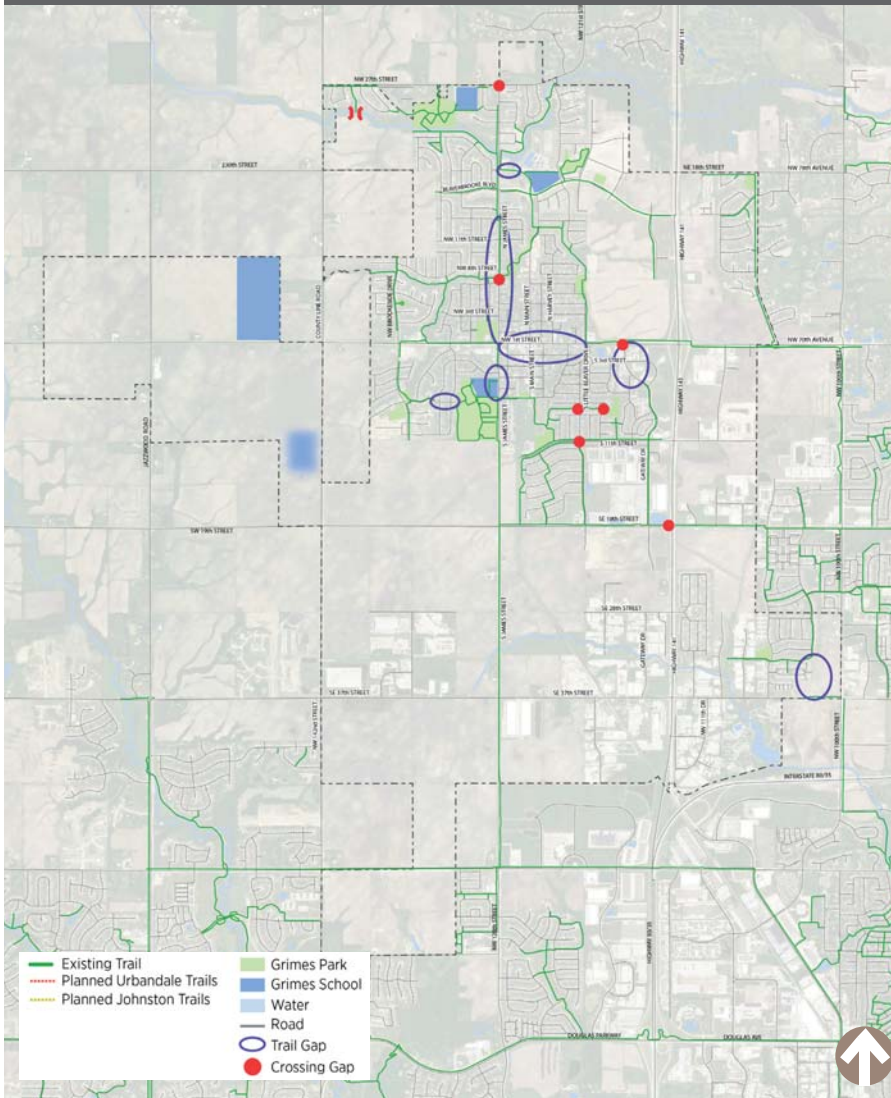


TYPICAL SIDEPATH



TYPICAL MULTI-USE TRAIL

FIGURE 1.4: GRIMES EXISTING TRAILS AND GAPS



TRAIL GAP COMPLETION - 1ST STREET/HWY 44



PARK TRAIL GAP - SHAWVERS PARK

INVENTORY

The tables on the following pages provide an inventory of the 2018 trail network with identification of opportunities, barriers, gaps, and recommendations which are detailed more throughout the parks and trails plan. Each segment is noted with the corresponding number indicated in Figure 1.5 on the right.

FIGURE 1.5: EXISTING TRAIL NETWORK KEY

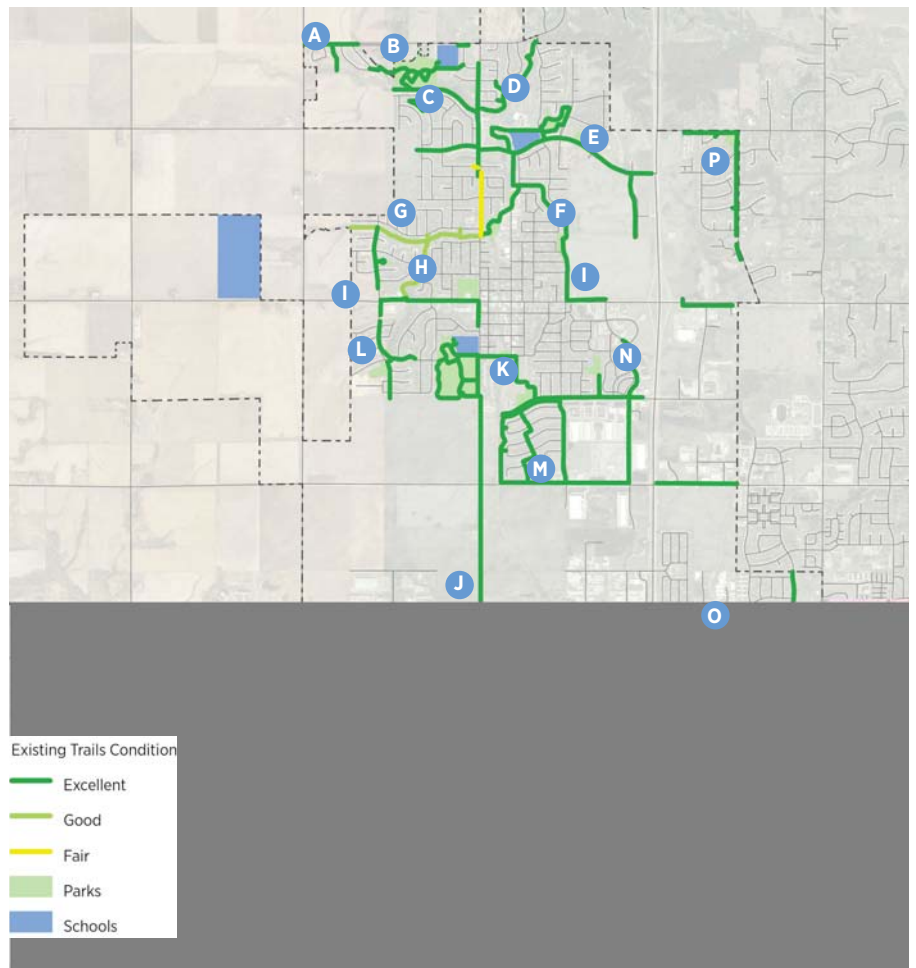
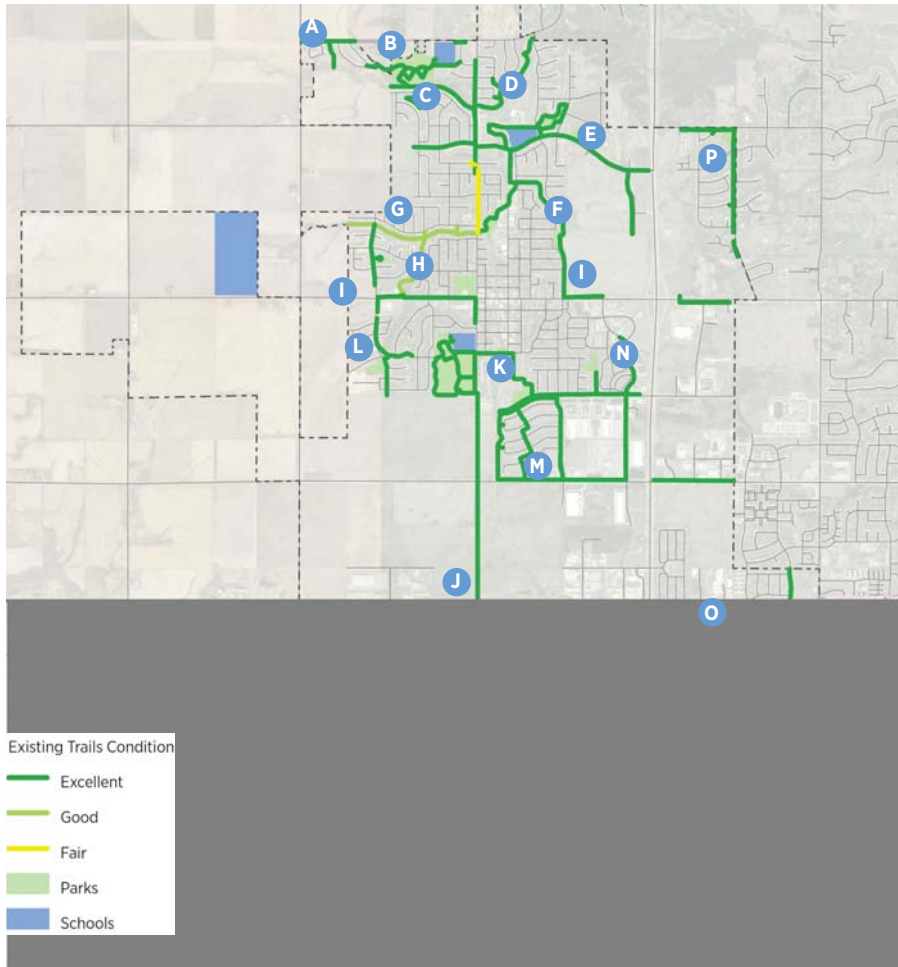


TABLE 1.8: EXISTING TRAIL ASSESSMENT

KEY	DESCRIPTION	MILES	TYPE	OPPORTUNITY	BARRIERS
A	Northwest subdivision (County Line Rd and NW 27th St)	0.45	10' Sidepath	Service to the existing subdivision and future connection to growth north and south	Greenway/stream prevents expansion south without a bridge. Expansion east hindered by property ownership
B	North Sports Complex/ North Ridge Elementary School paths	1.00	8'-10' Sidepaths	Service for neighborhoods to the west, east and south to the park complex and school.	No direct pedestrian access from the north.
C	Little Beaver Creek trail, west of N. James Street (including spur around neighborhood retention)	0.86	8' multi-use trail	Service for neighborhoods and community connector to north sports complex.	Some ponding issues
D	Little Beaver Creek trail, east of N. James Street	0.63	8' multi-use trail	Service for neighborhoods and connector.	Dead end at NE 27th and NE Park Dr. Land to the east is in the county under private ownership.
E	Beaverbrooke Boulevard Path	1.60	10' sidepath east of N James 8' sidepath west of N James	East/west community connection, also connecting to north/south routes. Service to Heritage Elementary, future commercial, and future residential areas	The high traffic corridors require extra safety measures at crossings. Terminus on east at Hwy 141.
F	Hwy 44/1st Street to Heritage Elementary Connector	1.40	8'-10' multi-use path	North/south off-street path connection from Hwy 44 to Heritage Elementary. Service to neighborhoods and Lions Park.	North: Poor connection north of Heritage Elementary to James Street, along N 18th St. Currently marked with sharrows and no sidewalks.
G	Central Connector: Brookside Drive to NE Main Street (Beaverbrooke Park trail).	1.25	8'-10' multi-use path	East/west community connection to Beaverbrooke Park, neighborhoods, north/south routes, and greenways.	Poor crossing at James Street and signs of wear along older trail portions west of James Street to about Prairie Creek Drive.
H	Central Connector Spur to Hwy 44/1st Street	0.40	8' multi-use path	Connection from the Hwy 44 trail to east/west community multi-use trail systems	Some signs of wear and deterioration

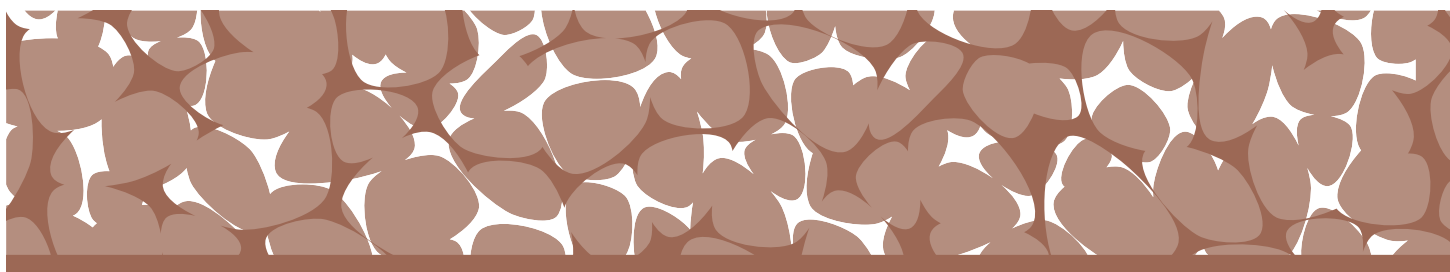
FIGURE 1.5: EXISTING TRAIL NETWORK KEY



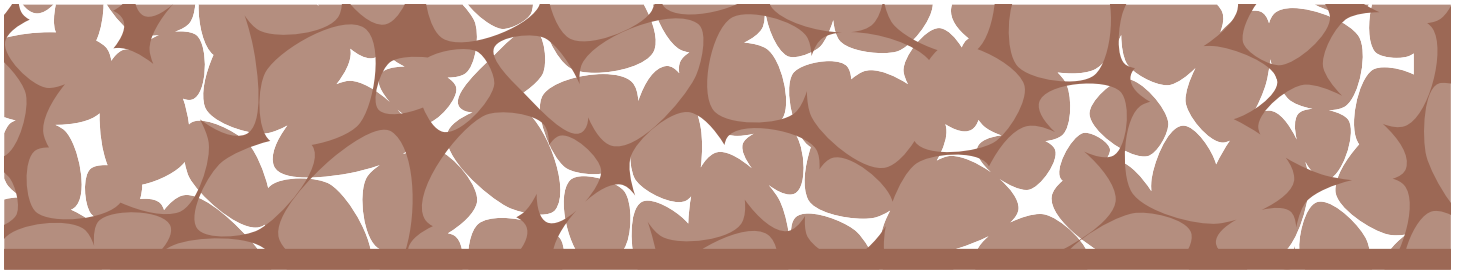
GOOD TO FAIR RATED TRAILS

TABLE 1.8: EXISTING TRAIL ASSESSMENT (Continued)

KEY	DESCRIPTION	MILES	TYPE	OPPORTUNITY	BARRIERS
I	Highway 44/1st Street Sidepath (switches between north and south sides)	0.75	10' sidepath	Major connector to community and regional destinations/routes	Numerous driveways along the route increase the number of conflict points with vehicles. The 10' sidepath is reduced to 6' between James St and NE Little Beaver St.
J	James Street Sidepath	4.00 (add'l ~1.00 of 4'-6' sidewalks)	8'-10' sidepath	Primary north/south community connector and regional connector to the south. Service to many community destinations and other separated trail routes	Many crossings and a major vehicle transportation route. The sidepath system is incomplete with sections of narrow sidewalks or no path at all.
K	South Sports Complex to Shawver Park Loop	0.95	8' sidepath/ multi-use trail transitioning to 4' sidewalk	Connection option from S James Street to community destinations such as the Community Complex and Shawver Park. Service primarily for neighborhood residents.	Difficult to discover alternative trail options to Shawver Park other than the sidepath along 11th Street. The path from the cemetery to Shawver Park is narrow and dead ends at the park.
L	NW Brookside Drive Sidepath	0.90	8'-10' sidepath	Gaps remain under construction as development occurs. Must cross Hwy 44/1st St	12a) Complete remaining 8'-10' sidepath gaps. 12b) Continue sidepath system north and south as development occurs to connect with other community trails.
M	11th/19th Street Loops		8'-10' sidepath and multi-use trail	Service to neighborhoods and business areas; sidepath system in place for expansion	Railroad ROW and Highway 141 present barriers to expansion to the west and east.
N	Gateway Drive	0.35	8'-10' sidepath	North/south route that connects to Hwy44/1st Street (North portion in the future) where there is a crossing at Hwy 141.	High traffic area with many driveways and conflict points
O	Southeast Grimes System	-1.93 total	8'-10' sidepath	Service to Glenstone Park and connections to the Johnston trail system.	Highway 141 isolates the area along with industrial areas and heavy traffic on SE 37th Street.
P	Northeast Grimes System	-1.25 total	8'-10' sidepath	Service to North Pointe Park and connections to the Johnston Trail System.	Highway 141 isolates the area from Grimes, connections are still under development in Johnston.



02



BENCHMARKS & LEVEL OF SERVICE STANDARDS

Benchmarking is not to say that Grimes should be specifically like any other city but rather to understand areas of uniqueness and deficiencies for what a resident expects from a community park and trail system. The goals are to:

- 1. Reconcile data with public perception to understanding real or perceived gaps.*
- 2. Understand future needs to program implementation directions.*
- 3. Identify Grimes' fit in the region and market its assets to prospective households.*



PURPOSE AND GOALS

WHERE GRIMES STANDS



BENCHMARKS

Benchmark cities were identified to compare assets of Grimes' parks and recreational facilities with peer cities. Based on ease of data access and proximity, Waukee and Johnston are useful local comparisons that show Grimes' assets in the region.

Parks

Three park classifications were used to compare parks and recreation facilities among the cities, including Neighborhood Parks, Community Parks, and Mini and Specialty Parks.

According to the NRPA, the typical city offers one park for every 2,181 residents, with 10.1 acres of parks for every 1,000 residents. Among these three Des Moines suburbs, Johnston is the only city to exceed these standards offering 14 acres of parks per 1,000 residents. Compared to the benchmark cities, the Grimes park and recreation system offers similar park acreage per service area population to Waukee, however, lacks in acreage compared to Johnston. Grimes excels in neighborhood parks, with higher acreage compared to Waukee and Johnston, with 2.2 acres per 1,000 residents.

Trails

Figure x.x shows the existing trail network at the end of 2018 in Grimes, Waukee, and Johnston. While many from the public expressed a lack of trails in Grimes, data shows that Grimes is comparable to surrounding communities and even slightly better served from the perspective of aggregate trail miles. However, the data in Figure x.x does not indicate the level of connectedness or trail quality. Public input indicates that more trails are needed in Grimes and surrounding communities in the northwest Des Moines metro.

Recreation

Summary: Grimes lacks acres of parkland per 1,000 residents compared to NRPA standards and the city of Johnston. However, the city offers greater access to recreation facilities per 10,000 residents compared to both benchmark cities and exceeds NRPA standards in almost every facility classification. In some areas, the city already meets projected 2040 demand.

FIGURE 2.1 EXISTING TRAILS, COMPARISON COMMUNITIES (2018)

City	Total Trails (Miles)	Miles Per Square Mile of City	Trail to Population Ratio
Grimes	25.0	2.1	1 mile per 479 people
Waukee	19.2	1.47	1 mile per 1,001 people
Johnston	38.0	2.1	1 mile per 555 people

SOURCE: RDG PLANNING & DESIGN CITY OF GRIMES; CITY OF WAUKEE, CITY OF JOHNSTON WEBSITES

FIGURE 2.2 PARKLAND, COMPARISON COMMUNITIES (2018)

Park Type	Grimes Existing Acreage	Existing Acres per 1,000 Residents	Waukee Existing and under construction	Existing Acres per 1,000 Residents	Johnston Existing and under Construction	Existing Acres per 1,000 Residents
Neighborhood Parks	26.5 acres	2.2	13.5 acres	0.7	26 acres	1.2
Community Parks	80.5 acres	6.6	152.0 acres	7.9	269 acres	12.7
Mini & Specialty Parks	2.4 acres	0.2	8.5 acres	0.4	1 acres	0.0
Total Park and Recreation Area	109.4 acres	9.0	174.0 acres	9.0	296.0 acres	14.0

SOURCE: RDG PLANNING & DESIGN CITY OF GRIMES; CITY OF WAUKEE, CITY OF JOHNSTON WEBSITES

FIGURE 2.3 PARK AND RECREATION SERVICES IN RELATION TO COMPARISON COMMUNITIES (2018)

Facility Type	NRPA Standard	Grimes Existing Quantity	Per 10,000 Residents	Waukee Existing and Under Construction	Per 10,000 Residents	Johnston Existing and Under Construction	Per 10,000 Residents
Baseball/Softball	2 per 3,000	18	14.8	21	10.9	16	7.6
Basketball Courts	1 per 5,000	6	4.9	3	1.6	3	1.4
Football Fields	1 per 20,000	0	0	0	0	0	0
Picnic Shelter	1 per 2,000	5	4.1	6	3.1	10	4.7
Playgrounds	1 per 2,000	24	19.7	12	6.2	13	6.2
Running Track	1 per 20,000	1	0.8	0	0	0	0
Soccer Fields	1 per 10,000	20	16.4	1	0.5	4	1.9
Swimming Pools	1 per 20,000	0	0	0	0	0	0
Tennis Courts	1 per 2,000	2	1.6	0	0	2	0.9
Sand Volleyball Courts	1 per 5,000	6	4.9	3	1.6	0	0

SOURCE: RDG PLANNING & DESIGN CITY OF GRIMES; CITY OF WAUKEE, CITY OF JOHNSTON WEBSITES

LEVEL OF SERVICE STANDARDS

To systematically analyze the park system, major recreation and open space areas within the city are classified and consistent with the 2018 City Comprehensive Plan as follows, shown in Figure 2.5:

- **Community Parks**
- **Neighborhood Parks**
- **Mini Parks**

Community Parks

Community Parks are intended to serve the recreation needs of a broader population or groups of neighborhoods. According to the National Recreation and Park Association, Community Parks generally contain a minimum size of 30 acres with a service area radius of two miles. Grimes has three Community Parks, which include the South Sports Complex, North Sports Complex, and Waterworks Park.

In comparison to the benchmark cities, Grimes lacks in Community Parks with 80.5 acres in total and 6.6 acres per 1,000 residents. The city would need a total of 295 acres by 2040 to maintain the existing level of service.

This is an addition of 214.4 acres of parkland in the next 20 years. To meet NRPA standards, 357 acres of parkland would be needed by 2040 which is an addition of 277 acres of parkland.

Neighborhood Parks

Neighborhood Parks primarily serve the needs of people living and working within a half-mile of the park and can range from 2 to 25 acres. These parks are usually easily accessible by pedestrian walkways and can include a mixture of uses, from active ball fields to passive uses such as picnic shelters. Some examples of Neighborhood Parks include Glenstone Park and Beaverbrook. Grimes has six Neighborhood Parks in total. Based on 2040 population projections, the city would need 97 acres by 2040 to maintain the existing level of service. This is an addition of 70.4 acres of parkland in the next 20 years. To achieve elevated levels of service meeting NRPA standards, 134 acres of parkland are needed by 2040, an addition of 108 acres in the next 20 years.

Mini Parks

Mini Parks are unique spaces that are usually converted from unused urban space and serve dense areas of a city. These parks are typically less than an acre and serve less than a quarter-mile radius. The city of Grimes has two mini parks, Autumn Park and Community Complex Park. Grimes has comparable acreage of mini parks to Waukee and Johnston, with Johnston having no mini parks.

FIGURE 2.4 FUTURE PARKLAND NEEDS

Park Type	Existing Acreage	Existing Acres per 1,000 Residents	2040 Acreage Need (Existing level of service)	Additional Parkland Needed	Elevated Level of Service	2040 Acreage Need (Elevated Level of Service)	Additional Parkland Needed
Neighborhood Parks	26.5	2.2	96.9	70.4	3	134	108
Community Parks	80.5	6.6	294.9	214.4	8	357	277
Mini & Specialty Parks	2.4	0.2	8.8		0	0	
Total Park and Recreation Area	109.4	9.0	400.5	291	10	447	339

SOURCE: RDG PLANNING & DESIGN; 2018 GRIMES COMPREHENSIVE PLAN



LEVEL OF SERVICE STANDARDS

Recreation Facilities

The recreation facility classifications in Figure 2.5 reflect a facility inventory in Grimes. From this inventory, the current level of service and future need is identified for each type of facility. The calculated need is based on National Recreation and Park Association standards and projected into the year 2040. Grimes Parks and Recreation maintains a wide variety of facilities, including playgrounds, sand volleyball courts, and a variety of other sports fields.

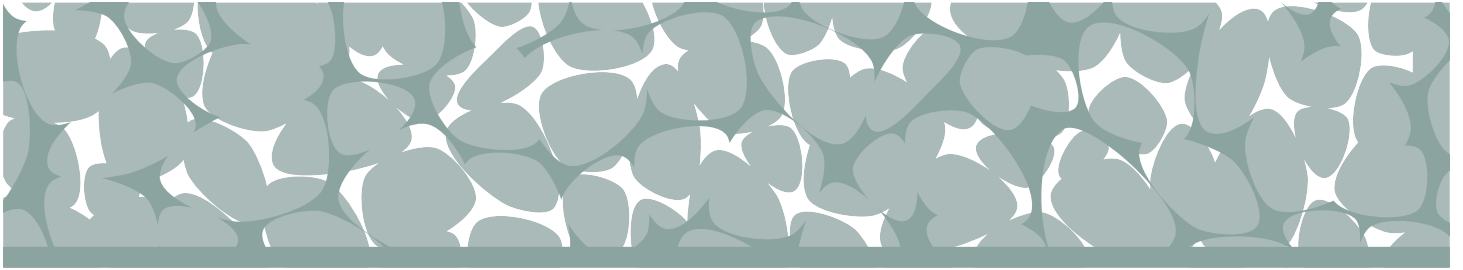
Figure 2.5 indicates that the facility services in the city generally exceeds NRPA standards, apart from football fields, picnic shelters, swimming pools, and tennis courts. Projected facility needs for 2040 are already met for baseball and softball fields, playgrounds, and soccer fields. In addition, the city has greater access to facilities per 10,000 residents in every facility classification compared to both benchmark cities, Waukeee and Johnston.



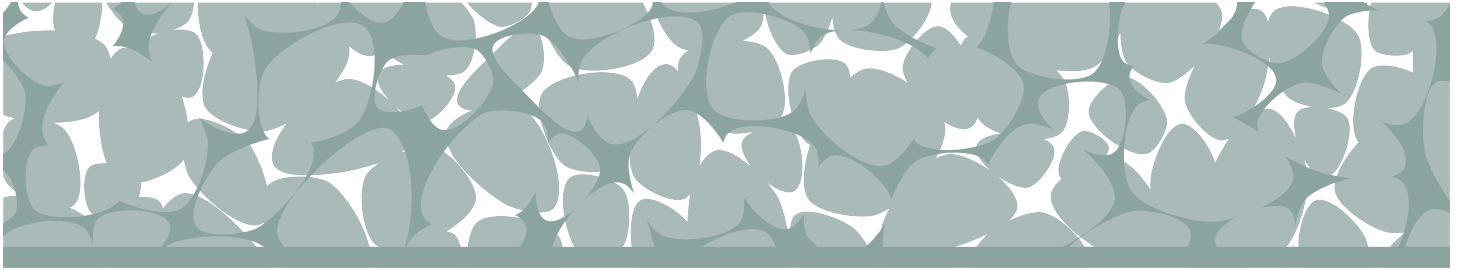
FIGURE 2.5 PARK AND RECREATION SERVICES IN RELATION TO POPULATION, GRIMES PLANNING AREA

Facility Type	NRPA Standard	Existing Quantity	NRPA Present Need	2040 Need Based on NRPA Standard	2040 Need Based on Local Standard	2040 NPRA Deficit
Baseball/ Softball Fields	2 per 3,000	18	4	15	66	48
Basketball Courts	1 per 5,000	6	2	9	22	16
Football Fields	1 per 20,000	0	1	2	0	0
Golf Courses	1 9 - hole standard per 25,000		0		0	0
	1 18 - hole standard per 50,000		0		0	0
	1 driving range per 50,000		0		0	0
Picnic Shelter	1 per 2,000	5	6	22	18	17
Playgrounds	1 per 2,000	24	6	22	88	64
Running Track	1 per 20,000	1	1	2	4	3
Soccer Fields	1 per 10,000	20	1	4	73	53
Swimming Pools	1 per 20,000	0	1	2	0	0
Tennis Courts	1 per 2,000	2	6	22	7	5
Sand Volleyball Courts	1 per 5,000	6	2	9	22	3

SOURCE: RDG PLANNING & DESIGN



03



PARKS & TRAILS PLAN

INTRODUCTION



VISION

No two communities are alike, and thus no two park systems are, either. Grimes is a growing community in a metropolitan area that is in the top tier of annual growth in the Midwest. Grimes is becoming a city, home to households with higher median incomes, focused on family and family amenities. Grimes is a place to move to rather than away.

Grimes' parks are part of the success story. Grimes' parks are based on the model of neighborhood parks. Grimes' challenge is variety and maintaining quality in years to come. Many communities see revenues consistent with the population. However, rapid growth in Grimes means property tax revenue from new residents is not realized until future years, while park enhancements are immediate. The plan for Grimes will focus on phasing, maintenance, enhancement, and focus on elevating at least one park to a premier destination in the region.



APPROACH

Planning Elements

The approach to the parks and trails plan focuses on:

1. Existing Parks. What are the features of each park today, and what enhancements will make each stand out as a different experience among Grimes parks?
2. Existing Trails. Where are existing trails and what barriers create unsafe, uncomfortable, or unconnected environments?
3. Trail Expansion. What links are most critical for connectivity and what are the most appropriate facilities to fill these gaps?
4. Access to Parks. Can a person reach all parks by foot and if they can, do they know how to get there?
5. New Park Areas. How and what type of parks are needed for new growth areas?
6. Regional Context. How can Grimes fit into the larger regional park and trail system to reach regional destination that cannot be supported in Grimes?

Building Around Walking Sheds

Each park in Grimes is unique and can be enhanced in different ways. Therefore, the vision focuses on the concept of walking sheds as discussed at the beginning of this plan. The idea means:

1. There are natural (streams), and man made (highways) barriers that create unsafe and uncomfortable environments to discourage walking.
2. Most people will only walk up to half a mile to reach a destination.
3. All households should have access to a park within walking distance.
4. Not every park can include all the amenities that a household may desire at different times.
5. Therefore, the sum of all park amenities in the Walking Shed can serve the needs of all households in the Walking Shed.

Of course, there are regional amenities like the sports complexes that serve the entire community, and parking is provided for such uses. However, the concept is efficient and creates distinct parks. Maybe one park has a traditional playground while another has natural play, both servicing the same neighborhood.

Organization of the Plans

Each park plan in this chapter is organized to show the overall inventory in each Walking Shed. A section for each park in Grimes lists the existing facilities and proposed enhancements.

Similarly, recommendations are listed for the existing trail network with recommendations for expansion.





BASIC ELEMENTS PROPOSED FOR ALL PARKS

Well planned neighborhood and community parks connected by trails and greenways lead to exceptional experiences and create lasting memories for residents and visitors. The City of Grimes Park and Recreation Department intends to build on this success by ensuring every park in the system is based on meaningful planning and design principles. This is critical at the neighborhood park level in particular – whether that’s a mini-park or a neighborhood feature of a larger park. For parks and trails to truly serve as the community well, each park requires:

- **Neighbor involvement**
- **Engaging natural resources**
- **Well planned built facilities**
- **Utilizing technology to both help in the planning and maintenance efforts**
- **Awareness of the larger context – neighborhood and community**
- **Sustainable funding for the park or trail**
- **Recognition and consideration of short and long term maintenance needs**

For parks to serve the City of Grimes, facilities must be in place across the community that serves each specific neighborhood and the community at large. This plan identifies three objectives to support this effort.

Thoughtful Park Planning

Developing both equity and interest in the park system. Essential facilities and unique opportunities will help any park provide meaningful gathering spaces for its neighbors and visitors. Merging natural and built environments with neighborhood/district connectivity.

Understanding our Park Assets

Developing a clear and thoughtful approach to planning and investing in current and future parks. Use GIS technology to inventory, analyze, plan and manage the built and natural resources in our park system.

Access and Connection

Connect parks to the surrounding neighborhood and community.

Neighborhood parks and trails are the strength for the City of Grimes Parks and Recreation system. Grimes currently offers 7 neighborhood parks to residents, with an average size of 3.7 acres. To meet existing LOS standards, Grimes would want to provide an additional 12 acres (or roughly three additional average-sized neighborhood parks) and more with future population growth.



THOUGHTFUL PARK PLANNING

The following text describes built, natural, and adjacency features to consider when developing neighborhood parks. The proposed Lions Park redevelopment plan illustrates a potential neighborhood park “ideal.” This plan recommends that all future planning and design address specific park and surrounding community needs while strategically serving a larger mission both through the development of facility infrastructure and landscape restoration. Each park, and specifically each neighborhood park, should have basic core facilities while offering unique amenities that make for a comprehensive system working together, creating a park system experience that serves the public well (see adjacent chart).

Understanding what types of facilities are preferred in neighborhood parks is key. This helps plan for basic needs while understanding the special requirements for each facility. Start with assessing the natural environment and preserving two acres of open space. Through public engagement, identify unique programming opportunities that work within the park but are unique to the surrounding neighborhood. If the park has a unique relationship to community influences or natural amenities, plan facilities that have more community pull.

Building Blocks of a Neighborhood Park—Two Levels of Programing

Neighborhood parks and trails are considered the basic unit of the Grimes Parks system, providing a more healthy and active recreational and social environment for residential areas.

STANDARD PROGRAM

5 to 25 acres

2 acres of open space

Playground

Shelter

Pathway (trail) Access

Frontage Access (at least one side, preferably two sides)

Accessibility

Landscape

Signage

Additional Program with Neighborhood Pull

Parking for a Minimum of 10 to 20 Stalls

Half-court Basketball

UNIQUE PROGRAM WITH COMMUNITY PULL	
• Full—court Basketball • Backstop/Ball Fields for Informal Play • Lighting • Additional Shelters and Shade Structures • Restrooms • STEAM Station • Tennis • Volleyball • Football • Pickleball • Splash Pad / Wading Pool • Gardens • Fitness / Adventure Course • Art • Day Lodge • Day Camp	Programing • Expanded Picnic Opportunities • Fully Accessible Play • Amphitheater • Winter Activity – Sledding Hill – Ice Skating – Ice Hockey – Snowshoe • Environmental Activity – Boating – Fishing – Bird Watching – Nature Trails – Other

UNDERSTANDING OUR ASSETS

Currently, the City of Grimes is investing in a mapping tool called Geographic Information System (GIS) to assist with inventory, analysis, and management of parks and trails.

OBJECTIVE

Develop a comprehensive data collection, analysis and management system which can effectively and clearly portray the functionality and condition of assets within the City of Grimes Park System

BENEFIT

Investing the time and resources in the effective collection and management of data will be critical for the department moving forward. Collecting and managing data for both the built and natural environment will better inform decision-making in the areas of restoration, development and maintenance.

Developing a systems-based approach using data collection through inventory and analysis will connect project planning to project implementation and significantly help the department to meet future opportunities. The department is the steward of over 109 acres of land, 25 miles of trails and over 300 assets ranging from benches to buildings. A fully robust GIS management tool will help the department be more effective in the planning, design, implementation and management of City assets and more responsive to community leaders, the public and park users.

ACCESS AND CONNECTIVITY

Successful neighborhood parks are enhanced greatly when connected to the larger park system and community through a networks of trails sidewalks and greenways. Addresses the big-picture needs of trail connectivity is addressed in the next chapter.



PARK & TRAIL PLANS

PARK ENHANCEMENT

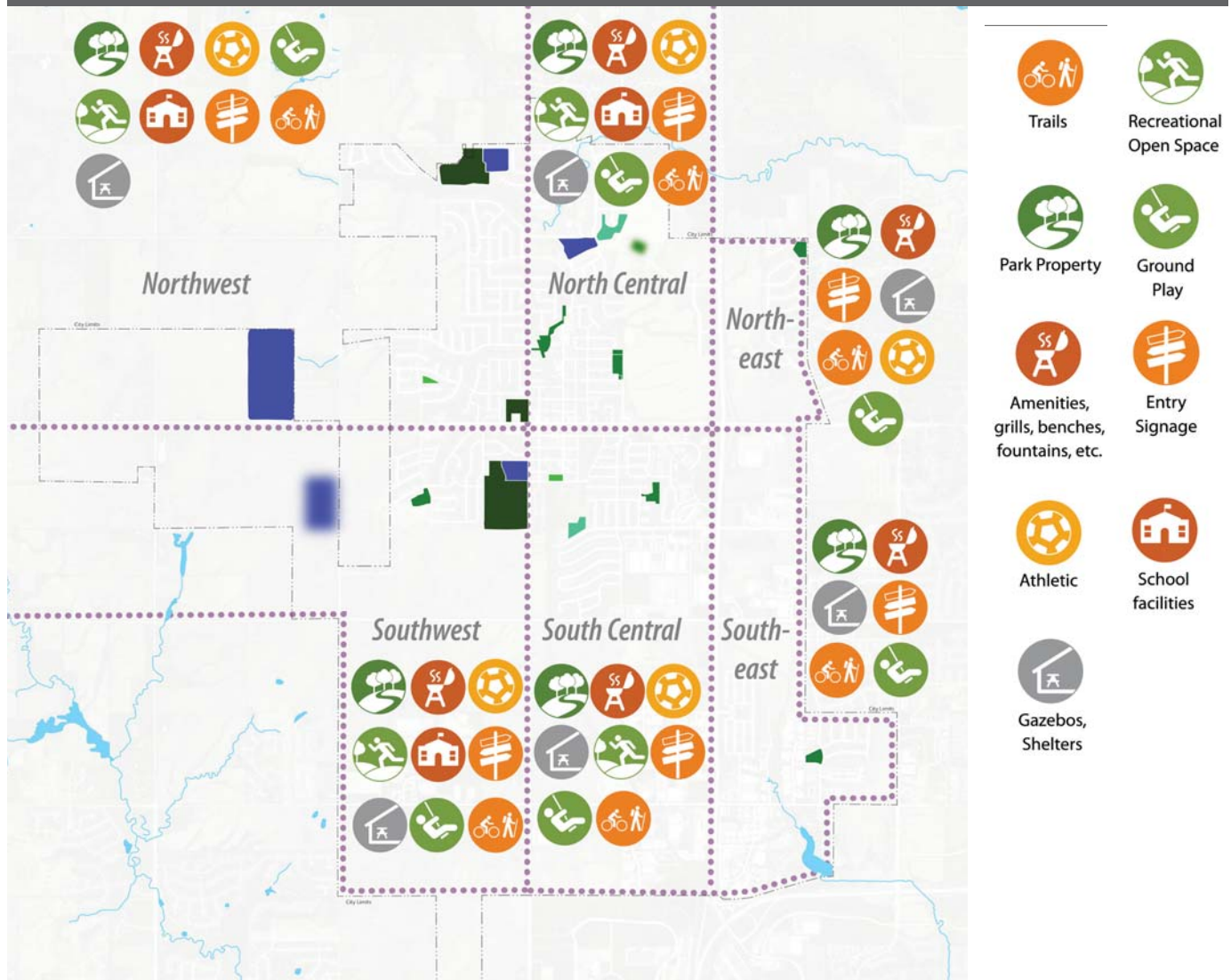
Each park in Grimes should satisfy a need in the neighborhood walking shed. While some functional elements are common in all parks, unique features planned for each park, that may not be in other parks within the walking shed, save costs and provide residents with access to a variety of park and recreation features within walking distance. The following section displays the enhancements to achieve this level of service to make Grimes' park system truly unique across the city and the region.

Table 3.1 summarizes the proposed enhancements to each park and the service gap they satisfy.

TABLE 3.1: SUMMARY OF PARK PLANNING ENHANCEMENTS

Park	Built	Wild Spaces
North Sports Complex	Additional Parking, Circulation, Landscape, Signage	Enhance Woodland and Creek
Autumn Park	Enhanced Playground, Shelter, Landscape, Signage	Detention Basin, Wild Spaces
Waterworks Park	TBD (Library / Community Center / Fire Station)	TBD
Beaverbrooke Park	Shelter, Enhanced Trail, Flexible Open Space, Landscape, Signage	Enhanced Creek Restoration, Natural Play (Creek Walk), STEAM Station
North Pointe Park	Enhanced Shelter, Enhanced Playground, Additional Trail, Enhance Flexible Open Space, Landscape, Signage	Enhanced Basin Restoration, Natural Play, STEAM Station
Kennybrook Park	Enhanced Playground, Enhanced Sand Volleyball, Enhance Flexible Open Space, Landscape, Signage	Enhanced Basin
South Sports Complex	Lighting for Baseball Field, Enhanced Playground, Additional Trail, Landscape (buffer South and west), Signage	Enhanced Basin Restoration
Shawvers Park	Enhanced Shelter, Enhanced Playground, Additional Trail, Landscape (trees), Signage	Enhanced Basin Restoration
Glenstone Park	Parking, Enhanced Shelter, Enhanced Playground, Additional Trail, Landscape (trees), Signage	Natural Play
Lions Park	Shelter / Restroom, Shelters, Shade Structures, Playgrounds, Splash Pad, Flexible Open Space, Sand Play, Trails and Pathways, Landscape (trees), Signage	Detention Pond, Wetland Restoration, Enhanced Creek Restoration, Natural Play (Braided Creek Walk and Sycamore Grove), STEAM Station

FIGURE 3.1: FACILITY LOCATION INVENTORY



NORTHWEST DISTRICT PARKS

The Northwest Walking Shed is at the center of new subdivision growth, featuring the regional North Sports Complex and Dallas–Center Grimes High School. Table x.x lists the park facilities in the district. While most existing homes are within a half mile of a park, a gap could emerge along Beaverbrooke Boulevard as growth continues.

Parks and schools in the Northwest District include:

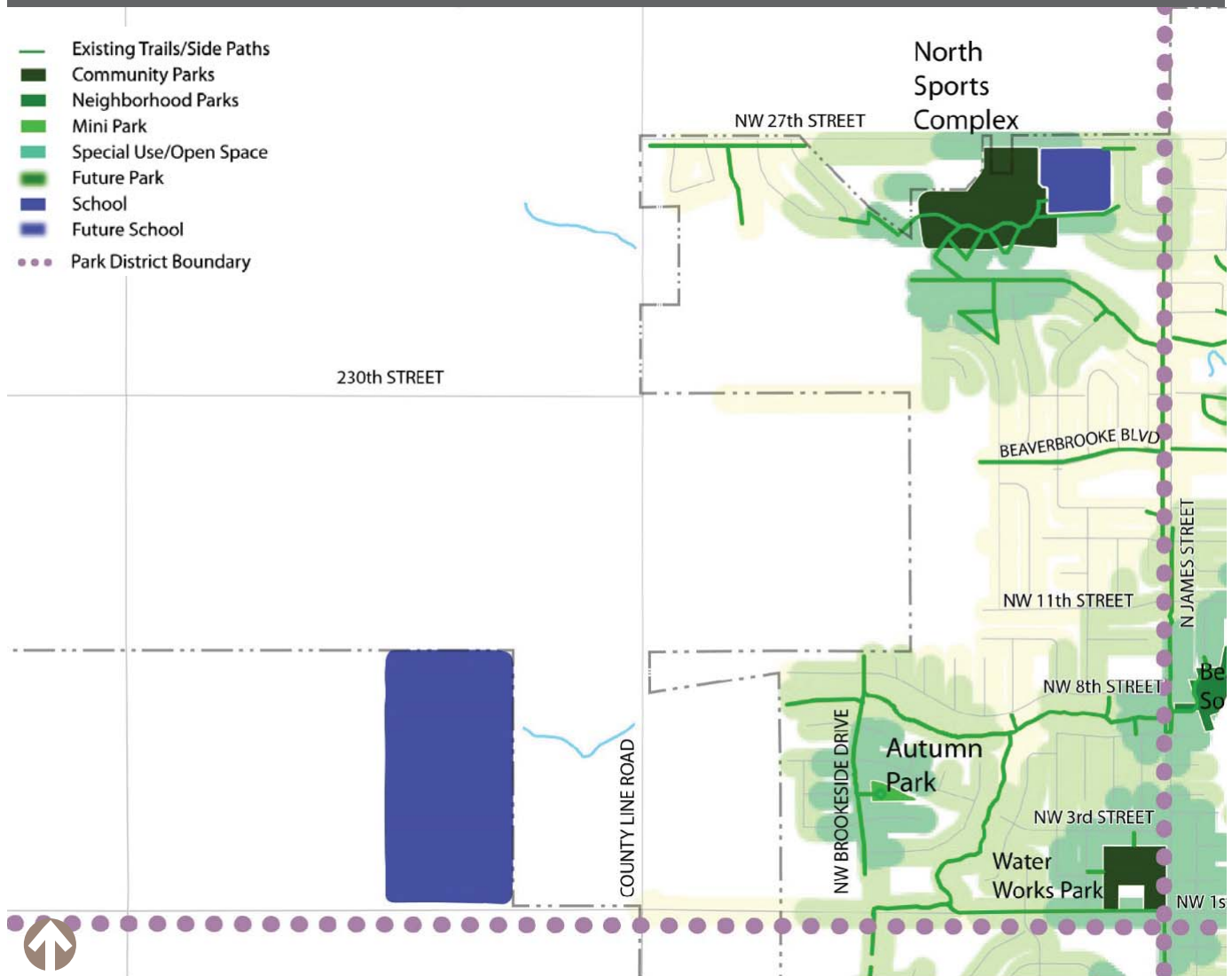
- **North Sports Complex**
- **Autumn Park**
- **Waterworks Park**
- **Dallas Center–Grimes High School**
- **North Ridge Elementary School**

TABLE 3.2: Park Facilities Northwest Park District

PROGRAM ELEMENT	COUNT
Baseball Field	9
Basketball Court	1
Bench	4
Bike Rack	4
Drink Fountain	2
Exercises Area	0
Gazebo	3
Grill	4
Library book box	1
Parking Lot	3
Pet Bags	1
Picnic Table	34
Playground	11
Restroom	1
Sign	3
Soccer Field	4
Swing Handicap	0
Tennis Court	0
Trail	2
Volleyball Court	2
Total Park Assets	89
Total Park Acres	35
Estimated Population	2,973
Acres Per 1,000 People	11.8

Source: City of Grimes; ESRI, RDG Planning & Design

FIGURE 3.2: NORTHWEST DISTRICT



NORTH SPORTS COMPLEX

Description

As a regional park in Grimes, the North Sports complex needs to accommodate increased usage. Better vehicular circulation and parking will provide greater and safer access to the park. During the master planning process, some discussion was raised regarding whether a new playground should be built at the sports complex or should the school playground continue to be used for this need. Some park users indicate that the school playground was too far away or is not use by families visiting the facility because they are not aware of it existing. A new playground could provide opportunities as parents watch baseball and softball. A new pathway on the south side connects the park for additional activities and interaction with the greenway.

Built Environment Enhancements

- **Additional Parking (150–175 Stalls)** – This will provide better egress through the adjacent school parking lot
- **Enhance Maintenance Facilities** – Increase the size of the maintenance structure.
- **Pedestrian Circulation** – connecting the pedestrian circulation system with a trail on the south side of the sports field is a priority.
- **Landscape** – provide additional trees
- **Signage** – provide a kiosk, destination signage and regulatory signs

Natural Environment Features

- **Enhance Woodland and Creek** – the creek will continue to be an attractive amenity for park visitors and neighbors to the south. The creation of a nature walk could be considered with limited cost.



NORTH SPORTS COMPLEX WOODLAND

FIGURE 3.3: NORTH SPORTS COMPLEX PLAN



AUTUMN PARK

Description

Autumn Park is small with limited space for facilities. The east side of the park tends to retain water and is not conducive for permanent play areas. However, the park provides an essential component of the Northwest District to reduce the walking distance between parks.

Built Environment

- Enhance Playground – provide ADA access to swings
- Pedestrian Circulation – provide ADA access to swings
- Landscape – provide additional trees
- Signage – destination signage and regulatory signs

Natural Environment

- Enhance the Drainage Area – the wetland drainage area could be an attractive amenity if planted in native species and managed accordingly.
- STEAM – The wet area could serve as a wetland learning area



AUTUMN PARK NATURAL ENVIRONMENT

FIGURE 3.4: AUTUMN PARK PLAN



WATERWORKS PARK

Description

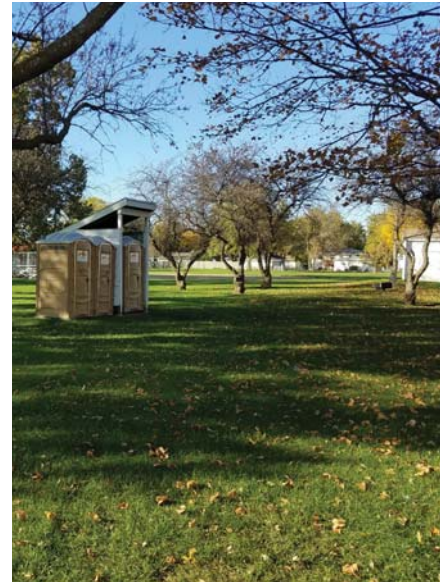
Waterworks Park is located next to the Grimes Public Library, offering unique opportunities as a community gathering space. The park is in fair condition and needs to address issues related to programming and library growth. Improved safety and pedestrian access is provided by wide and visible corner areas at the intersection of 1st and James Street. A larger master planning effort should occur once final decisions are made about the location of the Library and other city facilities.

Built Environment Possibilities

- Pathway development with lighting
- Additional Parking
- To support existing activities that occur in the park on an annual basis
- Playground enhancement
- Shelter enhancement
- Master planning to identify what elements can make Waterworks Park a premier park in Grimes.

Natural Environment

- Reprogram Open Space



EXISTING CONDITIONS

FIGURE 3.5: WATERWORKS PARK INVENTORY



GRAYED OUT ARE EXISTING FACILITIES. COLORED ARE POSSIBILITIES FOR FUTURE DISCUSSION

NORTHEAST DISTRICT PARKS

The Northeast Walking Shed is a mostly undeveloped area that abuts Johnston city limits. The character of the district is residential but is evolving into heavy commercial uses on the south end.

Table 3.3 lists the park facilities in the district. There is one park to serve the neighborhood. Parks and open space in the Northeast District include:

- **North Pointe Park**

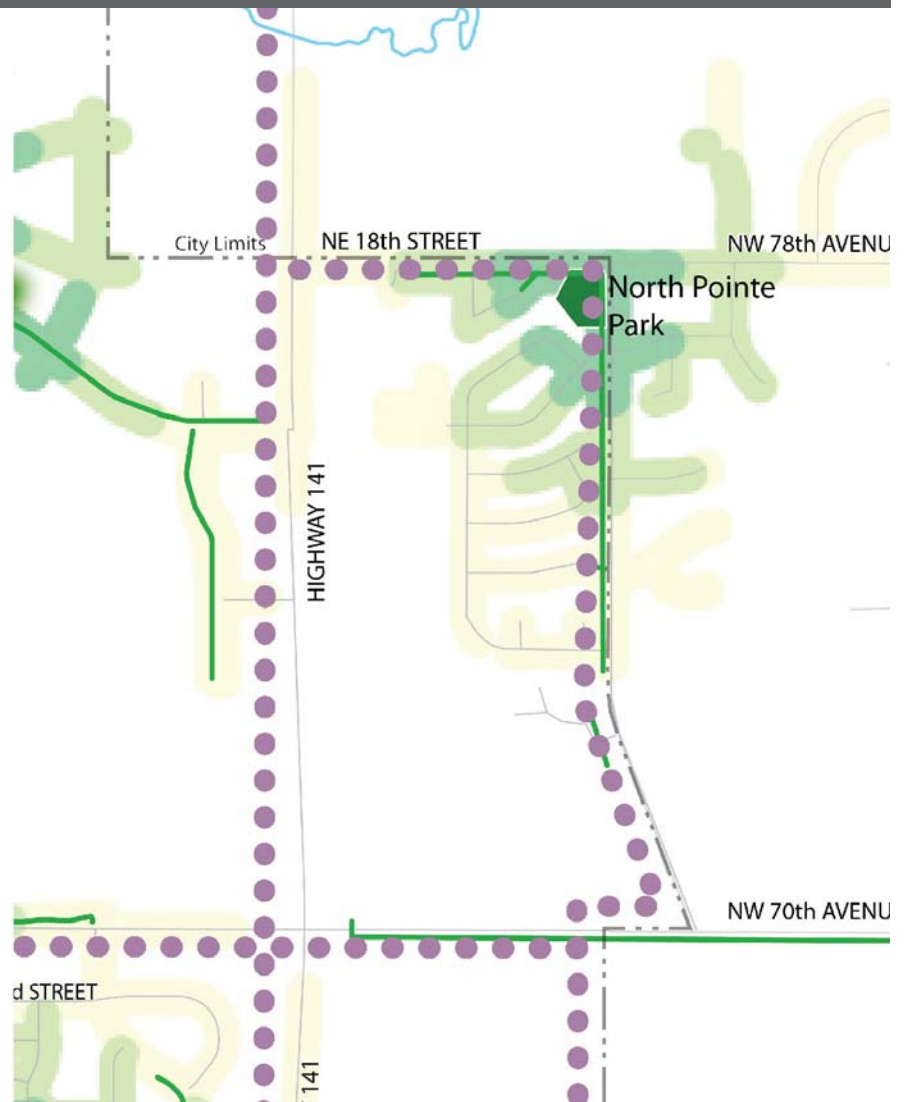
TABLE 3.3: Park Facilities Northeast Park District

PROGRAM ELEMENT	COUNT
Basketball Court	1
Bench	2
Gazebo	1
Picnic Table	2
Playground	1
Sign	1
Trail	1
Total Park Assets	9
Total Park Acres	3.5
Estimated Population	579
Acres Per 1,000 People	6.0

Source: ESRI, RDG Planning & Design

FIGURE 3.6 NORTHEAST DISTRICT

- Existing Trails/Side Paths
- Community Parks
- Neighborhood Parks
- Mini Park
- Special Use/Open Space
- Future Park
- School
- Future School
- Park District Boundary



NORTH POINTE PARK

Description

North Pointe Park is located in the North Pointe Townhome subdivision. It is in good condition and accessed by a trail along Northeast 18th and Northwest 107th Street. The park primarily functions as a neighborhood park, offering a gazebo, picnic tables, and a playground for residents in northeast Grimes and northwest Johnston.

Built Environment

- **Pedestrian Circulation** – Crossings at NE 18th Street to the north when development occurs
- **Enhance Shelter** – Upgrade shelter to match guidelines
- **Enhance Playground** – Playground should be moved to allow for greater open space flexibility
- **Enhance Flexible Open space** – There is space for two acres of unobstructed open space if existing playgrounds are moved. This is the highest priority for improving North Pointe Park

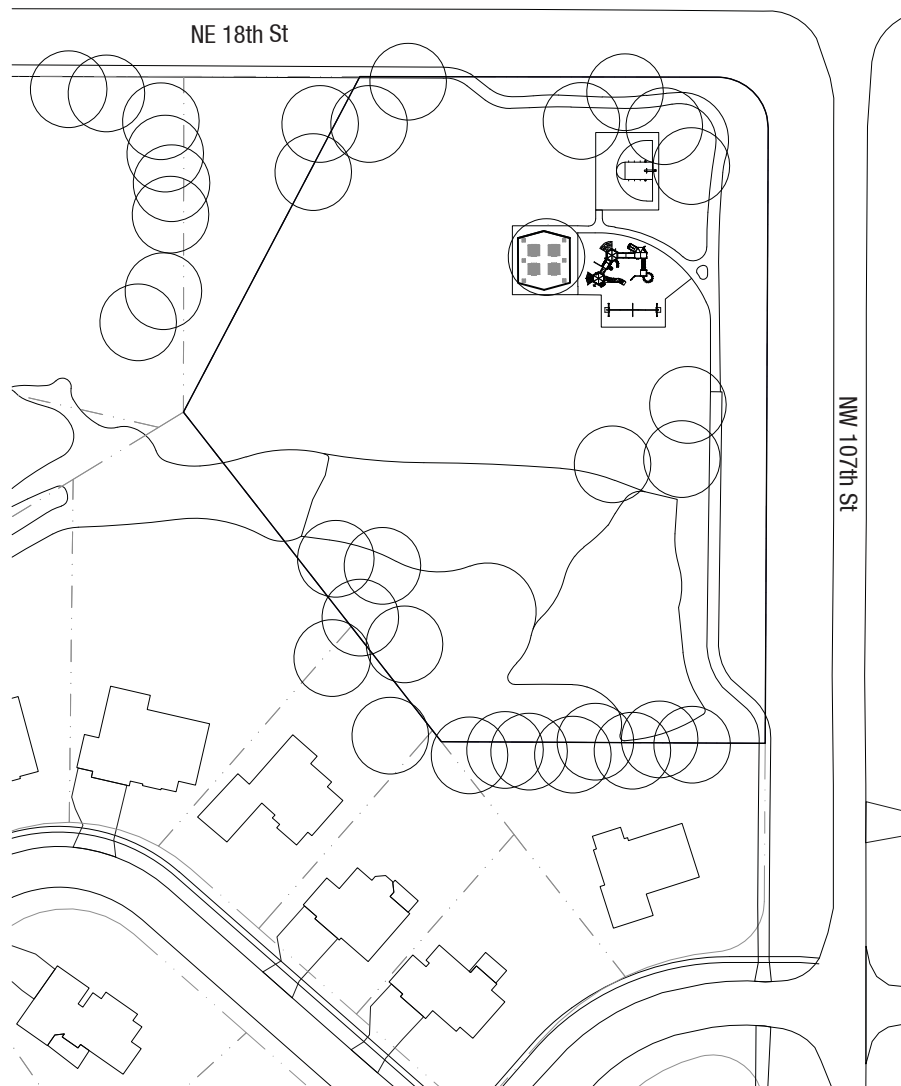
- **Landscape** – Develop tree canopy and enhance the drainageway.
- **Signage** – provide a kiosk, destination signage and regulatory signs

Natural Environment

- **Natural Play** – Drainage areas could be enhanced with natural drainage and landscaping that could also act as natural play areas.



INVENTORY & CONCEPT PLAN



SOUTHWEST DISTRICT PARKS

The Southwest Walking Shed is mostly undeveloped with low population. However, growth is expected to increase with the completion of a new school along County Line Road. Currently, the southwest district provides enhanced service to central and southern Grimes, as well as the region.

Table 3.4 lists the park facilities in the district. All existing homes are within a half mile of a park. Needs will emerge as undeveloped areas fill in with a variety of residential homes.

Existing parks and schools in the district include:

- **Kennybrook Park**
- **South Sports Complex**
- **South Prairie Elementary School**
- **New Dallas Center–Grimes Middle School**
(To be developed)

TABLE 3.4: Park Facilities Southwest Park District

PROGRAM ELEMENT	COUNT
Baseball Field	7
Basketball Court	3
Bench	14
Bike Rack	2
Drink Fountain	3
Gazebo	3
Library book box	1
Parking Lot	4
Pet Bags	1
Picnic Table	7
Playground	3
Restroom	1
Sign	3
Soccer Field	16
Tennis Court	2
Trail	2
Volleyball Court	4
Total Park Assets	76
Total Park Acres	50.2
Estimated Population	1,416
Acres Per 1,000 People	35.5

Source: ESRI, RDG Planning & Design

FIGURE 3.8 SOUTHWEST DISTRICT



KENNYBROOK PARK

Description

Kennybrook Park is a newly constructed neighborhood space including a basketball court, a sand volleyball court, playground equipment, shelter, and trail access. As part of the new Kennybrook subdivision, the park is accessed by new sidewalks and roads with a good connection to the South Sports Complex to the east. With the construction of the park only a year before this plan, few improvements are needed.

Built Environment

- **Enhance Shelter** – Upgrade shelter to match guidelines.
- **Enhance Flexible Open space** – there is limited space for open space due to the detention basin.
- **Landscape** – Develop tree canopy and enhance the detention basin.
- **Signage** – provide a kiosk, destination signage and regulatory signs.

Natural Environment

- **Natural Play** – Drainage areas could be enhanced with natural drainage and landscaping that could also act as natural play areas.



KENNYBROOK PARK FLEXIBLE OPEN SPACE

FIGURE 3.9: KENNYBROOK PARK PLAN



SOUTH SPORTS COMPLEX

Description

As a regional draw in Grimes, the South Sports Complex offers a variety of playing fields for large scale sporting activities. It also offers unique opportunities as a community gathering space with proximity to South Prairie Elementary School. The park is in excellent condition, but is currently at capacity and would require land acquisition to the south to meet community demand.

Built Environment

- **Lighting** – light the baseball field
- **Trail / Pathways** – An internal path between the parking lot and south of the ball fields provides maximum accessibility for spectators.
- **Enhanced Playground** –An enhanced playground directly east of the playing fields allows parents to be in site of multiple children for those not playing on a team.

- **Landscape** – Additional trees will help provide shade for all park users. Developing a buffer between the adjacent residents to the west and the soccer field should be a priority.
- **Signage** – Additional internal signage should direct visitors within the park and name each playing field.

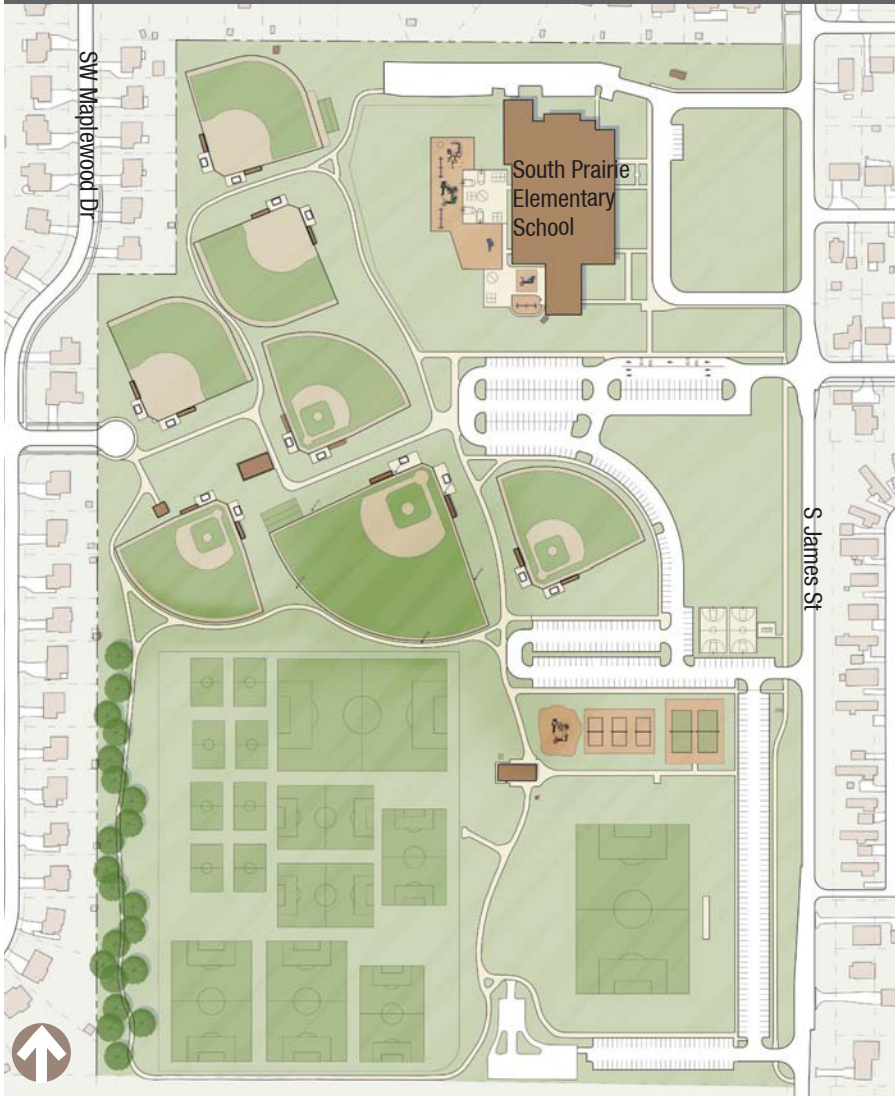
Natural Environment

- **Drainage Basins** – continue to maintain the facilities.



SOUTH SPORTS COMPLEX VISION

FIGURE 3.10: SOUTH SPORTS COMPLEX PLAN



SOUTH CENTRAL DISTRICT PARKS

The South Central Walking Shed comprises areas of old and new Grimes, including most of the Governor’s District. The character of the district varies greatly and transitions to more industrial uses to the south.

Table 3.5 lists the park facilities in the district. There are more homes further from a park and less served than other districts, although many areas are commercial and industrial uses and the South Sports Complex is adjacent along S James Street. Gaps are most prevalent to the south nearing SE 19th Street Parks and open space in the South Central District include:

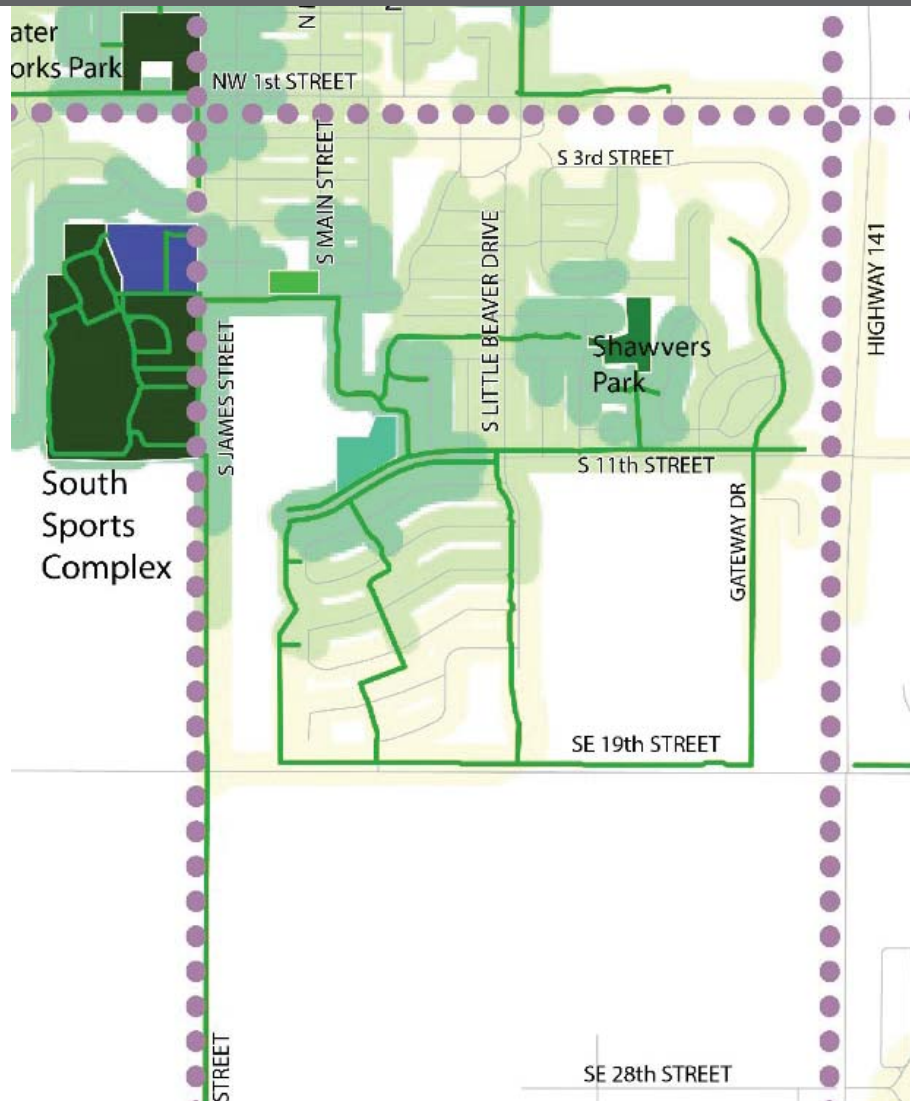
- **Shawver Park**
- **Community Complex Park**
- **Sunny Hill Cemetery**

TABLE 3.5: Park Facilities South Central Park District	
PROGRAM ELEMENT	COUNT
Bench	7
Gazebo	1
Grill	1
Parking Lot	1
Picnic Table	3
Playground	2
Sign	2
Swing Handicap	1
Trail	1
Volleyball Court	1
Total Park Assets	20
Total Park Acres	5.9
Estimated Population	3,410
Acres Per 1,000 People	1.7

Source: ESRI, RDG Planning & Design

FIGURE 3.11: SOUTH CENTRAL DISTRICT

- Existing Trails/Side Paths
- Community Parks
- Neighborhood Parks
- Mini Park
- Special Use/Open Space
- Future Park
- School
- Future School
- Park District Boundary



SHAWVER PARK

Description

Shawver Park is a four-acre neighborhood park, offering a playground, a picnic shelter, and a gazebo to residents of the Meadowlark Pointe subdivision. The park has limited sidewalk access with no sidewalks leading directly to park amenities. The facilities are in good condition, but improved access could be improved and coordinated with nearby public facilities.

Built Environment

- **Additional Pathways** – New internal pathways provide accessible circulation within the park. Options should be explored for external access to the north or east that would require private property acquisition.
- **Enhanced Playground** – An enhanced playground will serve the surrounding neighborhood more effectively.

- **Landscape** – Utilize the drainageways to create both visual interest and provide best management practices for stormwater.
- **Signage** – There are no entryways to the park and the west side entrance is not an entrance at all. Entryway features and amenities greatly improve the perception of the park.

Natural Environment

- **Natural Play** – Drainage areas could be enhanced with natural drainage and landscaping that could also act as natural play areas.



SHAWVER PARK WEST ENTRYWAY CONCEPT

FIGURE 3.12: SHAWVER PARK PLAN



INVENTORY & CONCEPT PLAN

SOUTHEAST DISTRICT PARKS

The Southeast Walking Shed serves a small area east of Highway 141 into Johnston city limits. One park serves the district. Gaps are most prominent in the central portion of the district and the mobile home park, although there is a private park within the mobile home park to serve residents. Most of the northern areas of the district are currently or planned in the future to be commercial and industrial uses.

Table 3.6 lists the park facilities in the district. Parks in the Southeast District include:

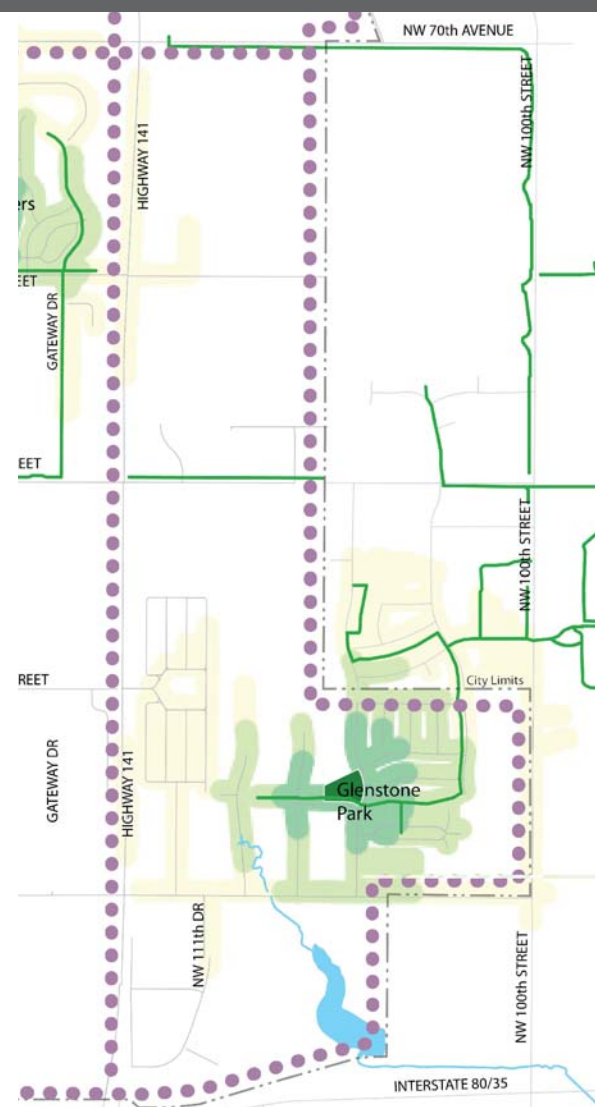
- **Glenstone Park**
- **Park View Village Mobile Home Community Park**

TABLE 3.6: Park Facilities Southeast Park District	
PROGRAM ELEMENT	COUNT
Bench	1
Drink Fountain	1
Gazebo	1
Picnic Table	2
Playground	1
Sign	1
Trail	1
Total Park Assets	8
Total Park Acres	3.6
Estimated Population	1,366
Acres Per 1,000 People	2.6

Source: ESRI, RDG Planning & Design

FIGURE 3.13: SOUTHEAST DISTRICT

- Existing Trails/Side Paths
- Community Parks
- Neighborhood Parks
- Mini Park
- Special Use/Open Space
- Future Park
- School
- Future School
- Park District Boundary



GLENSTONE PARK

Description

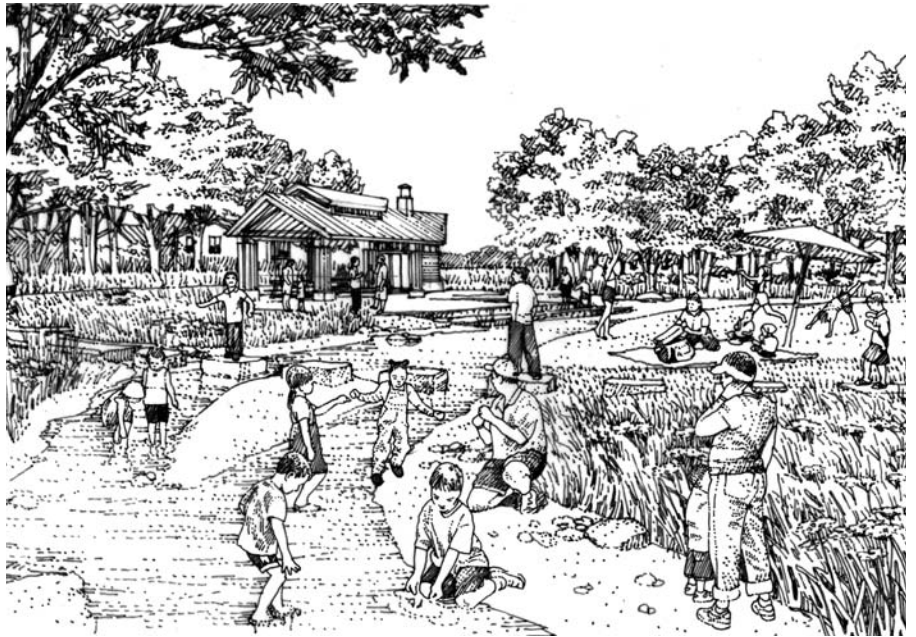
Glenstone Park is an almost a four-acre park bordered by residential property to the east and a small commercial corridor to the west. It is accessed by the Glenstone Trail along the southern edge of the park. The park and surrounding areas are still developing. As this continues, interior pathways should be constructed and amenities improved.

Built Environment

- **Parking** – provide limited parking for future development.
- **Additional Pathways** – New internal pathways provide accessible circulation within the park.
- **Enhance Shelter** – Upgrade shelter to match guidelines.
- **Enhance Flexible Open space** – continue to provide flexible open space as the park develops.
- **Landscape** – Develop tree canopy and enhance.
- **Signage** – provide a kiosk, destination signage and regulatory signs.

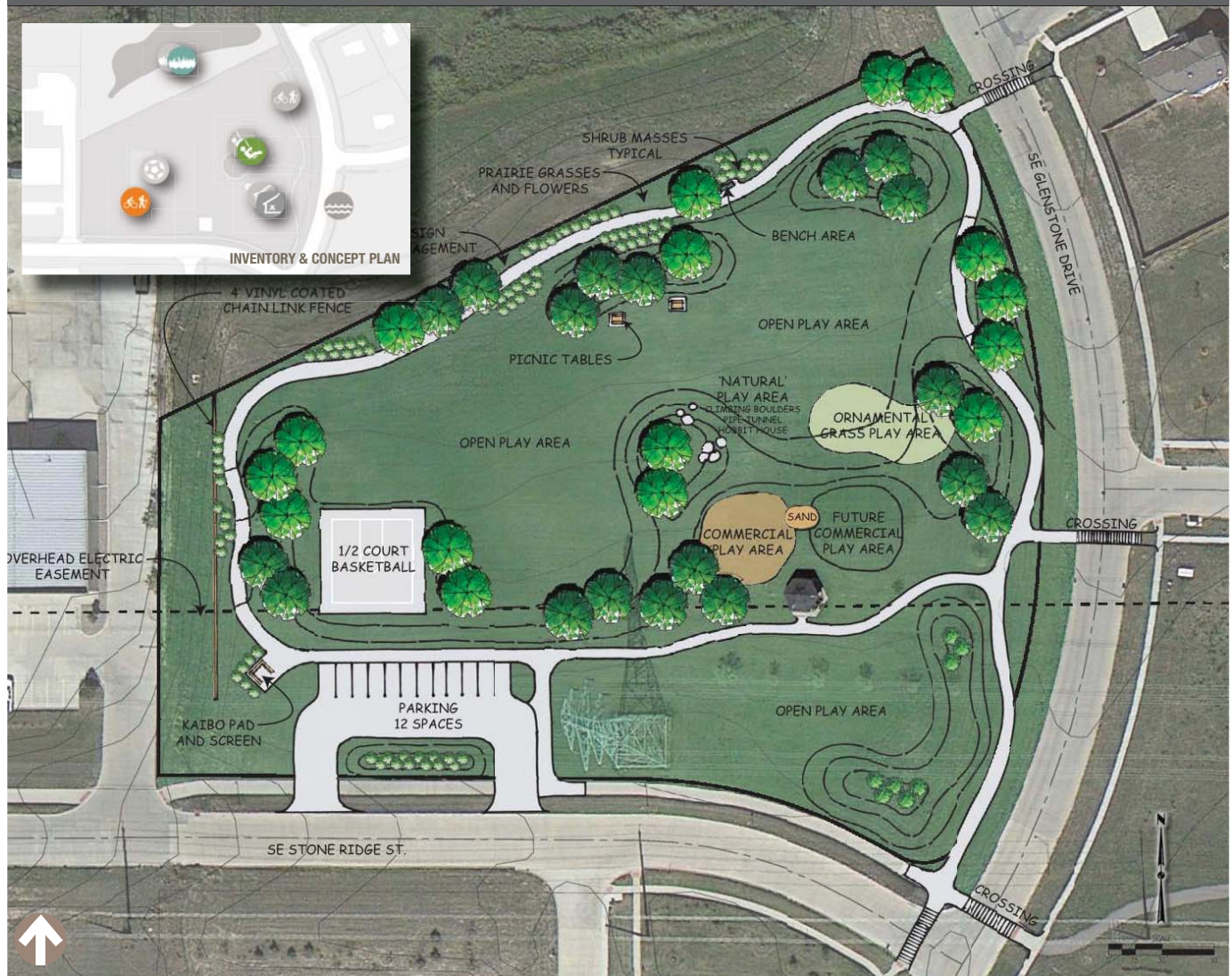
Natural Environment

- **Natural Play** – develop a unique playground that provides natural play elements.



NATURAL PLAY CONCEPT

FIGURE 3.14: GLENSTONE PARK PLAN



Plan Credit: Civil Design Advantage, 2013

NORTH CENTRAL DISTRICT PARKS

The North Central Walking Shed is at the core of continued growth and will fill in south of Beaverbrooke Boulevard in the next three years. The area is highly visible to travelers on Highway 141 and a main entryway into the community. Table 3.7 lists the park facilities in the district. Most existing homes are within a half mile of a park. Needs will emerge as undeveloped areas fill in with a variety of residential homes.

Existing parks and schools in the district include:

- **Heritage Elementary School**
- **Beaverbrook Park**
- **Lions Park**
- **Heritage Park (To be developed)**

TABLE 3.7: Park Facilities North Central Park District

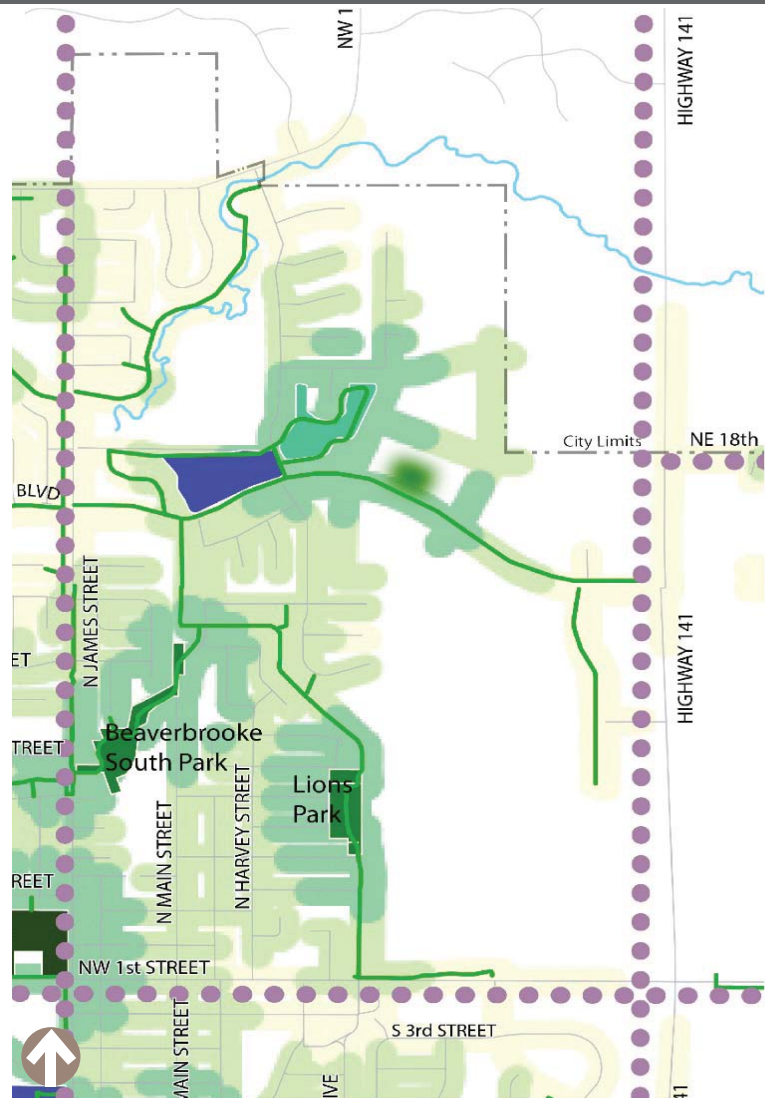
PROGRAM ELEMENT	COUNT
Baseball Field	2
Basketball Court	1
Bench	4
Exercises Area	1
Gazebo	2
Grill	2
Parking Lot	2
Pet Bags	1
Picnic Table	6
Playground	6
Restroom	1
Sign	2
Trail	2
Total Park Assets	32
Total Park Acres	11.2
Estimated Population	2,084
Acres Per 1,000 People	5.4

* One new park coming in the Heritage

Source: ESRI, RDG Planning & Design

FIGURE 3.15: NORTH CENTRAL DISTRICT

- Existing Trails/Side Paths
- Community Parks
- Neighborhood Parks
- Mini Park
- Special Use/Open Space
- Future Park
- School
- Future School
- Park District Boundary



BEAVERBROOKE PARK

Beaverbrooke Park is a unique neighborhood park tucked within a greenway between N. James Street and NE Main Street. A trail runs through the park for access. Of all the parks in Grimes, Beaverbrooke is the most related to a passive park featuring natural elements, water, and open space. These are elements for enhancement.

Built Environment

- **Trail / Pathways** – New internal pathways provide accessible circulation within the park.
- **Enhance Shelter** – Upgrade shelter to match guidelines
- **Enhance Flexible Open space** – continue to provide flexible open space as the park develops
- **Landscape** – Develop tree canopy and enhance natural systems
- **Signage** – provide a kiosk, destination signage and regulatory signs

Natural Environment

- **Natural Play** – develop a unique playground that provides natural play elements.



BEAVERBROOKE PARK VISION

FIGURE 3.16: BEAVERBROOKE PARK PLAN



LIONS PARK

Description

Lions Park is a popular park in Grimes with many amenities. However, accessing the park is challenging and often unknown for visitors. Future development to the east will make Lions Park even more desirable for enhancement and use. Therefore, elements in this section provide a brief overview of improvements while more detailed master planning elements are included in Chapter 4.

Built Environment

- 1** Parking – provide parking for future development.
- 2** Playground – develop unique and accessible play structures.
- 3** Trails / Pathways – New internal pathways provide accessible circulation within the park.
- 4** Splash Pad – develop a unique water future.
- 5** New and Enhance Shelter – Upgrade and shelter to match guidelines.
- 6** Enhance Flexible Open space – continue to provide flexible open space as the park develops.
- 7** Landscape – Develop tree canopy and enhance.
- 8** Signage – provide a kiosk, destination signage and regulatory signs (see the following section for locations).

Natural Environment

- 9** Pond – Work with the developer to develop a stormwater management structure (pond) at the north end of the park.
- 10** Wetland Restoration – Work with the development to enhance the existing wetlands on the side end of the park.
- 11** Enhance Woodland and Creek – restore the creek and woodland into an attractive amenity for park visitors and neighbors to the south. The creation of a nature walk and creek walk could make this park truly unique in the park system.

FIGURE 3.17: LIONS PARK PLAN





FIGURE 3.18: LIONS PARK PLAN, SOUTH CONCEPT (PHASE 1)

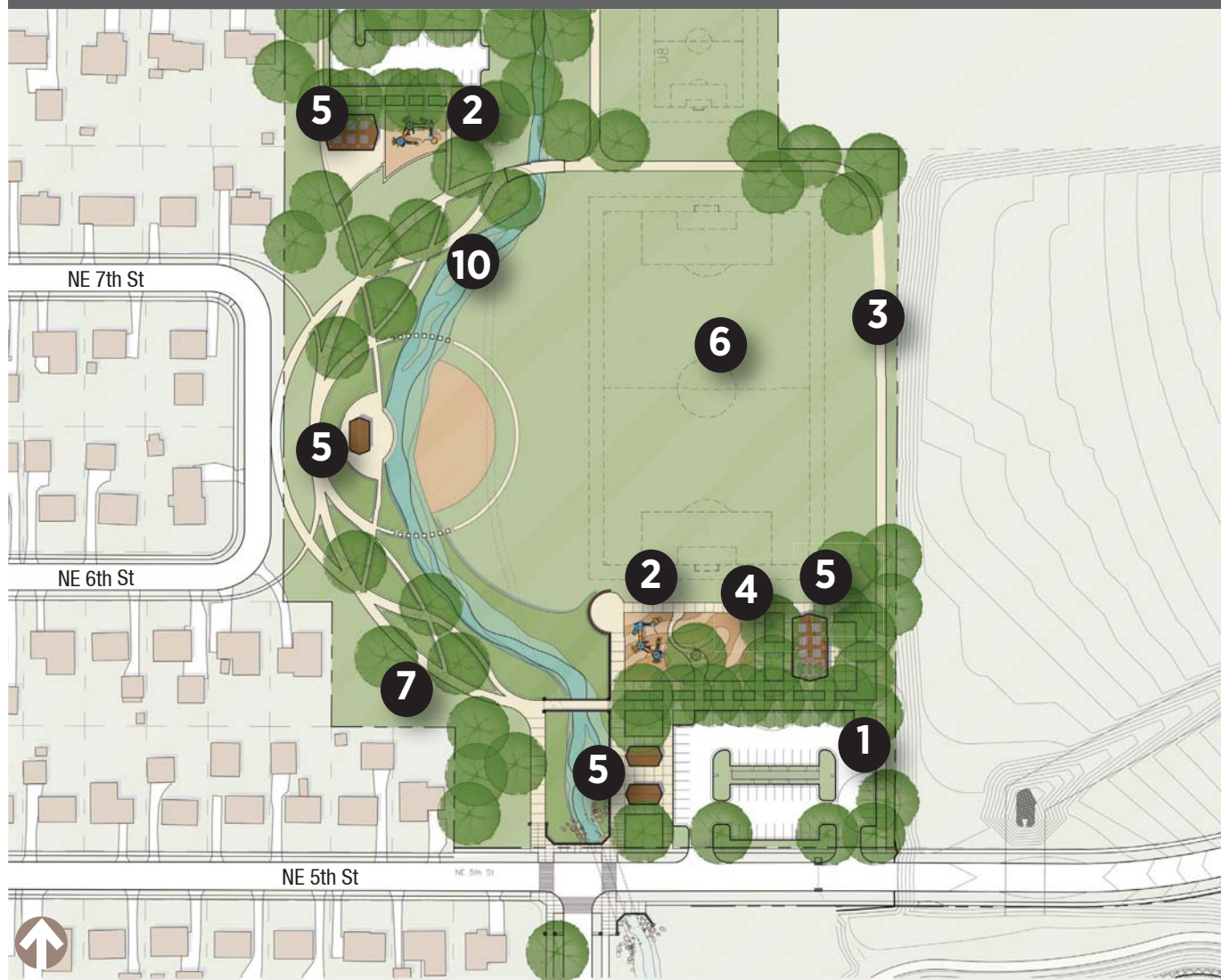
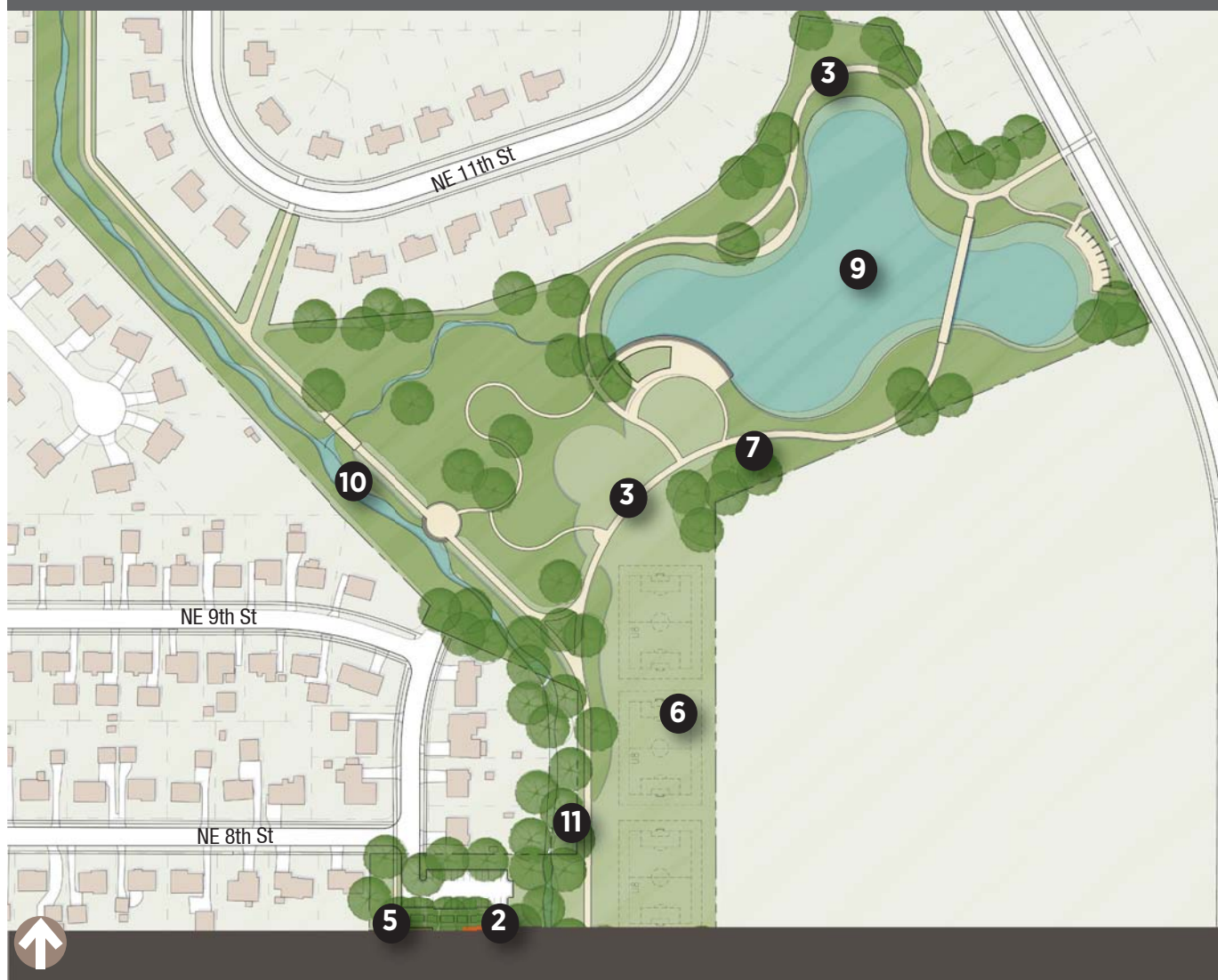




FIGURE 3.19 LIONS PARK PLAN, NORTH CONCEPT (PHASE 2)



AREAS OF PARK NEEDS

New Development Areas

While the previous section indicated park service areas of Grimes in 2017, the question remains as to how many new parks will be needed in the next 10–20 years. As indicated in the Comprehensive Plan, the population will continue to increase rapidly in Grimes to a 2030 population over 27,000 and a 2040 population over 40,000.

Based on the growth projections and current level of service standards, Grimes will need to focus on acquiring more park acres systematically as development occurs. Where growth occurs will be determined by the market: land availability, price,

developability, utility availability and developer interest.

The future land use map in the Comprehensive Plan provides guidance.

There is likely to be incremental contiguous development extending from existing developed areas, focused to the north and west. Resolution of possible annexation issues to the southwest could impact some growth areas, but the trend remains that new parks need to be planned, budgeted, and regulated for in the near term.

Areas of Need and Magnitude

Figure 3.20 shows areas of parkland needs based on the Comprehensive Plan and future population center needs. With growth, new “walking shed” districts need to be established to manage funding allocations and facility needs. The recommended new boundary is north–south along County Line Road.

Future parks in Figure 3.20 are big–picture needs for parkland and facilities, connections to existing parks or broad categories of service that could be considered under–provided. It does not address fine–grain needs such as maintenance issues in specific parks, or programming recommendations

TABLE 3.8: *Planned Park Needs*

AREA	EXISTING PARKS (ACRES)	EXISTING POPULATION (2016)	ACRES PER 1,000	FUTURE PARKS (ACRES)	DEVELOPMENT CONCEPT POPULATION	CONCEPT ACRES PER 1,000
1. Far Northwest	0	0	0	40-50	6,764	6-8
2. Northwest	35	2,973	11.8	85-9	5,095	16-18
3. North Central	11	2,084	5.4	55-65	6,604	8-10
4. Northeast	3.5	579	6	3.5	1,365	2-3
5. Far Southwest	0	0	0	20-25	7,625	2-5
6. Southwest	50	1,416	35.5	120-145	3,105	35-45
7. South Central	6	3,410	1.7	50-70	4,814	10-15
8. Southeast	3.6	1,366	2.6	3.6	1,771	2
Total	109	11,828	-	377-457	37,143	-

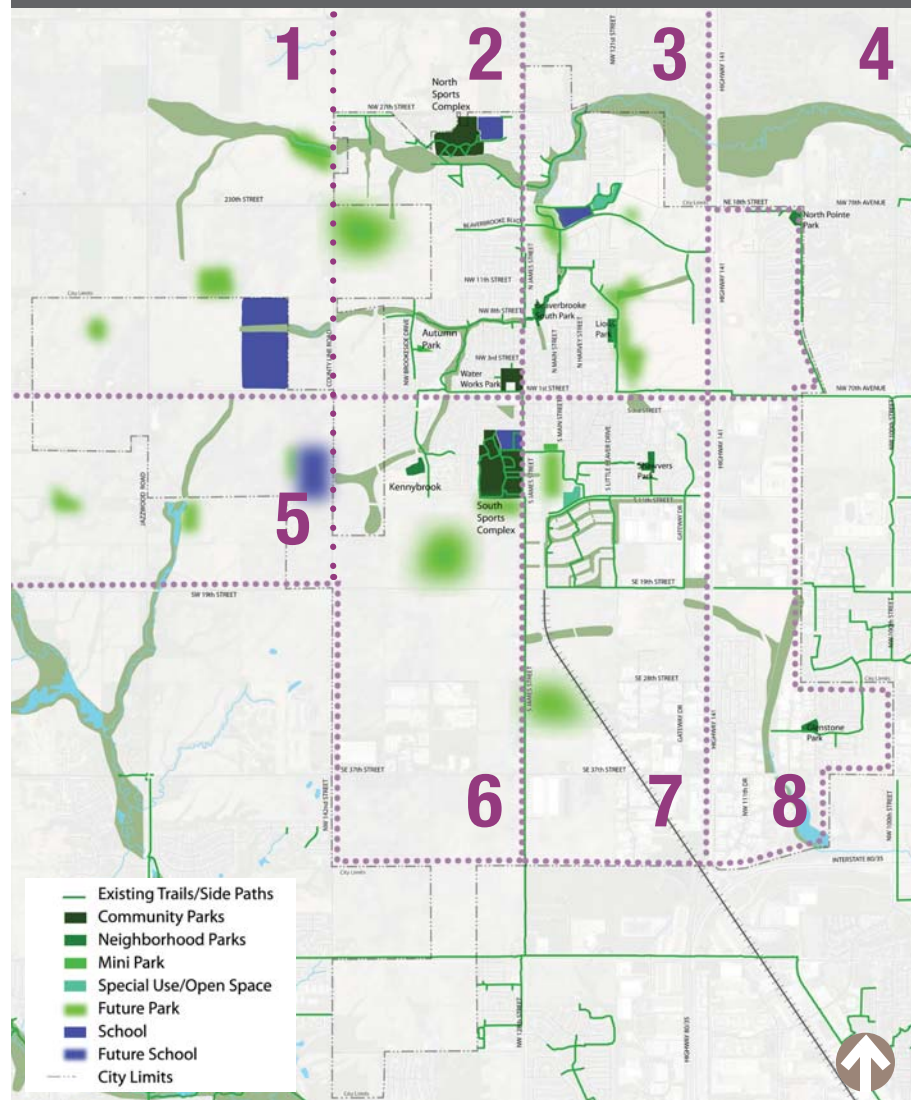
Source: ESRI, RDG Planning & Design, Grimes Comprehensive Plan

Note that new park areas are “fuzzy” lines that do not dictate the exact location of where future parks might end up. Rather, they indicate the general area of need and magnitude of park type in relation to the district needs.

Table 3.8 lists the approximate range of parks acreage for each district and recommended future district. According to National Park and Recreation Association (NPRA) recommended service of 10 acres per 1,000 people, four districts are notably below the service level; however, the locations shown in Figure 3.20 are considered the bare minimum. New neighborhood parks should also be incorporated as opportunities arise. Minimum recommended new park areas include:

- **1. Far Northwest** – New neighborhood park areas should build around the greenway, High School, and planned trail routes. While the level of service is slightly below NPRA standards, a large community park in District 2 offers overlapping service.
- **2. Northwest** – A large community park is the primary addition, connected to the greenway and new residential areas.
- **3. North Central** – Expansion of Lions Park to serve new neighborhoods, a park in the Heritage, and a park area west of Heritage Elementary.

FIGURE 3.20: NEW PARK LAND AREA NEEDS



- **4. Northeast – No new park areas are proposed. This area receives additional service from Johnston.**
- **5. Far Southwest – Several neighborhood parks are proposed. The level of service appears low given projected future population. However, additional service will be provided by the new school. Nonetheless, the areas in Figure x.x are the minimum needed to have a park within walking distance to new neighborhoods, but additional neighborhood parks need to be developed as opportunities arise.**
- **6. Southwest – New areas expand the South Sports Complex. A possible new community park in the center of the district is not essential to service the district. However, the location on 19th Street as a transition from industrial areas offers an opportunity for a new regional park in Grimes that would stand out in the metro.**
- **7. South Central – To bring the level of service in the district to NPRA standards, new park areas south of the Community Complex and on the south end of James Street along a wetland are proposed. Both these areas have potential to be served by**

multi-use paths.

- **8. Southeast – No new park areas are proposed. This area receives additional service from Johnston and a private park that service the mobile home community.**

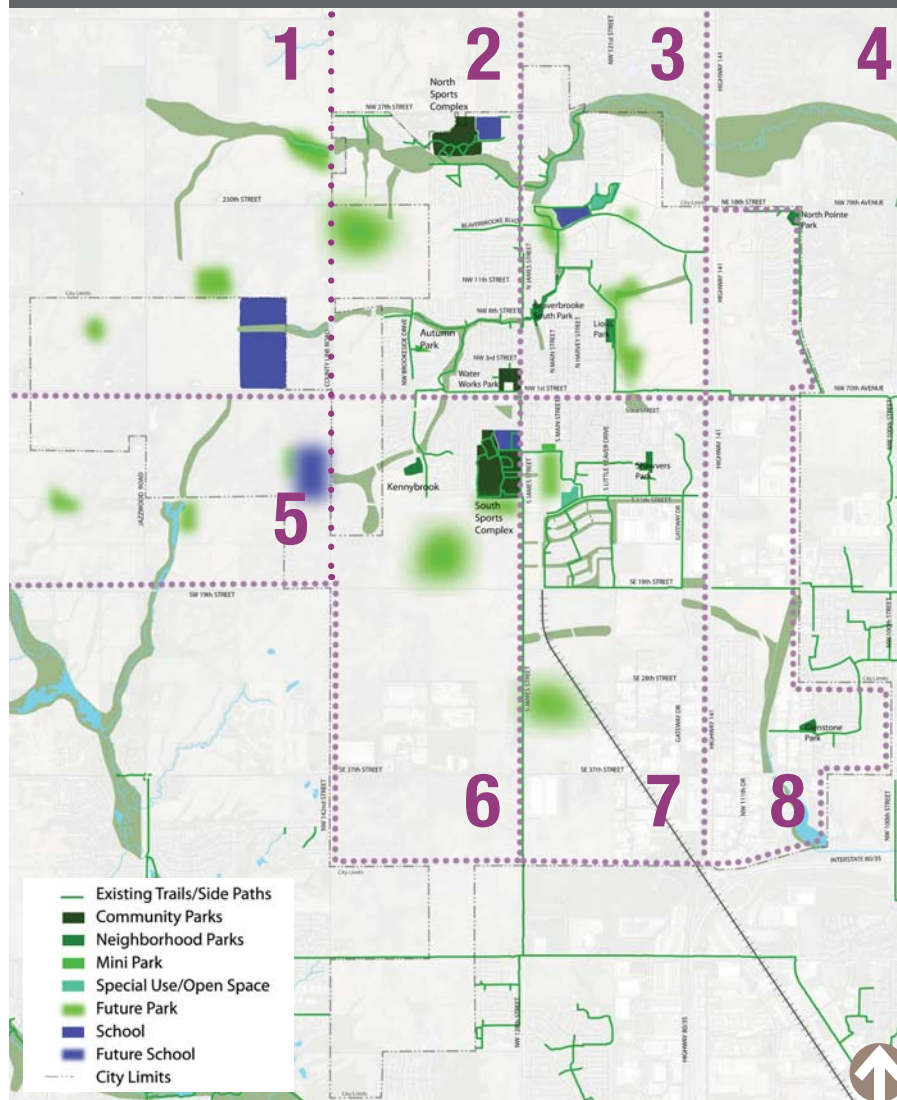
FACILITY DISTRIBUTION

By District

Figure 3.21 shows the distribution of facilities to plan, budget, and program for each district. The facility program builds on the concept discussed in previous chapters that each park should provide several basic elements and unique elements that fill a need in the district.

**TBD AFTER
PRIORITY
PROJECT
IDENTIFICATION**

FIGURE 3.21: NEW PARK LAND FACILITY ICONS





RENDERING OF RAILROAD REUSE TRAIL - BEAVERBROOKE PARK, SOUTH

ACCESS & CONNECTIVITY

Several strategic enhancements to the existing trail system can greatly increase safety, comfort, and connectivity at relatively low cost. Figure 3.22 and Table 3.9 on the following pages list recommendations to the existing trail system.

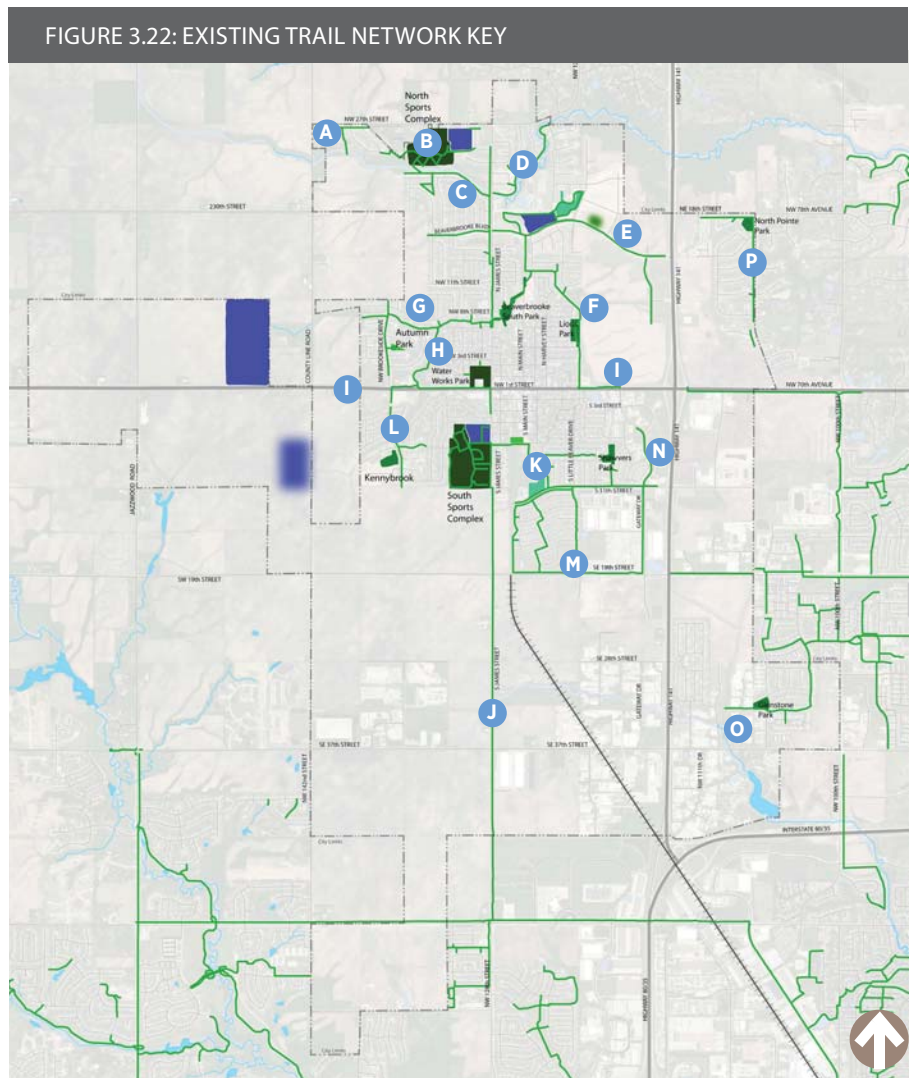


TABLE 3.9: EXISTING TRAIL ASSESSMENT - RECOMMENDATIONS

KEY	DESCRIPTION	RECOMMENDATION
A	Northwest subdivision (County Line Rd and NW 27th St)	1a) Improve pedestrian crossings at County Line Road and NW 27th Street when development occurs north and west for trail extensions. 1b) Construct a pedestrian bridge to expand the trail south to connect with future trail extensions along Little Beaver Creek. 1c) Continue 10' sidepath to the east along NW 27th Street as development occurs.
B	North Sports Complex/North Ridge Elementary School paths	2a) Plan for a trail/pedestrian crossing on 27th Street as residential growth moves north.
C	Little Beaver Creek trail, west of N. James Street (including spur around neighborhood retention)	3a) Acquire parkland/greenway as development expands west to extend the multi-use trail to County Line Road. Ensure stormwater management best practices to prevent impact on the street corridor.
D	Little Beaver Creek trail, east of N. James Street	4a) Expansion to the east is a priority to connect to the regional trail system. Property is in private ownership and in the county. NE Park Dr. is a candidate for on-street bike facilities, along with completing the sidewalk system for a safe route north/south.
E	Beaverbrooke Boulevard Path	5a) Continue expansion of sidepath west as development occurs. Ensure that adequate sidewalk connections to the north and south are made as residential and commercial development areas fill in to the west and in the Heritage area, particularly along Gateway Drive.
F	Hwy 44/1st Street to Heritage Elementary Connector	North: 6a) Install sidepaths on the shoulder of N 18th Street for pedestrians to/from Heritage Elementary. Currently the route is marked with sharrows. However, kids will likely walk on this route, rather than south to Beaverbrooke Boulevard, to reach the school. 6b) Connect the path north from Heritage Elementary to the Little Beaver Creek trail as a 10' multi-use path with a pedestrian bridge over the creek. South: 6c) Budget for trail maintenance in the next 5 years. Make connections to the east through future development in the Heritage area with routes to Gateway Drive and Beaverbrooke Boulevard.

TABLE 3.9: EXISTING TRAIL ASSESSMENT - RECOMMENDATIONS (Continued)

KEY	NAME/DESCRIPTION	RECOMMENDATION
G	Central Connector: Brookside Drive to NE Main Street (Beaverbrooke Park trail).	7a) Continue 10' wide trail expansion west along existing greenways as development occurs. 7b) Improve the crossing at James Street with a pedestrian median and signage in conjunction with future improvements to N James Street.
H	Central Connector Spur to Hwy 44/1st Street	8a) Budget for trail maintenance in the next 5 years.
I	Highway 44/1st Street Sidepath (switches between north and south sides)	9a) Define high traffic driveway crossings and intersections with pavement markings and signage. For example, where the trail crosses the Kum & Go (Little Beaver and E 1st Street) access driveway. 9b) Budget to expand the 10' sidepath west to Dallas Center-Grimes High School. 9c) Crossing at SE Gateway Drive: Evaluate extending the median for a pedestrian refuge area
J	James Street Sidepath	10a) Complete the 8' sidepath section to the north to connect to future trail systems on N 27th Street. 10b) Expand the sidewalk to an 8' sidepath on the west side from NW 13th Street to NW 7th Street. 10c) Expand sidewalks to at least 6' on both sides of the street from 7th Street to Hwy 44/1st Street for adequate pedestrian accommodations. 10d) Complete the remaining 8'-10' sidepath on the west side of the street from the South Sports Complex to the fire station.
K	South Sports Complex to Shawver Park Loop	11a) Designate a mid-block crossing where the trail dead ends at SE Shawver Rd. 11b) Extend the trail(s) that dead end in Shawver Park to circulate the park and create a loop system.

TABLE 3.9: EXISTING TRAIL ASSESSMENT - RECOMMENDATIONS (Continued)

KEY	NAME/DESCRIPTION	RECOMMENDATION
L	NW Brookside Drive Sidepath	12a) Complete remaining 8'-10' sidepath gaps.
		12b) Continue sidepath system north and south as development occurs to connect with other community trails.
M	11th/19th Street Loops	13a) Continue sidepath as 11th Street extends west.
		13b) Extend a trail connection west from SW 19th Street to the S James Street sidepath.
		13c) Evaluate a crossing at Highway 141 and 19th Street as another route to eastern Grimes and Johnston in addition to the crossing at Hwy 44/1st Street.
		13d) Improve north/south crossings with pavement markings and/or pedestrian medians on 11th Street where sidepaths converge. For example, intersections at SE Little Beaver Drive and Gateway Drive where there are no markings, signage, or other safety features.
N	Gateway Drive	14a) Extend the sidepath system to fill gaps along Gateway Drive.
O	Southeast Grimes System	15a) Coordinate with Johnston on future connections to their community trail system.
		15b) Extend the sidepath west from Stoneridge Drive to provide a connection to the mobile home park.
		15c) Extend the sidepath south along SE Keystone Drive as the street is expanded to connect with the current and future sidepath on SE 37th Street.
P	Northeast Grimes System	16a) Coordinate with Johnston on future connections to their community trail system.
		16b) Extend the sidepath south on 107th Street to 1st Street/NW 70th Avenue.
		16c) Extend existing dead end trail segments as development occurs.

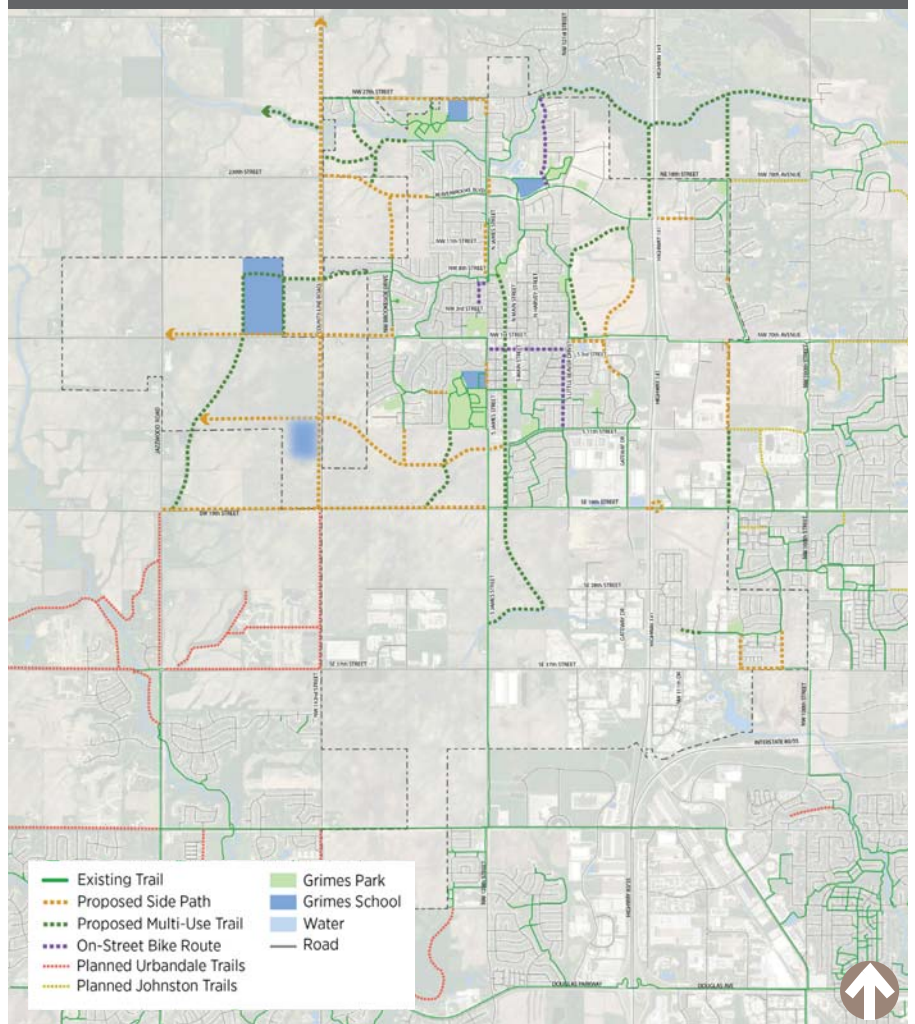
TRAIL NETWORK EXPANSION

The following pages and figures present the proposed future trail network for Grimes based on the principles described throughout the Master Plan and possibilities for infrastructure development. The future network follows several basic attributes:

- **Fill gaps**
- **Overcome barriers**
- **Destination connectivity**
- **Feasible/use existing facilities**
- **Routes for everyone**
- **Regional connectivity**

Figure 3.23 shows the proposed trail network to increase existing connectivity, better service existing destinations, achieve regional connections, and service future residential growth areas. The future network consists of side paths and multi-use paths. A few on-street bicycle routes are proposed to make bicycle connections where logical and/or off-street bicycle options to reach other network systems are needed where only pedestrian width sidewalks are feasible. However, the purpose of the parks and trails plan is not to create a complete on-street bicycle system.

FIGURE 3.23: TRAIL EXPANSION AREAS



GRIMES TRAIL NETWORK ATTRIBUTES



FILL GAPS



OVERCOME BARRIERS



DESTINATION CONNECTIVITY



USE EXISTING FACILITIES



ROUTES FOR EVERYONE



REGIONAL CONNECTIVITY

TABLE 3.10: PROPOSED NETWORK ROUTES, NORTHWEST

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	Trail extension: North Sports Complex to Y Ave./NW 142nd St.	~1.00	Multi-use trail and Pedestrian bridge	Extends the Little Beaver Creek trail west along existing and planned greenways to service new development area. A pedestrian bridge connects the trail with existing development that is isolated from the community. A spur route follows a greenway south to connect with future extensions of Beaverbrooke Blvd
2	Beaverbrooke Blvd. to Y Ave./NW 142nd St and NW Brookside Dr.	~1.10	Sidepath	Continuation of Beaverbrooke Blvd. and Brookside Dr. sidepath system to provide connectivity to new growth areas and potential new park areas. Installation should occur with development.
3	Trail extension: Central segment to Dallas Center-Grimes High School	~1.15	Multi-use trail	Continuation of trail as development occurs to reach Y Ave and continue west to reach the High School Campus. The trail provides direct connectivity from neighborhoods to the school in a safe environment. Trail development should occur with development/annexation. Enhances crossing enhancements are required at Y Avenue. As future improvements are made to 142nd, consideration should be given to a trail underpass.
4	Brookside Dr. to Dallas Center-Grimes High School	~0.90	Sidepath	Portions of the sidepath extension are already planned to Y Ave. The remaining portion from Y Ave to the High School is a priority to offer a walkable option to reach the school. This sidepath is warranted to be built before development occurs.
5	142nd Street: NW 27th St/NW 82nd Ave to 19th St.	2.50	Sidepath	A north/south connector for new growth areas in western Grimes and to the Urbandale system. 142nd St. is planned for improvements in Urbandale for higher traffic volumes. Improvements will likely be planned into Grimes for future years. The sidepath on the west side of the street should be 10' with pedestrian safety features at all intersections.
6	NW 27th Street: NW Willowbrooke Dr. to N James St.	0.70	Sidepath	An 10' minimum sidepath that connects existing and future development areas to the elementary school and James Street. The connection supplements the existing multi-use trail connection through the North Sports Complex
7	N James Street: 13th St. to 7th St.	0.30	Sidepath	An expansion of the existing 4' sidewalk on the west side of James Street to an 8' sidepath. The improvement provides an adequate sidepath width on one side of the street without interfering with existing utility poles. The path reaches the crossing at Beaverbrooke Park and could transition to an on-street route/signage west on NW 7th St and south on NW Morningside Dr. to direct cyclists to Waterworks Park.

FIGURE 3.24: PROPOSED NETWORK ROUTES, NORTHWEST

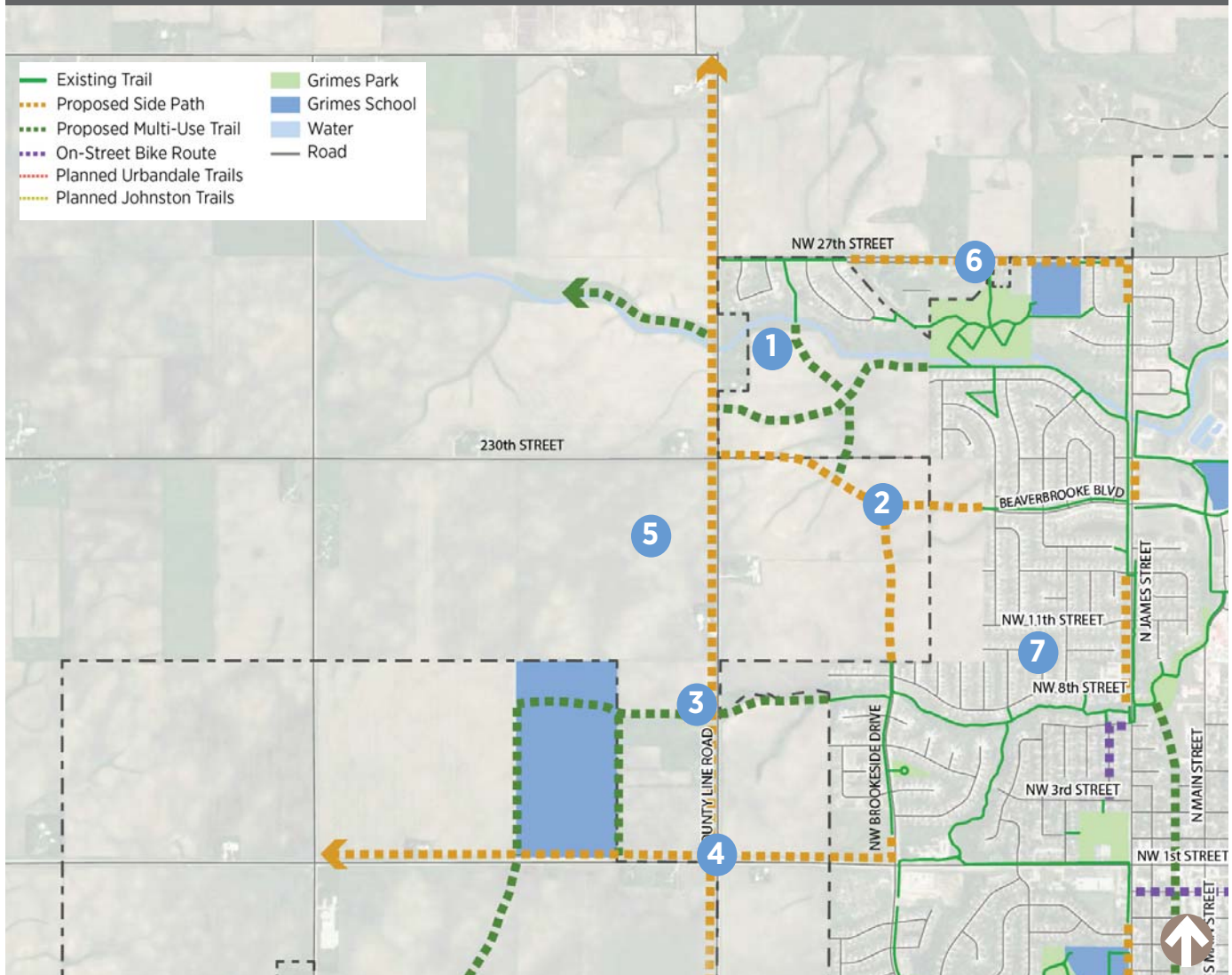


TABLE 3.11: PROPOSED NETWORK ROUTES, NORTH CENTRAL

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	Trail from NE Park Dr. along Little Beaver Creek to connect to eastern Grimes/Johnston	.xx	Multi-use trail	Acts as an extension of the trail along Little Beaver Creek west of NE Park Dr. The segment becomes a regional connection that leverages the potential for crossing under Highway 141 to reach Johnson and regional system. Private property acquisition is required and coordination with Polk County and the City of Johnston should Grimes not annex property in the near term, particularly east of Hwy 141. The path should follow the creek to minimize impacts on private property and create a scenic route.
2	Beaverbrooke Blvd. to Little Beaver Creek	~0.70	Multi-use trail	There is a missed opportunity to use existing greenways as off-street trails in the northern Heritage area. However, as the Heritage fills in with higher density uses, a trail that follows Highway 141 and connects from Beaverbrooke Blvd to a new trail along the Little Beaver Creek provides residents and visitors access to safely cross Highway 141, but also creates a loop for the larger multi-use trail system in Grimes.
3	NE Park Drive: On-street route from NW27th St to Beaverbrooke Blvd	0.60	On-street bike route: Bike lanes and sharrows	A 5' sidewalk is filling in along NE Park Dr. which connects the trail to the Heritage area and elementary school. On-street bike treatments would indicate routes for cyclists and provide a route future commercial development at the Heritage from the proposed trail along Little Beaver Creek, east and west of NE Park Dr. The 30' wide street does not allow bike lanes on both sides. Lanes should be designated on the right side of uphill segments (peak at NE Bridge Park Pl.), with sharrows only appropriate on downhill segments.
4	Railroad ROW Path	~2.20 (0.40 in N. Central Ward)	Multi-use trail, pedestrian and bicycle separated promenade.	A multi-use path within existing railroad ROW that becomes a feature of the trail system, connecting Beaverbrooke Park south to potential future park development south of 19th Street. The path can be much more than a trail, with park features, lighting, and amenities. At Hwy 44, an pedestrian overpass would provide the safest crossing method, as well as at 19th St. Where rail is still in use, the path can run adjacent to the ROW with easements on private property as development occurs. Acquisition of abandoned ROW is required and should be pursued.
5	Heritage south connections: Lions Park to Hwy 44 and NE Gateway Dr; NE Gateway Dr to Hwy 44/1st St	~1.25	Multi-use path/Sidepath	An extension of the existing multi-use path along Lions Park provides an alternate connection to the Hwy 44/1st St trail and path through future park expansion. The trail also connects to NE Gateway Drive via proposed park area and future medium density residential. The sidepath along NE Gateway Dr continues as the remaining street is developed to Hwy 44/1st St.

FIGURE 3.25: PROPOSED NETWORK ROUTES, NORTH CENTRAL

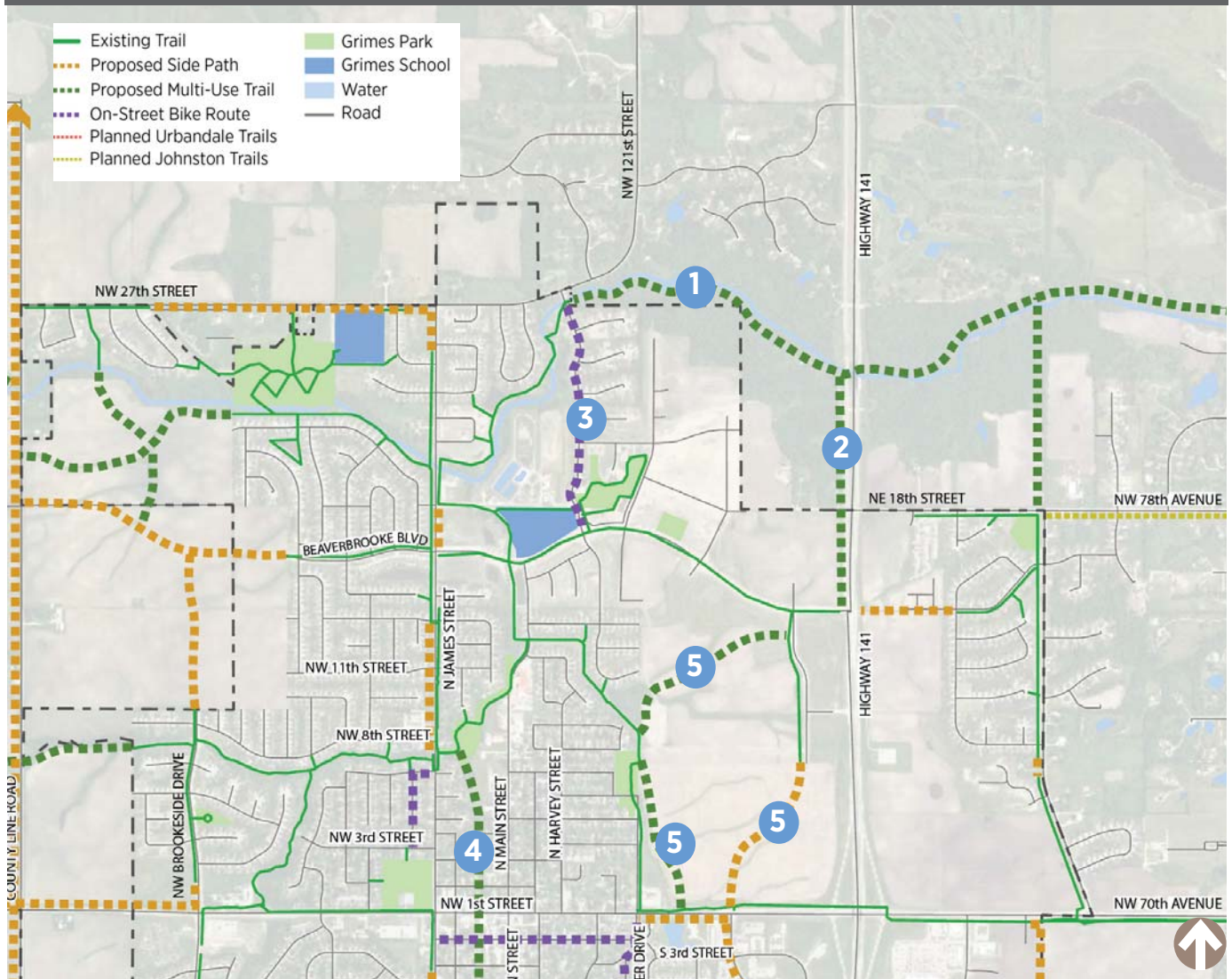


TABLE 3.12: PROPOSED NETWORK ROUTES, SOUTH CENTRAL

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	Hwy 44/1st Street: Little Beaver Dr to SE Gateway Dr	~0.20	Sidepath	A sidepath on the south side of 1st Street completes sidewalk/sidepath connectivity. Expansion of the 6' sidewalk to an 8' sidepath from SE Gateway Drive to James Street should be evaluated, but would require property acquisition to maintain an adequate landscaping buffer from the street. Alternatively, an on-street designated bicycle route on SE Little Beaver Dr through SE 2nd St to James would provide cyclists an option to avoid pedestrian conflicts along the 6' sidewalk segment along Hwy 44 and could extend along SE Little Beaver to SE 11th Street
2	SE Gateway Drive: Sidepath completion to Hwy 44	~0.25	Sidepath	Sidepath extension from the south to Hwy 44.
3	Railroad ROW Path	~2.20 (1.80 in S. Central Ward)	Multi-use trail, pedestrian and bicycle separated promenade.	Discussed under North Central network
4	19th Street: Sidepath extensions	~0.20	Sidepath	A sidepath extension to the James St trail to the west and Hwy 141 to the east was completed in 2018. The at-grade intersection at Highway 141 is signalized, but daunting to cross for even experienced cyclists and pedestrians. The current sidepath on the east side of Hwy 141 could be improved in the longer term with an overhead crossing - on the east side the potential for a circular ramp and west side a gradual ramp to the pedestrian bridge over Hwy 141.
5	SE 11th Street sidepath	~.10	Sidepath	As SE 11th Street expands west the sidepath on the north side of the street continues. The street and sidepath crosses the railroad ROW trail and James Street. Crossing James Street could include constructing an underpass when planned improvements are made to James St and SE 11th St.

FIGURE 3.26: PROPOSED NETWORK ROUTES, SOUTH CENTRAL

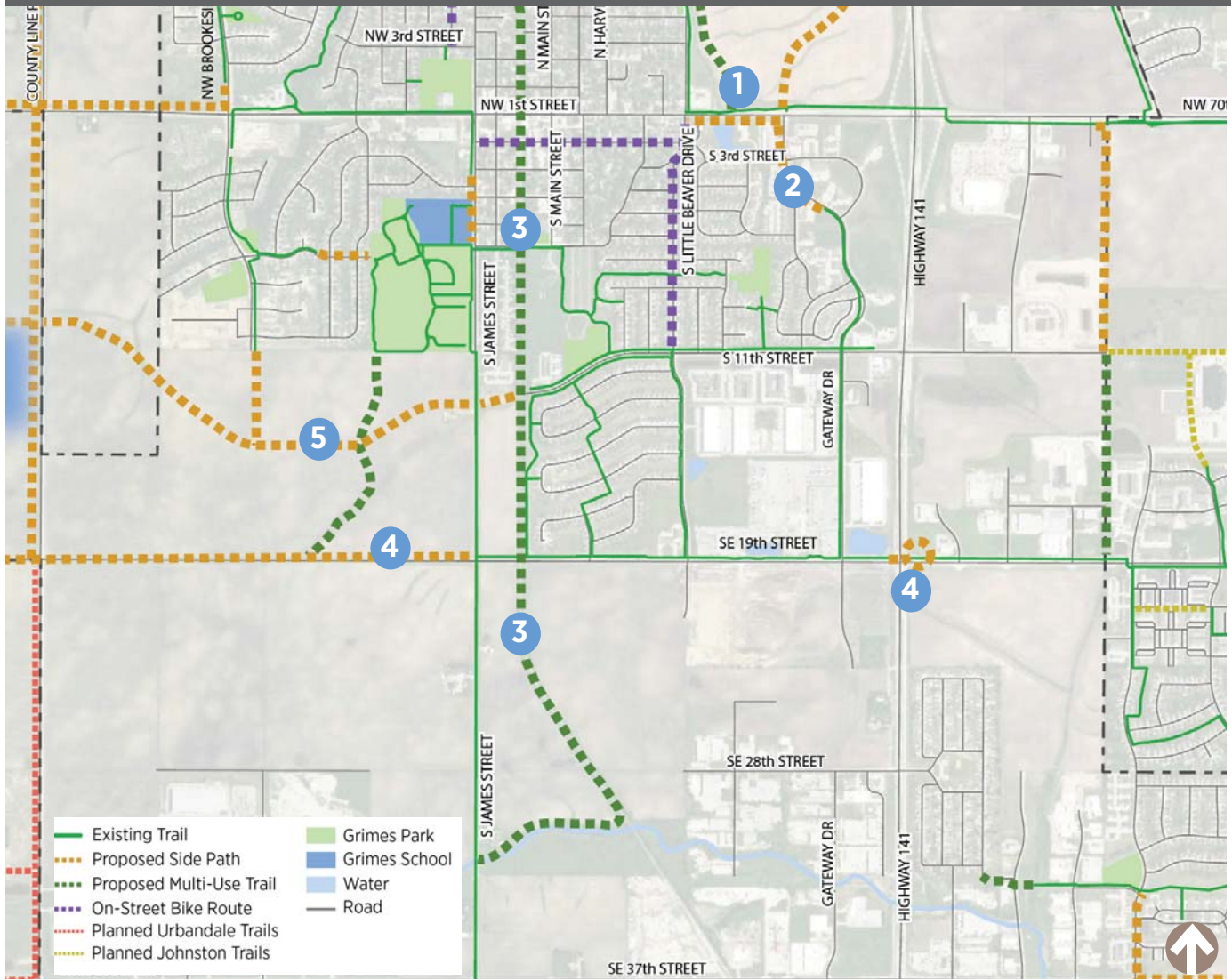


TABLE 3.13: PROPOSED NETWORK ROUTES, SOUTHEAST

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	E 1st St to SE 11th St	0.55	Sidepath	A sidepath connection from the 1st Street sidepath to 11th St/106th St where a future trail will extend through the Johnston High School campus with access to the Johnston park and trail system.
2	Stone Ridge trail to Park View Village Mobile Home Community	~0.20	Multi-use trail	Extension of the existing trail from Glenstone Park across SE Destination Dr to connect to the sidewalk system in the Park View Village Mobile Home Community.
3	SE Keystone Dr to SE 37th St	~0.25	Sidepath	A sidepath that continues the existing sidepath to the south as SE Keystone Dr develops to connect with SE 37th St. The connection opens up the Grimes system with a direct connection to the NW 100th St connection south over Interstate 80/35.
4	19th St connection across Highway 141	N/A	Sidepath	Methods for crossing Highway 141 are described under the South Central ward. Options range from an at grade crossing to a pedestrian overpass.

TABLE 3.14: PROPOSED NETWORK ROUTES, NORTHEAST

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	N Beaverbrooke Blvd sidepath	~0.25	Sidepath	An 8' sidepath extension west along the south side of N Beaverbrooke Blvd to connect with future development sites. Ideally, pedestrians should be directed north to the potential Highway 141 trail underpass rather than an at grade crossing at Beaverbrooke Blvd. Crossing medians and pedestrian signals would be needed at a minimum to increase crossing safety. A pedestrian overpass is the preferred crossing option.
2	NW 107th St to Little Beaver Creek	~0.45	TBD	If development occurs to the north of NE 18th St, a multi-use path or sidepath should connect North Pointe Park a trail along Little Beaver Creek. The exact location will depend on the jurisdiction with developed and coordination between governments. The Grimes Comprehensive Plan does not identify this area as an annexation priority.

FIGURE 3.28: PROPOSED NETWORK ROUTES, NORTHEAST

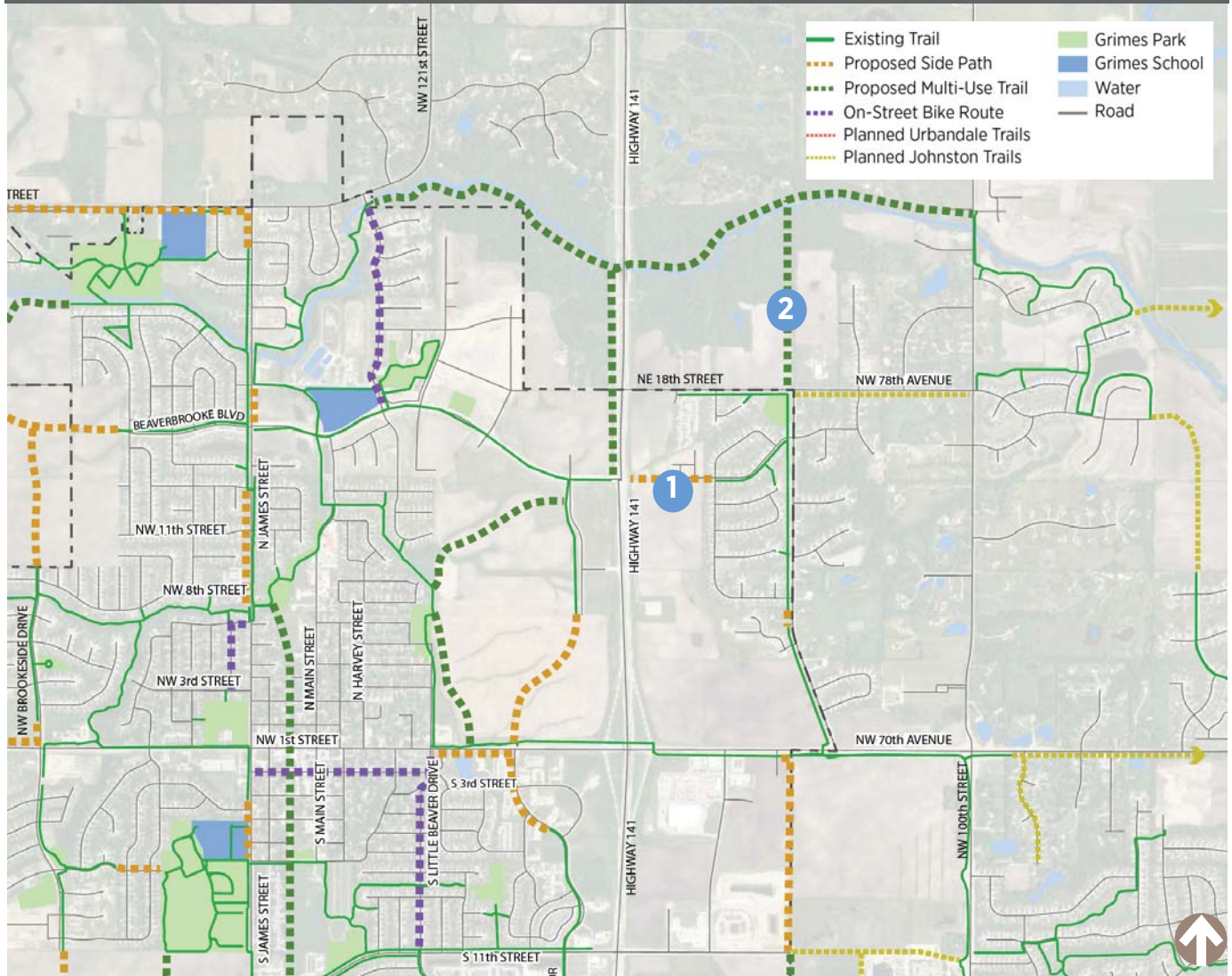


TABLE 3.15: PROPOSED NETWORK ROUTES, SOUTHWEST

KEY	SEGMENT	MILES	TYPE	DESCRIPTION
1	SE 11th Street: James St to NW 142nd St	xx	Sidepath	A sidepath extended along the future extension of SE 11th Street. The sidepath provides a connection from the James Street trail to the future elementary and middle school west of NW 142nd St. Crossings at S James St. are discussed under the South Central Ward section.
2	SW Brookside Dr sidepath	xx	TBD	A sidepath extends south with the development of Brookside Drive to the future connection to 11th Street. H
3	SW 7th Street sidepath	~0.12	Sidepath	Widen the existing sidewalk on the north side of the street where the existing 8' sidepath ends to complete the sidepath connection to the South Sports Complex.
4	NW 142nd Street: Hwy 44/1st St to the new school site	~0.45	Sidepath	A 10' sidepath from the Hwy 44/1st St sidepath that extends along the west side of NW 142nd Street to the site of a new elementary and middle school. The 10' sidepath extends east and west along the future development of 11th Street.
5	S James Street sidepath	~0.25	Sidepath	Widen the to a 10' sidepath on the west side of S James Street from the fire station to the South Sports Complex
6	Other Considerations	N/A	Multi-use paths	The southwest area is largely undeveloped but will expand in the near term, especially when the new elementary and middle school are completed along NW 142nd St. The southwest area lacks a multi-use trail system that provides variety from general sidepaths. However, few barriers such as easements, a multitude of property owners, and natural features are present in most of the area. A new multi-use trail system should, as development occurs: 1. Reserve areas along greenways and through subdivisions for trail development 2. Connect new parks and destinations 3. Connect and coordinate with the Urbandale trail system. 4. Follow the guidance of the Comprehensive Plan on where systems should be in coordination with future land uses and annexation boundaries.

FIGURE 3.29: PROPOSED NETWORK ROUTES, SOUTHWEST

The map displays the southwest area with various proposed and existing trails. A legend in the top left corner identifies the following:

- Existing Trail (Solid green line)
- Proposed Side Path (Dashed orange line)
- Proposed Multi-Use Trail (Dashed green line)
- On-Street Bike Route (Dashed purple line)
- Planned Urbandale Trails (Dashed red line)
- Planned Johnston Trails (Dashed yellow line)
- Grimes Park (Light green area)
- Grimes School (Blue area)
- Water (Blue area)
- Road (Solid black line)

Numbered callouts 1 through 6 are placed on the map to indicate specific locations or features. Callout 1 is near the intersection of SW 19th Street and S James Street. Callout 2 is near the intersection of SW 19th Street and S Main Street. Callout 3 is near the intersection of SW 19th Street and S Main Street. Callout 4 is near the intersection of SW 19th Street and S Main Street. Callout 5 is near the intersection of SW 19th Street and S Main Street. Callout 6 is near the intersection of SW 19th Street and S Main Street.

Other labels on the map include JAZZWOOD ROAD, COUNTY LINE ROAD, NW BROOKSIDE, NW 3rd STREET, NW 1st STREET, N MAIN STREET, N HARVEY, S JAMES STREET, S MAIN STREET, SW 19th STREET, SE 37th STREET, NW 14th STREET, and SE.

An arrow in the bottom right corner points upwards, indicating North.

ACCESS TO PARKS

TRAIL WAYFINDING

The trail system in Grimes does lack some key connections and has several locations with difficult barriers. It is also difficult for new residents and visitors to Grimes to understand the existing trails system. One significant gap in the Grimes park and trail system is wayfinding signage to direct people to destinations. Wayfinding signs are a relatively simple way to increase the awareness of the trail system, help people feel more comfortable using the trail system, and show the city's commitment to active transportation options. People will quickly become discouraged from walking or riding their bike to destinations if they get lost or the trip takes longer than expected. There are several key concepts to an effective wayfinding system:

Placement and Layout

Placement and layout of wayfinding signage is a more intuitive skill related to four goals: interception, redirection, reassurance, and welcoming travelers to a destination.

INTERCEPTION GOAL

To inform pedestrians, bicyclists, and even motorists of the presence of a multi-use trail system. Motorists and visitors gain an image of an active community and trail system they may want to come back and visit.

REDIRECTION GOAL

To inform travelers of a route decision, such as a turn at an intersection, or a choice between alternative routes. Redirection is used to help travelers stay on the route through intersections and forks in the road, and to decide between alternatives. The wayfinding signs in combination with route markers should be placed in advance of decision points and should include distances to intermediate and distant destinations.

REASSURANCE GOAL

To inform route users that they are on the correct road or trail. Soon after intersections and on long stretches between signs, travelers need reassurance that they are on the right road, and on their way to the correct destination. Route signs that can include distance signs can fulfill this basic need.

WELCOMING GOAL

To inform the traveler of arrival at a destination.

Figure 3.30 shows the beginnings of a wayfinding system in Grimes that focuses on the existing park and trail system destination. The exact design of the sign should fit with the Grimes brand. Ideally, one sign post can host several directions and destinations as shown in the examples in Figure 3.30.

SIGN 1 –

- **Pointing west: North Sports Complex; North Ridge Elementary School**

SIGN 2 (FUTURE) –

- **Pointing west: North Sports Complex; North Ridge Elementary School**
- **Pointing south: Heritage Elementary School (future destination)**

SIGN 3 –

- **Pointing east: Lions Park**
- **Pointing south Beaverbrooke Park**
- **Pointing north: Heritage Elementary**

SIGN 4 (FUTURE) – PROMENADE TRAIL ENTRY FEATURE

- Pointing west: Autumn Park; Dallas Center–Grimes High School (future route)
- Pointing east: Heritage Elementary
- Pointing south: Governor's District; South Sports Complex

SIGN 5 –

- Pointing south: Autumn Park; Kennybrook Park
- Pointing west: Dallas Center–Grimes High School (future route)
- Pointing east: Beaverbrooke Park

SIGN 6 –

- Pointing south: Kennybrook Park
- Pointing east: Waterworks Park; Governor's District
- Pointing west: Schools (future route)

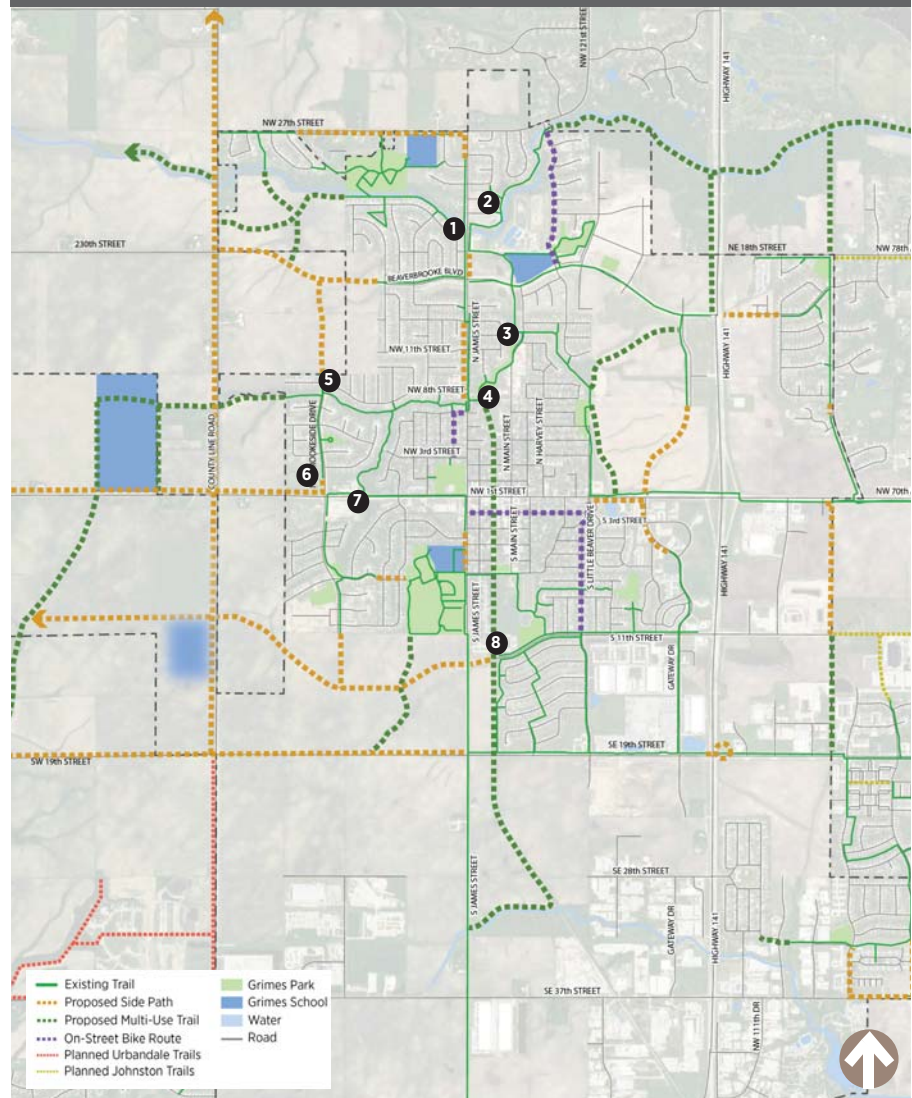
SIGN 7 –

- Pointing east: Waterworks Park; Governor's District
- Pointing west: Schools (future route)

SIGN 8 –

- Pointing east: Shawver Park
- Pointing north: Beaverbrooke Park
- Pointing west: South Sports Complex
- Pointing south: (destination TBD)

FIGURE 3.30: BASIC WAYFINDING SYSTEM



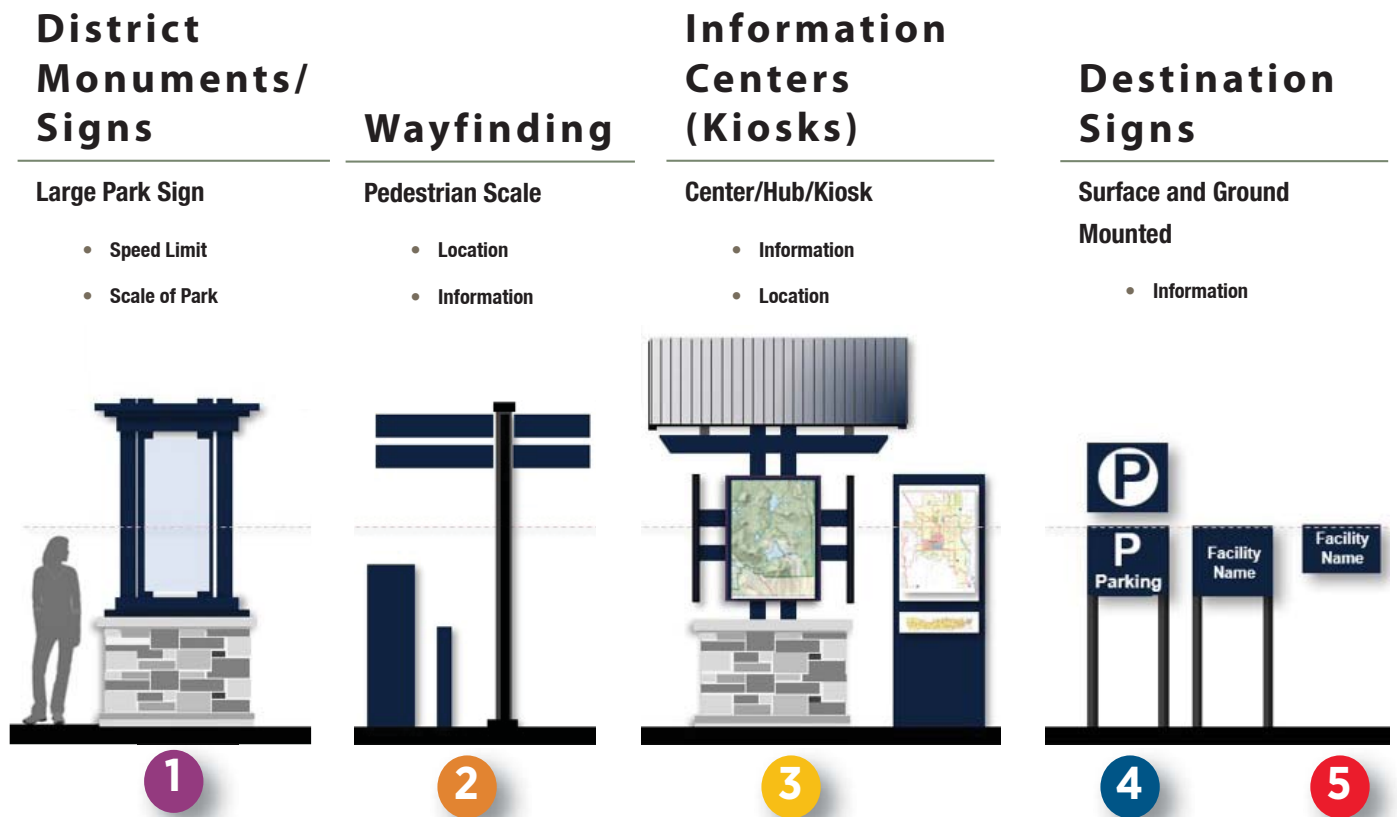
SIGNAGE BRAND

Signage Goals

A through approach – Develop a system to address the varied needs of pedestrians, drivers, and trail users

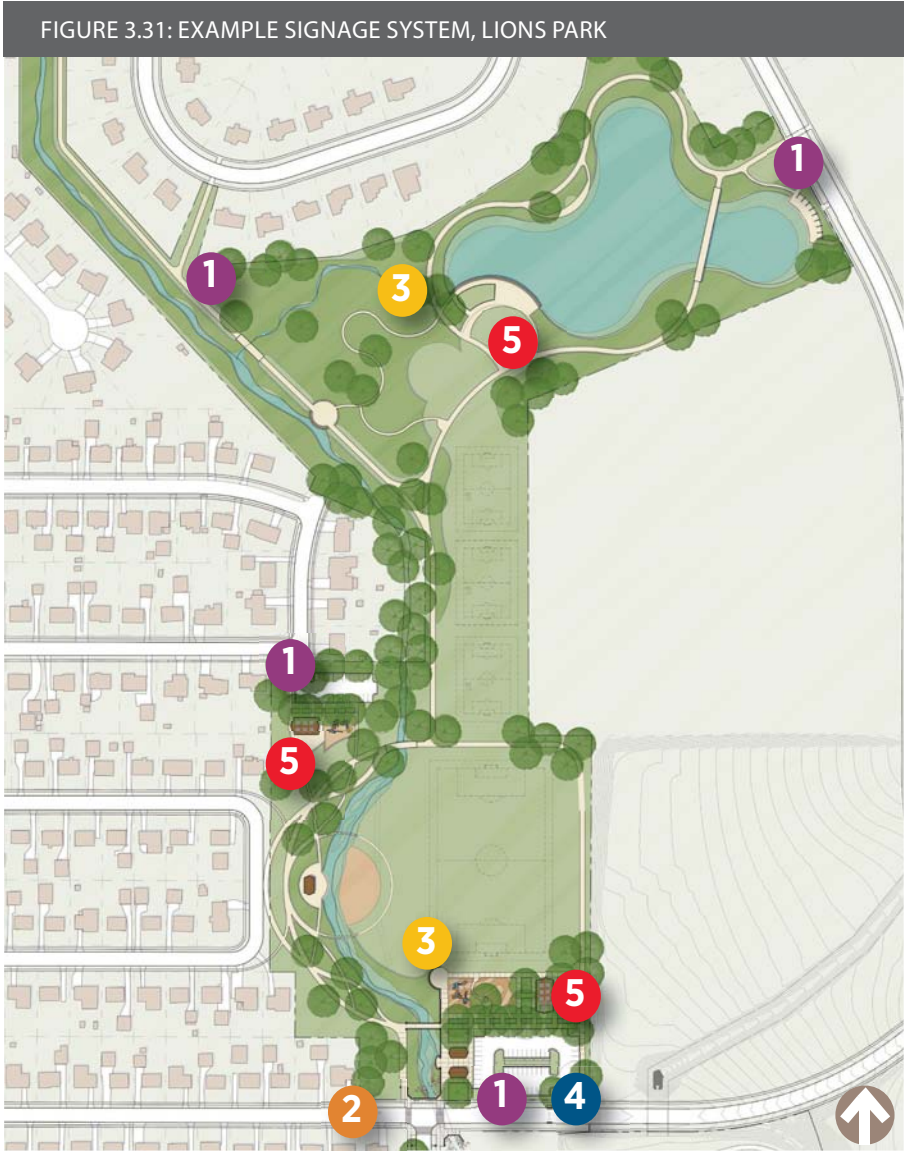
Aesthetic appeal – develop the right balance between costs, and quality design (cost-effective materials/methods)

Simplicity – develop a system that eliminates visual clutter





ENTRYWAY SIGN EXAMPLE



REGIONAL CONNECTIONS

The Des Moines metropolitan area and surrounding rural communities are fortunate to have one of the best off-street trail systems in the country. The Hight Trestle Trail and Raccoon River Valley Trail are a significant feature of the regional system. Grimes' trail system would not be complete without safe and relatively convenient regional access in all directions.

Note that this park and trails master plan focuses on Grimes and does not provide detailed evaluations for the types of trail facilities to implement across multiple jurisdictions. Coordination with regional planning agencies and jurisdictions is required to successfully develop solutions, acquire funding, and work with property owners to make these trail connections.

PARTNERSHIPS



Grimes School District



Municipalities



Polk County

West

A connection west ties Grimes to Dallas Center and direct access to the Raccoon River Valley Trail.

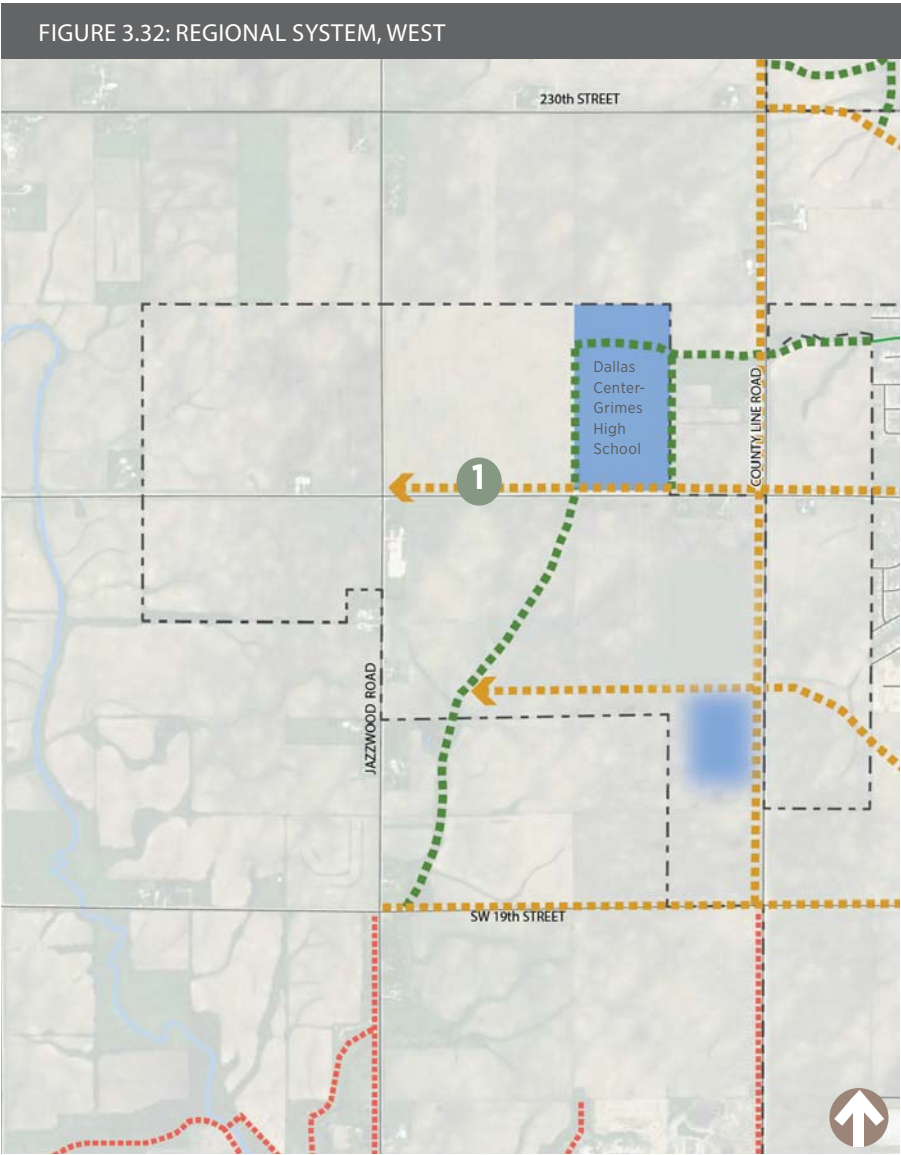
EXISTING ROUTE(S)

There are no existing regional trail routes west

ALTERNATIVE PROPOSED ROUTE(S):

1. A 10' sidepath along Hwy 44/1st Street should be developed in the near term to reach the high school. Longer-term segments past the high school could be implemented as street improvements are made, in coordination with Polk County.

- Existing Trail
- Proposed Side Path
- Proposed Multi-Use Trail
- On-Street Bike Route
- Planned Urbandale Trails
- Planned Johnston Trails
- Grimes Park
- Grimes School
- Water
- Road



East

A connection east ties Grimes to Johnston and the broader Des Moines park and trail system.

EXISTING ROUTE(S)

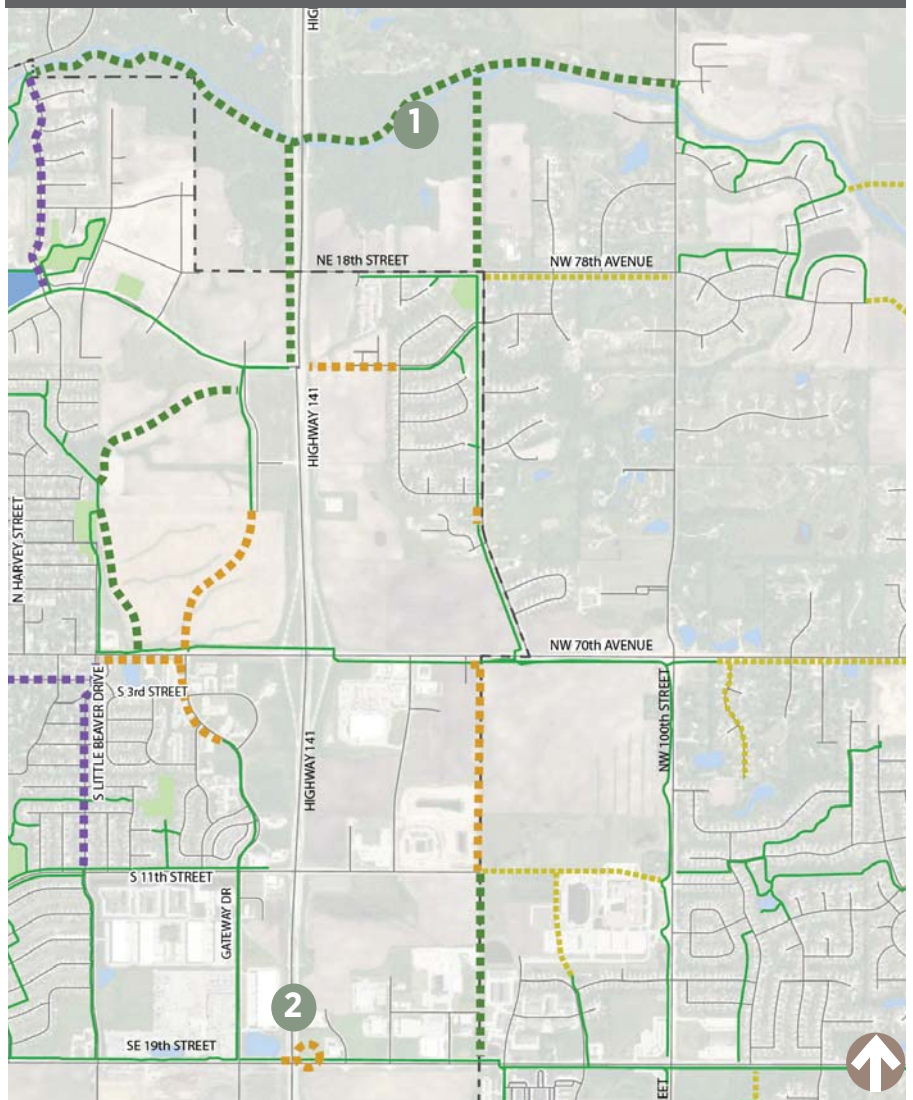
Grimes recently completed a connection along Hwy 44/1st Street under Highway 141. Users now have direct access to regional trails to the east, especially as Johnston continues to fill in their trail network.

ALTERNATIVE PROPOSED ROUTE(S):

1. A trail along Little Beaver Creek on the north side of Grimes would provide a scenic connection east. Going underneath the bridge on Highway 141 provides a safe crossing. The route does require property acquisition, coordination with Polk County, and the City of Johnston. The trail is beneficial to both jurisdictions.
2. A sidepath along 19th Street is another connection improvement opportunity. The path east and west of Highway 141 is complete. Crossing Highway 141 in a safe and comfortable method is needed to make this a preferred regional connection, preferably by a pedestrian overpass.



FIGURE 3.33: REGIONAL SYSTEM, EAST



South

A connection south will tie Grimes into the Urbandale system, reaching destinations like Living History Farms, the Raccoon River Valley Trail, the Walnut Creek trail, and the broader Des Moines park and trail system.

EXISTING ROUTE(S)

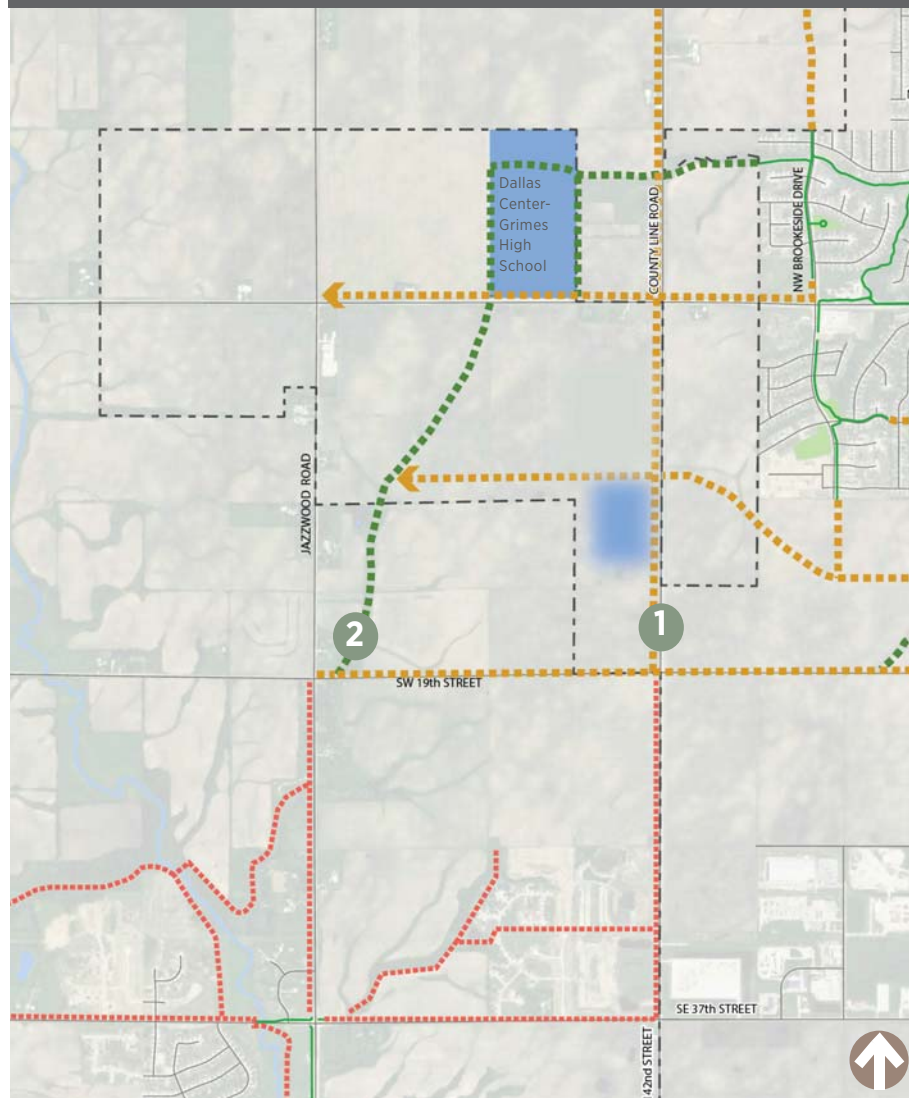
The S. James Street trail provides a relatively comfortable connection south, connecting to Meredith Drive and the Urbandale system.

ALTERNATIVE PROPOSED ROUTE(S):

1. A short-term alternative route includes a sidepath on NW 142nd Street south to Urbandale and Waukee.
2. A longer term route includes a trail from Dallas Center-Grimes High School along greenways to connect to planned Urbandale trails at NW 156th Street and the Walnut Creek greenway.

- | | |
|--|---|
|  Existing Trail |  Grimes Park |
|  Proposed Side Path |  Grimes School |
|  Proposed Multi-Use Trail |  Water |
|  On-Street Bike Route |  Road |
|  Planned Urbandale Trails | |
|  Planned Johnston Trails | |

FIGURE 3.34: REGIONAL SYSTEM, SOUTH



North

A connection north ties Grimes to Granger, Jester Park, and potentially the High Trestle Trail if coordinated regional trail efforts are made in this area. A logical priority for Grimes is to connect to Granger with their current planning efforts.

EXISTING ROUTE(S)

There are no regional trail routes north.

ALTERNATIVE PROPOSED ROUTE(S):

1. One route to Granger, and ultimately Jester Park, is north along Y Avenue, then along an abandoned railroad ROW into Granger, although a method for crossing Highway 141 needs to be evaluated. An off-street route such as a sidepath or nature trail is most comfortable for users. Some portions of this route would require sharing the road with vehicles, either through paved shoulders or using vehicle travel lane to cross bridges.
2. One route takes NW 121st across Hwy 141. The IDOT treatment of the NW 121st Street intersection will determine whether this is a viable route, short of installing a pedestrian overpass. While a paved shoulder would be cheaper and a shorter term solution, this option is not comfortable to most users, especially families.
3. A second scenario spurs off NW 121st St. east along NW Towner Dr., following Beaver Creek and crossing under Highway 141 at the bridge. This could be optimal if IDOT closes Towner Dr. This route connects to other regional routes being discussed, but not planned.
4. A final scenario uses the right-of-way along Highway 141 to continue north to the Highway 415 interchange. This route requires new pedestrian routes on existing bridges or new pedestrian bridges adjacent to vehicle bridges.

The Iowa DOT held public meetings in 2018 about the intersection at NW 121st Street and Highway 141 access points. Multiple alternatives are being evaluated to improve safety on Hwy 141 in this area. However, none include trail accommodations. Two trail scenarios are shown in Figure 3.35. The topography and space for trail facilities along NW 121st St. are limited, but options to widen the ROW to fill in the ditch for a sidepath trail is an option worth exploring.

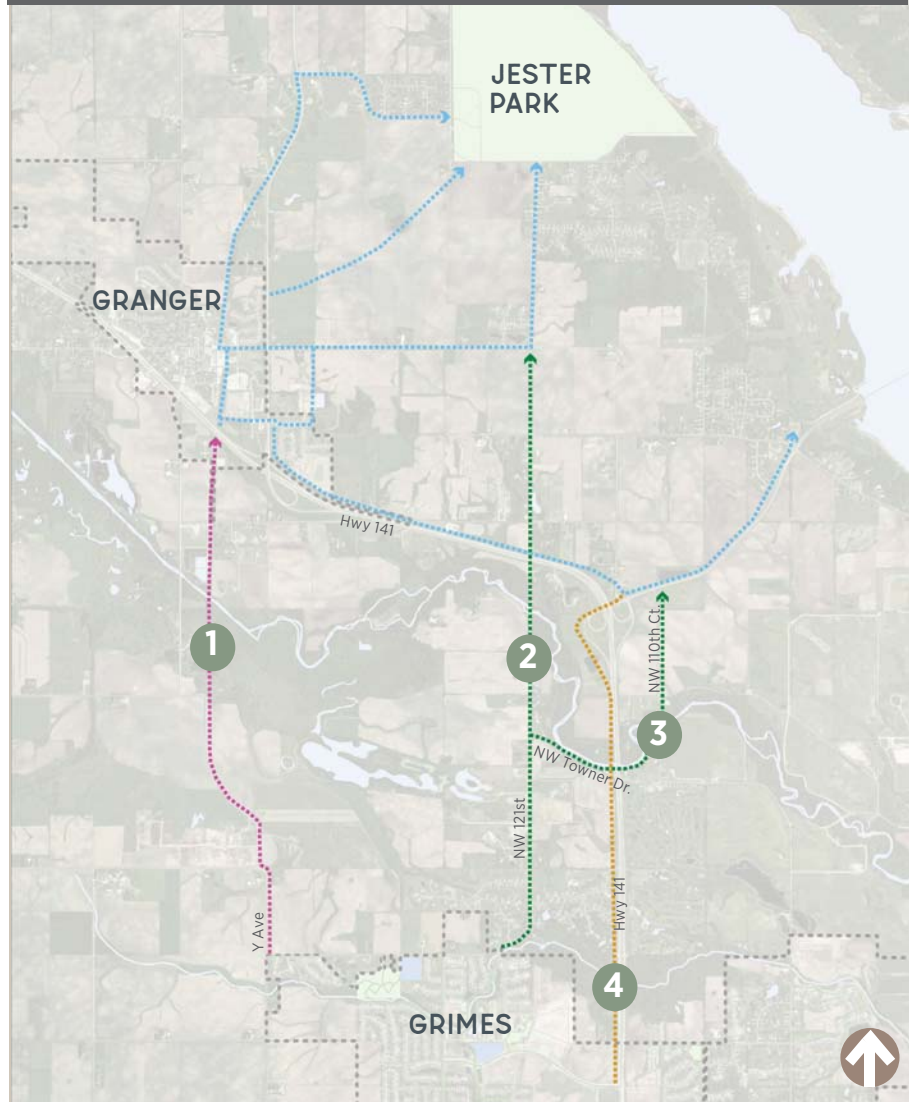


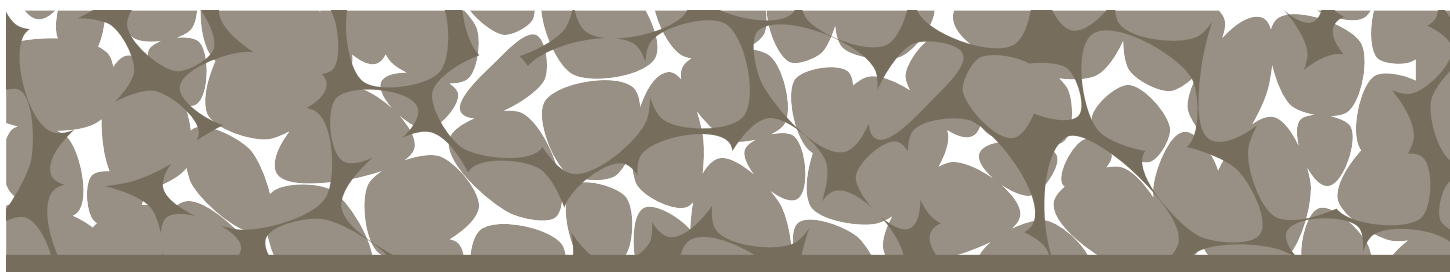
NW 121ST STREET CONDITIONS



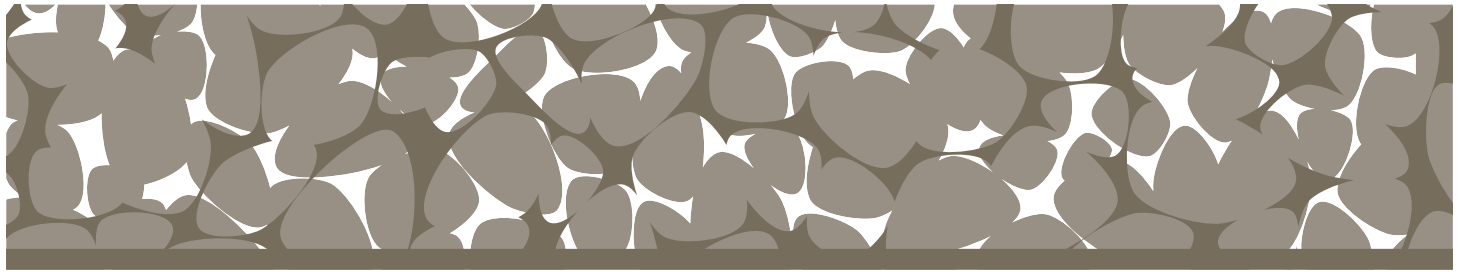
ROOM UNDER HIGHWAY 141 AT NW TOWNER DR.

FIGURE 3.35: REGIONAL SYSTEM, NORTH





04

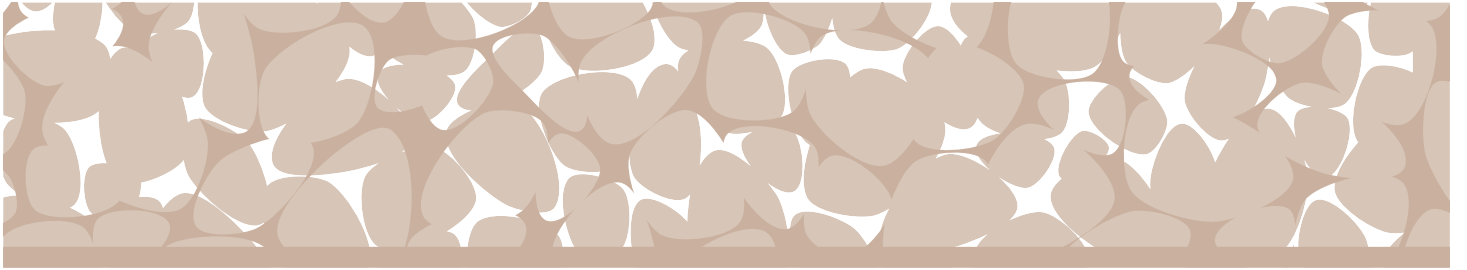


MAKING THE PLAN WORK

**UNDER DEVELOPMENT BASE ON
PARK FUNDING PRIORITIES**



A



APPENDIX

Survey Results..... 00

Supplemental Maps 00

Best Management Practices 00

CONTENTS

SURVEY RESULTS

The Grimes Parks and Trails System Master Plan Visual Preference Survey, made available to the entire community of Grimes, aimed to capture public input regarding the desired future for the parks and trails system. The 144 respondents were shown images of a variety of park and trail facilities, and were asked to identify whether or not that type of facility would fit well in Grimes.

TRAIL FACILITIES

It is important to note that the “trails” portion of the survey included only off–street trails and side paths. On–street bicycle systems are not the objective of this plan, but may be included as needed to connect critical destinations throughout the parks and trails system.

TRAIL FACILITY RESULTS

With Grimes’ location in Central Iowa, there are great opportunities to connect to the surrounding region via recreational trails. Survey respondents felt that many trail types fit well in their community, specifically preferring urban multi–use trails, greenway trails, regional recreational trails, and trail–width paths along major streets. Worth noting is that over 99% of survey respondents felt that greenway trails would fit well with their vision for the Grimes Parks and Trails System.

For a trail system to be successful, it must be easy to navigate, and the respondents in Grimes agree that trail signage/wayfinding is an important addition to their trail system. There also need to be safe ways to cross when a trail reaches a roadway. While respondents didn’t note the images of street crossings fitting as well with the Grimes Parks and Trails System as some of the other trail facilities, over 80% of respondents felt they still fit with the vision for the trails system.

PARK FACILITIES AND AMENITIES

The term “park” means different things to different people, so it’s important to include a variety of features in the parks system. The image preference survey included a series of images of different park elements to mark as fitting or not fitting, and the following general themes emerged from the preferred image.

PLAY SPACE

Survey results revealed that a large number of survey respondents feel that children’s play equipment fits well in the Grimes Parks system. Different styles of equipment were shown, but all types of styles were highly noted as being beneficial to the parks.

Another popular play feature noted in the survey was the addition of water play spaces. An image of an aquatic center peaked particular interest, with 78% of respondents marking that it would fit great in the Grimes park system. Another popular image showed a

splash pad, and 76% of respondents felt that it would be a great fit.

SHELTER SPACE

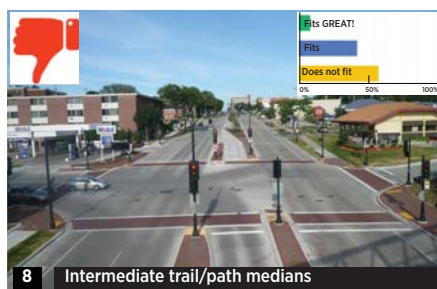
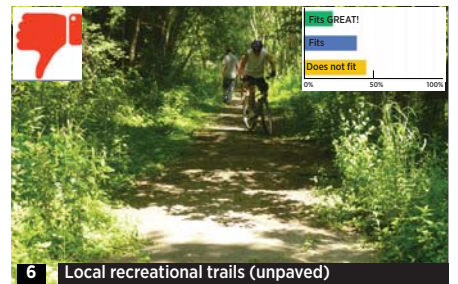
The seasonal usability of park space can be increased with the addition of shelters, making parks usable during times of intense sun and rain, and the daily use can be increased if the shelters are well–lit. Survey respondents marked two images of shelters, both with seating, high roofs, and flat space immediately outside of the shelter to extend the amount of usable space.

IMAGE PREFERENCE SURVEY RESULTS

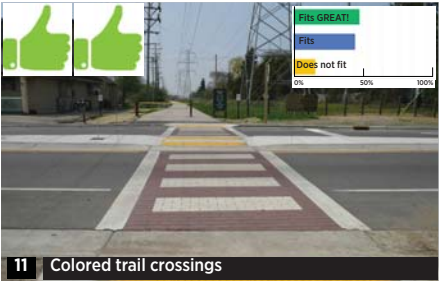
TRAIL FACILITIES	PLAY SPACE	GATHERING SPACE	PARK	PARK
 1 Urban multi-use trails	 13	 22		
 3 Greenway trails	 20	 14	 15	
 4 Regional recreational trails	 27			
 5 Trail width paths on along major streets	 36			
 9 Trail signage/wayfinding	 40			

Grimes Parks and Trails System Master Plan Visual Preference Survey

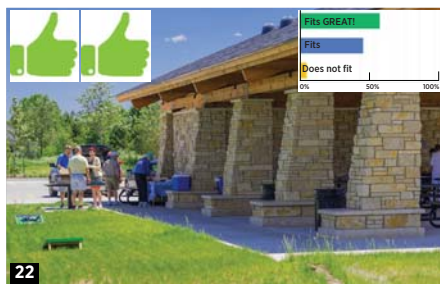
The following images represent the responses to the community survey



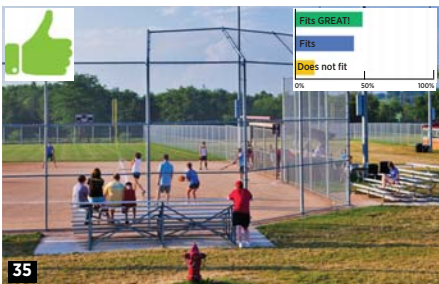
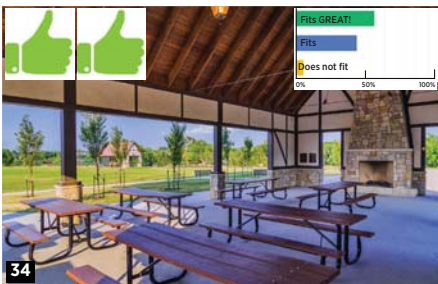
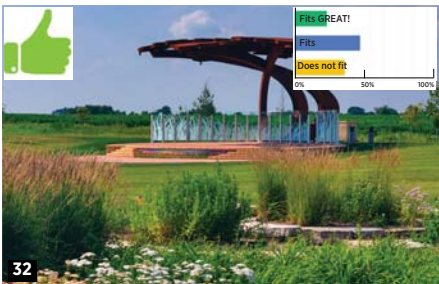
Grimes Parks and Trails System Master Plan Visual Preference Survey (Continued)



Grimes Parks and Trails System Master Plan Visual Preference Survey (Continued)



Grimes Parks and Trails System Master Plan Visual Preference Survey (Continued)



Grimes Parks and Trails System Master Plan Visual Preference Survey (Continued)



The map should show the walking distance to parks in Grimes based on existing walking paths and network connectivity. The information was used to understand park gaps and connectivity in Grimes. Buffers show 2, 5, and 10 minute walking times.

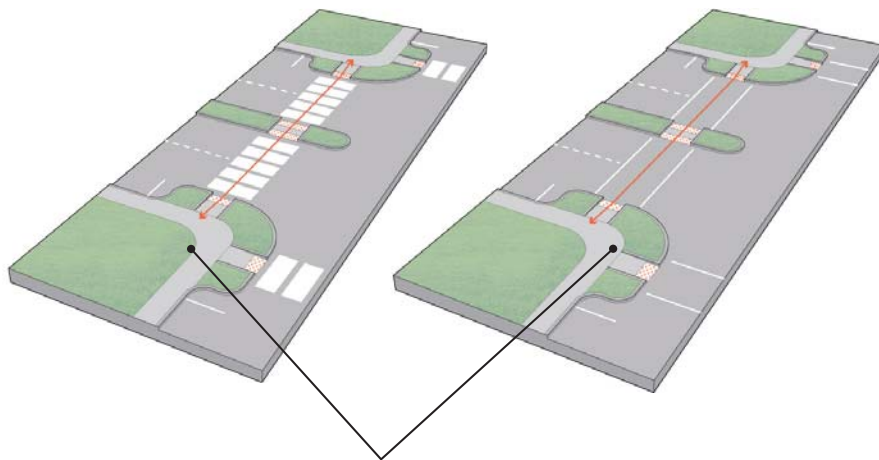


BEST PRACTICES

Many ideas were presented throughout the Master Plan that will take careful design and engineering to properly implement. The following are best practices for guidance to implement various contexts of the plan.

Trail Crosswalks - Medians and Pedestrian Refuge Islands

Medians and pedestrian refuge islands at street crossings shall be cut through level with the street or comply with the curb ramp requirements. The clear width of pedestrian access routes within medians and pedestrian refuge islands shall be a minimum 5.0 feet. If a raised median is not wider than 6 feet, it is recommended the nose not be placed in the pedestrian street crossing. Source: Iowa State University Institute for Transportation, Iowa Statewide Urban Design and Specifications (SUDAS) Chapter 12 Section 12A-2.



CONTINENTAL (LADDER) CROSSWALK STRIPING VS TRANSVERSE (PARALLEL) STRIPING. LADDER STRIPING GREATLY IMPROVES VISIBILITY TO MOTORISTS AND PEDESTRIANS.



4-LANE ROAD WITH REFUGE - RIVER DRIVE IN DAVENPORT, IA



USE OF YELLOW CONTINENTAL STRIPING - SANTA MONICA, CA



PARALLEL LINE SIMULATION

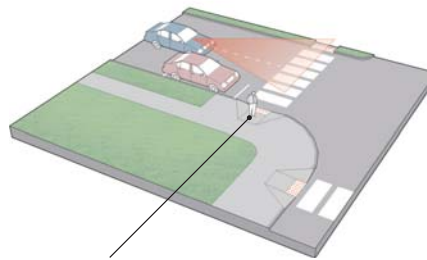


LADDER CROSSING SIMULATION

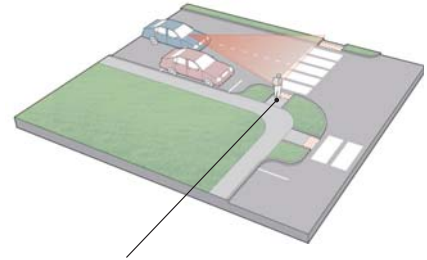
Corner Trail Crossings

Awareness between drivers and pedestrians increase with improved visibility. Crossing should be located near the intersection. The illustrations above show desirable alignments for pedestrian crossings.

Therefore, curb ramps and pedestrian street crossings should be located as close to the edge of the adjacent traveled lane as practical. Where a stop sign or yield sign is provided, MUTCD requires the pedestrian street crossing, whether marked or unmarked, be located a minimum of 4 feet from the sign, between the sign and the intersection. It is recommended stop and yield signs be located no greater than 30 feet from the edge of the intersecting roadway; however, MUTCD allows up to 50 feet. Consult MUTCD for placement of curb ramps and pedestrian street crossings at signalized intersections (SUDAS Chapter 12 Section 12A-2).



CROSSINGS AT CORNERS.



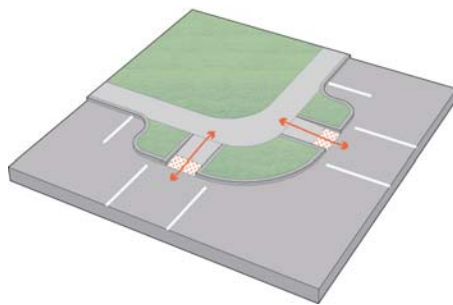
PEDESTRIAN MORE NOTICEABLE AT BUMP-OUT (DESIRABLE CONDITION)



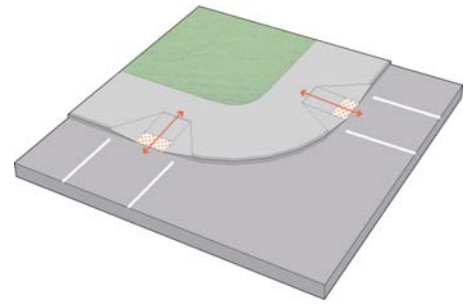
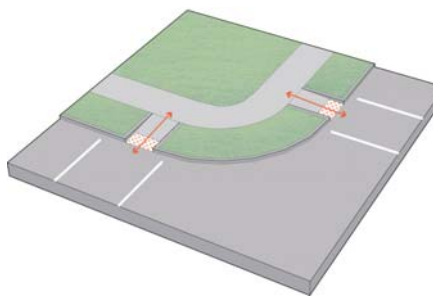
VIRTUAL BUMP-OUT IN ESPARTO, CA



NEIGHBORHOOD BUMP-OUT, BLOOMINGTON, IN



PREFERRED DIRECTIONAL RAMP

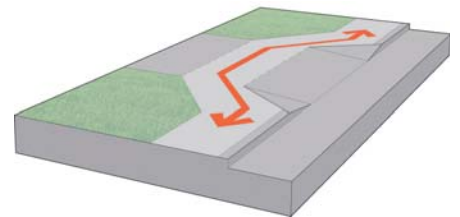
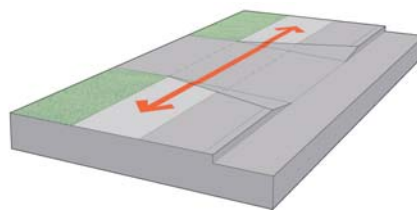
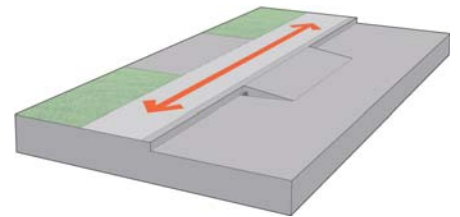
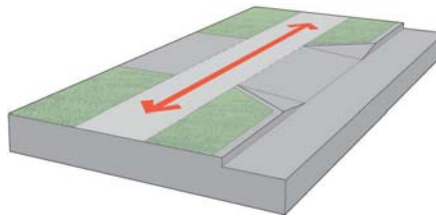
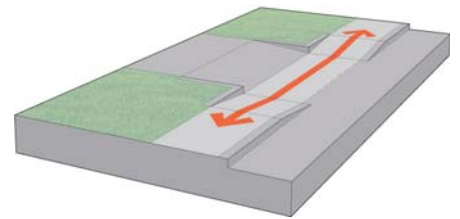
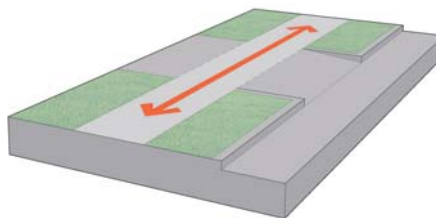
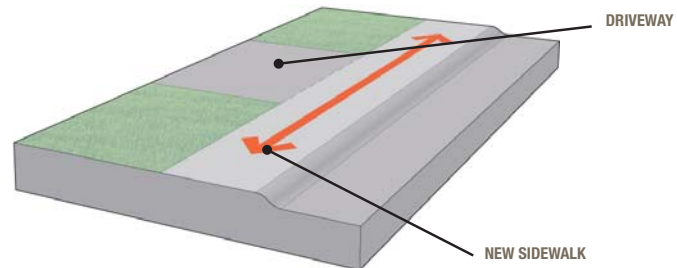


Trail Driveway Cuts

Trails in existing areas should provide continuous access. Driveway cuts can interrupt trail continuity, so the relationship and transition from trail to driveway should be as seamless as possible. Trails should be flush with the driveway and allow the pedestrian to walk on an unobstructed path.

The figures on this page identify typical points of junction between trails and driveways, typically site access driveways. Typical features include:

- **Consistent Setback.** Preferably, trails are setback from the curb to (1) allow for space to plant trees and (2) prevent snow from being plowed from the street to the sidewalks. trails may meander, however subtly.
- **Width.** Trail widths should be consistent throughout a route and be a minimum of 8 feet (desirably 10 feet)
- **Material.** Trails should be constructed of concrete. Pavers and stones are irregular and do not provide a consistent surface.
- **Maintenance.** Shared use paths that are part of the active transportation system are typically cleared by cities as part as their normal snow clearance program.



Resolution 07-0119 Approving the Grimes Park and Trails Master Plan

WHEREAS the City of Grimes entered into contract with RDG Planning and Design to develop the Grimes Park and Trails Master Plan

WHEREAS the Grimes Parks and Trails Master Plan arose from a need identified in the City Comprehensive Plan to better understand current needs and implement policies to expand the system for the growing population.

WHEREAS RDG conducted a stakeholder interviews and a public open house to better understand the larger community perspective.

WHEREAS the Grimes Park and Trails Master Plan has been reviewed and approved by the Grimes Park and Recreation Board.

BE IT RESOLVED by the Grimes City Council as follows:

1. The City of Grimes approves the Grimes Parks and Trails Master Plan

This Resolution was adopted by a vote of _____ to _____, on July 9, 2019.

ATTEST:

CITY OF GRIMES, IOWA

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor

Resolution 07-0119 Approving the Grimes Park and Trails Master Plan

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This Resolution was adopted by a vote of _____ to _____, on July 9, 2019.

ATTEST:

CITY OF GRIMES, IOWA

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor



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

AGENDA MEMO

Item No. XX-XXX
For Meeting of July 9, 2019

AGENDA HEADING:

Approval of Site Plan for O'Reilly Auto Parts

SYNOPSIS:

The site has been vacant since the development of the Walmart facility in 2009. With the development of Walmart, 5 outlots were created along East 1st Street and SE Destination Drive. 3 of the 5 outlots have been developed since then.

The applicant, O'Reilly Auto Parts is now requesting approval of a site plan, that would allow for the development of an approximately 7,927 square foot auto part facility.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Recommendation of Approval, subject to staff comments

STAFF/COMMITTEE RECOMMENDATION:

Approval of Site Plan for O'Reilly Auto Parts

June 26, 2019

Craig A. Schneider, AIA

1736 East Sunshine
Suite 417
Springfield, MO 65804
esa@esterlyschneider.com

O'Reilly Auto Parts – Site Plan

Wal-Mart's Second Addition – Lot 5
2030 E 1st Street
Grimes, Iowa
FOX P.N. 8630-04C.284

FOX Engineering & City Staff have completed the third review for the O'Reilly Auto Parts Site Plan dated June 12, 2019 and Storm Water Management Plan dated June 26, 2019 and offer the following comments:

General Comments:

1. The fire chief has yet to comment on the third submittal of the site plan. His comments, if any, will be forthcoming.
2. This comment letter does not make comment on signage (separate permit).

Sheet L1.1 – Landscape Plan:

3. The Developer has located the dumpster enclosure within the 100-ft setback from Highway 141 and has oriented it such that it faces to the NE. It appears that this orientation and placement is allowed by the Code.

Sheet L1.3 – Landscape Irrigation Plan:

4. The plantings shown on this sheet do not match what is on sheet L1.1. Please revise.

Architectural Drawings

5. It is highly recommended that you bring building materials to P&Z for discussion.

Please provide a response letter addressing all comments from this review letter and/or state what was modified to address comments.

SITE PLAN SCHEDULE:

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 9, 2019 at 5:30 at the Grimes City Hall

If you have any questions or concerns, please contact Mitch Holtz. We reserve the right to modify and/or add to these comments.

Sincerely,
FOX Engineering Associates, Inc.



Mitch Holtz, P.E.

Copy to: Scott Clyce, City of Grimes
Alex Pfaltzgraff, City of Grimes

O'Reilly AUTO PARTS

**New O'Reilly Auto Parts Store
EAST 1ST STREET
GRIMES, IA**



OWNER



O'REILLY AUTOMOTIVE STORES, INC.
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417-862-2674 PHONE

VICINITY MAP (NTS)



ARCHITECT

**Craig A. Schneider, AIA
ARCHITECT**

1736 East Sunshine, Suite 417
Springfield, Missouri 65804

417.862.0558
Fax: 417.862.3265
e-mail: architect@cschneider.com

MECH. / ELEC. ENGINEER



SHAW-WALKER ENGINEERING, INC.
2000 N. UNIVERSITY AVE. P.O. BOX 20000
SPRINGFIELD, MO 65804
www.shaw-walker.com

CIVIL ENGINEER



ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
2000 N. UNIVERSITY AVE. SPRINGFIELD, MISSOURI 65804
www.andersonengr.com

SHEET INDEX

SHEET NUMBER	SHEET NAME
CT1.1	COVER SHEET
SV1	SITE SURVEY (FOR REFERENCE ONLY)
C1.1	SITE GRADING PLAN
C1.2	EROSION AND SEDIMENT CONTROL PLAN
C2.1	SITE DEVELOPMENT PLAN
C2.2	SITE DEVELOPMENT DETAILS
C2.3	SITE DEVELOPMENT DETAILS
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS
L2.1	LANDSCAPE IRRIGATION PLAN
A2.2	RTU VISIBILITY DIAGRAM
US1	UTILITIES SITE PLAN
SP1	SITE LIGHTING PHOTOMETRICS
SP2	SITE LIGHTING DETAILS
SG1.1	SITE SIGNAGE PLAN
SG1.2	SITE SIGNAGE DETAILS
CE1	COLOR ELEVATIONS



**Craig A. Schneider, AIA
ARCHITECT**

1736 East Sunshine, Suite 417
Springfield, Missouri 65804
417.862.0558
e-mail: architect@cschneider.com

**PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA**

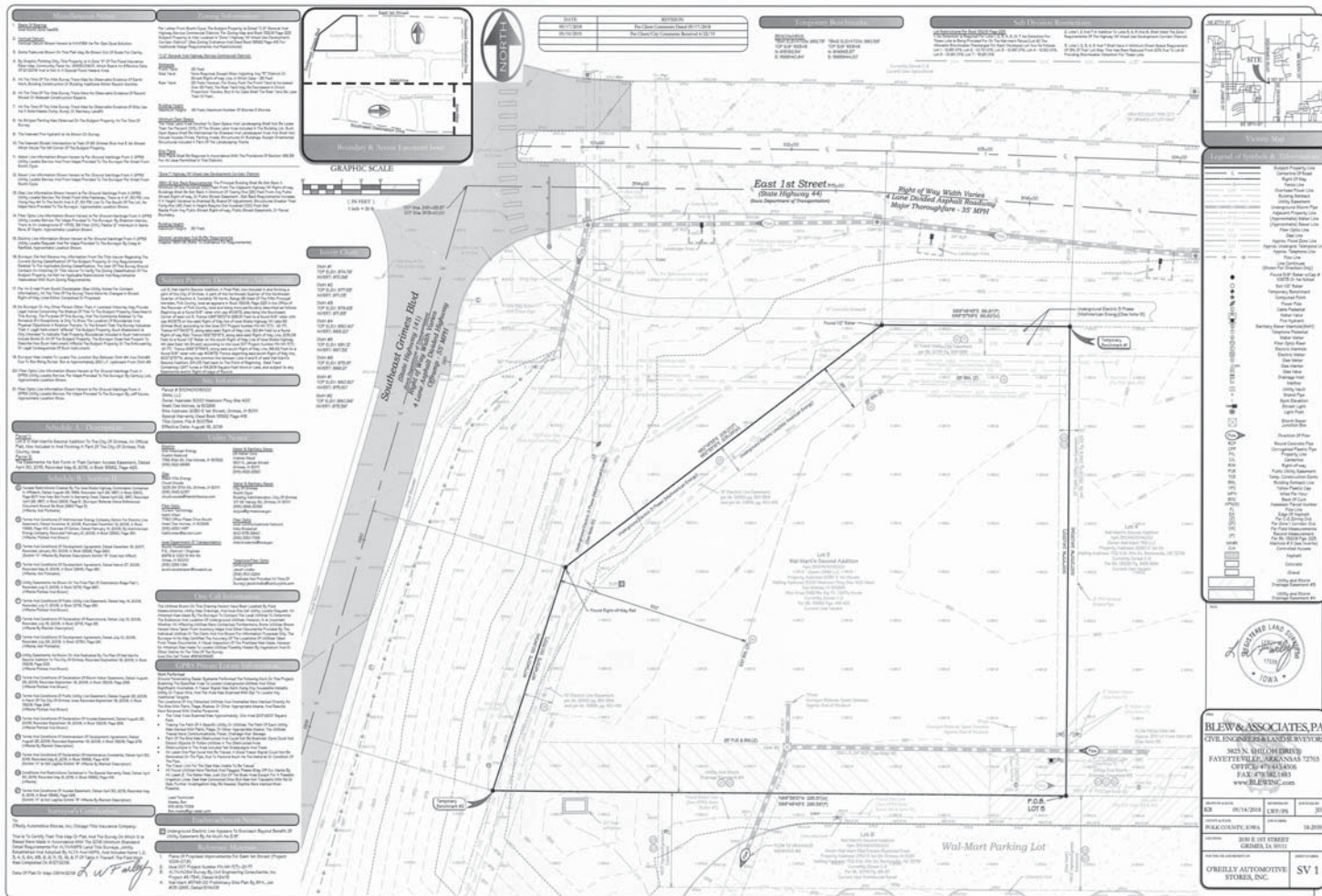
COVER SHEET

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
417.862.2674 PHONE

EXHIBIT # 4322
DATE: 5-15-19
REVISION
DATE: 6-15-19

CT1.1



C1.1

[illegible]

1. CONTACT THE CITY OF GLENDALE PUBLIC WORKS FOR PRELIMINARY CONSTRUCTION
2. CONTRACTOR TO PREPARE/SCALED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT DANGER WITH ANY CONFLICTS. MONTH 1
3. INSTALLATION OF CONSTRUCTION STAKE. MONTH 1
4. INSTALLATION OF EROSION CONTROL. MONTH 1
5. DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
6. REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
7. INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
8. EROSION DRAINAGE. MONTH 1
9. CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
10. FINAL DRAINAGE. MONTH 2
11. PLACEMENT OF FINAL LANDSCAPING TREES AND BUSH. MONTH 2
12. CONTACT THE CITY OF GLENDALE PUBLIC WORKS FOR FINAL INSPECTION FOR CLOSE OUT. MONTH 2
13. REMOVAL OF EROSION CONTROL. MONTH 2

SITE EXCAVATION REQUIREMENTS:

1. A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
2. FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
3. REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND A CONSTRUCTION
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO EXIST FLOOR ELEVATION
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS

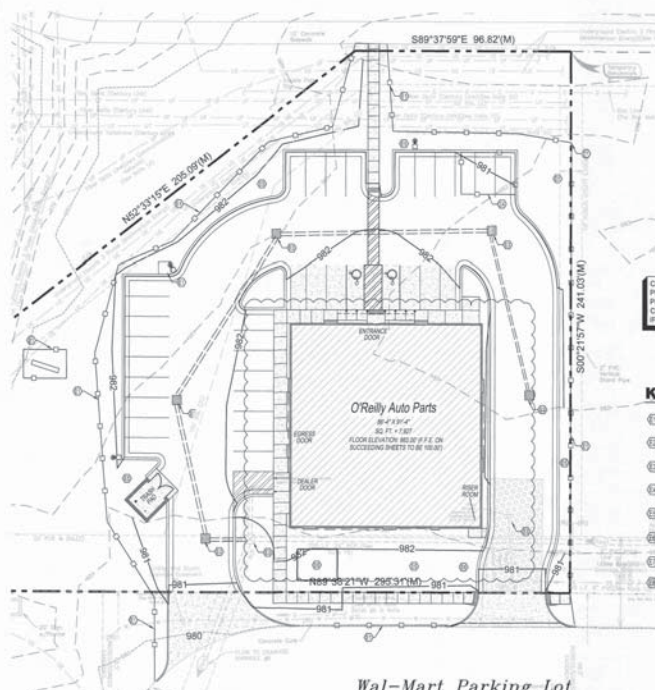
TRASH AND WASTE NOTE:
CONTRACTOR TO PROVIDE WASTE
CONTAINMENT INCLUDING TRASH
COLLECTION AND CONCRETE WASHOUT

AE
ANDERSON
ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
SERVICES • REMEDIATION • SPECIALTIES
ANDERSON, ILL. 60101 • 708.351.0000 • WWW.AE-ENGINEERING.COM

CRAIG A. SCHNEIDER, AIA
ARCHITECT
7316 East Lincoln, Suite 477
Springfield, Missouri 65804
Tel: 417-861-1111
Fax: 417-861-1112
e-mail: architect@stetnet.com

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
BRIMES, IA

O'Reilly AUTO PARTS
 CORPORATE OFFICE
 233 SOUTH SATELLION
 SPRINGFIELD, MISSOURI 65802
 (417) 882-2874 TELEPHONE

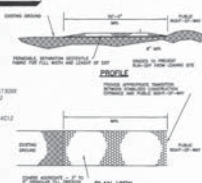


Description	Estimated Sewing Station	Adoptable Sewing Station
Type 1 - Permanent Sewing	Used for permanent sewing of half size. Fabricated typically square.	March 1 - August 30 August 31 - September 30
Type 2 - Permanent Cold Sewing Machine for Suspenders and Pouches	Not currently needed. Reaches capacity in 2010.	March 1 - August 30 August 31 - September 30
Type 3 - Permanent Warm Sewing Machine for Goggles and Neck Gaskets	Used for permanent sewing of goggles and neck gaskets in support of 1 to 3 new gear groups throughout the year.	March 1 - June 30
Type 4 - Temporary Sewing Central Machine	Used for temporary sewing of 1 to 3 new gear groups throughout the year.	March 1 - September 30 Sewing stations vary by contract MFL
Unrated Sewing	Used in main designated for un-rated gear sewing.	April 1 - August 31
Native Dress and Wilderness Sewing	Used in space designated for native gear and wilderness sewing.	April 1 - June 30

Seed Mixture	Allowable Seeding Dates
Spring Mix	March 1 - May 20
Summer Mix	May 21 - August 14
Fall Mix	August 15 - September 30

5 TEMP AND PERMANENT SEEDING
C1.2 SCALE: NOT TO SCALE

CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.



11	LIMITS OF TEMPORARY DRAINAGE CONTROL, ACT 100K OR APPROVED EQUAL, REFER TO DETAIL A01.2	
12	INSTALL CONSTRUCTION BARRIER PER DETAIL A01.2	
13	INSTALL SEDIMENT FILTER PER DETAIL A01.2	EXISTING DRAINAGE
14	INSTALL STOCKPILE AREA SURROUND STOCKPILE WITH SILT FENCE	

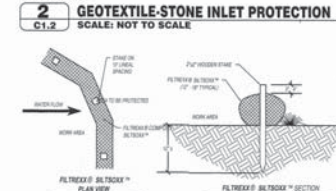
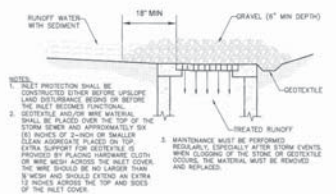
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4
C1.2 **STABILIZED CONSTRUCTION ACCESS**
NOT TO SCALE

SPECIAL NOTE:
FIELD VERIFY SANITARY SEWER CONNECTION
INVERT PRIOR TO ESTABLISHING FINAL FINISH
FLOOR ELEVATION. REFER TO SITE UTILITIES

FLOOD ZONE NOTE

4. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY RISK NO. 0803000A0000.



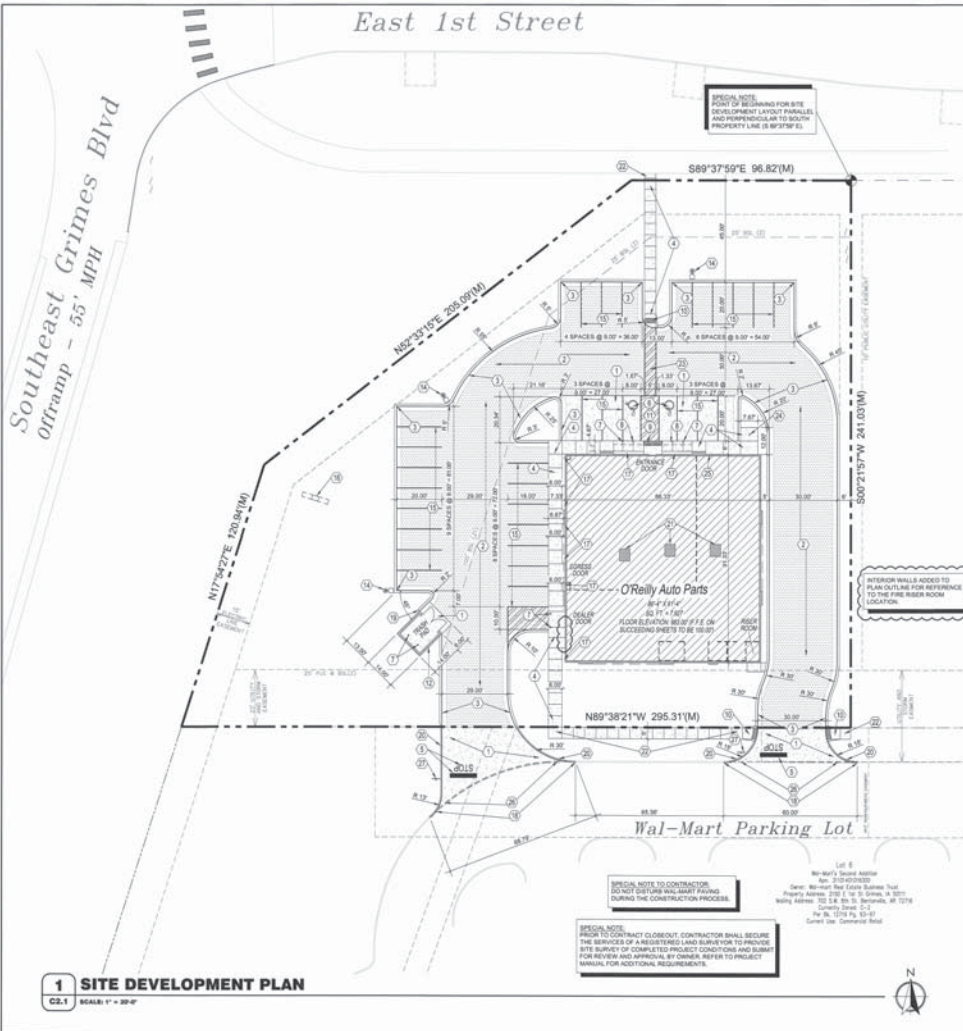
3 Filtrex® Siltsoxx™

SYMBOLS LEGEND

SYMBOLS LEGEND

[illegible]

C1.2



ZONING CODE

ZONING CLASSIFICATION: C-2 (GENERAL COMMERCIAL)
PROPERTY AREA: 17,897 SQ. FT.
PARKING SUMMARY: 1 SP. PER 250 SQ. FT. OF A
SPACE SIZE: 9' x 20'
SPACES REQUIRED: 32 (7,827 / 250 = 31.7)
N.C. SPACES PROVIDED: 32
NUMBER OF EMPLOYEES: 8-12 (5-6 MAX. SHIFT)

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4000 PSI.
- REFER TO DETAIL 4022 FOR CONCRETE SIDEWALK, SIDEWALK CURB, UTILITY LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- REFER TO INSTALLATION CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPE, AND UTILITIES DO NOT CONFLICT WITH THE INSTALLATION WORK. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.

- NEW BUILDING CONSTRUCTION
- AREA OF CONCRETE
- AREA OF PAVING
- NEW MONUMENT SIGN LOCATION
- NEW CONCRETE PAVING BLOCK
- NEW LIGHT POLE LOCATION

CITY STANDARD NOTES

- GENERAL NOTES:**
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION OF THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS IN THE CITY OF GRIMES, IOWA.
 - A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT BRADNEY WILLIAMSON WITH C&E ENGINEERING (319.223.8888).
 - ALL PERMITS (CITY, STATE, COUNTY, 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 NEARBY DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
 - A KNOCK BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
 - ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- SANITARY SEWER NOTES:**
 - THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY FLAG IN THE EXISTING DOWNSIDE SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE FLAG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
 - SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC FOR 24" TO 30" AND 40" TO 48" AND 60" TO 72" AND 84" TO 96" AND 108" TO 120" AND 144" TO 168" AND 180" TO 216" AND 240" TO 300" AND 360" TO 420" AND 480" TO 540" AND 600" TO 660" AND 720" TO 780" AND 840" TO 900" AND 960" TO 1020" AND 1080" TO 1140" AND 1200" TO 1260" AND 1320" TO 1380" AND 1440" TO 1500" AND 1560" TO 1620" AND 1680" TO 1740" AND 1800" TO 1860" AND 1920" TO 1980" AND 2040" TO 2100" AND 2160" TO 2220" AND 2280" TO 2340" AND 2400" TO 2460" AND 2520" TO 2580" AND 2640" TO 2700" AND 2760" TO 2820" AND 2880" TO 2940" AND 3000" TO 3060" AND 3120" TO 3180" AND 3240" TO 3300" AND 3360" TO 3420" AND 3480" TO 3540" AND 3600" TO 3660" AND 3720" TO 3780" AND 3840" TO 3900" AND 3960" TO 4020" AND 4080" TO 4140" AND 4200" TO 4260" AND 4320" TO 4380" AND 4440" TO 4500" AND 4560" TO 4620" AND 4680" TO 4740" AND 4800" TO 4860" AND 4920" TO 4980" AND 5040" TO 5100" AND 5160" TO 5220" AND 5280" TO 5340" AND 5400" TO 5460" AND 5520" 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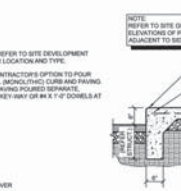
Diagram illustrating the cross-section of a pavement structure. The layers from top to bottom are:

- Concrete Pavement (Thickness: 11.25 ft)
- Reinforcement #3 Bars @ 34" O.C. (All ways. Refer to Project Geotech Report for Reinforcement Requirements.)
- Graded Aggregate Base Course
- Compacted Subgrade

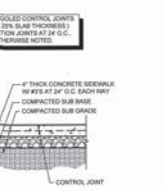
Vertical dimensions on the left side of the diagram are:

- 11.25
- 1.00
- 1.00
- 1.00

02.3 $\text{m} \times 10^3 = 10^3$

CL3 $\text{KOH} \cdot \text{H}_2\text{O} = 100$ 

CS.2 SCALE 347 = 1.07

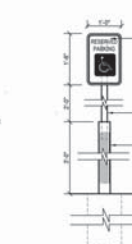


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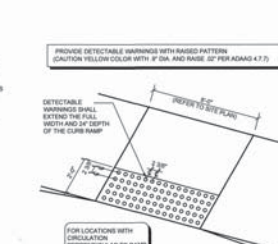


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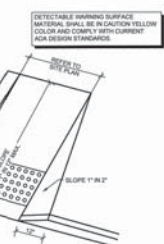
6 PAVEMENT STRIPING DETAIL



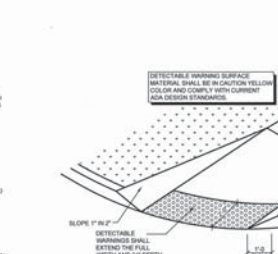
7 STEEL BOLLARD SECTION

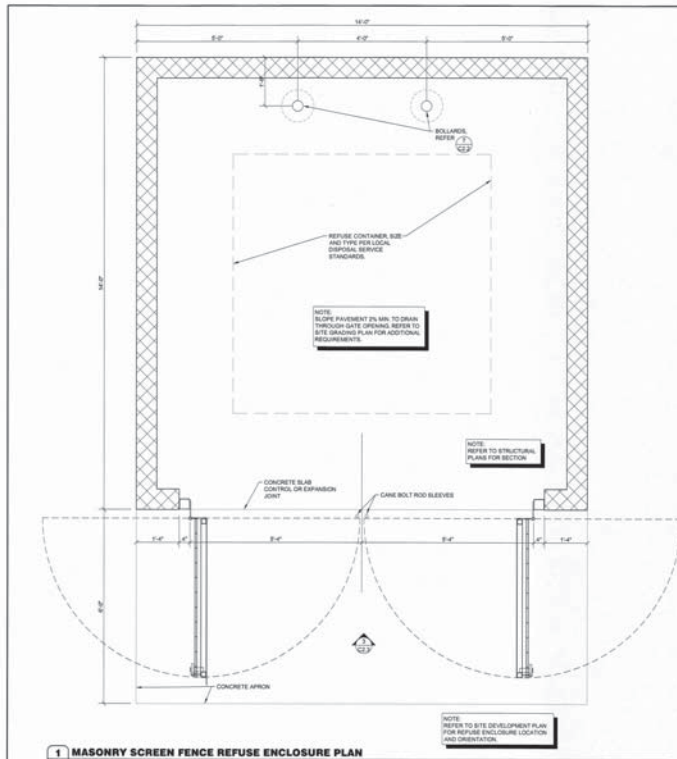


PARKING SIGN DETAIL



10 CONCRETE SIDEWALK

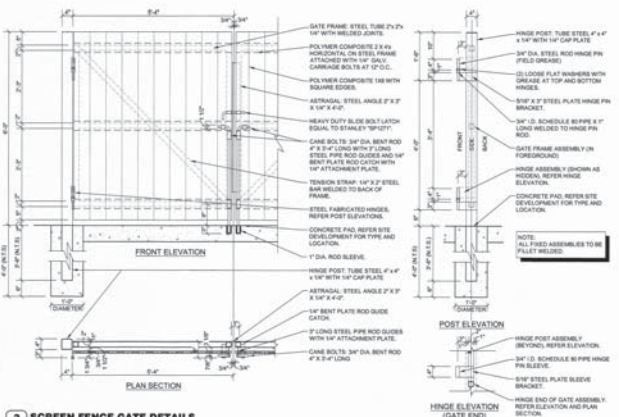




1 MASONRY SCREEN FENCE REFUSE ENCLOSURE PLAN

2 NOT USED

88.3



3 SCREEN FENCE GATE DETAILS

88.3

GENERAL NOTES

1. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
2. DIMENSIONS ARE TO INSIDE FACE OF CONCRETE MASONRY FRAMING, OR CENTER LINE OF STRUCTURE UNLESS OTHERWISE INDICATED.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
4. REFER TO ARCHITECTURAL EXTERIOR FINISH SCHEDULES FOR MATERIAL, TYPE, COLOR, AND FINISHES, UNLESS OTHERWISE INDICATED PROVIDE FINISHES AS FOLLOWS:
 1. ALL MASONRY SURFACES TO MATCH TEXTURES AND FIELD COLOR OF BUILDING. REFER TO 15 NOTE 28.01 BRICK ALL EXPOSED MASONRY IN ENCLOSURE TO BE COATED WITH AN IMPERMEABLE GROUT FILLER BEHIND AND PAINTED TO MATCH COLOR TO MATCH ENCLOSURE OF EXTERIOR MASONRY.
 2. ALL EXPOSED ARCHITECTURAL PRECAST TO BE NATURAL CONCRETE COLOR IN SMOOTH FORM FINISH.
 3. ALL NON-GALVANIZED METAL PARTS TO BE PRIMERED AND PAINTED TO MATCH EXTERIOR FINISHES. EXTERIOR PAINT COLOR.
 4. POLYMER COMPOSITE MATERIAL COLOR TO BE EQUAL TO "TYPICAL" EXTERIOR FINISHES "WATERPROOF GREY" FINAL COLOR TO BE SELECTED BY OWNER FROM MANUFACTURER'S STANDARD SAMPLES.



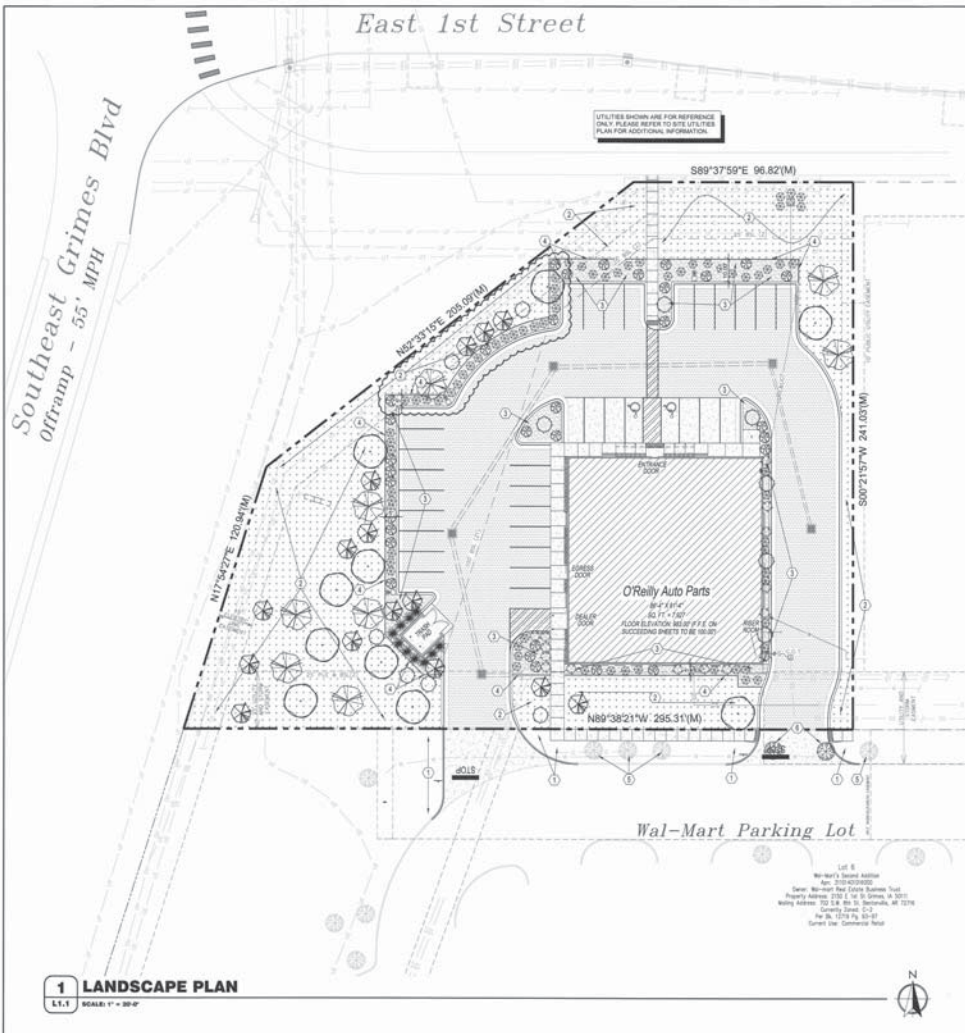
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CLIENT: # 4552
DATE: 8.5.18
REVISION: 01

C2.3



KEY NOTES

- AREA OF HYDRO MUD OR SEED AND STRAW UNLESS NOTED OTHERWISE. ALL AREAS DISBURSED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MUD OR SEED AND STRAW OVER MIN. 4" TOPSOIL. STOKED FROM SITE UNLESS IN-RS REQUIRED.
- AREA OF MUD. REFER TO DETAIL 16.1.2.
- AREA OF MUD. REFER TO DETAIL 16.1.2.
- LANDSCAPE EROSION. REFER TO DETAIL 16.1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.
- EXISTING TREE TO REMAIN. PROTECT AS REQUIRED. REFER TO DETAIL 16.1.2.
- EXISTING TREE, INCLUDING STUMP, TO BE REMOVED TO ALLOW FOR NEW CONSTRUCTION INDICATED ON SHEET 12.1.

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO START OF WORK. ANY DISCREPANCIES, CONSTRUCTION, NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. COMPLY WITH REQUIREMENTS OF PLANT LET AND TO THE AMERICAN ASSOCIATION OF NURSERMEN. AMERICAN STANDARDS OF NURSERY STOCK AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- PROVIDE 4" TOPSOIL AT ALL SOIL, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOIL THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LOT OR IN THE INSTALLATION OF PLANT MATERIAL, IT SHALL BE REFINISHED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- RE-ESTABLISH TYPICAL AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SOIL LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

SYMBOLS LEGEND

NOTE: REFER TO SURVEY SHEET FOR SYMBOLS LEGEND OF EXISTING CONDITIONS.

- NEW AREA OF MUD
- NEW AREA OF SOIL
- EXISTING TREE TO REMAIN
- NEW SHRUB PLANTING
- NEW TREE PLANTING

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY.

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL	QTY
	OCTOBER GLORY RED MAPLE	ACER RUBRUM OCTOBER GLORY	2 1/2" CALIPER MIN.	5L1.2	10
	TULIP POPLAR	LIRIODENDRUM TULIPIFERA	2 1/2" CALIPER MIN.	5L1.2	8
	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	8" TALL MIN.	6L1.2	12
	PRAIRIE FIRE CRABAPPLE	MALUS X 'PRAIRIE FIRE'	1 1/2" CALIPER MIN.	5L1.2	18
	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	8" TALL MIN.	6L1.2	18
	HICKEY YEW	TAXUS X MEDIA 'HICKEY'	5 GALLON OR 4" TALL	4L1.2	10
	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	3 GALLON	4L1.2	70
	LIRIODENDRON GOLD FORTSYTHIA	FORTSYTHIA X INTERMEDIA	3 GALLON	4L1.2	10
	SUNDY GOLD BIRCH	BETULA THUNBERGII 'TALADO'	1 GALLON	4L1.2	60

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 54,300 S.F.
 REQUIRED OPEN SPACE RATIO: 10% OF SITE AREA
 REQUIRED OPEN SPACE: 5,430 S.F. (24,300 x 10% = 2,430)

PERIMETER LOT ADJACENT TO R.O.W. LANDSCAPE REQUIREMENTS

SITE FOOTAGE: 422.88'
 1 TREE PER 80' = 5.29 TREES REQUIRED AND PROVIDED
 1 SHRUB PER 40' = 10.58 SHRUBS REQUIRED AND PROVIDED

LANDSCAPE VEGETATION STANDARDS

3 TREES PER 1,000 S.F. OF REQUIRED OPEN SPACE: 5.43 TREES REQUIRED AND PROVIDED
 1 SHRUB PER 500 S.F. OF REQUIRED OPEN SPACE: 10.86 SHRUBS REQUIRED AND PROVIDED

PER PRELIMINARY REVIEW VIA EMAILS WITH SCOTT CLYDE AND JOHN GAGE, ADDITIONAL LANDSCAPING SCREENING HAS BEEN PROVIDED ADJACENT TO THE OVERHEAD DOOR AREA AND THE 8' TALL SPLIT-FACE C&U TRASH ENCLOSURE.

811

Know what's below
Call before you dig.

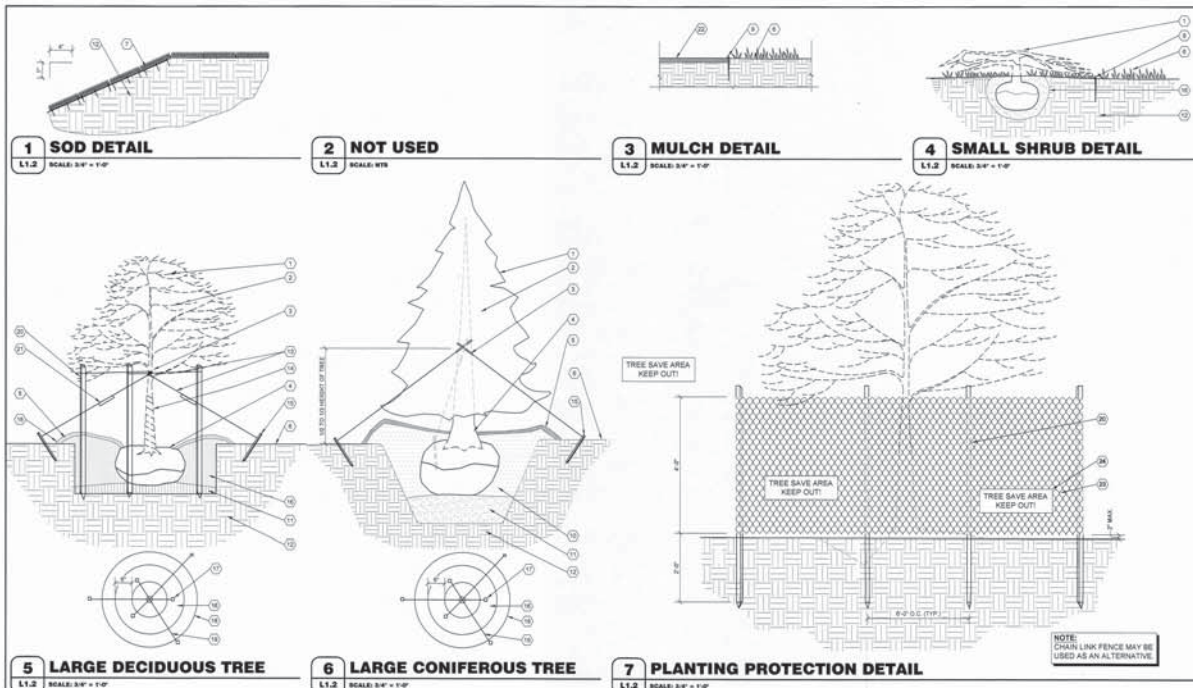
Craig A. Schneider, AIA
ARCHITECT
 417.262.2558
 1739 EAST WARRIOR, SUITE 407
 SPRINGFIELD, MISSOURI 65714
 E-MAIL: CSCHNEIDER@CRAIGASCHNEIDER.COM

PROJECT: **NEW O'REILLY AUTO PARTS STORE**
EAST 1ST STREET
GRIMES, IA
LANDSCAPE PLAN

O'Reilly AUTO PARTS
 COMPANY OFFICE
 1739 EAST WARRIOR, SUITE 407
 SPRINGFIELD, MISSOURI 65714
 417.262.2558

CURVE # 4332
 DATE: 5-12-19
 BY: [Signature]
 DATE: 6-12-19

L1.1



GENERAL NOTES

1. REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. REFER TO LANDSCAPE PLAN FOR PLANTING TYPES AND LOCATIONS.
3. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

KEY NOTES

1. PLANTING, REFER TO PLANTING SCHEDULES FOR TYPES.
2. SET TREE LEVEL AND PLUM, STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
3. ENCASE WIRE AROUND TRUNK IN BLACK RUBBER, MOVE UP ABOVE GRADE, TO 1/2 TO 1/3 OF THE HEIGHT OF TREE.
4. SET TREE WITH TOP 10% OF ROOT ABOVE FINISH GRADE.
5. REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE AND LOCATIONS. PROVIDE 2" DEEP 5/8" DRESS GRAVEL OVER BLACK 4 MIL VIBROSEEN VAPOR BARRIER OR 2" SHREDDED CYPRESS MULCH OVER BLACK 4 MIL VIBROSEEN VAPOR BARRIER.
6. LAMIN.
7. REFER TO SITE GRADING PLAN FOR SLOPE, PLACE THREE PINS EVERY 2'-0" SPACINGS EQUALLY. BOD SHALL BE COMPOSED OF TWO HARBETTER MINIMUM OF PEGGLE GRASS.
8. NOT USED.
9. 4" BLACK POLY VINYL EDGING.
10. PREFERRED SOIL.
11. COMPACTED PLANTING.
12. RUB GRADE.
13. TWO STRANDES OF WIRE.
14. TRUNK SHARP.
15. 2" X 2" X 10' WOOD STAKES BURY BELOW FINISH GRADE.
16. PREPARED PLANTING MIXTURE.
17. TREES 6'-0" IN HEIGHT OR LESS SHALL BE STAKED.
18. EXTENTS OF PLANTING BERM TO HOLD WATER.
19. TREES TALLER THAN 2'-0" MUST BE TIED.
20. 2" X 4" STAKE - OR - METAL FENCE POST.
21. 1" X 4" X 10' WHITE WOOD FLAG.
22. 2" DEEP SHREDDED CYPRESS MULCH OVER BLACK VIBROSEEN VAPOR BARRIER.
23. 4" OF BRIGHT ORANGE POLYETHYLENE LAMINAR FENCE FABRIC TO EXTEND TO SHIP LANE AREA.
24. "TREE SAVE AREA" SIGNAGE EVERY 20 FEET.

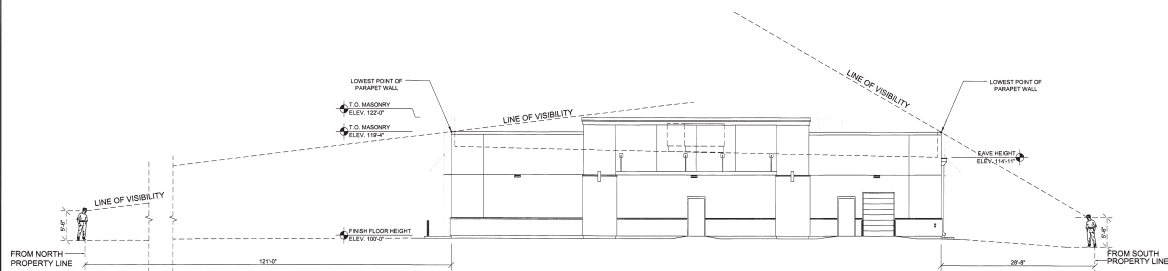
CRIG A. SCHNEIDER, AIA
ARCHITECT
1024 EAST 1ST STREET
GRIMES, IA 50541
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FAX: 515-281-1112
E-MAIL: CSCHNEIDER@CRIGARCHITECT.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA
LANDSCAPE DETAILS

O'Reilly AUTO PARTS
O'REILLY AUTO PARTS
233 SOUTH BENTLEY BLVD
GRIMES, IA 50541
PH: 515-281-1111
FAX: 515-281-1112
E-MAIL: O'REILLY@O'REILLY.COM

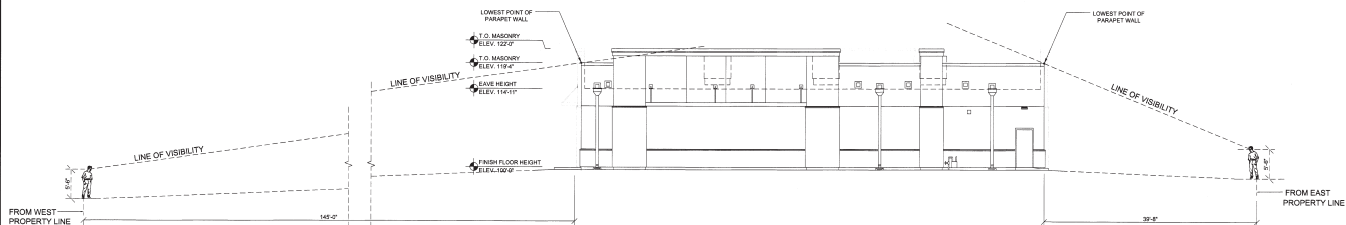
VISION # 4432
DATE: 5-31-19
REVISION
DATE:

L1.2



1 WEST ELEVATION (UNIT SCREENING PROFILE)

A2.2 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (UNIT SCREENING PROFILE)

A2.2 SCALE: 1/8" = 1'-0"



CRIG A. SCHNEIDER, AIA
ARCHITECT

417 JANE STREET
CHICAGO, ILLINOIS 60610
P: 312.467.8888
F: 312.467.8889
WWW.CRAIGASCHNEIDER.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
CHICAGO, IL

RTU VISIBILITY DIAGRAM

O'Reilly AUTO PARTS
333 SOUTH WATKINS
CHICAGO, ILLINOIS 60606
(312) 562-2674 TELEPHONE

CORNER # 4532
DATE: 6-26-15
REVISION
DATE:

A2.2

[illegible]



 06/13/19

DRAWN BY: CEV

[illegible]

SITE LIGHTING PHOTOMETRICS

06-12-19

SHEET CHANGED
IN ITS ENTIRETY.

SGE

SMITH-GOTH-ENGINEERS, INC.

3855 S. JEFFERSON AVE. P: 417-882-2300
SPRINGFIELD, MO 65807 F: 417-882-1188
WWW.SGEDI.COM



O'REILLY AUTO PARTS
 1000 MARKET STREET
 SPRINGFIELD, MISSOURI 65802
 417-862-8838
 Fax: 417-862-8838
 e-mail: archie@oreilly.com

PROJECT: NEW O'REILLY AUTO PARTS STORE
 EAST 1ST STREET
 GRIMES, IA

ARCHITECT
 CRAIG A. SCHNEIDER, AIA
 474 1st Avenue, Suite 407
 Wyndland, Kansas 66204
 e-mail: archie@oreilly.com

CODE # 6323
DATE 09-11-95
REVISION
DATE: 09-11-95

SITE LIGHTING PHOTOMETRICS

SP1 of 3

Use ONLY with "Wind Speed Map for ASCE7-10"

DISCLOSURE: The guarantee does not apply if the performance-enhancing technology is used to support any other device and/or any sensors, or inputs, which would result in stress on the joint. (2) Consumers cannot avoid responsibility for harm or damage caused in these situations.

FOUR ORDERING INFORMATION

Downloaded from <http://ajph.org/> on November 10, 2014

Journal of Interpersonal Violence



Abstract

WINDSPEED MAP FOR ASCE7-10

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.



SITE LIGHTING DETAILS

SPRINGFIELD, MISSOURI 65802
(314) 862-2674 TELEPHONE

1.19

1512015

[illegible]



Miranda Medium - MRM
Outdoor LED Area Light

Performance (Cont.)

Full spectrum luminous flux measurements testing performed in ETLAB L9-179 standards. 100 lux/footcandle 25° beam demonstrates the 1000k, 5000k, 9000k, 12000k, 15000k, 20000k, 25000k, 30000k, 35000k, 40000k, 45000k, 50000k, 55000k, 60000k, 65000k, 70000k, 75000k, 80000k, 85000k, 90000k, 95000k, 100000k, 105000k, 110000k, 115000k, 120000k, 125000k, 130000k, 135000k, 140000k, 145000k, 150000k, 155000k, 160000k, 165000k, 170000k, 175000k, 180000k, 185000k, 190000k, 195000k, 200000k, 205000k, 210000k, 215000k, 220000k, 225000k, 230000k, 235000k, 240000k, 245000k, 250000k, 255000k, 260000k, 265000k, 270000k, 275000k, 280000k, 285000k, 290000k, 295000k, 300000k, 305000k, 310000k, 315000k, 320000k, 325000k, 330000k, 335000k, 340000k, 345000k, 350000k, 355000k, 360000k, 365000k, 370000k, 375000k, 380000k, 385000k, 390000k, 395000k, 400000k, 405000k, 410000k, 415000k, 420000k, 425000k, 430000k, 435000k, 440000k, 445000k, 450000k, 455000k, 460000k, 465000k, 470000k, 475000k, 480000k, 485000k, 490000k, 495000k, 500000k, 505000k, 510000k, 515000k, 520000k, 525000k, 530000k, 535000k, 540000k, 545000k, 550000k, 555000k, 560000k, 565000k, 570000k, 575000k, 580000k, 585000k, 590000k, 595000k, 600000k, 605000k, 610000k, 615000k, 620000k, 625000k, 630000k, 635000k, 640000k, 645000k, 650000k, 655000k, 660000k, 665000k, 670000k, 675000k, 680000k, 685000k, 690000k, 695000k, 700000k, 705000k, 710000k, 715000k, 720000k, 725000k, 730000k, 735000k, 740000k, 745000k, 750000k, 755000k, 760000k, 765000k, 770000k, 775000k, 780000k, 785000k, 790000k, 795000k, 800000k, 805000k, 810000k, 815000k, 820000k, 825000k, 830000k, 835000k, 840000k, 845000k, 850000k, 855000k, 860000k, 865000k, 870000k, 875000k, 880000k, 885000k, 890000k, 895000k, 900000k, 905000k, 910000k, 915000k, 920000k, 925000k, 930000k, 935000k, 940000k, 945000k, 950000k, 955000k, 960000k, 965000k, 970000k, 975000k, 980000k, 985000k, 990000k, 995000k, 1000000k, 1005000k, 1010000k, 1015000k, 1020000k, 1025000k, 1030000k, 1035000k, 1040000k, 1045000k, 1050000k, 1055000k, 1060000k, 1065000k, 1070000k, 1075000k, 1080000k, 1085000k, 1090000k, 1095000k, 1100000k, 1105000k, 1110000k, 1115000k, 1120000k, 1125000k, 1130000k, 1135000k, 1140000k, 1145000k, 1150000k, 1155000k, 1160000k, 1165000k, 1170000k, 1175000k, 1180000k, 1185000k, 1190000k, 1195000k, 1200000k, 1205000k, 1210000k, 1215000k, 1220000k, 1225000k, 1230000k, 1235000k, 1240000k, 1245000k, 1250000k, 1255000k, 1260000k, 1265000k, 1270000k, 1275000k, 1280000k, 1285000k, 1290000k, 1295000k, 1300000k, 1305000k, 1310000k, 1315000k, 1320000k, 1325000k, 1330000k, 1335000k, 1340000k, 1345000k, 1350000k, 1355000k, 1360000k, 1365000k, 1370000k, 1375000k, 1380000k, 1385000k, 1390000k, 1395000k, 1400000k, 1405000k, 1410000k, 1415000k, 1420000k, 1425000k, 1430000k, 1435000k, 1440000k, 1445000k, 1450000k, 1455000k, 1460000k, 1465000k, 1470000k, 1475000k, 1480000k, 1485000k, 1490000k, 1495000k, 1500000k, 1505000k, 1510000k, 1515000k, 1520000k, 1525000k, 1530000k, 1535000k, 1540000k, 1545000k, 1550000k, 1555000k, 1560000k, 1565000k, 1570000k, 1575000k, 1580000k, 1585000k, 1590000k, 1595000k, 1600000k, 1605000k, 1610000k, 1615000k, 1620000k, 1625000k, 1630000k, 1635000k, 1640000k, 1645000k, 1650000k, 1655000k, 1660000k, 1665000k, 1670000k, 1675000k, 1680000k, 1685000k, 1690000k, 1695000k, 1700000k, 1705000k, 1710000k, 1715000k, 1720000k, 1725000k, 1730000k, 1735000k, 1740000k, 1745000k, 1750000k, 1755000k, 1760000k, 1765000k, 1770000k, 1775000k, 1780000k, 1785000k, 1790000k, 1795000k, 1800000k, 1805000k, 1810000k, 1815000k, 1820000k, 1825000k, 1830000k, 1835000k, 1840000k, 1845000k, 1850000k, 1855000k, 1860000k, 1865000k, 1870000k, 1875000k, 1880000k, 1885000k, 1890000k, 1895000k, 1900000k, 1905000k, 1910000k, 1915000k, 1920000k, 1925000k, 1930000k, 1935000k, 1940000k, 1945000k, 1950000k, 1955000k, 1960000k, 1965000k, 1970000k, 1975000k, 1980000k, 1985000k, 1990000k, 1995000k, 2000000k, 2005000k, 2010000k, 2015000k, 2020000k, 2025000k, 2030000k, 2035000k, 2040000k, 2045000k, 2050000k, 205

COMM #	4322
DATE:	05-31-19
REVISION	
DATE:	

SP3 of 3



- A REFER TO PROJECT MANUAL AND SCOPE OF WORK SCHEDULE FOR ADDITIONAL REQUIREMENTS.
- B SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB, GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- C COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT SHOWN.
- D PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF EXISTING POLES, LANDSCAPING, AND UTILITIES. IF UTILITIES DO NOT COMPLY WITH SITE SIGN LOCATION SHOWN, REFER TO UTILITY AND CIVIL FOR UTILITY LOCATIONS. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY ENGINEER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.
- E "COMING SOON" TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE GRANTER FURNISHED AND CONTRACTOR INSTALLED TO LOCATIONS. CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TO PUBLIC FROM RIGHT-OF-WAY. REFER TO DETAIL 150.2.1

⑨ SITE SIGN, REFER TO ELEVATION 2501.2

⑨ SITE SIGN, REFER TO ELEVATION 2501.2

CAUTION:
INFORMATION ON THIS DRAWING
CONCERNING TYPE AND LOCATION
OF UNDERGROUND AND OTHER
UTILITIES IS NOT GUARANTEED TO
BE ACCURATE OR ALL INCLUSIVE.
THE CONTRACTOR IS RESPONSIBLE
FOR MAKING HIS OWN
DETERMINATION AS TO THE TYPE
AND LOCATION OF UNDERGROUND
AND OTHER UTILITIES AS MAY BE
NECESSARY TO AVOID DAMAGE
THERE TO.



Know what's below
Call before you dig



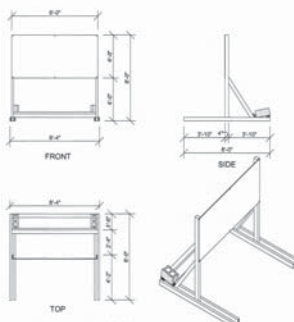
CRAIG A. SCHNEIDER, AIA
ARCHITECT
Chicago, Suite 417
Tel: 312/467-2265
Fax: 312/467-2265
417.982.0558
Internet 6560-4

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
GRIMES, IA

O'Reilly AUTO PARTS
CORPORATE OFFICES
33 SOUTH PATTERSON
MINNETONKA, MINNESOTA 55345

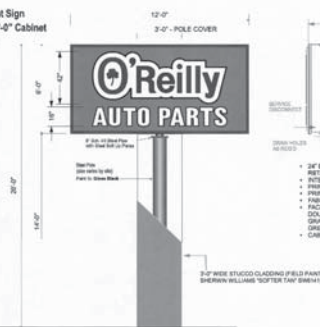
CODE #	4322
DATE:	5-31-1
REVISION	
DATE:	

SG1.1



1 COMING SOON TEMPORARY CONSTRUCTION SIGN
S01.2 SCALE: 1/4" = 1'-0"

Monument Sign
6'-0" x 12'-0" Cabinet
72 sq. ft.



2 GROUND SIGN ELEVATION
S01.2 SCALE: 1/4" = 1'-0"

GENERAL NOTES

- REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- CONTACT OWNERS OR TENANT'S DESIGNATED PROJECT ADMINISTRATOR FOR QUESTIONS OR CLARIFICATIONS.
- PERMANENT SIGNAGE OWNER FURNISHED AND INSTALLED. REFER TO SCHEDULE FOR SCHEDULE. SIGNAGE GRAPHICS PROVIDED FOR REFERENCE ONLY. ALL CONTRACTOR COORDINATION WITH SPECIFIC PROJECT CONSTRUCTION CONDITIONS.
- SITE SIGN HOUSING/ELECTRICAL TO BE PROVIDED BY CONTRACTOR.
- REQUIRED GOVERNMENTAL PERMITS FOR PERMANENT TYPE SIGNAGE TO BE PROVIDED BY SIGN COMPANY FOR OWNERS DIRECTION (N/C).
- COMING SOON TEMPORARY CONSTRUCTION SIGN TO BE PROVIDED BY GENERAL CONTRACTOR. APPLIED SIGNAGE GRAPHICS TO BE OWNER FURNISHED AND GENERAL CONTRACTOR INSTALLED. LOCATE TEMPORARY CONSTRUCTION SIGN ON SITE SO AS TO BE VISIBLE TRIPUBLIC FROM RIGHT OF WAY.
- UNLESS OTHERWISE INDICATED, SITE SIGN FOUNDATION CONSTRUCTION BY SIGN CONTRACTOR OR OTHER. NOT IN CONTRACT AND SITE MONUMENT SIGN FOUNDATION CONSTRUCTION BY GENERAL CONTRACTOR (BASE SIG).

SPECIAL NOTES

SIGN DESIGN BY OTHERS. REFER TO SIGN CONTRACTOR'S SHOP DRAWINGS FOR ADDITIONAL REQUIREMENTS.

SITE SIGN SCHEDULE

TEMPORARY CONSTRUCTION SIGN
SIGN
DETAIL
REFER TO S01.2
SIGN
DETAIL
MONUMENT SIGN X 12' X 27' X 1'
DETAIL
REFER TO S01.2

NOTE:
REFER TO SHEET S-1.2 FOR SIGN FOUNDATION
SYSTEM STRUCTURAL REQUIREMENTS.

DESIGN
BY
OTHERS
FOR
REFERENCE
ONLY

Craig A. Schneider, AIA
ARCHITECT

412 AND 80th
STREET
CRIMES, IA
50501
P: 515.281.1111
F: 515.281.1112
WWW.CRAIGASCHNEIDER.COM

PROJECT:
NEW O'REILLY AUTO PARTS STORE
EAST 1ST STREET
CRIMES, IA

O'Reilly AUTO PARTS
CORPORATE OFFICE
10000 W. 100th Street
Overland Park, Kansas 66213
(913) 706-8000

EXETER # 4322
DATE: 5-21-18
REVISION
DATE:

SG1.2



1 NORTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"



4 EAST EXTERIOR ELEVATION

CE1 SCALE: 1/8" = 1'-0"

BUILDING SIGN SCHEDULE

FRONT EXTERIOR ELEVATION
TYPE: 28' x 17' 10" LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1
REAR EXTERIOR ELEVATION
TYPE: 28' x 17' 10" LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1
LEFT EXTERIOR ELEVATION
TYPE: 28' x 17' 10" LINEAR
DETAIL: REFER TO SINGLE 1 & SINGLE 1

MATERIALS BREAKDOWN

NORTH ELEVATION
• CMU SPLIT FACE 336 SF (20%)
• CMU SMOOTH FACE 408 SF (25%)
• STONE VENEER 228 SF (14%)
• E.I.F.S. 208 SF (13%)
• TOTAL 1,280 SF
WEST ELEVATION
• CMU SPLIT FACE 371 SF (29%)
• CMU SMOOTH FACE 440 SF (35%)
• STONE VENEER 228 SF (18%)
• E.I.F.S. 208 SF (16%)
• TOTAL 1,247 SF
SOUTH ELEVATION
• CMU SPLIT FACE 336 SF (20%)
• CMU SMOOTH FACE 408 SF (25%)
• STONE VENEER 228 SF (14%)
• E.I.F.S. 208 SF (13%)
• TOTAL 1,280 SF
EAST ELEVATION
• CMU SPLIT FACE 336 SF (20%)
• CMU SMOOTH FACE 408 SF (25%)
• STONE VENEER 228 SF (14%)
• E.I.F.S. 208 SF (13%)
• TOTAL 1,280 SF

FINISH LEGEND:

FIELD BLOCK -	INTEGRALLY COLORED SINGLE SCORE SMOOTH FACE C.M.U. EQUAL TO MIDWEST BLOCK "TOSHELL WHITE"
ACCENT BLOCK -	INTEGRALLY COLORED SPLIT FACE C.M.U. EQUAL TO MIDWEST BLOCK "BUTTERFIELD"
E.I.F.S. AROUND SIGN -	SHERWIN WILLIAMS "NAFEE" SW104
STOREFRONT - (CANOPIES ARE PRE-FINISHED TO MATCH)	KAWNEER "DARK IVY"
STONE VENEER -	ELDORADO STONE RUSTIC LEDGE "SAWTOOTH"



5 DUMPSTER ENCLOSURE ELEVATIONS

CE1 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

CRAIG A. SCHNEIDER, AIA
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1728 EAST WILSON, SUITE 407
NATICK, MASSACHUSETTS 01908
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FAX: 508.548.5556
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PROJECT: NEW O'REILLY AUTO PARTS STORE
1728 EAST WILSON STREET
GRIMES, IA
COLOR ELEVATIONS

O'Reilly AUTO PARTS
O'REILLY AUTO PARTS
223 SOUTH ANTERDORF AVENUE
GRIMES, IA 52143
(417) 862-2674 TELEPHONE

CUSTOMER #
DATE: 11-1-19
REVISION: 4-6-19
DATE: 6-12-19

CE1

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: O'Reilly Auto Parts – Site Plan

GENERAL INFORMATION:

Applicant:	O'Reilly Auto Parts
Requested Action	Site Plan
Location	2030 East 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The site has been vacant since the development of the Walmart facility in 2009. With the development of Walmart, 5 outlots were created along East 1st Street and SE Destination Drive. 3 of the 5 outlots have been developed since then.

If you will recall, this property is within the HWY 141 Mixed Use Development Corridor District, as well as the Transportation Corridor Mixed Use Development Overlay District

The applicant, O'Reilly Auto Parts is now requesting approval of a site plan, that would allow for the development of an approximately 7,927 square foot auto part facility.

ANALYSIS:*Building/Elevations:*

The applicant is proposing to construct a 7,927 square foot building on the 1.25-acre site. The building is to be constructed out of a masonry – brick, and stone veneer, but also includes EFIS and architectural block. The required 5 elements within the HWY 141 overlay are being met with pop outs, reveals, offsets, vertical architectural elements, color/texture changes, and variations in roof heights. Additionally, accent lighting is being provided along the facades that face HWY 141 and 44.

The building is oriented with the main entrance facing north. Additional egress is provided along the west elevation. A “Dealer” door is being provided along the west elevation in the form of a roll up door. Staff is comfortable with this facing HWY 141 due to the increased landscaping being provided.

Site Layout:

The current has access off an internal private drive between the Walmart facility and vacant outlots. The curb will be cut in two places as shown on the site plan, which will allow for circulation through the site. No access to HWY 141 or 44 is proposed with this development.

Pedestrian access from the trail on HWY 44 is being provided into the site. Additional sidewalk along the private internal drive is being provided, as well as adjacent to the building where parking is located.

A dumpster enclosure, constructed out of material similar to the principal building is provided directly west of the building. The doors are oriented away from HWY 141 and it is located outside of required setbacks.

Parking:

Based upon the proposed use, and square footage of the building, 32 spaces are required.

7,927 square feet / 250 square feet = 31.7 (round to 32)

The site is shown to provide 35 parking spaces. The requisite number of accessible parking spaces and the associated signage is also provided.

Landscaping/Streetscape:

The property is required to provide 15% open space. As presented, 46% open space is shown on the site. Based upon the required open space, a minimum of 17 trees and 17 shrubs are to be planted on site. Additionally, based upon the linear frontage of the site along the ROW, at least 9 trees and 106 shrubs are to be provided. The proposed site plan indicates that 26 trees and 123 shrubs are to be installed on site.

Utilities:

The site's storm water management responsibility is being managed within a regional detention basin on the Walmart site. Thus, no additional onsite management is necessary.

A new hydrant will be brought onto the site from the existing 8" main adjacent to the private drive. The hydrant will be positioned to provide appropriate hydrant coverage.

Sanitary sewer will be accessed via an existing service connection on the site.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for O'Reilly Auto Parts subject to any remaining staff comments.

CITY OF GRIMES



Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

Item No. XX-XXX
For Meeting of July 9, 2019

AGENDA HEADING:

Approval of Preliminary Plat/Site Plan for the DCG Administration Building

SYNOPSIS:

The site is currently a single-family dwelling, and has used in that fashion since the 1950's, and possibly before. In early 2019, the Dallas Center School District acquired the property, with the intent to redevelop the site as the centralized location for the school district's administrative functions.

The applicant, DCG School District is now requesting approval of a preliminary plat /site plan, that would allow for the development of an approximately 10,067 square foot school office building.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Recommendation of Approval, subject to staff comments

STAFF/COMMITTEE RECOMMENDATION:

Approval of Preliminary Plat/Site Plan for the DCG Administration Building



June 25, 2019

Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

Bishop Engineering

Attn: James Rodemyer

3501 104th Street

Des Moines, IA 50322-3825

RE: Dallas Center - Grimes Administration Building – Site Plan & Preliminary Plat

Dear Mr. Rodemyer:

The Development Services Department is in receipt of a proposed Site Plan for the Dallas Center – Grimes Administration Building. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

1. Please provide an ingress/egress easement at the SE corner of the site, to all for a driveway connection in the future to the adjoining parcel. Note that there is no requirement to utilize the driveway, but for access spacing purposes, ½ of the drive may need to be located on the subject site.
2. The domestic service shut off is inside the building, then a City Access Agreement is required. The access agreement will be submitted with the final plat documents.

Grading Plan – Sheet C-301

3. Please label the existing slopes at the 10-ft sidewalk connection to existing (NW corner) to confirm turning pad requirements.

Stormwater Management Plan

4. The City has reviewed and received the signed SWMP.

Stormwater Pollution Prevention Plan

5. The City has reviewed and received the signed Grimes SWPPP Grading Certificate and the SWPPP Narrative. Please submit the DNR authorization to the City.

Post-Construction Stormwater Maintenance Agreement

6. The applicant will submit the Stormwater Post Construction Easement with the final plat documents.

Lighting Plan

7. The City has reviewed and received the lighting plan. City has no further comments.

Architectural/Elevation Plans

8. The proposed fiber cement panels, mechanical screen, and aluminum curtainwall required approval by City Council by a 4 to 5 vote.
9. It is highly recommended that you bring building materials to P&Z for discussion.

SITE PLAN SUBMITTAL SCHEDULE:

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: June 09, 2019 at 5:30 at the Grimes City Hall

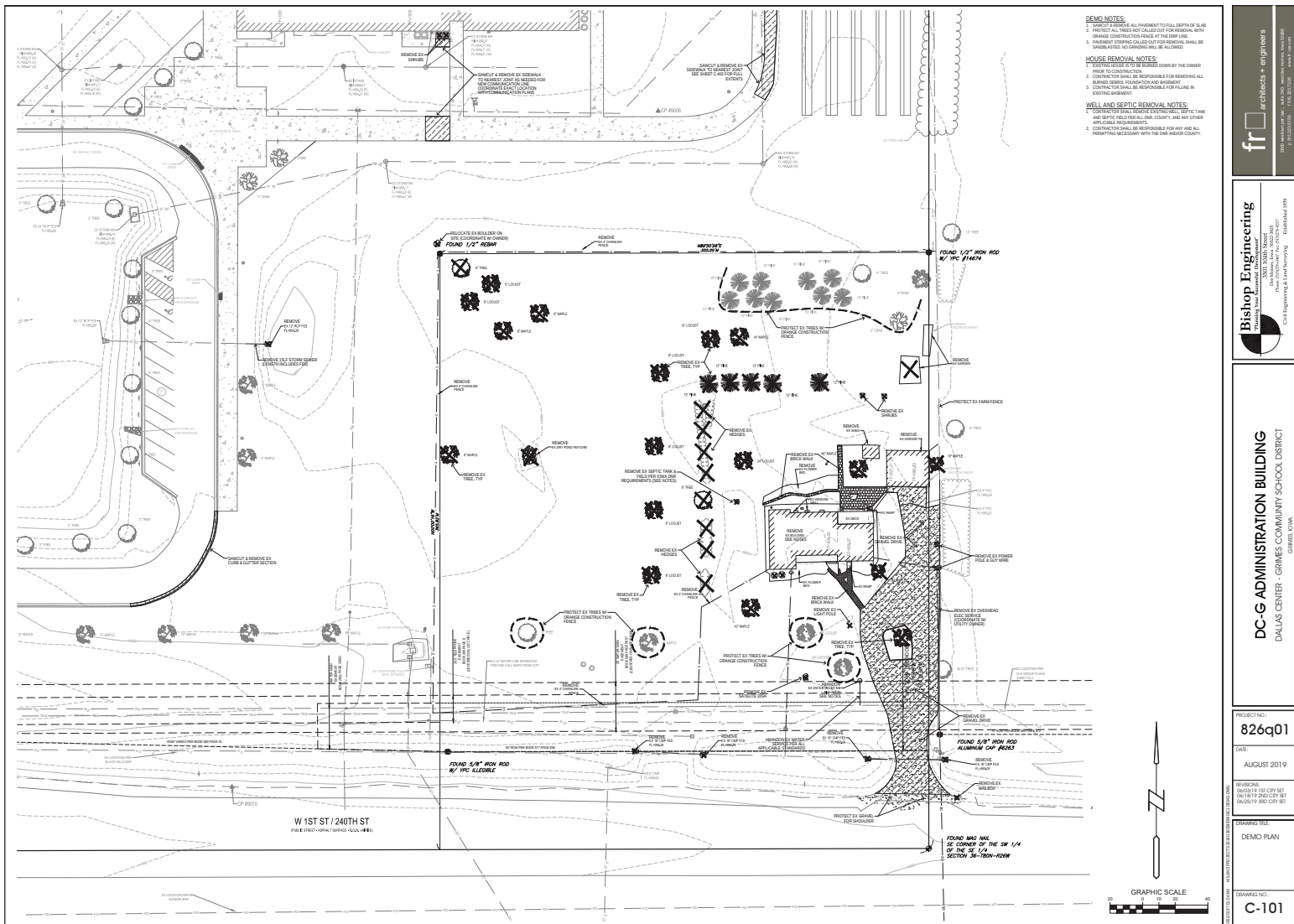
Please feel free to contact me at apfaltzgraff@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director

BISHOP ENG. PROJECT # 10



fr architects + engineers

10000 W. 10th St., Suite 100
Dallas, Texas 75243
Phone: 214.343.1111
Fax: 214.343.1112
www.frarchitects.com

Bishop Engineering

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Fax: 214.343.1112
www.bishopengineering.com

DC-G ADMINISTRATION BUILDING

DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT

GRAMES, TEXAS

PROJECT NO:

826q01

DATE:

AUGUST 2019

REVISIONS:

01/18/19 100 CIP SET
02/18/19 200 CIP SET
08/20/19 300 CIP SET

DESIGNED BY:

DEMO PLAN

DRAWING NO.:

C-101



fr  architects + engineers

Bishop Engineering
"Turning Your Successful Development"
 3561 104th Street
 Des Moines, Iowa 50322-3825
 Phone: (515) 275-0867 Fax: (515) 275-4207
 Civil, Structural & Foundation Engineering Established 1999

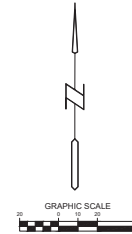
DOC-G ADMINISTRATION BUILDING
ILLIAS CENTER - GRIMES COMMUNITY SCHOOL DISTRICT

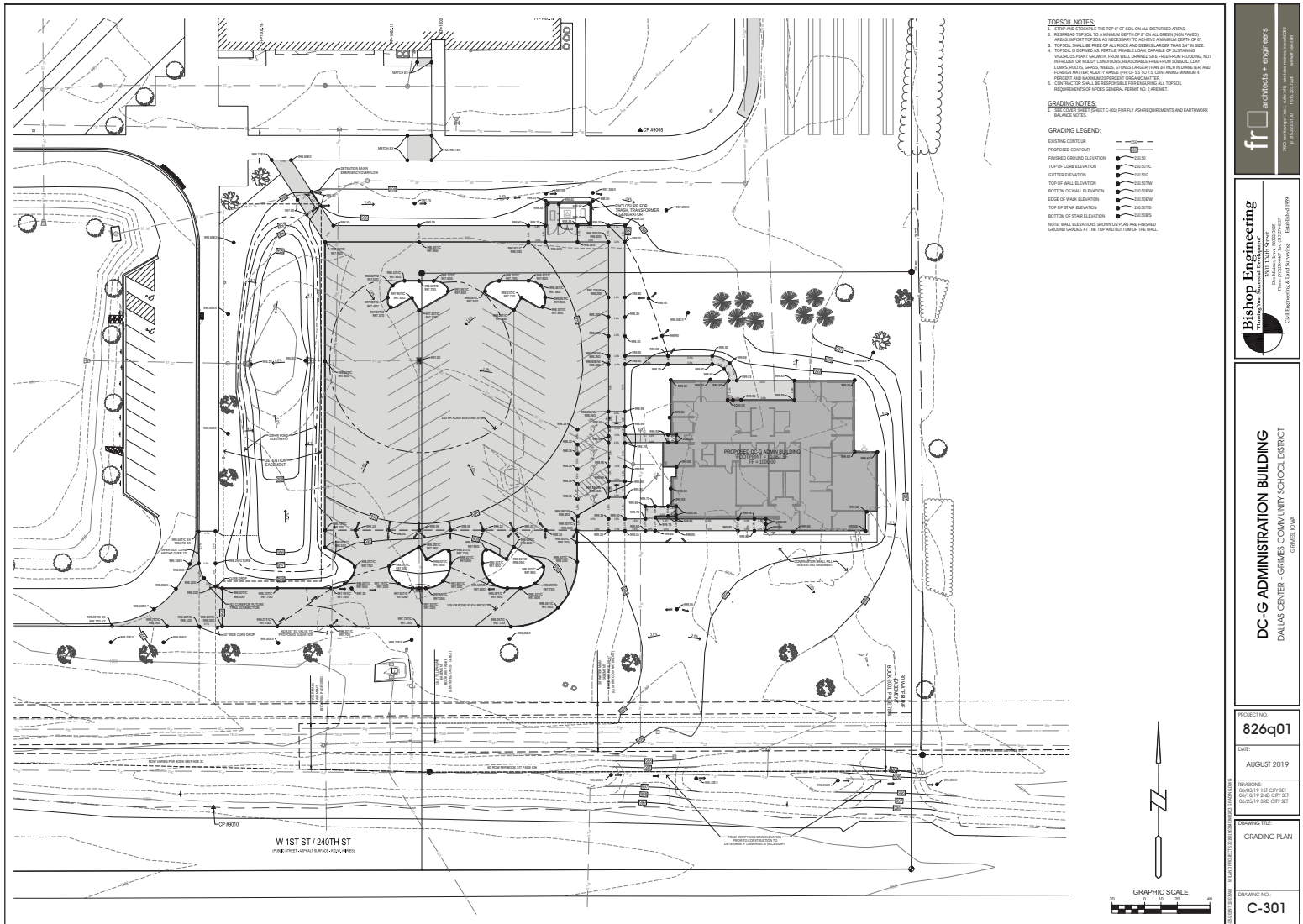
PROJECT NO.:
826q01

DATE: AUGUST 2019

DRAWING TITLE:
LAYOUT PLAN

DRAWING NO.:
C-201





fr architects + engineers

10000 W. 240TH ST. SUITE 100
DAVIDSON, ARIZONA 85910
PH: 520.426.1000 FAX: 520.426.1001 WWW.FRARCHITECTS.COM

Bishop Engineering

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DAVIDSON, ARIZONA 85910
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DC-G ADMINISTRATION BUILDING
DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT

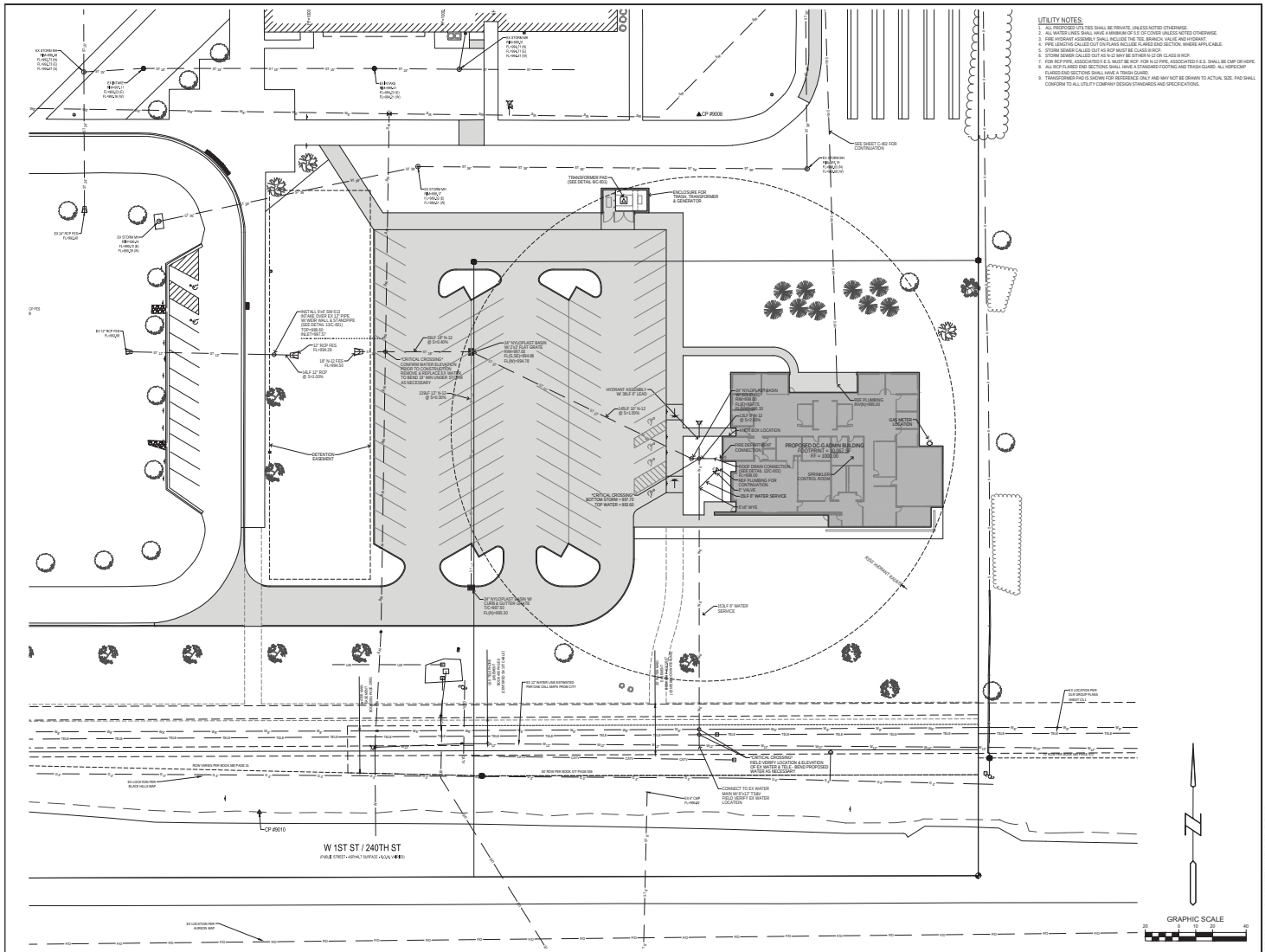
PROJECT NO:
826q01

DATE:
AUGUST 2019

REVISIONS:
01/19/19 100 CITY SET
02/19/19 200 CITY SET
08/20/19 300 CITY SET

DESIGNED BY:
GRADING PLAN

DRAWN BY:
C-301



fr architects + engineers
10000 W. 10th Street, Suite 100
Dallas, Texas 75243
Phone: 214.416.1000
www.frarchitects.com

Bishop Engineering
10000 W. 10th Street, Suite 100
Dallas, Texas 75243
Phone: 214.416.1000
www.bishopengineering.com

DC-G ADMINISTRATION BUILDING
DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT
GRAMES, TEXAS

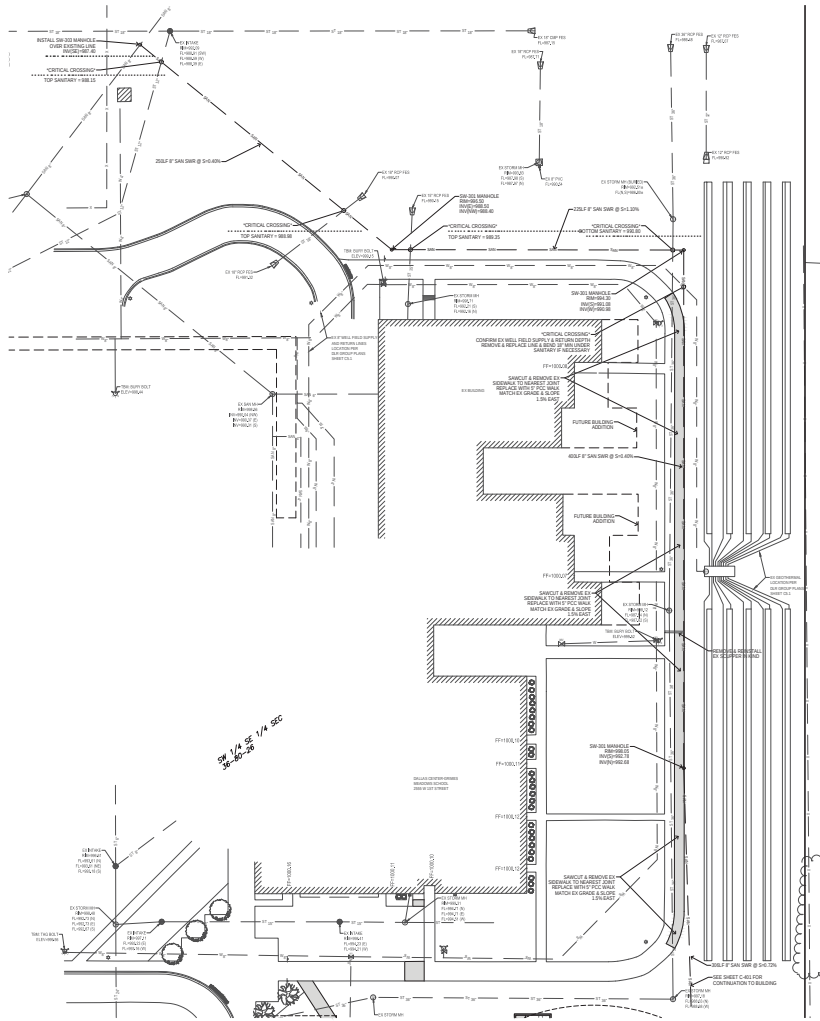
PROJECT NO:
826q01

DATE:
AUGUST 2019

REVISIONS:
08/20/19 100 CITY REVIEW
08/20/19 200 CITY REVIEW
08/20/19 300 CITY REVIEW

DESIGNED BY:
UTILITY PLAN

DRAWING NO:
C-401



Bishop Engineering
 1001 E. Ross Avenue
 Suite 100
 Dallas, Texas 75201
 Phone: (214) 742-1000
 Fax: (214) 742-1001
 Email: info@bishopeng.com
 Website: www.bishopeng.com

DC-G ADMINISTRATION BUILDING
 DALLAS CENTER - GRAMES COMMUNITY SCHOOL DISTRICT

PROJECT NO:
826q01

DATE:
 AUGUST 2019

REVISIONS:
 01/18/19 1ST CITY SET
 08/08/19 2ND CITY SET
 08/29/19 3RD CITY SET

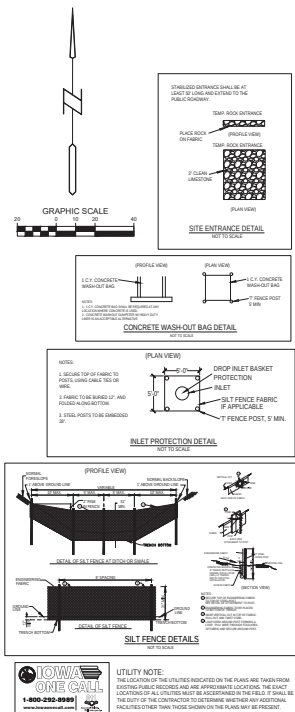
ISSUED FOR:
 UTILITY PLAN

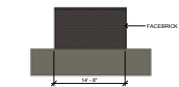
ISSUED NO:
C-402



[illegible]

- EROSION CONTROL REMOVAL NOTES:**
1. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SALT FENCE, INLET PROTECTION, AND TEMPORARY STAKEPILES.

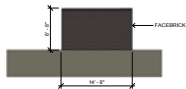




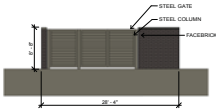
6 TRASH ENCLOSURE - WEST
1/8" = 1'-0"



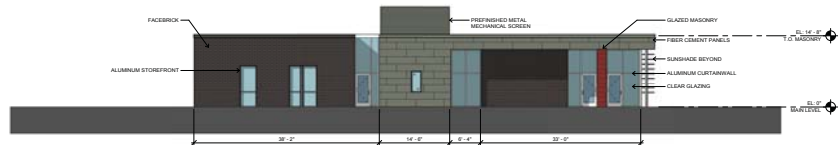
7 TRASH ENCLOSURE - NORTH
1/8" = 1'-0"



8 TRASH ENCLOSURE - EAST
1/8" = 1'-0"

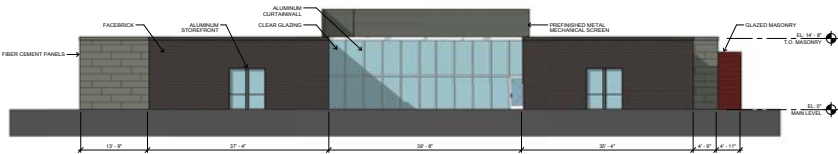


8 TRASH ENCLOSURE - SOUTH
1/8" = 1'-0"



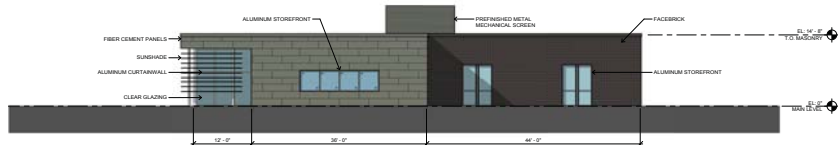
4 WEST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	10%
GLAZING	25%
METAL SCREEN	6%



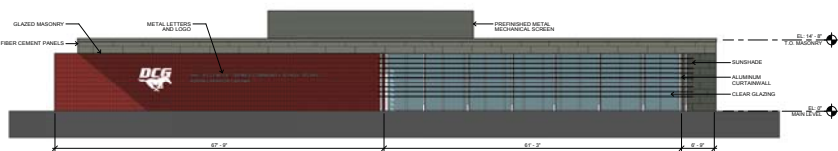
5 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	45%
GLAZING	35%
METAL SCREEN	10%



6 EAST ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	35%
GLAZING	35%
METAL SCREEN	6%



7 SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL PERCENTAGE BY ELEVATION	
GLAZING	35%
GLAZING	35%
METAL SCREEN	10%

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: DCG School District Administration – Preliminary
Plat/Site Plan

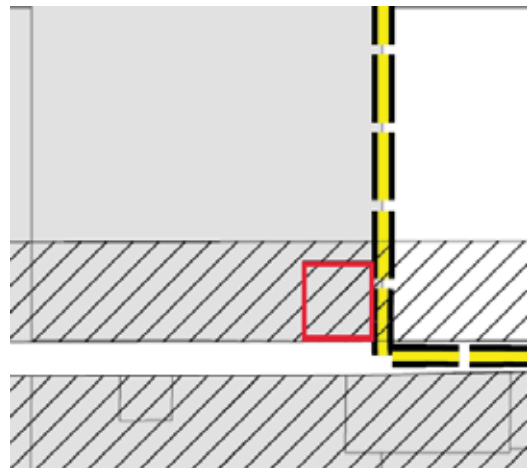
GENERAL INFORMATION:

Applicant:	DCG School District
Requested Action	Site Plan
Location	2405 W. 1 st Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Single Family	School	A-1
North	School	School	A-1
South	Single Family/ AG	NCOM – Neighborhood Commercial	A-1
East	Agriculture	MU-1 – Mixed Use 1	Unincorporated
West	School	School	A-1

BACKGROUND:

The site is currently a single-family dwelling, and has used in that fashion since the 1950's, and possibly before. In early 2019, the Dallas Center School District acquired the property, with the intent to redevelop the site as the centralized location for the school district's administrative functions.

If you will recall, this property is within the Transportation Corridor Mixed Use Development Overlay District

The applicant, DCG School District is now requesting approval of a preliminary plat /site plan, that would allow for the development of an approximately 10,067 square foot school office building.

ANALYSIS:*Preliminary Plat:*

Due to the AG zoning not allowing for a stand along office building, at the direction of staff, the applicant has chosen to re-plat the property into one lot. The single lot will contain both the proposed administration building, as well as the high school, meadows building and athletic facilities.

The appropriate easements for ingress/egress, storm water management, and utilities are shown on the plat.

With the approval of the Final Plat (forthcoming), the applicant will deed over the necessary ROW, which will facilitate the future improvements to HWY 44.

Building/Elevations:

The applicant is proposing to construct a 10,067 square foot building on the 2.8-acre site. The building is to be constructed out of a combination of brick, cement board, and aluminum architectural paneling. Due to the addition of the materials outside of the required brick, the Planning and Zoning Commission must make a recommendation on the materials, and Council must approve at a 4/5 super majority. Staff is comfortable with the material selection, and feels that the building is consistent with the architecture of the existing schools on the site.

The building is oriented with the main entrance facing west. Additional egress is provided along the north elevation.

Site Layout:

The current has access off the existing internal driveway for the school. At this time, no additional access to HWY 44 has been requested, however conversations have been had with the applicant and DOT about future requests. It is likely that the requests will come when additional improvements to HWY 44 are being made.

Pedestrian access from the school site is being provided into the new administration building site. A future pedestrian access is shown south of the building, which will connect into a proposed trail along the north side of HWY 44.

A dumpster enclosure, which also contains a generator, will be constructed out of material similar to the principal building is provided on the north side of the site.

Parking:

Based upon the proposed use, and square footage of the building, 32 spaces are required.

$(10,067 \text{ square feet} \times 50\%) / 160 \text{ square feet} = 31.5 \text{ (round to 32)}$

The site is shown to provide 93 parking spaces. The large increase of required parking spaces is due to the need to accommodate people during school board meetings.

Landscaping/Streetscape:

There are no minimum open space requirements in an A-1 district, however as presented, 50.9% open space is shown on the site. As there are no open space requirements, there are also no landscaping requirements, outside of those noted within the Transportation Corridor overlay. Based upon the linear frontage of the site along the ROW, at least 5 trees and a 3-foot hedge row is to be provided. The proposed site plan indicates that requisite trees and shrubs are shown.

Along the east property line, the future land plan contemplates that a residential product may be appropriate. As a result of that, a hedge row is required to provide screening from the commercial site. In the event that the land use is not residential, the applicant has chosen to show the landscaping to be installed in the future. Appropriate notes are provided that indicate the City can cause the landscaping to be installed by written notice, of which the applicant has 60 days to perform.

Utilities:

The site's storm water management responsibility is being managed with the creation of a new detention facility, west of the parking for the proposed facility.

A new hydrant and water main will be brought onto the site from the existing 12" main along HWY 44. The hydrant will be positioned to provide appropriate hydrant coverage and access to the FDC.

Sanitary sewer will be accessed via an existing main north of the existing school facility.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed preliminary plat/site plan for the DCG School District Administration Building subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" and last name "Pfaltzgraff" clearly distinguishable.

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

Item No. XX-XXX
For Meeting of July 9, 2019

AGENDA HEADING:

Approval of Site Plan for Latitude Lofts

SYNOPSIS:

The site has been vacant since the extension and improvement of SE Gateway Drive in the 1990's. In 2012, Knapp Properties petitioned the Board of Adjustment for a Special Use Permit, allowing R-3 (Multi-Family) uses in a C-2 district. The request was approved, and the construction of multi-family developments has occurred over the past 2-3 years. The subject site is the last of the lots that have the special use permit conditions allowing multi-family.

The applicant, Latitude Lofts, is now requesting approval of a site plan, that would allow for the development of an approximately 55-unit multi-family development.

While not a factor of the site approval, it should be noted that the property owner has secured financing from the Iowa Finance Authority, requiring the units to be marketed towards individuals with lower incomes.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Recommendation of Approval, subject to staff comments

STAFF/COMMITTEE RECOMMENDATION:

Approval of Site Plan for Latitude Lofts



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
bdcarchitects.com



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1154
mvahpartners.com

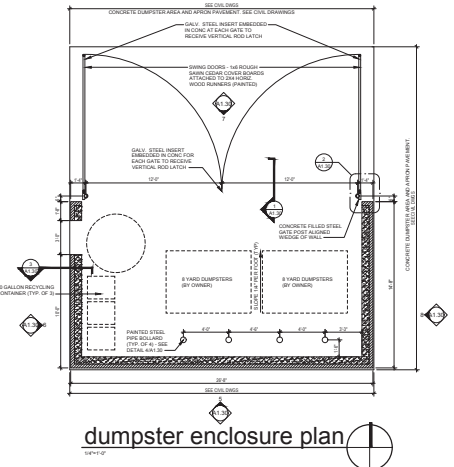
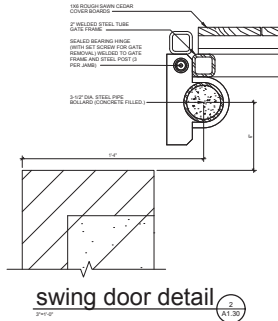
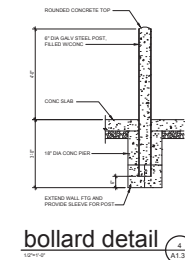
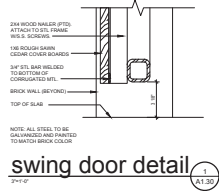
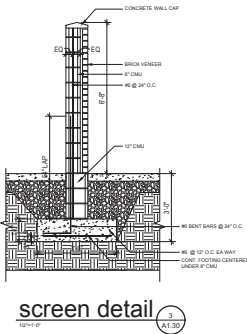
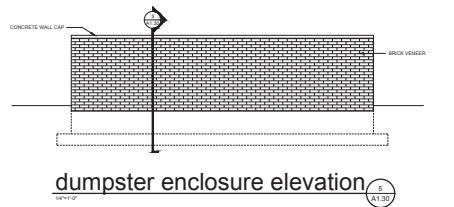
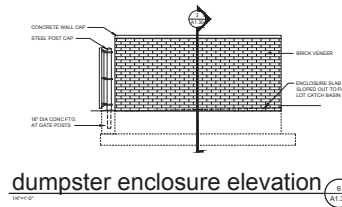
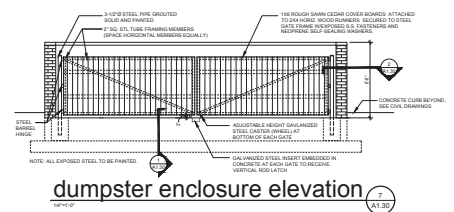
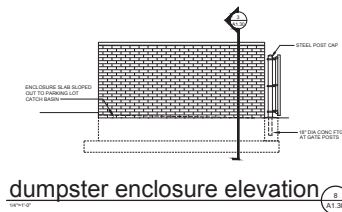


EXP. 12/31/19 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES, IA 50111
DUMPSTER ENCLOSURE

ISSUE DATE: XX-XX-XXXX
JOB NUMBER: BDCL19012
REVISIONS

A1.20





Latitude Lofts Grimes, Iowa

Planning and Zoning Review July 2nd, 2019

Latitude Lofts



Location

551 SE Gateway Drive

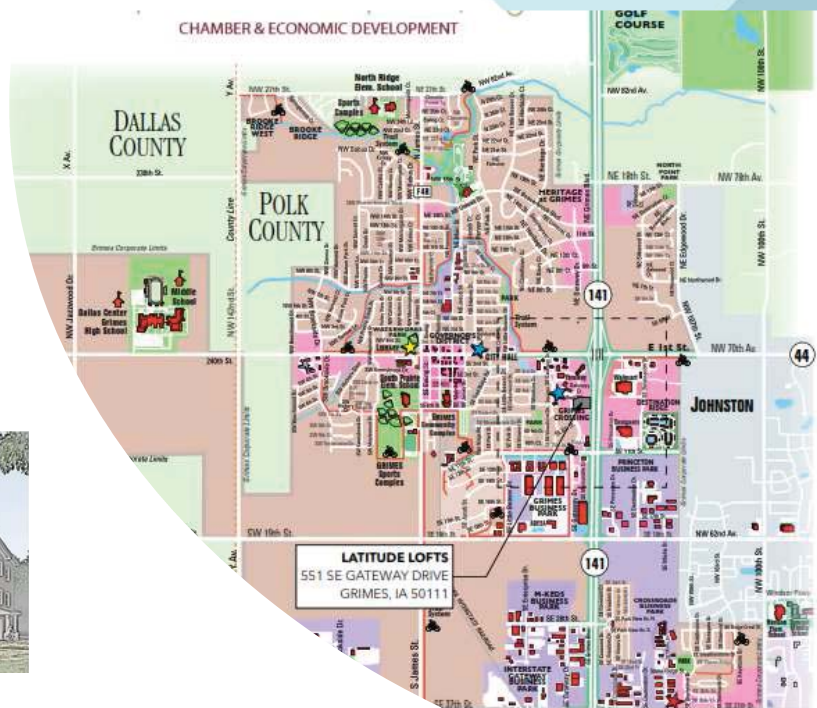
- ▶ 4.7 acres
- ▶ Clean soil
- ▶ Zoning in place
 - ▶ C-2 (Special Use)
- ▶ No public improvements need to Utilities or Right of Way



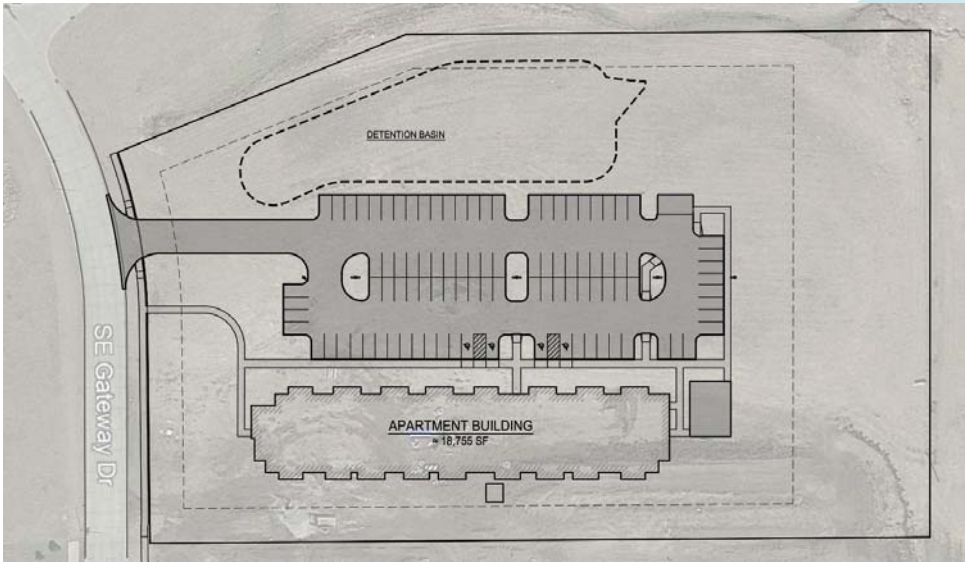
Location

551 SE Gateway Drive

- ▶ Part of Grimes Crossing
- ▶ Very well connected to amenities
- ▶ Adjacent to other multi-family developments
- ▶ Playground onsite



Site Plan



Building Exterior Rendering



Building Exterior Elevations



south elevation

1/16" = 1'-0"



north elevation

1/16" = 1'-0"

ZONING INFORMATION

Building Exterior Elevations



west elevation

1/16" = 1'-0"



east elevation

1/16" = 1'-0"

Any Questions?

Wyllys Mann
Development Director
(970) 579-0110
Wyllys.Mann@mvahpartners.com

Hume An
Senior Vice President
(312) 286-8128
Hume.An@mvahpartners.com



Who We Are & What We Do



10

MVAH Partners, LLC

The Mission...

- Empower People
- Enhance Communities

People are the beating heart of MVAH Partners.

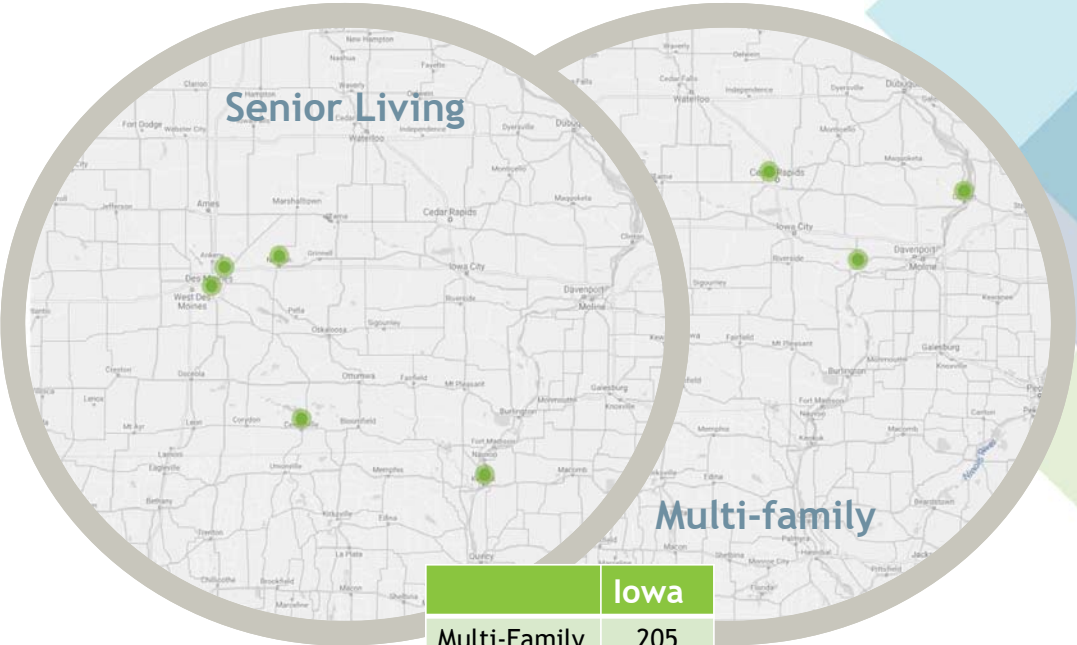
Who We Are...

- Founded in 1993.
- Experts in complex financing.
- Developers of high quality housing.
- Focused and Driven team.

We have a singular focus on developing quality affordable housing for those who need it most.



Our Portfolio



	Iowa
Multi-Family	205
Senior Living	244

MV's National Presence



Our Experience

- ▶ *More than 25* years experience
- ▶ *More than 6,000* units
- ▶ *More than 100* communities
- ▶ Own and Operate properties across 15 states
- ▶ 150+ Employees
- ▶ Offices in Charlotte, NC and Cincinnati, OH



Our Leadership



**Brian McGeady, Managing Partner,
MVAH Development**

Brian McGeady has been active in the affordable housing industry since 1999 where he has been involved in the development and financing of more than 6,500 apartment units in Ohio, Indiana, Pennsylvania, Michigan, Tennessee, Kentucky, Iowa, and North Carolina. Brian is based in Cincinnati and currently has time commitments in overseeing MVAH Development's development pipeline.



**Michael Riechman, Managing
Partner, MVAH Development**

Michael Riechman is a founding member and Managing Partner of MVAH Management and Development, an affordable housing developer, owner, and operator. Prior to MVAH Partners, he was a member of the Executive Team of Miller-Valentine Group and responsible for the Investment Management platform that includes capital raising, investment structuring, investor relations, property management, asset management, accounting and compliance.

Brian and Mike guide the short and long-term acquisition and development activities of MVAH Management and Development, overseeing the affordable housing operations in over 18 states. They are responsible for strategic planning, financing, feasibility analysis, and the creation of strategic housing partnerships with non-profit and for-profit organizations.



The Latitude Lofts Team

HUME AN, Senior Vice President

Hume oversees all affordable development activity in Illinois, Iowa, and Wisconsin. Additionally, he is responsible for negotiation of partnership agreements with non-profits, housing authorities and housing finance corporations. Mr. An has been involved with the development of several different projects from independent senior living and traditional market rate to SRO and permanent supportive housing,

WYLLYS MANN, Development Director

Wyllys has over 15 years of experience across a variety of real estate subsectors. Prior to joining MVAH as Regional Director of Development for the Upper Midwest, Wyllys Mann founded Affordable Community Energy, a New Market Tax Credit financed energy efficiency and renewable energy Company. Earlier in his career Wyllys gain experience with residential and commercial tax credit developments.

PENN HOLLYER, Project Analyst

Penn is responsible for working on financial modeling and taking the lead on LIHTC applications in Iowa, Illinois, Wisconsin, North Carolina, and West Virginia. In addition to LIHTC funding applications, he is well versed in a wide variety of other state, local, and federal funding processes. Penn has overseen the financial closing of over \$44 million worth of LIHTC developments in the past year.



Municipal References

Name	Title	City	State	Development
Denny Spinner	Mayor	City of Huntingburg	IN	The Lofts at St. Joseph (senior)
Ryan Stovall	Mayor	City of East Liverpool	OH	Market Street Lofts (workforce)
Terry Seitz	Former Mayor	City of Jasper	IN	Jasper Lofts (workforce) and Vine Street Lofts (senior)
Dave Efland	Director of Planning and Economic Development	City of Delaware	OH	Riverside Landing (senior)
Shelley Dickstein	City Manager	City of Dayton	OH	Omega Senior Lofts (senior), Pheasant Run Senior (senior), Dayton Single Family Homes (workforce)
Gregg Mandsager	City Administrator	City of Muscatine	IA	Harrison Lofts (workforce)



Examples of Our Residential Communities



Examples of Our Residential Communities



A Brief
description of
the housing Tax
credit program



21

In the beginning:

- ▶ The program was born in 1986 out of the changes in the tax code under Ronald Reagan
- ▶ The program is regulated under the Internal Revenue Code - Section 42The program was born in 1986 out of the changes in the tax code under Ronald Reagan
- ▶ The program is regulated under the Internal Revenue Code - Section 42

The result:

- ▶ Congress had to find a way to incentivize individuals to invest in real estate that would not create a rent burden on individuals and family's making less than the Area Median Income (AMI)
- ▶ That incentive is a dollar for dollar tax credit for an investor in the housing credit development

Iowa Finance Authority

- ▶ IFA manages the Federal Housing Tax Credit Program through the State's 9% & 4% Credit Program
 - ▶ 9% Tax Credit
 - ▶ A competitive application process
 - ▶ Designed for New Construction or Substantial Rehabilitation
 - ▶ Scoring criteria range from financial feasibility, various indicators of local support, size, quality of development, amenities and services to be provided to the tenants, economic health of the community, and more
 - ▶ Scoring reflects requirements found in state law and program rules; the program rules are known

IFA - Compliance

- ▶ IFA has a dedicated compliance department solely for the purpose of making sure its housing programs maintain and follow the federal and state regulations and laws. This is accomplished through but not limited to:
 - ▶ Annual reporting of tenant certification data
 - ▶ Annual submission of monitoring reports. Punitive sanctions and fines for failure to submit on a timely basis
 - ▶ Physical inspection of projects upon completion of construction
 - ▶ Follow-up physical inspections to ensure development projects are maintained and kept at a high standard
 - ▶ Enforcement policy in conjunction with federal policy that could enforce punishment including but not limited to: conviction & prison time, fines, and sanctions
- ▶ In addition to State oversight, City will have building and operational code enforcement which must be adhered. Failure to maintain development projects can lead to penalties and fines. Additionally, Cities can and will report program non-compliance to IFA.

25

Area Tenant Profile

- ▶ Tenant/Household whom is gainfully employed
 - ▶ Types of tenants & avg salary eligible for residency
(varies with household size)
 - ▶ Teacher Aide avg - \$27,270
 - ▶ Teacher - \$54,667
 - ▶ Nurse - \$53,000
 - ▶ Fire & Rescue - \$44,710
 - ▶ Police Officer - \$61,991
 - ▶ City Support Staff - \$47,717
 - ▶ Court Clerk - \$34,000
 - ▶ City Staff avg (non-mgmt.) - \$47,717
 - ▶ Local Service Worker (restaurant) - \$ 22,080 plus tips
 - ▶ Local Service Worker (retail) - \$ 28,520

City Benefits of Housing Credit Development Projects

- ▶ Economic Investment
 - ▶ Assists the City with its housing needs by providing quality income based housing. Thus forcing absentee landlords who have neglected their properties to react and further invest into their properties
 - ▶ Improves the age of housing stock. In many cases, residents are forced to live in older less maintained properties due to rising housing demand and cost
 - ▶ A Typical 50 unit new construction development project will bring approximately \$8 Million dollars of investment to the area.
 - ▶ Development projects add to the local economy. Additional working families needing the services and goods offered in the local community.
 - ▶ The development will bring additional jobs to the local community

Misperceptions

Housing Credit Development Projects

Research from Harvard Joint Center for Housing Studies-

- ▶ Property Value Decline
 - ▶ “working communities with multifamily dwellings actually have higher property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units. In fact, among working communities, “the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest.” The study also noted a similar phenomenon with respect to income: among working communities, higher household income was positively associated with the share of multifamily housing”
- ▶ Impact to School
 - ▶ On average, 100 single-family owner-occupied houses include 51 school-age children. By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units. Wealthier apartment dwellers have even fewer children (12 children per 100 households for residents earning more than 120 percent of the area median income, AMI), while less wealthy residents earning less than 80 percent of AMI still have fewer children (37 per household) than single-family homes.
- ▶ School Funding
 - ▶ Thus, apartments actually pay more in taxes and have fewer school children on average than single-family houses. In other words, it may be more accurate to say that apartment residents are subsidizing the public education of the children of homeowners than the reverse.

Misperceptions

Housing Credit Development Projects

– continued

► Crime

- “studies of Irving, Texas, and Anchorage, Alaska, found no connection between crime and housing density. The former used geographic information systems (GIS) analysis to supplement more conventional approaches and determined that “high density and multi-family development are not necessarily associated with high crime rate, but socioeconomic status is.”

► Social Interaction

- Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses (33 percent vs. 17 percent).
- Apartment residents are just as likely as house owners to be involved in structured social groups like sports teams, book clubs, and the like (22 percent for sports groups, 10-11 percent for other groups).

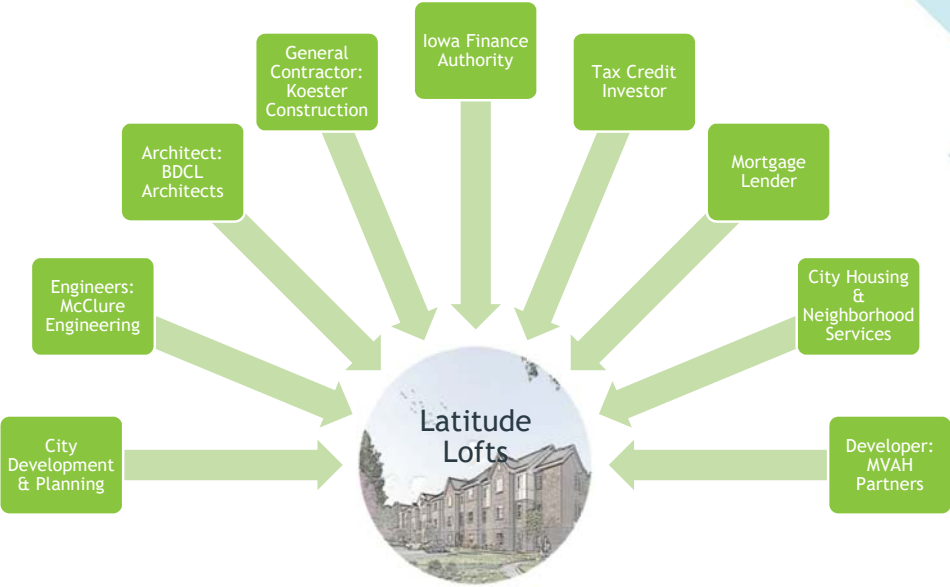
► There’s No Housing Burden In our City

- Near-record numbers of renter households remain cost-burdened, paying more than 30% of their income for housing. In 2016, approximately 20.8 million households were cost-burdened and 11.0 million were severely cost-burdened, spending more than half of their incomes on housing. According to the report, 80% of renters making less than \$30,000 per year are cost-burdened.

SOURCE

http://www.jchs.harvard.edu/sites/default/files/rr07-14_obrinsky_stein.pdf
<https://nlihc.org/article/harvard-joint-center-housing-studies-releases-state-nation-s-housing-2018>

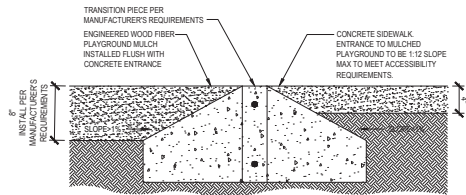
The Development Team





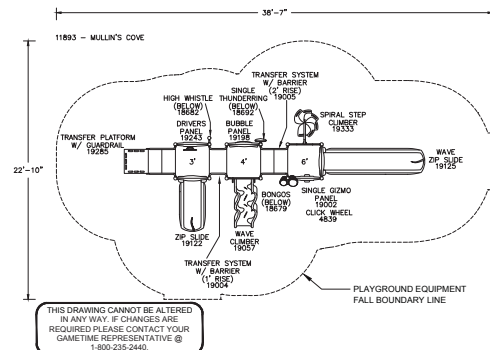
playground design

C
A1.4



sidewalk transition detail

B
A1.46



playground plan

A
A1.40



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EXP. 12/31/19 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES, IA 50111
PLAYGROUND DETAILS

ISSUE DATE: XX-XX-XXXX
JOB NUMBER: BDCL19012
REVISIONS

A1.30



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

June 18, 2019

McClure Engineering

Attn: Caleb Smith, P.E.

1360 NW 121st Street

Clive, IA 50325

RE: Latitude Lofts – Site Plan

Dear Mr. Smith:

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

General Comments:

1. Parkland Dedication is required for this development. The Developer shall submit a plan to satisfy the Grimes Parkland Dedication Ordinance. It is assumed that the Developer will propose a cash payment of based on \$42,000 per acre times the required parkland dedication area based on residential units. If so, please provide said calculations on the site plan cover sheet. Any cash payment will be due prior to building permit approval. Each unit shall provide for 1.615 individuals, for a total population of 80.75 (50*1.6150). For every person, .005 acres of parkland shall be dedicated, for a total of .40375 acres (80.75*.005). Thus, the fee provided will total \$16,957.50 (.40375*\$42,000).
2. Please note that a Grimes Floodplain Development Permit Application is required (attached). It is our opinion that a 404 permit is not necessary, however at your discretion, you may inquire with the Army Corp to determine.
3. Please label the floodplain linework, and identify on the coversheet the FIRM Panel, Zone and Adoption Date (2/1/2019)

Sheet 6 – Detailed Grading Plan

4. The sidewalk from the ROW to the building exceeds 5% which is not allowed. Please lengthen the sidewalk so it does not exceed 5%.

Sheet 7 – Utility Plan

5. Please show the location of the fire department connection. Note that a fire hydrant is required within 100-ft of said F.D. connection. Please label distance on the plans.
6. The domestic service shut off is inside the building, then a City Access Agreement is required (see attached).

Elevation Plan

7. It is highly recommended that you bring detailed building materials and color schemes with you to P & Z.

Stormwater Management Plan:

8. FOX has reviewed the SWMP. Please submit a signed copy for our records.

Stormwater SWPPP:

9. The erosion and sediment control indicated on the site plan is acceptable.
10. Please submit the City of Grimes Grading/SWPPP certification.
11. SWPPP narrative has been received and the following is our comments:
 - a. It is noted the format is an EPA template and needs additional editing to conform to Iowa DNR General Permit #2.
 - b. Page 24 of 245, please provide 24-hour emergency contact information. This is the same as the City of Grimes Grading/SWPPP certification.
 - c. Page 6 of 245, please provide SWPPP management information.
 - d. Page 17 of 245, paragraph 4.3 Track-out Control, Description – please revise as “M Avenue west” is not correct.
 - e. Page 18 of 245, paragraph Installation – please change work “one” to “once” in two locations on this page.
 - f. Page 25 of 245, paragraph Maintenance Requirements – please correct spelling of “soded” to “sodded” in three locations within the paragraph.
 - g. Page 28 of 245, paragraph 5.2 Spill Prevention and Response – please add information from DNR G.P. #2, page 5 of 17, B. Releases in Excess of Reportable Quantities.
 - h. Page 31 of 245, Pollution Prevention Practices, Descriptions – is Story Construction going to be contractor working at site? Please revise as needed.
 - i. Page 34 of 245, Inspection Schedule – please be aware DNR G.P. #2 does NOT have exceptions for frozen ground – please revise accordingly.
 - j. Page 37 of 245, Please have certification(s) signed for final approval.
 - k. Suggest removing Appendix L Historic Properties Documentation, pages 176 through 227.
 - l. Please refer to G.P. #2 for items that are to be included in a SWPPP narrative (I.e. Notice of Intent, Notice of Discontinuation, published public storm water discharge notice, DNR authorization, etc.) and include items in this narrative.

Post Construction Stormwater Agreement:

12. Please revise the title, first paragraph and second paragraph of the agreement to replace the bracketed information with the name of the site plan/development.
13. Part I, Item 1 - Please replace [insert Storm Water Management Facility] with “detention basin for Latitude Lofts Site Plan”.

14. Part I, Item 2, Line 2 – Please replace “Stormwater Management Concept Plan” with “Stormwater Calculations, Latitude Lofts”.
15. Part II, Item 11a (swales and detention sections) – Please revise “height designated on the original design” to be an actual height range that is required to be maintained for pond vegetation.
16. Part II, Item 11g – Delete if not needed.
17. Part II, Item 11 – Delete Riparian Buffer language since it is not applicable.

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 DEADLINE: **June 25, 2019 @ 9am (submit revised plan to apfaltzgraff@grimesiowa.gov)**

PLANNING & ZONING: July 2, 2019 at 5:30 at the Grimes City Hall

COUNCIL MEETING: July 9, 2019 at 5:30 at the Grimes City Hall

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

Sincerely,



Alex Pfaltzgraff
Development Services Director

APPLICANT

MVAH PARTNERS
9100 CENTRE POINTE DRIVE, SUITE 210
WEST CHESTER, OH 45069
ATTN: WYLLYS MANN

OWNER

KNAPP PROPERTIES INC.
5000 WESTTOWN PKWY STE 400
WEST CHESTER, OH 45069
ATTN: WILLIAM C KNAPP

ENGINEER/SURVEYOR

MCCLURE ENGINEERING
1300 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229
cmh@mcclureeng.com
ATTN: CALEB SMITH

ZONING INFORMATION

ZONING: BOARD OF ADJUSTMENT GRANTED A SPECIAL USE PERMIT
ALLOWING A R.U. ZONING USE IN AN EXISTING C-2 ZONE.
HIGHWAY 141 OVERLAY (ZONE 1)

BUILDING SETBACKS:
FRONT YARD - 25 FT.
SIDE YARD - 20 FT.
REAR YARD - 10 FT. (HWY 141 OVERLAY)

OFF-STREET PARKING SETBACK - 10 FT.

MAXIMUM BUILDING HEIGHT - 45 FT.

BUILDING INFORMATION

ADDRESS: 551 SE GATEWAY DRIVE

TOTAL NO. BUILDINGS: 1 BUILDING

TOTAL BUILDING SF: 18,754 SF

GROSS FLOOR AREA: 55,028 SF

FIRST FLOOR SF: 18,754 SF

SECOND FLOOR SF: 18,817 SF

THIRD FLOOR SF: 18,817 SF

BUILDING HEIGHT: 43 FT. - 9 IN.

TOTAL NUMBER OF FLOORS: 3 FLOORS

GRADING TO BEGIN: FALL OF 2019

CONSTRUCTION TO BEGIN: FALL OF 2019

COMPLETION EXPECTED: SUMMER OF 2020

LEGAL DESCRIPTION

GRIMES CROSSING PLAT 3 LOT 8

DEVELOPMENT INFORMATION

GROSS LAND AREA: = 205,313 S.F. (4.71 AC.)

DEVELOPED AREA: = 205,313 S.F. (4.71 AC.)

DEVELOPED IMPERVIOUS AREA:
PAVED AREA: = 42,988 S.F. (9.7%)
BUILDING AREA: = 18,754 S.F. (9.1%)
TOTAL: = 61,742 S.F. (30.8%)

OPEN SPACE:
REQUIRED: = 20% OPEN SPACE (HWY 141 OVERLAY)
= (40,201) (19.5%) = 41,000 S.F.

PROVIDED: = 205,313 S.F. - 61,742 S.F.
= 143,571 S.F. (70.1%)

LANDSCAPING:
REQUIRED: = 2 TREES FOR EVERY 1,000 S.F. OF REQUIRED OPEN SPACE
= (2) (41,000 / 1,000 S.F.) = 82 TREES

= 1 TREE PER 500 S.F. FRINGING ON THE GATEWAY = 6 TREES

= 1 SHRUB PER 500 S.F. OF REQUIRED OPEN SPACE
= (1) (41,000 / 500 S.F.) = 82 SHRUBS

PROVIDED: = 82 TREES
= 82 SHRUBS ALONG SE GATEWAY

= 10 TREES

PARKING INFORMATION

REQUIRED: = RESIDENTIAL DWELLING (BULK REGULATIONS)
= 2 STALLS PER UNIT = 3 STALLS / 50 UNITS
= 100 STALLS REQUIRED

PROPOSED: = 100 SPACES PROVIDED

ADA PARKING: = TOTAL NUMBER OF PARKING SPACES IN PARKING
FACILITY (76-100) = 4 PARKING SPACES REQUIRED
AND 1 VAN ACCESSIBLE SPACE

PROPOSED: = 4 SPACES PROVIDED AND 1 VAN SPACES PROVIDED

PROJECT SCHEDULE

BEGIN CONSTRUCTION: FALL 2018

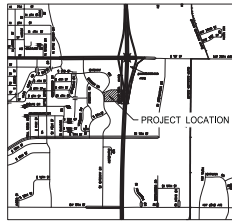
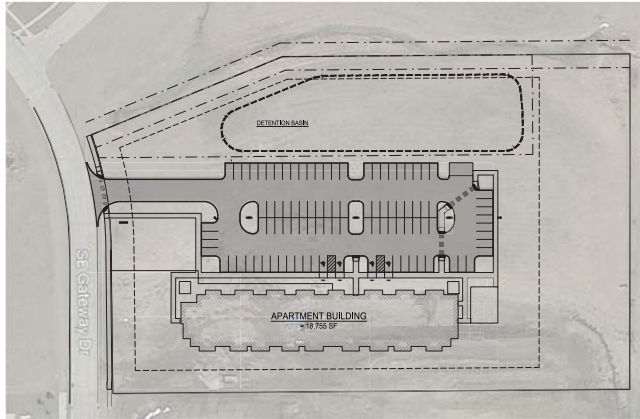
FINAL OCCUPANCY: SUMMER 2019

FIRM PANEL: 1910300707

ZONE: ALL ZONE 3 IN AREA BEING DEVELOPED ON SITE

APPROVED: 2/1/19

FLOODPLAIN INFORMATION



ALL CONSTRUCTION SHALL BE COMPLETED IN
ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN
AND SPECIFICATIONS, WITH GRIMES ADDENDA, AS
APPROVED BY THE CITY OF GRIMES EXCEPT WHERE
ALTERED OR AMENDED BY THESE PLANS.

	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.
	DATE: 05/24/2019 MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: _____



Sheet Number	Sheet Title	Sheet Description
01	GN-01	COVER SHEET
02	GN-02	GENERAL LEGEND AND NOTES
03	GN-03	EXISTING CONDITIONS AND DEMO PLAN
04	SP-01	SITE PLAN
05	GR-01	GRADING PLAN
06	GR-02	DETAILED GRADING
07	UT-01	UTILITIES PLAN
08	LI-01	LIGHTING PLAN
09	LS-01	LANDSCAPE PLAN
10	LI-02	PLANTING SCHEDULE
11	DT-01	DETAILS
12	EL-01	BUILDING ELEVATIONS



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mvahpartners.com



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515-964-1229
fax 515-964-2370

EXP. 12/31/19

05/26/2019

EXP. 12/31/19

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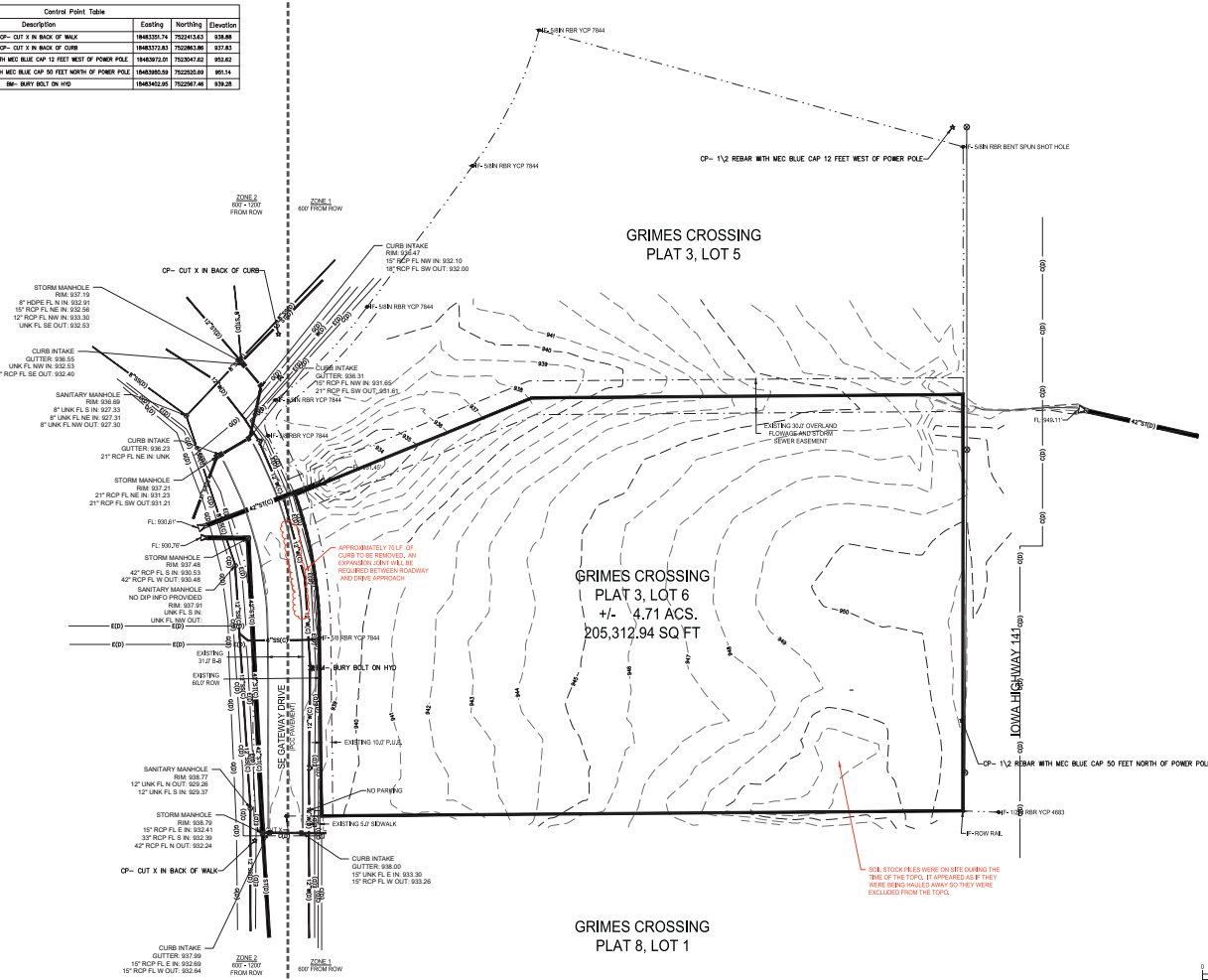
EXP. 12/31/19

05/26/2019

EXP. 12/31/19

05/26/2019

Control Point Table				
Point No.	Description	Easting	Northing	Elevation
1	OP- CUT X IN BACK OF WALK	1846833201.74	7022143.63	938.86
2	OP- CUT X IN BACK OF CURB	184683372.63	7022083.96	937.83
3	OP- 1/2 REBAR WITH MED BLUE CAP 12 FEET WEST OF POWER POLE	184683027.01	7022104.62	942.62
4	OP- 1/2 REBAR WITH MED BLUE CAP 50 FEET WEST OF POWER POLE	184683850.59	7022025.69	951.14
5	SEE: 64501-001-001.DWG	184683614.05	7020567.48	939.78



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phone 513.964.1154

mvaahpartners.com

McCLURE
ENGINEERS & ARCHITECTS

building the communities we live in

11000 N. 121ST Street
Olathe, Kansas 66062
913-864-1229
fax 913-864-2370

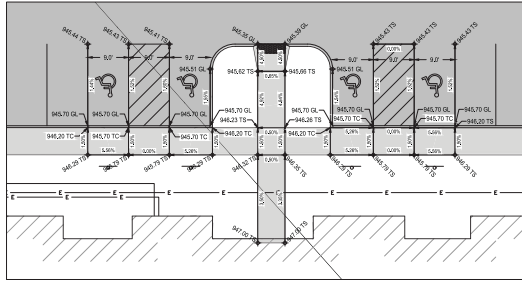
EXP. 12/31/19 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES IA 50111

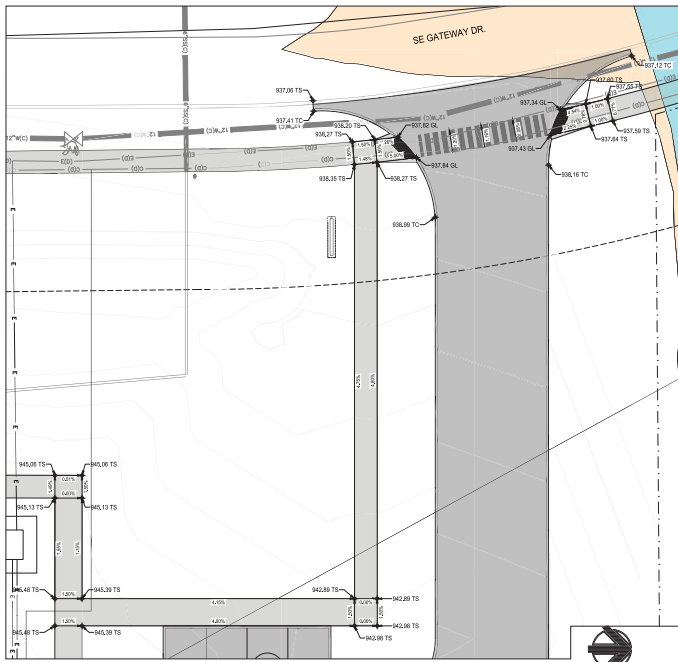
ISSUE DATE: 05/24/2019
JOB NUMBER: BDCL19012
REVISIONS: 6/17/2019 - CITY COMMENTS

GN-03 03 / 12

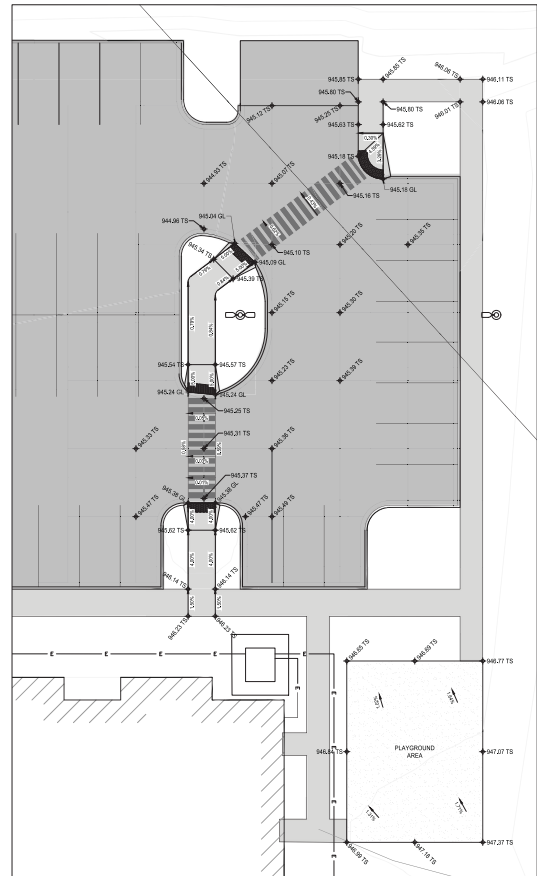




DETAILED GRADING - ADA PARKING STALLS
SCALE: 1" = 10'



DETAILED GRADING - DRIVE ENTRANCE AND ADA RAMP
SCALE: 1" = 10'



DETAILED GRADING - ADA SIDEWALK RAMP
SCALE: 1" = 10'



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EXP. 12/31/19 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES IA 50111

ISSUE DATE:
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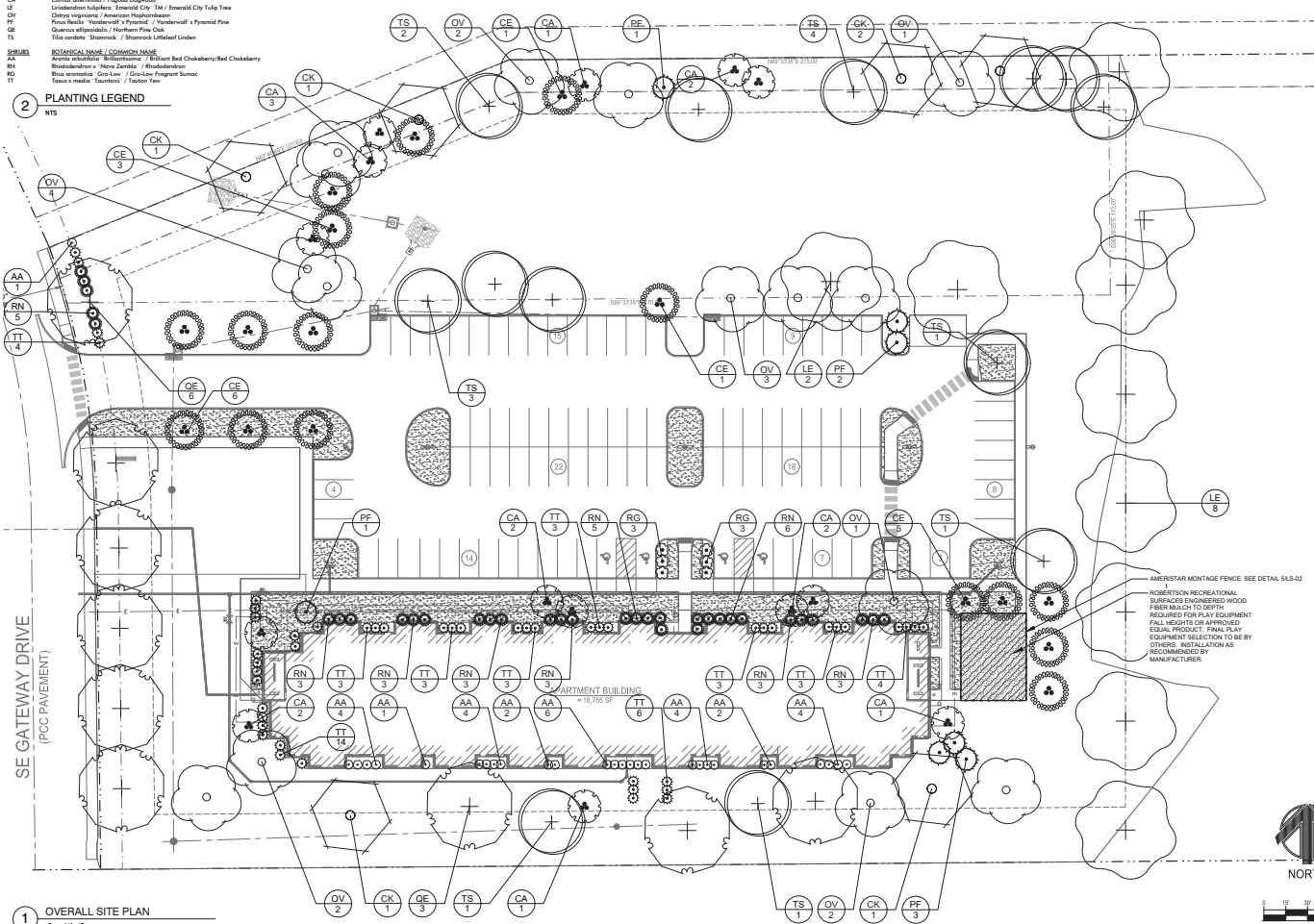
GR-02 06 / 12

PLANT LEGEND (SEE FULL SCHEDULE ON LS-02)

TREES	BOTANICAL NAME / COMMON NAME
CA	Cornus alternifolia / Eastern Red-barked Elm
CK	Quercus laevis / American Yellowwood
CE	Quercus alba / White Oak
LE	Liriodendron tulipifera / Emerald City Tree / Emerald City Tulip Tree
OV	Quercus virginiana / American Holly
PF	Pinus taeda / Loblolly Pine / Pinus strobus / White Pine
RG	Quercus macrocarpa / Northern Red Oak
TS	Tilia cordata / Shagbark / Shagbark Loblolly
SHRUBS	BOTANICAL NAME / COMMON NAME
AA	Arctostaphylos uva-ursi / Bearberry
RN	Rhododendron x 'Nara Zerkow' / Rhododendron
TT	Taxus x media 'Taylortoni' / Taxus

PLANTING LEGEND

NTS



OVERALL SITE PLAN

1" = 30'-0"



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EXP. 12/31/19 09/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES, IA 50111

ISSUE DATE: 05/24/2019

JOB NUMBER: BDCL19012

REVISIONS: 6/17/2019 - CITY COMMENTS

LS-01 09 / 12

STANDARD MCLURE LANDSCAPE PLAN NOTES

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERGROUND UTILITIES, IRRIGATION PIPING AND DRAINAGE STRUCTURES BEFORE COMMENCING WORK. INFORMATION SHOWN ON PLANS IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO ANY OF THE PREVIOUSLY LISTED ITEMS.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLANT QUANTITIES SHALL SUPERSEDE SCHEDULED QUANTITIES.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES SHOWN PRIOR TO PLANTING. QUANTITIES PROVIDED ARE FOR CONSERVATION ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND INCLUDING THE QUANTITY OF PLANT MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
- LOCATION AND PLANTING OF ALL PLANT MATERIAL SHALL BE STAKED OR Laid OUT IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTION (SINK, CUTBACK) SHALL BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ASIA STANDARDS.
- ALL TREES & SHRUBS (SINKS, CUTBACKS, ROCK MULCH) SHALL RECEIVE 1" MIN. OF SHREDED DARK BROWN PINEBARK HARDWOOD MULCH, AS SPECIFIED, AND PRIOR OR SUBSEQUENT TO BEDS BEFORE & AFTER MULCHING FROM BENCH TO CROWN, 1" IF WATER INSTALLATION, RETURN NEXT SPRING & INSTALL PREVENTION WITH MULCH.
- TREE TIES SHALL BE SPACED 20" STRIPS FOR TREE STAKING, USE OF GAUGE BANDING WIRE, TREE TIES SHALL BE STRAIGHT ALUMINUM AND CUT TREE TIES SHALL BE REMOVED PRIOR TO TOP CUT PLANT INSTALLATION.
- CONTRACTOR SHALL THOROUGHLY WATER IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING UNTIL SURVIVAL IS COMPLETED. CONTRACTOR REQUIRED TO COORDINATE WATERING WITH THE OWNER AFTER SUBSTANTIAL COMPLETION.
- ALL AREAS OF THE SITE DISTURBED DURING CONSTRUCTION THAT ARE NOT DESIGNATED AS BEDS / PAVEMENT AREAS SHALL BE SOODED WITH SOIL, CURB TYPE SOIL FILLING AND JOBS BUSHES AND SO.
- ALL LANDSCAPED AND TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATED SYSTEM. THE CONTRACTOR SHALL PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY HANDED OR HANDED IRRIGATION PIPING IS EQUIPMENT AND TO BE USED. IF IT IS PERMITTED, THE DESIGN SHALL PROVIDE ALL PIPES, VALVES, CHECKS, TAPES, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES RECOMMENDED. SLICE SLEEVES AND MAKE CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE LOCATION, TOP & BOTTOM WITH THE GENERAL CONTRACTOR AND THE CITY OF CLEVELAND PLUMBER. THE IRRIGATION DESIGN / SUBMITTAL SHALL BE REPRESENTATIVE & LA FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. HE SHALL MAKE SURE THAT THE BATTER & BACKSLOPE ARE CORRECT IN THE FIELD AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS FROM THE IRRIGATION BID. COORDINATE THESE ITEMS AND SLEEVES.
- NO TREE SHALL BE PLANTED OVER TOP OF ANY UTILITY LINES OR PIPES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO PLANTING AND ANY MODIFICATIONS TO TREE LOCATIONS SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND APPROVED BY THE CITY PRIOR TO PLANTING.
- ALL PLANT MATERIALS AND IRRIGATION SYSTEM SHALL BE GUARANTEED FOR 3 YEARS FROM DATE OF SUBMITTAL TO THE CITY. ALL MATERIALS INDICATED IN THE SPECIFICATIONS, PLANT MATERIALS WILL BE ONLY THE BEST AVAILABLE AND REQUIRED VERY BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
- CONTRACTOR SHALL REPORT SUBSURFACE SOIL OR DRAINAGE PROBLEMS TO THE LANDSCAPE ARCHITECT.
- THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE GRIMES LOWA UNIFIED DEVELOPMENT CODE. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF GRIMES, IOWA TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.

LANDSCAPE REQUIREMENTS			
FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES	FOR THE OWNER & CITY OF GRIMES
CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.	CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO PLANTING.
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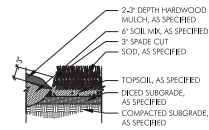
LANDSCAPE GENERAL NOTES

PLANT SCHEDULE

TREE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALL	SIZE
CE	16		Cercis canadensis / Eastern Redbud Multi-trunk	8.8.8		8-10" Ht
CK	6		Chastanula tenuifolia / American Yellowwood	8.8.8	2" cal	
CA	14		Cornea alternifolia / Pagoda Dogwood	8.8.8	1.5" cal	
IE	10		Liriodendron tulipifera 'Emerald City' / The Emerald City Tulip Tree	8.8.8	2" cal	
OV	15		Ostrya virginiana / American Hophornbeam	8.8.8	2" cal	
PF	7		Pinus Resinosa 'Vanderwall' x Pyramid / 'Vanderwall' x Pyramid Pine	8.8.8		8-10" Ht
QE	9		Quercus alleghaniensis / Northern Pine Oak	8.8.8	2" cal	
TS	13		Tilia cordata 'Shenckel' / Shenckel Littleleaf Linden	8.8.8	2" cal	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
AA	28		Aronia arbutifolia 'Brilliantissimo' / Brilliant Red Chokeberry/Red Chokeberry	5 gal		
BN	34		Rhododendron x 'Hans Zandbergen' / Rhododendron	5 gal		
BG	6		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal		
TT	46		Taxus x media 'Tussock' / Tussock Yew	5 gal		
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONT.		
EW	1,200 sf		Engelmann Wood Mulch	SF		
PH	108,840 sf		Fescue Sod / Heat-Tolerant Fescue Sod	SF		

LANDSCAPE GENERAL NOTES

LANDSCAPE CALCULATIONS



TRENCH-CUT EDGING

00 0102-01

SHRUB AND PERENNIAL PLANTING

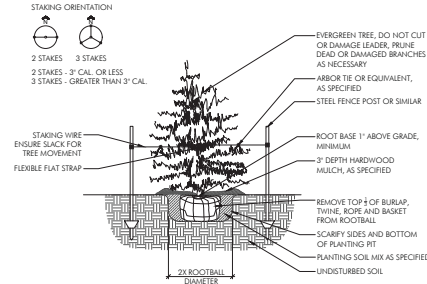
1/2" = 1'-0"

32 8333-04

6FT WROUGHT IRON FENCE

1 1/2" = 1'-0"

32 3119-01



CONIFEROUS TREE PLANTING

1/2" = 1'-0"

32 8343-01-01

DECIDUOUS TREE PLANTING

1/2" = 1'-0"

32 8343-02-01

GROUND COVER PLANTING

1" = 1'-0"

32 8333-03

9100 centre pointe drive #210
west chester, ohio 45069
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2151 Street
Chester, Ohio 45069
513-964-1229
fax 513-964-2370

EXP 12/2019

09/20/2019

LATITUDE LOFTS

551 SE GATEWAY DRIVE, GRIMES, IA 50111

ISSUE DATE: 05/24/2019

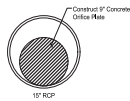
JOB NUMBER: BDCL19012

REVISIONS: 6/17/2019 - CITY COMMENTS

LS-02 10 / 12

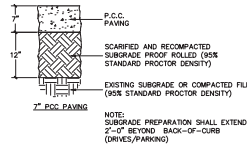
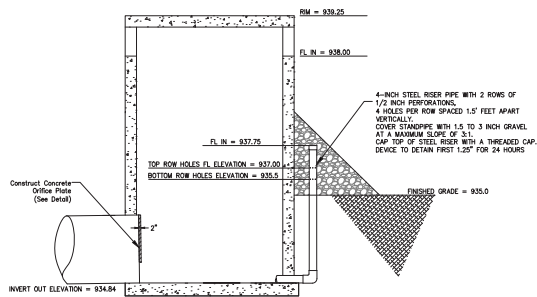


1 ADA PARKING SIGN W/ \$200 FINE
NOT TO SCALE

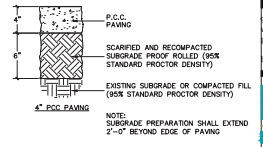


PIPE ORIFICE DETAIL (FOR
100-YR DETENTION
NOT TO SCALE

MODIFICATIONS TO INT-3
NOT TO SCALE



4 TYPE 1 PAVING SECTION
NOT TO SCALE



8 TYPE 2 PAVING SECTION
NOT TO SCALE



9100 centre pointe drive #210
west chester, ohio 45069
phone 513.964.1140
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mvahpartners.com



building communities.
1315 N. 121st Street
Okla. Ave 58325
915-964-1229
fax 915-964-2370

EXP. 12/31/19 03/26/2018

LATITUDE LOFTS
551 SE GATEWAY DRIVE, GRIMES IA 50111

ISSUE DATE:
05/24/2019
JOB NUMBER:
BDCL19012
REVISIONS
6/17/2019 - CITY COMMENTS

DT-01 11 / 12

Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: Latitude Lofts – Site Plan

GENERAL INFORMATION:

Applicant:	Latitude Lofts, LLC (KNAPP Property Owner)
Requested Action	Site Plan
Location	551 SE Gateway

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	COM – General Commercial	C-2
North	Vacant	COM – General Commercial	C-2
South	Residential	COM – General Commercial	C-2*
East	Vacant	MU-1 – Mixed Use 1	R-4
West	Vacant	COM – General Commercial	C-2

BACKGROUND:

The site has been vacant since the extension and improvement of SE Gateway Drive in the 1990's. In 2012, Knapp Properties petitioned the Board of Adjustment for a Special Use Permit, allowing R-3 (Multi-Family) uses in a C-2 district. The request was approved, and the construction of multi-family developments has occurred over the past 2-3 years. The subject site is the last of the lots that have the special use permit conditions allowing multi-family.

If you will recall, this property is within the HWY 141 Mixed Use Development Corridor District.

The applicant, Latitude Lofts, is now requesting approval of a site plan, that would allow for the development of an approximately 55-unit multi-family development.

While not a factor of the site approval, it should be noted that the property owner has secured financing from the Iowa Finance Authority, requiring the units to be marketed towards individuals with lower incomes.

ANALYSIS:*Building/Elevations:*

The applicant is proposing to construct 50-unit, 55,928 square foot building on the 4.17-acre site. The building is to be constructed out of a masonry – brick, but also include a masonry panel for accent. The required 5 elements within the HWY 141 overlay are being met with offsets, architectural banding, color/texture changes, columns/pillars and variations in roof heights. Additionally, accent lighting is being provided along the facade that face HWY 141.

The building is oriented with the main entrance facing north. Additional egress is provided along the east and west elevations.

Site Layout:

The current has access off of SE Gateway Drive, and circulates through the parking lot. No access to HWY 141 or 44 is proposed with this development.

Pedestrian access from the sidewalk on SE Gateway is being provided into the site. Additional sidewalk along the driveways, adjacent to parking spaces is being provided.

A dumpster enclosure, constructed out of material similar to the principal building is provided at the north east corner of the site. The doors are oriented away from HWY 141 and it is located outside of required setbacks.

The applicant has chosen to provide a playground facility east of the building, adjacent to HWY 141. The playground area will be secured with a decorative wrought iron fence, and be screened with landscaping. A detail for the playground equipment has been provided. It appears that the equipment is similar to ones that would be found in a more park like environment, rather than a residential scale and style.

The subject site is located within the regulatory floodplain, per the maps that were adopted in February of 2019. No improvements or grading are proposed within the floodplain.

Parking:

Based upon the proposed use, and square footage of the building, 100 spaces are required.

50 units X 21 spaces per unit = 100

The site is shown to provide 100 parking spaces. The requisite number of accessible parking spaces and the associated signage is also provided.

Landscaping/Streetscape:

The property is required to provide 20% open space. As presented, 70.1% open space is shown on the site. Based upon the required open space, a minimum of 83 trees and 83 shrubs are to be planted on site. Additionally, based upon the linear frontage of the site along the ROW, at least 6 trees are to be provided. The proposed site plan indicates that 96 trees and 108 shrubs are to be installed on site.

Utilities:

The site's storm water management responsibility is being managed within a basin to be constructed along the north side of the site.

A new hydrant will be brought onto the site from the existing 12" main along SE Gateway Drive.

Sanitary sewer will be accessed via an existing service connection on the site.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for Latitude Lofts subject to any remaining staff comments.

CITY OF GRIMES

A handwritten signature in black ink, appearing to read "Alex Pfaltzgraff". The signature is fluid and cursive, with the first name "Alex" written in a larger, more prominent script than the last name "Pfaltzgraff".

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

Item No. XX-XXX
For Meeting of July 9, 2019

AGENDA HEADING:

Approval of Site Plan for the Grimes Elevated Water Storage Tank

SYNOPSIS:

The subject site is located within the M-Keds Home Place Plat 2 Subdivision, north of SE 37th ST and west of HWY 141. The Plat was approved by the City in February of 2018. A few approvals for development have been made, however no construction activity has occurred to date.

The Board of Adjustment recently approved a special use permit for a religious facility located south of the proposed elevated water storage tank facility. The Board of Adjustment also recently approved a special use permit for the construction of the tower.

The elevated water storage tank will be constructed to a height of 163-feet, and will incorporate a concrete base and steel tank/bowl. It has also been designed to allow for the future installation of telecommunication equipment, similar to what has been installed on the existing elevated water storage tanks within the City.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

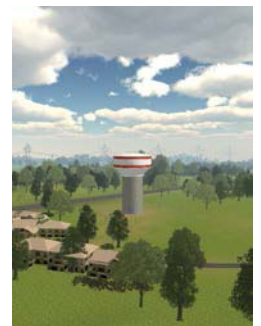
N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Recommendation of Approval

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Site Plan for the Grimes Elevated Water Storage Tank



PROJECT NAME:
COMPLETION DATE:

PROJECT LOCATION: Grimes
FABRICATOR:

COLORS SELECTED:



Tank White | 15BL



Candy Apple Red/Safety | 06SF

ADDITIONAL INFORMATION:

Tnemec Company Tank Colorization

© All Rights Reserved. These colors should not be used to finalize your color selection.
Please visit www.tnemec.com to request accurate color swatches or to contact your local representative.
6800 Corporate Drive • Kansas City, MO 64120 • 1-800-TNEMEC1



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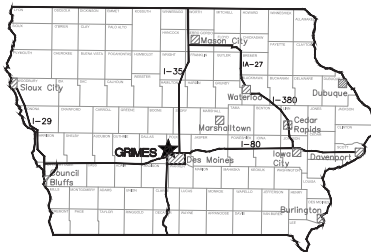
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THIS PROJECT IS COVERED BY THE IOWA DEPARTMENT OF NATURAL RESOURCES NPDES GENERAL PERMIT NO. 2. THE CONTRACTOR SHALL CARRY OUT THE TERMS AND CONDITIONING OF GENERAL PERMIT NO. AND STORM WATER POLLUTION PREVENTION PLAN WHICH IS PART OF THESE CONTRACT DOCUMENTS. REFER TO SECTION 2602 OF THE DOT STANDARD SPECIFICATION FOR ADDITIONAL INFORMATION.

THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS 2019) AND THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS PLUS GENERAL SUPPLEMENTAL SPECIFICATIONS; AND APPLICABLE SUPPLEMENTAL SPECIFICATIONS, DEVELOPMENTAL SPECIFICATIONS, AND SPECIAL PROVISIONS, AND ALL APPROPRIATE ADDENDUMS AND REVISIONS SHALL APPLY TO THE CONSTRUCTION WORK ON THIS PROJECT UNLESS NOTED ON THE PLANS OR IN THE CONTRACT.

INDEX OF SHEETS	
No.	Description
G1.0	COVER SHEET
G1.1	LEGEND
G2.0	TYPICAL CROSS SECTIONS AND DETAILS
G3.0	SWPPP
G3.1	SWPPP
C1.1	PLAN AND PROFILE - WATER MAIN
C1.2	PLAN AND PROFILE - NORTH-SOUTH DRIVE
C1.3	PLAN AND PROFILE - EAST-WEST DRIVE
C2.1	SITE LAYOUT AND DIMENSION PLAN
C2.2	SITE LAYOUT AND DIMENSION PLAN
C3.1	GRADING PLAN
E0.1	ELECTRICAL PLAN AND DETAILS
E1.0	ELECTRICAL PLAN AND DETAILS
E2.0	ELECTRICAL SITE PLAN
S1.1	TOWER PLAN, SECTION AND DETAILS
S1.2	TOWER DETAILS
S1.3	TOWER BASE ALTERNATE

PROJECT INFORMATION	
OWNER	CITY OF GRIMES 101 NE HARVEY STREET GRIMES, IA 50111 515-986-3036
LOCATION	NORTH OF THE INTERSECTION OF SE 25TH STREET AND SE ENTERPRISE DRIVE
PROJECT DESCRIPTION	PROPOSED 1,500,000 GAL ELEVATED STORAGE TANK, WITH ASSOCIATED P.C.C. DRIVE, WATER MAIN AND FENCING.
PREPARATION DATE	DECEMBER 2018

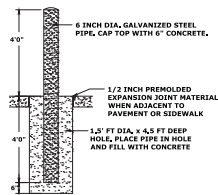


ENGINEER:
FOX ENGINEERING

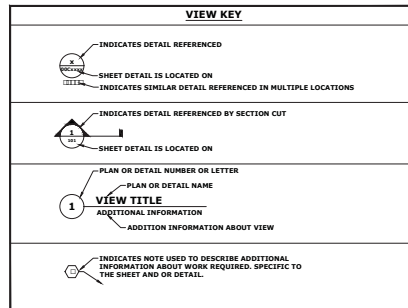


GENERAL NOTE: ALL UTILITIES ARE ONLY GENERALLY LOCATED. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION BEFORE CONSTRUCTION BEGINS.

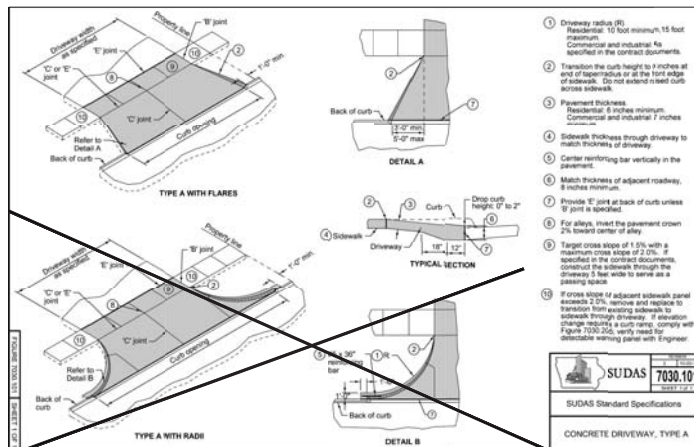




1 BOLLARD DETAIL
Scale: NOT TO SCALE



GRADE NOTE
ALL GRADES ARE FROM GRADE (FG)
(TOP OF PAVEMENT) UNLESS
NOTED OTHERWISE.
TOC = TOP OF CURB (FG + 0.50')
HE = HATCH EXISTING
HP = HIGH POINT



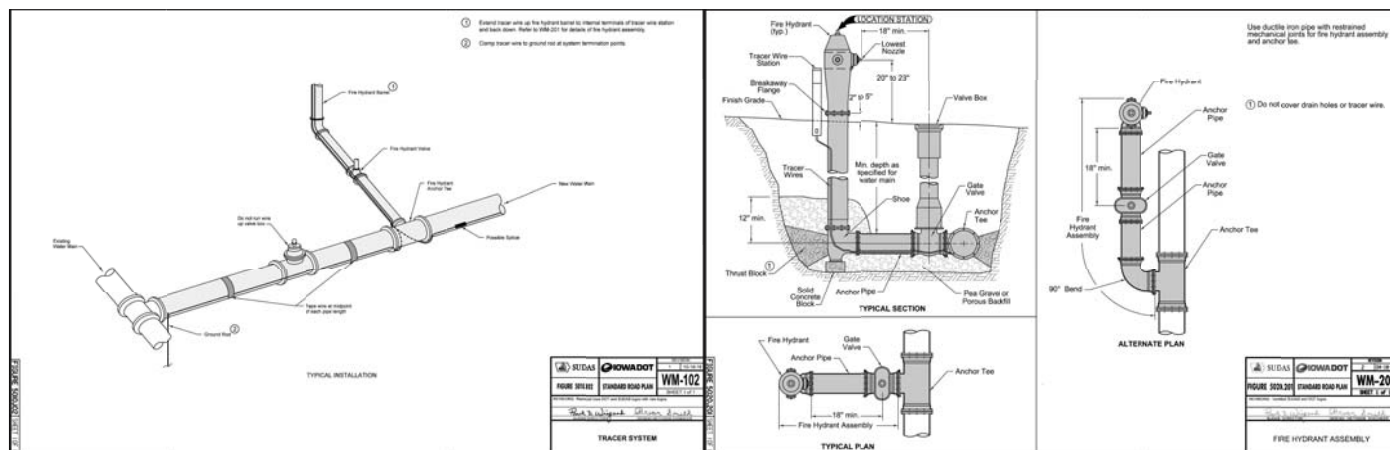
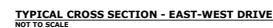
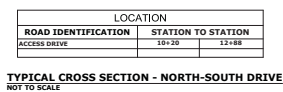
CIVIL LEGEND	
EXISTING	PROPOSED
SYMBOLS	
EXISTING	PROPOSED
ABBREVIATIONS	
FG - FORM GRADE (GUTTER)	FL - FLOWLINE
TOC - TOP OF CURB	HW - HATCH
TOE - TOP OF SLOPE	PL - PROPERTY LINE
FFE - FINISH FLOOR ELEVATION	ROW - RIGHT OF WAY
TOE - TOP OF SLOPE	PUE - PUBLIC UTILITY EASEMENT
	CL - CENTER LINE
	BDP - BEGINNING OF PROJECT
	EDP - END OF PROJECT
	PC - POINT OF CURVATURE
	PT - POINT OF TANGENCY
	PI - POINT OF INTERSECTION

FOX Engineering Associates, Inc.
414 South 17th Street, Suite 107
Tulsa, Oklahoma 74106
Phone: (918) 233-0000
Fax: (918) 233-0103

FOX Engineering

11/11/2011
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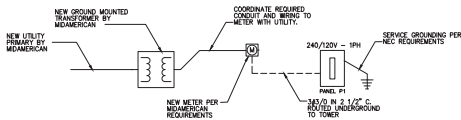
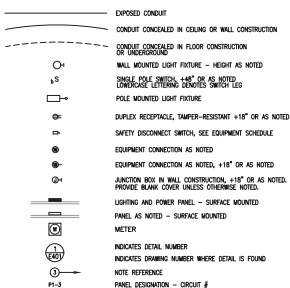
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[illegible][illegible]

1. INSTALL ALL WIRING IN CONDUIT AND CONCEALED IN ALL AREAS UNLESS OTHERWISE ALLOWED BY THESE DRAWINGS AND/OR SPECIFICATIONS.
2. MAXIMUM LOAD PER 20A/1P CIRCUIT IS 1920 WATTS AT 120V.
3. ALL UNDERGROUND CONDUITS SHALL BE INSTALLED A MINIMUM OF 30" BELOW GRADE. BACKFILL SHALL BE ADEQUATELY COMPACTED TO PREVENT SETTLING OF THE TRENCH. RESTORE SURFACE CONDITION TO MATCH THE SURROUNDING AREA.
4. VOLTAGE DROP SHALL BE LIMITED TO 3% ON ALL BRANCH CIRCUITS. ALL 120V-1P CIRCUITS EXCEEDING 100 FEET BETWEEN ORIGIN AND CONNECTED LOAD SHALL HAVE CONDUCTORS INCREASED TO ACCOUNT FOR VOLTAGE DROP.
5. ALL ELECTRICAL CONDUCTORS SHALL BE THIN, UNLESS SPECIFIED OTHERWISE.



NOTES:
EQUIPMENT SHOWN IS FOR REFERENCE ONLY. DRAWING SHOWS THE ANTICIPATED EQUIPMENT AND A PRELIMINARY PLACEMENT. LOCATIONS MAY BE ADJUSTED FOR CONVENIENCE AND/OR SPACE CONSIDERATIONS.
ALL EQUIPMENT TO BE NEMA 3R OR NEMA 4 (SEE SPECIFICATIONS).
PROVIDE UNISTRUT STAND-OFFS OR OTHER MEANS AS REQUIRED FOR MOUNTING EQUIPMENT TO BLOCK WALL. EQUIPMENT SCREWED TO PLYWOOD IS NOT ACCEPTABLE.

[illegible]



- *** ALL CONTROL WIRING SHALL BE VERIFIED WITH EQUIPMENT PRIOR TO INSTALLATION.

[illegible]

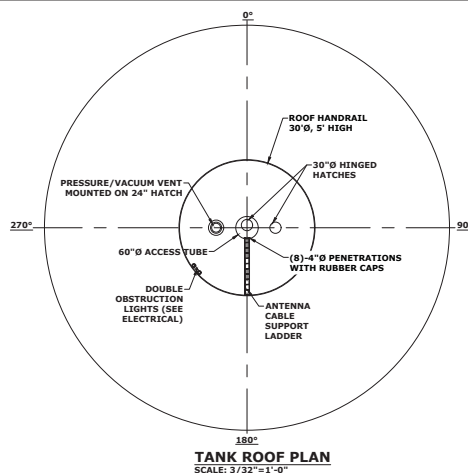
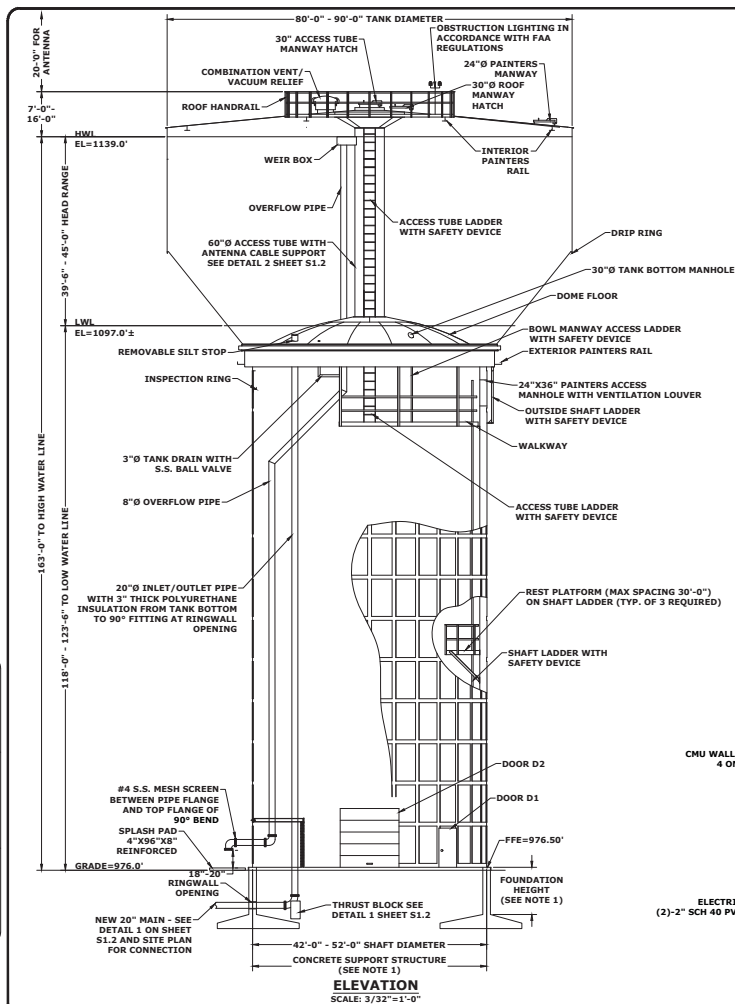
Engineering Associates, Inc.
17th Street, Suite 107
Ames, Iowa 50010
Phone: (515) 233-0000
FAX: (515) 233-0103



LUMINAIRE SCHEDULE

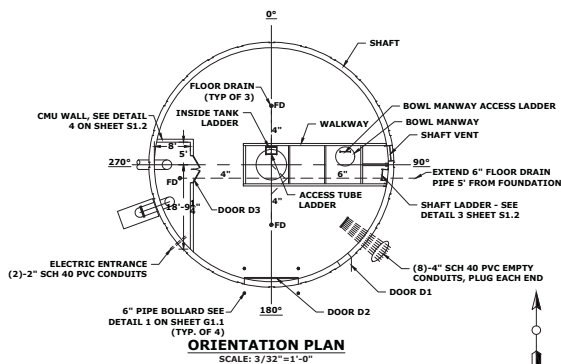
GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS HARDWARE NECESSARY TO INSTALL AND SUPPORT THE LUMINAIRES
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FILLING OUT ALL UTILITY REBATE FORMS FOR OWNER.

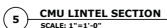
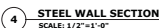


DOOR SCHEDULE	
MARK	DESCRIPTION
D1	36"x86" FLUSH ALUM. DOOR W/2"x6" ALUM. FRAME @ JAMBS/HEAD
D2	12"x12" ALUMINUM OVERHEAD COILING DOOR
D3	21.36"x86" FLUSH ALUM. DOORS W/3"x6" ALUM. FRAME @ JAMBS/HEAD

1. CONCRETE SUPPORT STRUCTURE DIAMETER AND DIMENSIONS OF FOUNDATION SHALL BE DETERMINED BY THE TANK CONTRACTOR BASED UPON THE SOIL BEARING SPECIFIED AND THE RECOMMENDATIONS IN THE SOILS REPORT.
2. A GALVANIZED LADDER SAFETY DEVICE MEETING OSHA STANDARDS SHALL BE PROVIDED.
3. MULTIPLE ITEMS IN SECTION/ELEVATION DRAWING ARE SHOWN OUT OF SECTION FOR CLARITY.
4. ALL LADDERS, LANDINGS AND ASSOCIATED COMPONENTS INSTALLED INSIDE THE CONCRETE SUPPORT STRUCTURE SHALL BE HOT DIPPED GALVANIZED.



AZIMUTH	DESCRIPTION
0	NORTH ARROW
230	ELECTRIC ENTRANCE
128	EMPTY CONDUITS FOR ANTENNA CABLE
142	ACCESS DOOR
180	OVERHEAD DOOR
270	INLET/OUTLET PIPE
250	OVERFLOW WITH SPLASH PAD
280	STGN/LOGO, TWO SIDES



Planning & Zoning Staff Report



TO: Board of Adjustment Members
FROM: Alex Pfaltzgraff, Development Services Director
DATE: July 02, 2019
RE: Grimes Elevated Water Storage Tank

GENERAL INFORMATION:

Applicant:	City of Grimes
Requested Action	Site Plan
Location	1147 SE 25 th ST

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

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

BACKGROUND:

The subject site is located within the M-Keds Home Place Plat 2 Subdivision, north of SE 37th ST and west of HWY 141. The Plat was approved by the City in February of 2018. A few approvals for development have been made, however no construction activity has occurred to date.

The Board of Adjustment recently approved a special use permit for a religious facility located south of the proposed elevated water storage tank facility. The Board of Adjustment also recently approved a special use permit for the construction of the tower.

The City has acquired the property with the intent of developing a new above ground water storage tank, aka: elevated water storage tank. The site will be access off SE 25th ST, through a private driveway connection. A security enclosure will surround 50% of the site where the tower will be located, while the remainder of the site will be left open and seeded with a low mow grass seed mix.

The elevated water storage tank will be constructed to a height of 163-feet, and will incorporate a concrete base and steel tank/bowl. It has also been designed to allow for the future installation of telecommunication equipment, similar to what has been installed on the existing elevated water storage tanks within the City.

STAFF RECOMMENDATION:

Based upon staff's review of the project, we would recommend approval of the proposed site plan for the Grimes Elevated Water Storage Tank.

CITY OF GRIMES

Alex Pfaltzgraff
Development Services Director



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

AGENDA MEMO

Item No. XX-XXX
For Meeting of July 9, 2019

AGENDA HEADING:

Public Hearing and First Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments

SYNOPSIS:

See attached memo to the Planning and Zoning Commission for particulars to the ordinance amendment.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

Planning and Zoning Recommendation of Approval

STAFF/COMMITTEE RECOMMENDATION:

Approval of First Reading of Ordinance 729 Zoning Ordinance of the City of Grimes, Iowa regarding the Board of Adjustments

Memo

TO: Planning and Zoning Commission

FROM: Alex Pfaltzgraff, AICP, CFM

DATE: July 2, 2019

RE: Zoning Ordinance Amendment – Regulations Regarding Board of Adjustment

Development Services Department

As you may be aware, in prior years, the Zoning Ordinance allowed for the Board of Adjustment to grant Special Use Permits for multi-family developments to be located in C-1 and C-2 developments. Over the years, a number of requests have been granted, and a majority acted upon. To date there are 4 remaining special use permits on C zoned property, one of which was on your agenda for tonight (Latitude Lofts).

The prior Board of Adjustment actions carried no sort of time expectation or expiration, thus creating an issue for adjoining property owners and staff. That being the case, the City Council has directed staff to develop an ordinance amendment that addressed the special use permit approvals. It should also be noted that the City Council recently removed the special use permit provisions from the C-1/C-2 portions of the code, so requests are no longer available.

When staff began to research the current ordinance, it became clear that the entire ordinance needed to be overhauled and “modernized”. As such an ordinance amendment has been prepared that cleans up the Board of Adjustment regulations, and also imposes time restrictions on prior special use permits, as well as those moving forward. Below is an overview of the ordinance changes, and a copy of the proposed ordinance is included in your packet.

1. The ongoing purpose of the Board of Adjustment has been provided. Generally speaking, the Board is charged with hearing cases related to Special Use Permits, Variances from the Zoning Ordinance, and provide judgment on decisions of the Development Services Department.
2. The general duties and meetings have been described. Meetings require a quorum of no less than 3 members (5 member board), and all meetings are open to the public.

3. An appropriate appeal process, in conformance with the requirements of the state has been included. Appeals must be made to the City within 10 days of action by the City. All enforcement activities are stayed until action by the Board is taken.
4. A reasonable notice requirement has been developed, consistent with our neighboring communities and state requirements. Notice to surrounding property owners shall be sent to those within 250-feet of the subject site, no less than 7 days prior to the hearing, and no more than 20 days prior to the meeting.
5. The Special Use Permit regulations have been updated to include specific conditions for approval. These conditions are as follows:
 - a. *That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;*
 - b. *The use is in conformity with the Comprehensive Plan, and any other applicable City ordinances or regulations. Furthermore, the authorized use will not impede the normal and orderly development and improvement of the surrounding property as envisioned in the Comprehensive Plan.;*
 - c. *The use shall be compatible with the neighborhood and surrounding use of land by its construction, architecture, and site improvements.;*
 - d. *That such use will not unduly burden public utilities, increase congestion in the streets or impact the ability to adequately safeguard the public of danger of fire and emergencies.;*
 - e. *That such use shall not impair an adequate supply of light and air to surrounding property; and*
 - f. *That such use shall not diminish or impair established property values in adjoining or surrounding property*
6. The Variance regulations have been updated to include specific conditions for approval. These conditions are as follows:
 - a. *A showing of good and sufficient cause; and*
 - b. *A determination that failure to grant the variance would result in a substantial hardship to the applicant; and*
 - c. *A determination that the hardship is not self-imposed; and*
 - d. *A determination that the granting of the variance will not be contrary to the public interest or neighborhood integrity; and*
 - e. *A determination that the granting of a variance is the minimum necessary to afford relief from this title while preserving the spirit of the zoning ordinance.*

7. A section regarding Interpretive Review has been developed and included. The board shall review appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Development Services Director in the administration and enforcement of ordinance.
8. A section regarding decisions made by the Board has been provided. Authority, votes, denials and Council review has been detailed out.
9. An appeal process from the decision of the Board has been included. This process is consistent with what the State requires.
10. Provisions for the expiration of Special Use Permits and Special Use Permits and Variances have been developed. Special Use Permits and Variances that require site or construction approvals expire and terminate 180 days following action, unless a building permit has been issued. Special Use Permits and Variances that do not require site or construction approvals expire and terminate 60 days following action, unless a building permit has been issued. Upon receipt of a written request for extension, the Board may grant an additional 60 days. Lastly, all special use permits granted prior to the adoption date of this chapter, and not acted upon, shall expire and terminate 365 days following the adoption of this ordinance.

A copy of the proposed ordinance is included in your packet for reference and review. Staff would recommend approval of the ordinance. A public hearing has been set for July 9th. Note that a copy of this memo and ordinance have been distributed to those property owners that still hold a special use permit.

If you should have any questions prior to the meeting, please contact me at either 515-986-4050 or at apfaltzgraff@grimesiowa.gov

Alex Pfaltzgraff, AICP, CFM

Development Services Director



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

AGENDA MEMO

For Meeting of July 09, 2019

AGENDA HEADING:

Public Hearing and First Reading of Ordinance 730 on a Proposed Rezoning of Certain Property Generally Located West of Hwy 141 and North of Beaverbrook Blvd from A-1 Agricultural District to R-1 Single Family Dwelling District and R-3 Medium Density Family District

SYNOPSIS:

The applicant, Mustang Ridge LLC has requested that the rezoning action be tabled until further notice.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approval of a Preliminary Plat and Final Plat (located within Polk County)
Approval of the Annexation of Territory
Set Public Hearing

BOARD/COMMISSION ACTION(S):

No action taken at July 2, 2019 meeting.

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend taking no action on the request. A new public hearing will be set in the future.

CITY COUNCIL MEETING

Tuesday, June 25 2019

Grimes City Hall 5:30 P.M.

The regular meeting of the Grimes City Council was called to order on Tuesday, June 25, 2019 at 5:30 P.M. at the Grimes City Hall. The Pledge of Allegiance was led by Mayor Mikkelsen.

Roll Call: Present: Gisch, Johansen, Altringer, Berger Absent: Hamp

AGENDA ITEMS.

Approval of the Agenda

Mayor Mikkelsen requested for approval of the agenda.

Moved by Johansen, Seconded by Gisch to removed Item A. under the Public Agenda.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

CONSENT AGENDA

A. Minutes from previous meeting B. Resolution 06-1119 Approving Fiscal Year 2019 Transfers C. Pay Request #1 to All Terrain Seeding for the Retention Basin Restoration Projects Brookside/ \Autumn Park \$40,000 D. Pay Request # 2 to All Terrain Seeding for the Retention Basin Restoration Projects Brookside/ Autumn Park \$20,000 E. Request from Cutty's Camping Club for Fireworks Display on July 6th and September 28, 2019 F. Reimbursement to Kwik Star for cash bond in the amount of \$56,345.25 for completed site improvements G. Resolution 06-1219 Personnel Transactions H. Professional Services FOX Engineering - May \$323,297.55 I. Professional Services Whitfield and Eddy Law \$28,643.61 J. Pay Request #4 to Concrete Technologies Inc for the SE 37th Street at Hwy 141 Improvements \$415,460.64 K. Change Order #1 to Concrete Technologies for the SE 37th Street at Hwy 141 Improvements increasing contract \$3,788.50 (additional driveway area for Ryko entrance) L. Payment to City of Johnston for portion of Fire Chief and Fire Marshall Wages and Benefits \$47,794.40 FY18/19 M. Payment to City of Johnston for Supplies Reimbursements \$16,469.53 N. Pay Request #18 to Absolute Concrete for the S James Street and SE 37th Street Improvements \$6,140.00 O. Municipal Emergency Services \$5,325 SCBA Cylinders for fire department P. 2019 HMA Resurfacing Project Pay Request to Lee Chamberlin Consultant Engineers \$1,150.50 Q. 2019 GIS Project to Lee Chamberlin Consultant Engineers \$8,831.00 R. SW County Line Road and SW 19th Street to Lee Chamberlin Consultant Engineers \$71,331.00 preliminary design, survey, traffic counts and construction estimates S. Intersection Improvement North Main/Beaverbrooke to Lee Chamberlin Consultant Engineers \$6,234.60 T. Van-Wall Equipment, Inc. John Deere Z960M ZTrak \$10,546.53 (July 1, 2019) U. Resolution 06-1319 Indicating Support and Sponsorship of the 2019 Grimes Farmers Market V. Pay Application #3 to Cahoy Pump Service \$35,745.65 for the ASR Modification W. Library Furniture International Inc.-Lego Discovery Table \$5,895 (approved by library board) X. After-Mouse.com Play Interactive table \$6,340 (approved by library board) Y. Henning Companies, LLC \$10,000 return of cash bond Z. Claims Report \$5,260,302.72 Moved by Altringer, Seconded by Johansen; the Consent Agenda; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

US Water Report

Mayor Mikkelsen stated that US Water filed a written report with the City and they would be attending the next meeting for a full report.

PUBLIC FORUM

No one addressed the Council

PUBLIC AGENDA

**A. Public Hearing and First Reading of Ordinance 728 Amending the Grimes Code of Ordinance Chapters 135 and 140 Regarding Permits for Right of Way Work
(removed from the agenda)**

B. Set a Date of August 2, 2019 at 2:00 pm to receive bids and Set a Public Hearing to Approve Plans and Specifications, Estimate of Cost and Award of Contract for the 2019 SW County Line Road and SW 19th Street HMA Pavement Improvements for August 13, 2019 at 5:30 pm

Public Works Director Weston Wunder provided an overview of the project. He stated that on SW 19th they would be milling and overlaying this road due to its poor condition. Wunder added there would also be some widening and addition of turn lanes at the intersection which will allow for stacking of vehicles and traffic flows. He added that County Line Road would also be a HMA overlay. Council Member Gisch asked about the portion of the project on SW 19th if there was any consideration of extending that to James Street. Wunder stated this is designed so that they could come back and do that additional work at a later time and not have to close the road. He added this project is set up for future construction. Council Member Gisch thanked him for this information.

Moved by Gisch, Seconded by Johansen; to set a bid date of August 2, 2019 and award of contract for August 13, 2019 for the 2019 SW County Line Road and SW 19th Street HMA Pavement Improvements; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

C. Pay Request #6 to Rochon Corporation for the E 1st Street and SE 19th Street Paving and Trail Connection \$52,684.15 and Change Order #2 increasing contract \$2,160.45

Moved by Johansen Seconded by Altringer; pay request #6 to Rochon Corporation for the E 1st Street and SE 19th Street Paving and Trail Connection in the amount of \$52,684.15 and Change Order #2 increasing the contract \$2,160.45; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

D. Engineer's Statement of Completion of the E 1st Street and SE 19th Street Paving and Trail Connection
Public Works Direction Weston Wunder advised that all the punch list items have been addressed and that staff recommended approval of the project.

Moved by Johansen, Seconded by Altringer; the Engineer's Statement of Completion of the E 1st Street and SE 19th Street Paving and Trail Connection; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

E. Pay Request #7 Retain to Rochon Corporation for the E 1st Street and SE 19th Street Paving and Trail Connection amount to be decided by Council (to be released 30 days after acceptance of the project)

Public Works Director Weston Wunder reviewed the time frame on the project with Council. He stated the contractor exceeded the substantial completion date of November 16, 2018 by 14 days. He added the approved substantial completion date was extended by 15 days per Change Order #1 to complete the SE 19th Street Paving patching. He advised that the Council had three options. Option A. To accept the project with no liquidated damages and/or other reductions in payment. Option B. Accept the project with liquidated damages of \$7,000 for exceeding substantial completion Option C. Accept the project with liquidated damages in the amount of \$4,000 which was the amount charged to the City by FOX Engineering for increased observation time. Russ Carew, President of Rochon Corporation was present to address the Council. Carew stated that weather conditions along with additional work due to temperatures and additional ground work caused the project to exceed the completion date. After discussion by Council and Carew the Council came to a consensus to waive the liquidated damages. Wunder stated that the work was done very well.

Moved by Burger, Seconded by Altringer; pay request #7 to Rochon Corporation for the E 1st Street and SE 19th Street Paving and Trail Connection and to waive liquidated damages making the final payment to be paid in 30 days in the amount of \$ 27,414.35 shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

F. Approval of Plans for the Beaverbrooke and NE Main Street Intersection Improvement

Public Works Director Weston Wunder stated this is a project that was initially identified by the Public Health and Safety Committee along with Council Members. He added this is going to be an inside design and build

project done by Public Works. Wunder stated the consultant has prepared a set of plans for the project but there would not be any specs as they would not be letting the project. He stated this would be moving the existing crosswalk from one side of Beaverbrooke to the other side placing it on the west. Wunder provided a diagram showing the existing crosswalk being in conflict with where students are being dropped off which is an uncontrolled area. He added there would be two pedestrian signals added in this area at a cost of \$12,000. Council Member Altringer asked if the original crosswalk would stay. Wunder stated the original crosswalk would be removed. He added that this project has also been driven by issues affecting the use of the tunnel. Moved by Johansen, Seconded by Altringer; the Beaverbrooke and NE Main Street Intersection Improvement; shall be approved.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

COUNCIL ACTIONS

A. Discussion and Guidance Relative to the Local Option Sales and Services Tax (LOSST) Referendum Scheduled for Tuesday, August 6, 2019

City Administrator Anderson provided a copy of a brochure that would be distributed with the utility bill that provides information regarding the Local Option Sales and Services Tax vote coming up on August 6, 2019. He added a FAQ would also be launched on the City's website. Anderson stated he believed there would be political action for advocacy for the project. He advised that he had presented this to the Grimes Chamber Board of Directors and they were in support of the project. Mayor Mikkelsen and Council Members asked for some changes to the brochure. Staff will make the changes requested.

COUNCIL DISCUSSIONS

Mayors Report

No report

City Attorney Report

No report

City Engineer Report /Development Services Director

No report

City Staff Report

a. Strategic Planning will held on August 27, 2019 from noon to 8pm in place of Council Meeting

b. Petition for stop light on SE 37th Street at SE Capitol Circle

City Administrator Anderson stated that in place of the regular Council meeting on August 27, 2019 strategic planning would be held. He added there would also not be a second meeting in July. Anderson added that the Council had been provided with a petition for a stop light on SE 37th Street at SE Capitol Circle which will be forwarded on to Public Health and Safety Advisory Board to formulate a recommendation to Council. Council Member Johansen asked for an update on a potential stoplight at 1st and Brookside Drive. He added he thought a study was going to be done. City Administrator Anderson stated that an updated traffic count needs to be done for the warrant study. He added that in connection with the intersection improvement of Hwy 44 and County Line Road and the urbanization of Hwy 44 between County Line Road and Brookside intersection improvements are currently under design with our consulting engineer. Public Works Director Wunder stated the study is currently being done on a possible traffic signal in this area.

Old Business

Council Member Gisch noted that the landscaping along the north side of 1st Street was not consistent along the corridor on both sides. He asked that we look at those things as we move forward with projects. Council Member Johansen asked Public Works Director Wunder if landscaping along this corridor is something that could be done in the park budget and in house. Wunder stated that he was more concerned about recurring cost

of maintenance. Development Services Director Alex Pfalzgraff stated he felt this wasn't done as there is a possible future widening of Hwy 44.

New Business

Moved by Altringer, Seconded by Johansen; there being no further business the meeting was adjourned at 6:38 pm.

Roll Call: Ayes: All. Nays: None. Motion passes: 4 to 0.

ATTEST:

Rochelle Williams, City Clerk

Scott Mikkelsen, Mayor



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

AGENDA MEMO

Item No.
For Meeting of 6/25/2019

AGENDA HEADING: City Logo and Branding Agreement

SYNOPSIS: City staff researched and had meetings with several perspective firms to complete an updated logo for City of Grimes. Based on previous project work and a clearly defined process for logo development, staff is recommending Happy Medium as the selected consultant.

FISCAL IMPACT: This project was outlined in our adopted strategic plan, and proposed fee schedule is within the budget for this project. Remaining budget after completion of logo will be allocated for phased roll out of re-branding efforts.

PREVIOUS COUNCIL ACTION(S): Identified as priority in strategic plan

BOARD/COMMISSION ACTION(S): NA

STAFF/COMMITTEE RECOMMENDATION: Staff recommends approval attached Statement of Work to authorize Happy Medium to begin work on logo development. Timeline outlined by Happy Medium will ensure we can provide new logo placed on Water Tower and other City branding efforts that may arise in new calendar year.

Weston Wunder
Public Works Director

STATEMENT OF WORK FOR:

The City of Grimes

Logo & Branding

June 3rd, 2019

presented to:

Weston Wunder
City of Grimes
101 NE Harvey St
Grimes, IA, 50111
wwunder@cityofgrimes.gov
Phone: (515) 231-8426

Katie Patterson
CEO & Founder, Happy Medium
104 SW 4th Street, Suite B
Des Moines, IA 50309
katie@itsahappymedium.com
Phone: (515) 218-1477



Statement of Work

We are pleased to provide this Statement of Work (SOW) to begin a nine (9) week engagement with the City of Grimes. This SOW provides a detailed summary of the activities, deliverables, terms and assumptions related to the engagement.

PROJECT OVERVIEW

Happy Medium will design a custom logo and develop a comprehensive brand identity manual for the City of Grimes. This SOW outlines the strategy, design and project management services to be provided by Happy Medium in support of the City of Grimes.

The list of activities included in each phase do not represent a sequential ordering; these activities will occur throughout the period dedicated to each phase of the project.

SCOPE & APPROACH

Phase 1: Discovery & Creative Brief Development (4 weeks)

In Phase 1 of the engagement, Happy Medium sets the foundation for a successful and impactful logo redesign by understanding your organization, community and city brand goals. As part of this, Happy Medium will provide a pre-discovery questionnaire for the City of Grimes to complete before the initial discovery meeting.

Teams from the City of Grimes and Happy Medium will also participate in a comprehensive discovery meeting to set the creative direction, and layout project goals to achieve alignment.

After the kickoff meeting, Happy Medium will draft and submit a creative brief for the City of Grimes to review. The creative brief aligns both teams for the project and outlines project objectives, opportunities and creative orientation.



ACTIVITIES

- Kick-off project with the City of Grimes and Happy Medium teams at an in-person discovery meeting at Happy Medium's offices
- Review client documentation including current brand guidelines and other internal strategy documentation
- Gather input and goals for the logo and branding concepting
- Lead "Worried & Excited" Happy Medium brand alignment activity include client completion of questionnaire and presentation of supporting examples
- Develop and deliver creative brief to codify alignment on the new logo & branding

DELIVERABLES

- Discovery Meeting (in-person) and associated preparation including the creation of custom intake worksheets and other relevant content pieces (.PDF) or (Keynote).
- Creative Brief (.PDF)
 - One (1) round of revision to creative brief

Phase 2: Logo Creation (4 weeks)

In Phase 2, we synthesize the discussion and outputs from the first phase and begin the concepting and design of the logo and brand identity. We present visual concepts and designs and refine towards our final output. In parallel, we also begin developing verbal identity (tagline).

ACTIVITIES

- Develop one (1) to two (2) logo design concepts
- Happy Medium presents logo designs
 - Two (2) rounds of revision
- Develop tagline concept for the City of Grimes
 - Two (2) Rounds of Revision



DELIVERABLES

- Initial logo and tagline presentation (Keynote)

Phase 3: Brand Identity Manual & Logo Package (1 week)

Upon final logo approval, Happy Medium will provide the Brand Identity Manual and Logo Package. These are designed to ensure your team has a centralized repository to help scale the new identity across activations. The logo package will include all logo files (.ai .eps .jpeg .png .svg) and types-- including grayscale and black and white options.

ACTIVITIES

- Create final logo package and brand identity manual
- Develop final adaptive water tower logo
- Develop final tagline for the City of Grimes

DELIVERABLES

- Brand Identity Manual & Logo Package (multiple formats to be confirmed before delivery)
 - The Brand Identity Manual will include: logo files and guidelines for use, information for each color (Pantone, CMYK, RGB, and HEX versions), typography (weights, heights, spacing), and voice- this document is written entirely in the style the City of Grimes should convey in all aspects of brand representation.
 - The logo package will include: file types (.ai .eps .jpeg .png .svg), color information (Pantone, CMYK, RGB, and HEX versions), logo guidelines, typography (weights, heights, spacing) and guidelines, and voice.
- Adaptive Water Tower Logo (File types to be determined with City of Grimes)
- Tagline (.PDF)



TIMING

Happy Medium will provide a detailed schedule with deliverables following project kickoff. As of May 31, we expect this project to commence the week of June 17, 2019. We estimate this project will span nine (9) weeks from the kickoff date, with a targeted conclusion the week of August 19, 2019. This timing presumes that the City of Grimes will deliver feedback for each deliverable, as stated.

We are happy to adjust this timing (and correspondingly adjust the overall project schedule), if the City of Grimes believes it will require less or more time for decision-making and approvals.



Fees & Terms

This project is billed as a fixed fee for a sum total of \$18,500. This fee includes logo design and development, brand identity manual development, research, adaptive water tower logo design, tagline and project management.

Fifty percent of total project will be billed and invoiced upon approval of this SOW - \$9,250. The final fifty percent of total project fee will be billed upon project completion estimate to be nine weeks from kickoff date - \$9,250.

ASSUMPTIONS

- The proposed terms of this SOW remain valid without signature until June 13th, 2019.
- Undisputed invoices that are more than thirty (30) days past due are subject to one and one-half percent (1.5%) late fees.
- Happy Medium must be in receipt of a contract and initial payment by the start date for the project. Any delay in the start of the project will result in a commensurate delay in the delivery schedule.
- Happy Medium expects to execute this project as an uninterrupted stream of activity. Delays in the City of Grimes deliverables, deliverable reviews, and approvals result in unproductive time being charged, which may expand the project timeline and budget.
- Reviews, check-ins, and submissions will be addressed via telephone, email, or video conference unless otherwise specified and/or confirmed by Happy Medium, and attendance is contingent on project team availability.
- The defined budget assumes the number of rounds of the City of Grimes feedback is specified per deliverable or artifact per project phase above. Hand-off after the specified round of revisions will be deemed as final. This includes the initial delivery and presentation to the City of Grimes, the City of Grimes review and subsequent



modifications. Additional rounds will impact both the budget and timeline. If no rounds of revision are specified, deliverable is assumed to be final.

- All changes requested by the City of Grimes will be reviewed against this SOW. Changes that are determined to be beyond the limits of this SOW, or out of scope, or that are requested after sign-off will be billed as Change Orders in addition to this budget. Should an activity be determined by Happy Medium to be out of scope, Happy Medium will provide the City of Grimes with a description, effort, budget and schedule for these activities, which must be approved in advance in writing by the City of Grimes before Happy Medium commences the additional work.
- The City of Grimes will provide a single point of contact (identified no later than project's kickoff) through which all project-related communications, status reporting, and procedural activities will be directed.
- The City of Grimes will complete the entirety of the discovery meeting before the logo design and development process will begin.
- The City of grimes will provide creative brief sign-off before logo development process begins.
- Happy Medium is granted the right to include the City of Grimes in its list of case studies. Happy Medium may utilize visual designs developed for the City of Grimes for the purposes of marketing Happy Medium services to potential clients.



Approval

The undersigned individuals who execute this Statement of Work represent and warrant that they have full legal authority to execute this Statement of Work on behalf of their organization and thereby bind the parties to full performance.

IN WITNESS whereof, the parties have executed this agreement as of the date first reference above.

Approved (City of Grimes):



Signature

Jake Anderson, City Administrator
~~Scott Mikkelsen, Mayor~~

6/26/19

Date

Approved (Happy Medium):

Signature

Katie Patterson, CEO + Founder

Date





104 SW 4th Street
Suite B
Des Moines, IA 50309

Invoice

515.218.1477 p

accounting@itsahappymedium.com e

Customer

Wes Wunder
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Date	Invoice #	Terms	Due Date
6/14/2019	8161		7/14/2019

Description	Amount
Invoice1 of 2 for New branding, logo package, and water tower logo.	9,250.00

Sales Tax (6.0%) \$0.00

Total \$9,250.00

Payments/Credits \$0.00

Invoices not paid when due shall be subject to a late charge of 1.5% per month, 18% per annum, or the highest rate permitted by law.

Balance Due \$9,250.00



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AGENDA MEMO

Item No. X
For Meeting of 7/9/2019

AGENDA HEADING: Right-of-Way and Public Property Tree Removal

SYNOPSIS:

Tree 1 (Maple near the Bus Barn)

DCG Schools contacted Public Works and asked about the removal of a large maple tree located in the south ROW of 413 SE Main St. more commonly known as the old bus barn. The tree is dying and will not recover.

Tree 2 (Ash Tree at GCC)

There is an Ash tree located on the NE corner of the GCC at the intersection of SE 4th St. and SE Main St. This tree is dying and may be infested with Emerald Ash Bore or other insects making recovery impossible.

According to the ordinance:

151.07 INSPECTION AND REMOVAL. The Council shall inspect or cause to be inspected any trees or shrubs in the City reported or suspected to be dead, diseased or damaged, and such trees and shrubs shall be subject to the following:

1. City Property. If it is determined that any such condition exists on any public property, including the strip between the curb and the lot line of private property, the Council may cause such condition to be corrected by treatment or removal. The Council may also order the removal of any trees on the streets of the City which interfere with the making of improvements or with travel thereon.

Council may order the re-planting of the trees if they deem it warranted.



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

FISCAL IMPACT:

Tree 1 (Maple near the Bus Barn)

Cost - \$995.00 for removal/ grinding of the stump/ and ROW restoration

Tree 2 (Ash Tree at GCC)

Public Works Staff can remove this tree.

PREVIOUS COUNCIL ACTION(S): Council approved the removal of a ROW tree at 301 SE Little Beaver in June 2018.

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION: The Public Works respectfully requests that the 2 trees be removed and the area restored once removal is complete. Publics Works Staff will gladly go along with any recommendations for replacement.

State of Iowa
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Criminal History LE0001646, Walmart Supercenter #5748, Grimes

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

☐ No

Since this license was last issued, has anyone listed in the ownership screen been convicted of a felony offense in Iowa or any other state of the United States? If yes, list on the next (Violations) screen.

☐ No

Since the license was last issued, have any of the owners listed in the ownership screen been charged, arrested, indicted, convicted or received a deferred judgment for any violation of any state, county, city, federal or foreign law? All information shall be reported regardless of the disposition, even if dismissed or expunged. Include pending charges. DO NOT include traffic violations, except those that are alcohol related. If yes, list violations on the next (Violations) screen.

☐ None

If no arrests, indictments, summons or convictions are applicable since the license was last issued, select 'NONE'.

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Iowa Alcoholic Beverages Division
1918 SE Hulsizer Road, Ankeny, IA 50021
Toll Free 866.IowaABD (866.469.2223)
Local 515.281.7400

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- **License**
- Privileges
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- Ownership
- Criminal History
- Premises
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- Local Endorse
- History

Applicant License **LE0001646, Walmart Supercenter #5748, Grimes**

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.
The navigation links on the top may also be used to move around the application.

LENGTH OF LICENSE REQUESTED:

(Choose one of the following):

- ☒ **12 month**
- ☐ 8 month
- ☐ 6 month
- ☐ 14 day
- ☐ 5 day

License Status: Submitted to Local Authority

Original issue date of license: 04/06/2010 MM/DD/YYYY

Issue date of current license: MM/DD/YYYY

License effective date: 07/15/2019 MM/DD/YYYY

License expiration date: 07/14/2020 MM/DD/YYYY

Number of days notice: 0

70 day notice: 0

Cancel date: MM/DD/YYYY

Licenses with an effective date of September 1, 2015 or after, will be required to use the Iowa Alcoholic Beverages Division's online web portal or EDI for placing liquor orders. Once your renewal application has been submitted, more information will be emailed to the email address entered on the applicant screen under contact email address.

To move forward with your application, click on the box as acknowledgment of reading the above. ☐

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Privileges LE0001646, Walmart Supercenter #5748, Grimes

After completion click on the **NEXT** link to continue to the next screen, or the **BACK** link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Select one or more of the privileges you wish to have for your Class E Liquor License (LE). If no privileges are applicable please leave all boxes unchecked and hit the next button.

PRIVILEGES:

- ☐ Class B Native Wine Permit
- ☒ Class B Wine Permit (Carryout Wine - Includes Native Wine)
- ☒ Class C Beer Permit (Carryout Beer)
- ☐ Living Quarters
- ☐ Outdoor Service
- ☒ Sunday Sales

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- License
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- **Ownership**
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- Bond Cert
- Local Endorse
- History

Ownership LE0001646, Walmart Supercenter #5748, Grimes

After completion click on the NEXT link to continue to the next screen, or the BACK link to return to the previous screen.

The navigation links on the top may also be used to move around the application.

Corporate applicant's, list all shareholders having 10% or more interest in the corporation and all officers and directors of the corporation regardless of ownership interest. Sole Proprietors shall also include their spouse even if the spouse owns 0% interest. Non-profit corporations or associations need to list officers. Partnerships and Committees not registered with the Secretary of State office will need a trade name filing from their county recorder's office.

If you want to change ownership information at renewal time please finish the renewal with the current ownership listed. When you are finished please go to the Action List and submit an Ownership Update Application along with the license renewal.

Owners:

Name	Address	Percentage	
William Simon	1701 Tiger Blvd. , Bentonville, AR, 72716	1.00 %	View
Phyllis Harris	2908 Red Fox Ridge, Bentonville, AR, 72712	0.00 %	View
Jeff Davis	3 S Beau Chene Lane, Rogers, AR, 72758	0.00 %	View
Andrea Marie Lazenby	9984 Philpott Rd. , Bentonville, AR, 72712	0.00 %	View

1

First Name:			Last Name:		
Address:					
Address Line 2:					
City:		State:	Please Select ▼		
Zip:					
Position:		SS#:			
Date of Birth:		% of Ownership:			
	MM/DD/YYYY				
				U.S. Citizen:	Please Select ▼
Add					

Please make sure you press "Add" after each owner's information is listed above before pushing the next button.

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Resolution 07-0119

**EXTENSION OF THE AGREEMENT BETWEEN THE CITY OF GRIMES,
IOWA AND THE CITY OF JOHNSTON, IOWA FOR THE SHARING OF
ADMINISTRATIVE RESOURCES SUPPORTING FIRE AND EMERGENCY
MEDICAL SERVICES (EMS)**

WHEREAS the communities of Johnston and Grimes desire to work together to improve fire and emergency medical services in each community and improve the efficiency of each department by sharing resources such as administration, personnel, equipment and purchasing, and

WHEREAS, the communities of Johnston and Grimes have experienced tremendous growth and the demands for fire and emergency medical services has increased significantly. Both departments rely on a combination of full-time and part-time employees to provide fire and emergency medical services to their community, and

WHEREAS on August 13, 2013 the communities entered into an agreement pursuant to Chapter 28E of the Code of Iowa to provide for the sharing of administrative resources supporting fire and rescue services, and

WHEREAS on June 20, 2016 the communities amended the 28E agreement and extended the agreement to June 30, 2019. The agreement was amended by the Fire Board on May 9, 2017,

WHEREAS the Johnston-Grimes Metropolitan Fire Department Board and the cities of Johnston and Grimes desire to update the agreement to increase the level of cooperation and coordination for fire and emergency medical services,

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

Resolution 07-0119 is adopted which approves an extension of the June 2016 agreement (as amended in May 2017) for 180 days (until December 31, 2019) while leaders from each community work to negotiate a new agreement between the cities of Johnston and Grimes for the Sharing of Resources Supporting Fire and Emergency Medical Services.

PASSED AND APPROVED this 9th day of July 2019.

SCOTT MIKKELSEN, MAYOR

ATTEST:

ROCHELLE WILLIAMS, CITY CLERK

Contractor's Application for Payment No.

2

Application Period: 5/27/2019 through 6/22/2019		Application Date: 6/27/2019	
To (Owner): City of Grimes	From (Contractor): CB&I	Via (Engineer): Fox Engineering Associates, Inc.	
Project: New 1.5 MG Water Tower	Contract:		
Owner's Contract No.:	Contractor's Project No.: 374231044	Engineer's Project No.: 3364-17A	

**Application For Payment
Change Order Summary**

Approved Change Orders				
Number	Additions	Deductions		
TOTALS	\$0.00	\$0.00		
NET CHANGE BY CHANGE ORDERS	\$0.00			

1. ORIGINAL CONTRACT PRICE.....	\$	\$2,947,680.00
2. Net change by Change Orders.....	\$	\$0.00
3. Current Contract Price (Line 1 + 2).....	\$	\$2,947,680.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$	\$237,358.00
5. RETAINAGE:		
a. 5% X \$237,358.00 Work Completed.....	\$	\$11,867.90
b. 0% X \$0.00 Stored Material.....	\$	\$0.00
c. Total Retainage (Line 5a + Line 5b).....	\$	\$11,867.90
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$	\$225,490.10
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$123,146.60
8. AMOUNT DUE THIS APPLICATION.....	\$	\$102,343.50
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$	\$2,722,189.90

Contractor's Certification

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

By: Stephanie Chaully Date: 6/27/2019

Payment of: \$ \$102,343.50
(Line 8 or other - attach explanation of the other amount)

is recommended by: Lam [Signature] 7/2/19
Fox Engineering Associates, Inc. (Date)

Payment of: \$ \$102,343.50
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
City of Grimes (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

* ACCEPTANCE BY AGENCY: The review and acceptance of this estimate does not attest to the correctness of the quantities shown or that the work has been performed in accordance with the contract documents.

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): New 1.5 MG Water Tower			Application Number: 2					
Application Period: 5/27/2019 through 6/22/2019			Application Date: 6/27/2019					
			Work Completed		E	F		G
Specification Section No.	Description	B Scheduled Value (\$)	C From Previous Application (C+D)	D This Period	Materials Presently Stored (not in C or D)	Total Completed and Stored to Date (C + D + E)	% (F / B)	Balance to Finish (B - F)
1	Contract Award - Bonds & Insurance	\$53,700.00	\$53,700.00	\$0.00	\$0.00	\$53,700.00	100%	\$0.00
2	Engineering & Design	\$203,600.00	\$71,260.00	\$0.00	\$0.00	\$71,260.00	35%	\$132,340.00
3	Tank Material	\$395,655.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$395,655.00
4	Fabrication & Ship (CET Crew)	\$98,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$98,300.00
5	Fabrication & Ship (Tank Crew)	\$168,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$168,500.00
6	Mobilization (Subcontractor)	\$46,680.00	\$4,668.00	\$42,012.00	\$0.00	\$46,680.00	100%	\$0.00
7	Site Prep	\$46,320.00	\$0.00	\$37,056.00	\$0.00	\$37,056.00	80%	\$9,264.00
8	Deep Foundation	\$198,620.00	\$0.00	\$19,862.00	\$0.00	\$19,862.00	10%	\$178,758.00
9	Foundation Construction	\$440,000.00	\$0.00	\$8,800.00	\$0.00	\$8,800.00	2%	\$431,200.00
10	Piping (at Grade & Buried)	\$50,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$50,300.00
11	Mobilization (CB&I)	\$69,700.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$69,700.00
12	Concrete Shaft Construction (CET Crew)	\$448,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$448,200.00
13	Tank Erection	\$183,200.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$183,200.00
14	Paint Tank (At Grade)	\$120,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$120,000.00
15	Hoist Tank	\$65,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$65,000.00
16	Paint Tank (In Air)	\$136,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$136,600.00
17	Doors & Interior Build-out	\$36,285.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$36,285.00
18	Electrical & Controls	\$139,870.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$139,870.00
19	Sterilize & Fill	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,500.00
20	Concrete Floor	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$8,000.00
21	Final Site work (Fence/Landscape/Final Grading)	\$35,650.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,650.00
Totals		\$2,947,680.00	\$129,628.00	\$107,730.00	\$0.00	\$237,358.00	8%	\$2,710,322.00

Stored Material Summary

Contractor's Application

[illegible]

**CB&I LLC (SPS Division)**757 N. Eldridge Parkway
Houston, TX 77079**INVOICE**

INVOICE NO. 231044-02
 APPLICATION NO. 2
 INVOICE DATE 06/27/19
 DUE DATE 07/27/19
 TERMS N30
 A/P VENDOR NO. #

Work From Date: 05/27/19
 Work Thru Date: 06/22/19
 CBI Contract No. 374231044
 CBI Customer No. 9503157
 Project Manager Drew Rockafellow

MAIL TO: City of Grimes 101 NE Harvey Street Grimer, IA 50111 Attn: Lance Aldrich Ph. 515-233-000 Email: lja@foxeng.com	SOLD TO: City of Grimes 101 NE Harvey Street Grimer, IA 50111
Job Location: Grimes, IA	
Eng Proj #: 3364-17A	

DESCRIPTION

New 1.5 MG Water Tower

Original Contract Price **\$2,947,680.00**
 Change Order **\$0.00**
 Total Contract Price **\$2,947,680.00**

<u>Schedule of Values</u>	<u>PRICE</u>	<u>% COMPLETE</u>	<u>AMOUNT DUE</u>
1 Contract Award - Bonds & Insurance	\$53,700.00	100%	\$53,700.00
2 Engineering & Design	\$203,600.00	35%	\$71,260.00
3 Tank Material	\$395,655.00	0%	\$0.00
4 Fabrication & Ship (CET Crew)	\$98,300.00	0%	\$0.00
5 Fabrication & Ship (Tank Crew)	\$168,500.00	0%	\$0.00
6 Mobilization (Subcontractor)	\$46,680.00	100%	\$46,680.00
7 Site Prep	\$46,320.00	80%	\$37,056.00
8 Deep Foundation	\$198,620.00	10%	\$19,862.00
9 Foundation Construction	\$440,000.00	2%	\$8,800.00
10 Piping (at Grade & Buried)	\$50,300.00	0%	\$0.00
11 Mobilization (CB&I)	\$69,700.00	0%	\$0.00
12 Concrete Shaft Construction (CET Crew)	\$448,200.00	0%	\$0.00
13 Tank Erection	\$183,200.00	0%	\$0.00
14 Paint Tank (At Grade)	\$120,000.00	0%	\$0.00
15 Hoist Tank	\$65,000.00	0%	\$0.00
16 Paint Tank (In Air)	\$136,600.00	0%	\$0.00
17 Doors & Interior Build-out	\$36,285.00	0%	\$0.00
18 Electrical & Controls	\$139,870.00	0%	\$0.00
19 Sterilize & Fill	\$3,500.00	0%	\$0.00
20 Concrete Floor	\$8,000.00	0%	\$0.00
21 Final Site work (Fence/Landscape/Final Grading)	\$35,650.00	0%	\$0.00
	\$2,947,680.00	8%	\$237,358.00

Total Completed to Date **\$237,358.00**
 Less: Retention **5%** **\$11,867.90**
 Total Amount Billed to Date **\$225,490.10**
 Less: Amount Previously Invoiced **\$123,146.60**
 Current Amount Due **\$102,343.50**

Regular Mail:

CB&I LLC (SPS Division)
 PO Box 846217
 Dallas, TX 75284-6217

Overnight Mail:

Bank of America Lockbox Services
 CB&I LLC (SPS Division) - Lockbox 846217
 1950 N. Stemmons Frwy, Suite 5010
 Dallas, TX 75207

Bank of America EFT Information

Account Name: CB&I LLC (SPS Division)
 Account Number: 3756272668
 ABA: 111000012 (ACH Only)
 ABA: 026009593 (Wire Only)

DIRECT QUESTIONS REGARDING: usainvoicing@mcdermott.com

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	City of Grimes	Owner's Contract No.:	
Contractor:	Cahoy Pump Service, Inc.	Contractor's Project No.:	
Engineer:	FOX Engineering Associates, Inc.	Engineer's Project No.:	3364-18A
Project:	ASR Modifications, Grimes, Iowa	Contract Name:	

This [preliminary] [final] Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

June 10, 2019

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's responsibilities:

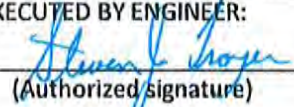
☒ None
☐ As follows

Amendments to Contractor's responsibilities:

☒ None
☐ As follows

The following documents are attached to and made a part of this Certificate:

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:		RECEIVED:		RECEIVED:	
By:		By:		By:	
	(Authorized signature)		Owner (Authorized Signature)		Contractor (Authorized)
Title:	Project Manager	Title:		Title:	Pres. dmt - CPS
Date:	6-28-19	Date:		Date:	06/28/19

Punch List No. 1

PROJECT: ASR Modifications, Grimes, Iowa
FOX PN: 3364-18A.600
ISSUE DATE: 6/28/2019
PREPARED BY: Steve Troyer
LAST UPDATE: 6/28/2019

The following is a punch list established by FOX Engineering representatives. This list may not be all-inclusive; failure to include an item does not alter the responsibility of the Contractor to complete all work and correct defective work in accordance with the Contract Documents.

ITEM NO.	PHOTO	AREA	DESCRIPTION	REQUIRED ACTION	STATUS
1	No Photo	N/A	Downhole Valve Training	Provide training to Owner/Operator for operation of Baski valve; date of training be coordinated with the Owner.	Open 6/28/2019
2	No Photo	N/A - Submittal	Paper O&M Manual(s)	Submit two (2) paper copies of all final O&M manual(s) - Submersible Motor; Downhole Valve (Baski); Electrical Components	Open 6/28/2019



TRANSMITTAL

Aspen Business Park | 414 South 17th Street, Suite 107 | Ames, Iowa 50010

DATE: July 1, 2019

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

RE: New Jordan Well
Project No.: 3364-17D

DELIVERY: E-Mail

ITEMS: 1. Grosch Irrigation Co. Pay Application No. 4

COMMENTS:

Enclosed is Grosch Irrigation Co. Inc. pay application No. 4 for the New Jordan Well project. This pay application includes payment for drilling and reaming to a depth of 2130 feet, controls submittals, and the 24-inch casing material stored on the project site. Note that the payment requested for the stored casing material is less than the invoice amount. The Contractor ordered more casing than the plan quantity in case it is needed but is only requesting payment for the plan quantity.

We have reviewed this pay application along with the construction progress and recommend that it be paid. Please review and let me know if you have any questions. If not, this should be placed on the next council meeting agenda for approval. Once approved, please sign and return via email.

A handwritten signature in blue ink that reads 'Taylor Hopper'.

Taylor Hopper, P.E.

Contractor's Application for Payment No. 4

Application Period: 5/18/19-6/24/19		Application Date: 6/24/2019
To (Owner): City of Grimes Iowa	From (Contractor): Grosch Irrigation Co.	Via (Engineer): FOX Engineering
Project: New Jordan Well	Contract: New Jordan Well	
Owner's Contract No.	Contractor's Project No.	Engineer's Project No.: 3364-17D

Application For Payment

Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$	\$3,561,153.00
Number	Additions	Deductions	2. Net change by Change Orders.....	\$	
			3. Current Contract Price (Line 1 ± 2).....	\$	\$3,561,153.00
			4. TOTAL COMPLETED AND STORED TO DATE		
			(Column F total on Progress Estimates).....	\$	\$1,472,417.77
			5. RETAINAGE:		
			a. 5% X \$1,219,405.00 Work Completed.....	\$	\$60,970.25
			b. 5% X \$253,012.77 Stored Material.....	\$	\$12,650.64
			c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$73,620.89
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$1,398,796.88
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$647,356.60
			8. AMOUNT DUE THIS APPLICATION.....	\$	\$751,440.28
			9. BALANCE TO FINISH, PLUS RETAINAGE		
			(Column G total on Progress Estimates + Line 5.c above).....	\$	\$2,162,356.12
TOTALS					
NET CHANGE BY					
CHANGE ORDERS					

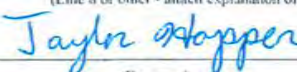
Contractor's Certification

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

Contractor Signature

By:  Date: 6-24-19

Payment of: \$ **751,440.28**
 (Line 8 or other - attach explanation of the other amount)

is recommended by:  **7/1/2019**
 (Engineer) (Date)

Payment of: \$ _____
 (Line 8 or other - attach explanation of the other amount)

is approved by: _____
 (Owner) (Date)

Approved by: _____
 Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): New Jordan Well						Application Number: 4					
Application Period: 5/18/19-6/24/19						Application Date: 6/24/2019					
A					B	C	D	E	F		
Item		Contract Information			Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)	
Bid Item No.	Description	Item Quantity	Units	Unit Price							Total Value of Item (\$)
1	Submittal Exchange Fee (Allowance)	1	LS	\$4,200.00	\$4,200.00	1	\$4,200.00	\$4,200.00	100.0%		
2	Mobilization/demobilization	1	LS	\$448,500.00	\$448,500.00	0.5	\$224,250.00	\$224,250.00	50.0%	\$224,250.00	
3	Water Well Pollution Prevention Plan (WWPPP)	1	LS	\$15,000.00	\$15,000.00					\$15,000.00	
4	Drilled Hole & Surface Casing	323	LF	\$659.00	\$212,857.00	328	\$216,152.00	\$216,152.00	101.5%	-\$3,295.00	
5	22" Drilled Hole	1807	LF	\$323.00	\$583,661.00	1777	\$573,971.00	\$573,971.00	98.3%	\$9,690.00	
6	Ream 22" Drilled Hole to 28" Drilled hole	400	LF	\$263.00	\$105,200.00	400	\$105,200.00	\$105,200.00	100.0%		
7	24" Well Casing	723	LF	\$164.00	\$118,572.00			\$95,428.77	\$95,428.77	80.5%	\$23,143.23
8	18" Well Casing	1407	LF	\$167.00	\$234,969.00			\$157,584.00	\$157,584.00	67.1%	\$77,385.00
9	Grouting Set-Up & Removal	2	LS	\$15,600.00	\$31,200.00	1	\$15,600.00	\$15,600.00	50.0%	\$15,600.00	
10	Grout Casing	2600	Sacks	\$12.10	\$31,460.00	470	\$5,687.00	\$5,687.00	18.1%	\$25,773.00	
11	16" Drilled Hole	344	LF	\$336.00	\$115,584.00					\$115,584.00	
12	Well Development Set-Up & Removal	1	LS	\$15,000.00	\$15,000.00					\$15,000.00	
13	Well Development	48	HRS	\$375.00	\$18,000.00					\$18,000.00	
14	Production Pump test set-up & removal	1	LS	\$55,000.00	\$55,000.00					\$55,000.00	
15	Well prodction pump test	72	HRS	\$375.00	\$27,000.00					\$27,000.00	
16	Water Quality Testing	1	LS	\$3,750.00	\$3,750.00					\$3,750.00	
17	Video Record of Completed Well	1	LS	\$1,200.00	\$1,200.00					\$1,200.00	
18	Pump & Motor	1	LS	\$236,000.00	\$236,000.00					\$236,000.00	
19	Pump Installation, Column, Electric Cable, & Airline	1	LS	\$250,000.00	\$250,000.00					\$250,000.00	
20	Pitless Unit	1	LS	\$70,000.00	\$70,000.00					\$70,000.00	
21	Well Disinfection	1	LS	\$7,500.00	\$7,500.00					\$7,500.00	
22	Meter Manhole	1	LS	\$33,000.00	\$33,000.00					\$33,000.00	
23	12" Raw Watermain & Appurtenances	1	LS	\$80,000.00	\$80,000.00	0.5	\$40,000.00	\$40,000.00	50.0%	\$40,000.00	
24	Site Work & Restoration	1	LS	\$28,500.00	\$28,500.00	0.63	\$17,955.00	\$17,955.00	63.0%	\$10,545.00	
25	Electric Power & Controls	1	LS	\$745,000.00	\$745,000.00	0.022	\$16,390.00	\$16,390.00	2.2%	-\$728,610.00	
26	Sound Control	1	LS	\$90,000.00	\$90,000.00					\$90,000.00	

Stored Material Summary

Contractor's Application

[illegible]

**VICTORY STEEL PRODUCTS CORPORATION**

P.O. Box 4370, St Louis, MO 63123

Call Toll Free (800)325-7902
Call Collect (314)849-7272**INVOICE**Invoice #: 55475
Invoice Date: 05/02/19
Work Order #: S054775
Page: 1**Bill to:**GROSCH IRRIGATION CO.
P.O. BOX 337
SILVER CREEK, NE 68663**Ship to:**GROSCH IRRIGATION CO.
8811 NW 121ST ST
GRIMES, IA 50111

Account #		Purchase Order #		Terms		Slsp#	Salesperson	
267361		SC1081		1% 10 NET 30				
Date Shipped		Ship Via		COL/PPD				
05/02/19						92	JIM DEMOS	
Quantity Ordered	Quantity Shipped	Quantity B/O	UM	Item No	Description	Unit Price	UM	Extended Price
345.8	345.8	0.0	FT	30.000 X .500	SLX52 DSAW DRL	182.0000	FT	62935.60
740.0	198.8	541.2	FT	24.000 X .500	SLX70 EW DRL	131.9900	FT	26239.61

Customer Copy



VICTORY STEEL PRODUCTS CORPORATION
P.O. Box 4370, St Louis, MO 63123

Call Toll Free (800)325-7902
Call Collect (314)849-7272

INVOICE

Invoice #: 55612
Invoice Date: 05/28/19
Work Order #: S054775
Page: 1

Bill to:

GROSCH IRRIGATION CO.
P.O. BOX 337
SILVER CREEK, NE 68663

Ship to:

GROSCH IRRIGATION CO.
8811 NW 121ST ST
GRIMES, IA 50111

Account #	Purchase Order #		Terms		Slsp#	Salesperson		
267361	SC1081		1% 10 NET 30					
Date Shipped	Ship Via		COL/PPD					
05/28/19					92	JIM DEMOS		
Quantity Ordered	Quantity Shipped	Quantity B/O	UM	Item No	Description	Unit Price	UM	Extended Price
553.9	553.9	0.0	FT	24.000 X .500	5LX70 EW DRL	131.9900	FT	73109.26
Grimes Job								

Please Remit to:
Victory Steel Products
P.O. Box 4370
St Louis, MO 63123

Thank you for your business.

Customer Copy

Subtotal: 73109.26
Freight:
6.000 Tax:
TOTAL: 73109.26
- 731.09

\$72,378.17



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

AGENDA MEMO

Item No. X
For Meeting of 7/9/19

AGENDA HEADING: Waterworks Park - new shed

SYNOPSIS: A new storage shed will be constructed by Public Works. Old sheds to be removed. Materials arrive July 12. Project completion by 8/1/19.

FISCAL IMPACT: Budgeted project identified by Park & Rec board, sporting clubs and City staff.

PREVIOUS COUNCIL ACTION(S):

BOARD/COMMISSION ACTION(S):

STAFF/COMMITTEE RECOMMENDATION:

P.O. No. _____

25297

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Menards
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
_____	_____	_____	5257.04
_____	_____	_____	_____
_____	_____	_____	_____

PURCHASE JUSTIFICATION: new shed Waterworks Park
- Parks Improvements - shed @ WW Park

DEPARTMENT: Parks - Imps.

LINE ITEM: 001-430-6727

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Weston Wunderlich DATE: 7-2-19
PURCHASE ORDER APPROVAL AND ASSIGNMENT

City Administrator _____

Date _____

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

☐ Purchaser's Copy

☐ Vendor's Copy

☐ File Copy

* GUEST COPY *

REC'D JUL 02 2019

G-30 CITY OF GRIMES
101 N HARVEY ST

MENARDS - CLIVE
12000 Hickman Road
Clive, IA 50325

GRIMES
FAX # (515)986-3846

IA 50111

INVOICE # 60862

ACCOUNT : 30450284

TRANSACTION DATE : 06/27/19
TRANSACTION TIME : 141828
REGISTER NUMBER : 3
SIGNER : Mahlon Kurtz

TRANSACTION # : 7025
PURCHASE ORDER # : waterworks p
TYPE OF SALE : Charge Sale
CLAIM # : waterworks p

QUANTITY	SKU	DESCRIPTION	AMOUNT
1.00	4253044	6X7 GLOSS WHITE #200	289.00
1.00	4364500	4"X33' ASPHALT TAPE	9.38
1.00	4364550	THRESHOLD TAPE - 42"	4.99
1.00	2329941	1/2 X 5 1/2 WEDGE ANCHORS	25.20
1.00		DELIVERY	79.00
1.00	4400206	SC ENTRY MADISON KNOB	10.97
2.00	1004547	MM TRUSS CUSTOM	88.62
11.00	1004547	MM TRUSS CUSTOM	431.64
1.00	1400285	1"X10' ALUMINUM DRIPCAP	6.49
1.00	1404082	TOUCH UP QT W/APPLICATORS	21.98
1.00	1408383	TOUCH UP QT W/APPLICATORS	21.98
80.00	1424215	3/8X8"X16' SMARTSIDE LAP	1,759.20
2.00	1424723	1-1/4"X6"X16' SMART TRIM	68.78
1.00	1511809	DECK DEFENSE UNDERLAYMENT	121.99
2.00	2293877	2-1/2" TRIM NAIL 5LB	59.98
3.00	5639958	PS QUAD 581 GREY 10 OZ	17.97
1.00	1480028	9PCS TO FULL UNIT LAP	44.99
4.00	1021101	2X4-8' STUD/#2+BTR SPF	9.52
72.00	1021114	2X4-10' STUD/#2&BTR SPF	258.48
4.00	1021127	2X4-12' #2&BTR SPF	18.36
1.00	1021127	2X4-12' #2&BTR SPF	4.59
1.00	1021130	2X4-14' #2&BTR SPF	5.39
6.00	1021143	2X4-16' #2&BTR SPF	37.74
4.00	1021758	2X6-8' STUD/#2&BTR SPF	19.16
2.00	1021787	2X6-14' #2&BTR SPF	15.78
2.00	1021790	2X6-16' #2&BTR SPF	19.18
1.00	1022016	2X10-8' #2&BTR FIR	8.94
2.00	1022142	2X12-8' #2&BTR FIR	23.78
1.00	1110818	2X4-8' AC2 GREEN TRTD	4.44
2.00	1110834	2X4-12' AC2 GREEN TRTD	14.36
1.00	1110850	2X4-16' AC2 GREEN TREATED	10.06
1.00	1110863	2X4-18' AC2 GREEN TRTD	13.59
1.00	1231085	1/2 (15/32CAT) 4X8 RTD SHTG	15.35
24.00	1242728	7/16 (7/16CAT) 4X8 OSB	171.60

* GUEST COPY *

G-30 CITY OF GRIMES
101 N HARVEY ST

MENARDS - CLIVE
12000 Hickman Road
Clive, IA 50325

GRIMES
FAX # (515)986-3846

IA 50111

INVOICE # 60862

ACCOUNT : 30450284

TRANSACTION DATE : 06/27/19
TRANSACTION TIME : 141828
REGISTER NUMBER : 3
SIGNER : Mahlon Kurtz

TRANSACTION # : 7025
PURCHASE ORDER # : waterworks p
TYPE OF SALE : Charge Sale
CLAIM # : waterworks p

QUANTITY	SKU	DESCRIPTION	AMOUNT
14.00	1242809	1/2(1/2CAT)4X8 OSB	114.10
3.00	1471396	UNIVERSAL MOUNTING BLOCK	19.47
2.00	1474949	OC VENTSURE RIDGE VENT	102.00
2.00	1511830	1.95 SQ ICE&WATER BARRIER	85.94
2.00	1511909	SHINGLE STARTER STRIP	25.98
1.00	1512375	H&R PROEDGE OC 33 LF	43.45
13.00	1513191	DURATION DESIGNER	337.87
1.00	1531248	.9GL WET OR DRY PLASTIC	8.38
8.00	1571398	12' STYLE D ALM ROOF EDGE	47.84
8.00	1571403	12' PRO FRIEZE ALUMINUM	68.88
6.00	1571487	16"X12' PRO VENTED SOFFIT	112.26

* GUEST COPY *

G-30 CITY OF GRIMES
101 N HARVEY ST

MENARDS - CLIVE
12000 Hickman Road
Clive, IA 50325

GRIMES
FAX # (515)986-3846

IA 50111

INVOICE # 60862

ACCOUNT : 30450284

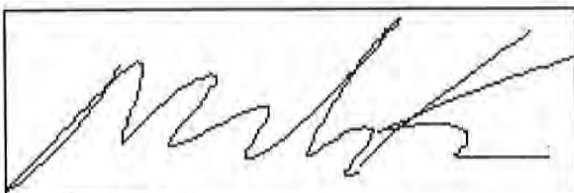
TRANSACTION DATE : 06/27/19
TRANSACTION TIME : 141828
REGISTER NUMBER : 3
SIGNER : Mahlon Kurtz

TRANSACTION # : 7025
PURCHASE ORDER # : waterworks p
TYPE OF SALE : Charge Sale
CLAIM # : waterworks p

QUANTITY	SKU	DESCRIPTION	AMOUNT
8.00	1571567	6"X12' R/S FASCIA .019	87.84
1.00	1571664	1-1/4" ALUM TRIM NAIL	7.99
2.00	1611602	3 1/2" X 50' SILL SEALER	7.46
1.00	1612995	9' X 100' TYPAR	108.99
1.00	1613222	1.88"X54.6 YARD RED	9.99
1.00	1917684	HOW TO BUILD GARAGE PLAN	8.99
1.00	2082152	1" COIL ROOFING NAILS	22.97
1.00	2084150	2 3/8"X.113 CTD 2.5M 33DG	31.89
1.00	2084302	3 1/4"X.131CTD 2.5M 33DEG	43.99
3.00	2271507	1-1/2 JOIST HANGER NAIL	9.57
1.00	2271507	1-1/2 JOIST HANGER NAIL	3.19
22.00	2271647	RAFTER TIE	19.58
2.00	2272334	STRAP TIE 1-1/4" X 18", 2	2.96
1.00	2295457	6D HDG BOX NAIL	3.39
1.00	2295570	16D HDG BOX NAIL	13.59
1.00	2295648	16D HDG CASING NAIL	3.47
1.00	2295703	2-1/2" EGALV ROOFING NAIL	2.47
1.00	2300106	FLATLOK 5" 50PK	44.09
1.00	2312194	5/16" STAPLES	6.97
1.00	4141554	CM-1 6-PANEL STEEL DOOR	139.00

SUB-TOTAL: 5,257.04
TOTAL TAX: 0.00
PAYMENTS : 0.00
=====

TOTAL DUE: 5,257.04



P.O. No. _____

25297

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier Menards
Name _____

Address _____

Phone Number/Fax Number _____

ITEMS	QTY	UNIT PRICE	TOTAL
			5257.04

PURCHASE JUSTIFICATION: new shed Waterworks Park
- Parks Improvements - shed @ WW Park

DEPARTMENT: Parks - Imps.

LINE ITEM: 001-430-6727

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Weston Wanda DATE: 7-2-19
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson msh 7-2-19
City Administrator Date

CC 7-9-19
Council Approval date: (if over \$5,000)

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

Contractor's Application for Payment No. 5

Project:	SE 37th Street at HWY 141 Improvements	From (Contractor):	Concrete Technologies, Inc	Application Date:	7/9/2019
To (Owner):	City of Grimes	Owner's Project No.:		Period From:	6/16/2019
Via (Engineer):	FOX Engineering	Engineer's Proj. No.:	1005-17A	Period To:	6/29/2019

No.	Date Approved	Additions	Deductions
1	6/24/2019	\$3,788.50	
TOTALS		\$3,788.50	
NET CHANGE BY CHANGE ORDERS			\$3,788.50

1. ORIGINAL CONTRACT PRICE.....		\$	5,272,433.65
2. Net change by Change Orders.....		\$	3,788.50
3. Current Contract Price (Line 1 + 2).....		\$	5,276,222.15
4. TOTAL COMPLETED AND STORED TO DATE			
(Column F on Progress Estimate).....		\$	1,014,256.36
5. RETAINAGE:			
a. 3% X \$1,014,256.36 Work Completed.....		\$	30,427.69
b. 3% X _____ Stored Material.....		\$	
c. Less Total Retainage Released Early.....		\$	427.69
d. Total Retainage (Line 5a + Line 5b - Line 5c).....		\$	30,000.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....		\$	984,256.36
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....		\$	930,417.39
8. AMOUNT DUE THIS APPLICATION.....		\$	53,838.97
9. BALANCE TO FINISH, PLUS RETAINAGE			
(Column G on Progress Estimate + Line 5 above).....		\$	4,291,965.79

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

By: <u>Frank Peters</u>	Date: <u>7-1-19</u>
-------------------------	---------------------

Payment of **\$53,838.97**
(Line 8 or other - attach explanation of the other amount)

is recommended by: Josin M. B. Fisher 7/2/19
(Engineer) (Date)

Payment of **\$53,838.97**
(Line 8 or other - attach explanation of the other amount)

Is approved by: _____ (Owner) _____ (Date)

Endorsed by the Construction Specifications Institute.

Progress Estimate

Contractor's Application

For (contract): SE 37th Street at HWY 141 Improvements			DOT Proj. No.: STBG-SWAP-3125(614)--SG-77							Application Number: 5			
Contractor: Concrete Technologies, Inc.			Engineer's Proj. No.: 1005-17A							Application Date: 7/9/2019			
A			B				C	D	E	F		G	
Item			Bid Quantity	CO 01	Unit	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Item Code	Description											
1	2101-0850002	CLEARING AND GRUBBING	27.6		UNIT	\$ 300.00	\$ 8,280.00						\$8,280.00
2	2102-2710070	EXCAVATION, CLASS 10, ROADWAY AND BORROW	8837.0		CY	\$ 18.75	\$ 165,693.75	4424.4	\$82,958.25		\$82,958.25	50.1%	\$82,735.50
3	2105-8425015	TOPSOIL, STRIP, SALVAGE AND SPREAD	5197.0		CY	\$ 18.75	\$ 97,443.75	330.77	\$6,201.94		\$6,201.94	6.4%	\$91,241.81
4	2109-8225100	SPECIAL COMPACTION OF SUBGRADE	47.6		STA	\$ 1,500.00	\$ 71,400.00	26.57	\$39,855.00		\$39,855.00	55.8%	\$31,545.00
5	2110-3825010	GRANULAR MATERIAL	500.0		TON	\$ 30.00	\$ 15,000.00						\$15,000.00
6	2115-0100000	MODIFIED SUBBASE	4982.0		CY	\$ 62.50	\$ 311,375.00	1466.24	\$91,640.00		\$91,640.00	29.4%	\$219,735.00
7	2121-7425010	GRANULAR SHOULDERS, TYPE A	261.8		TON	\$ 37.50	\$ 9,817.50	107.85	\$4,044.38		\$4,044.38	41.2%	\$5,773.13
8	2123-7450020	SHOULDER FINISHING, EARTH	73.2		STA	\$ 225.00	\$ 16,470.00						\$16,470.00
9	2213-7100400	RELOCATION OF MAIL BOXES	6.0		EACH	\$ 600.00	\$ 3,600.00	5	\$3,000.00		\$3,000.00	83.3%	\$600.00
10	2214-5145150	PAVEMENT SCARIFICATION	441.0		SY	\$ 10.50	\$ 4,630.50						\$4,630.50
11	2301-1033080	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 8 IN.	1131.0		SY	\$ 95.00	\$ 107,445.00						\$107,445.00
12	2301-1033095	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT, CLASS C, CLASS 3 DURABILITY, 9.5 IN.	26851.0	43.0	SY	\$ 69.50	\$ 1,869,133.00						\$1,869,133.00
13	2301-4875006	MEDIAN, P.C. CONCRETE, 6 IN.	451.8		SY	\$ 100.00	\$ 45,180.00	26	\$2,600.00		\$2,600.00	5.8%	\$42,580.00
14	2301-6911722	PORTLAND CEMENT CONCRETE PAVEMENT SAMPLES	1.0		LS	\$ 5,000.00	\$ 5,000.00						\$5,000.00
15	2303-1041750	HOT MIX ASPHALT HIGH TRAFFIC, BASE COURSE, 3/4 IN. MIX	295.3		TON	\$ 120.00	\$ 35,436.00						\$35,436.00
16	2303-1042500	HOT MIX ASPHALT HIGH TRAFFIC, INTERMEDIATE COURSE, 1/2 IN. MIX	154.4		TON	\$ 120.00	\$ 18,528.00						\$18,528.00
17	2303-1043500	HOT MIX ASPHALT HIGH TRAFFIC, SURFACE COURSE, 1/2 IN. MIX, NO SPECIAL FRICTION REQUIREMENT	443.9		TON	\$ 105.00	\$ 46,609.50						\$46,609.50
18	2303-1258283	ASPHALT BINDER, PG 58-28S, STANDARD TRAFFIC	12.0		TON	\$ 650.00	\$ 7,800.00						\$7,800.00
19	2303-1258284	ASPHALT BINDER, PG 58-28H, HIGH TRAFFIC	38.8		TON	\$ 725.00	\$ 28,130.00						\$28,130.00
20	2304-0101000	TEMPORARY PAVEMENT	1076.0		SY	\$ 65.00	\$ 69,940.00	1419.83	\$92,288.95		\$92,288.95	132.0%	\$22,348.95
21	2401-6745650	REMOVAL OF EXISTING STRUCTURES	1.0		LS	\$ 15,000.00	\$ 15,000.00	0.2	\$3,000.00		\$3,000.00	20.0%	\$12,000.00
22	2401-6745910	REMOVAL OF SIGN	6.0		EACH	\$ 65.00	\$ 390.00	2	\$130.00		\$130.00	33.3%	\$260.00
23	2416-0100015	APRON, CONC, 15 IN. DIA.	2.0		EACH	\$ 1,500.00	\$ 3,000.00	2	\$3,000.00		\$3,000.00	100.0%	
24	2416-0100024	APRON, CONC, 24 IN. DIA.	1.0		EACH	\$ 2,000.00	\$ 2,000.00	1	\$2,000.00		\$2,000.00	100.0%	
25	2431-0000100	SEGMENTAL BLOCK RETAINING WALL	3585.0		SF	\$ 45.25	\$ 162,221.25						\$162,221.25
26	2435-0250100	INTAKE, SW-501	3.0		EACH	\$ 6,250.00	\$ 18,750.00	2	\$12,500.00		\$12,500.00	66.7%	\$6,250.00
27	2435-0250500	INTAKE, SW-505	15.0		EACH	\$ 6,900.00	\$ 103,500.00	6	\$41,400.00		\$41,400.00	40.0%	\$62,100.00
28	2435-0250600	INTAKE, SW-506	2.0		EACH	\$ 11,300.00	\$ 22,600.00	2	\$22,600.00		\$22,600.00	100.0%	
29	2435-0250700	INTAKE, SW-507	1.0		EACH	\$ 5,000.00	\$ 5,000.00	1	\$5,000.00		\$5,000.00	100.0%	
30	2435-0250900	INTAKE, SW-509	5.0		EACH	\$ 9,375.00	\$ 46,875.00	3	\$28,125.00		\$28,125.00	60.0%	\$18,750.00

Progress Estimate

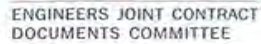
Contractor's Application

For (contract):		SE 37th Street at HWY 141 Improvements						DOT Proj. No.: STBG-SWAP-3125(614)--SG-77				Application Number: 5-	
Contractor:		Concrete Technologies, Inc.						Engineer's Proj. No.: 1005-17A				Application Date: 7/9/2019	
A			B					C	D	E	F		G
Item			Bid Quantity	CO 01	Unit	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Item Code	Description											
31	2435-0251224	INTAKE, SW-512, 24 IN.	1.0		EACH	\$ 2,875.00	\$ 2,875.00	1	\$2,875.00		\$2,875.00	100.0%	
32	2435-0600010	MANHOLE ADJUSTMENT, MINOR	6.0		EACH	\$ 1,250.00	\$ 7,500.00	1	\$1,250.00		\$1,250.00	16.7%	\$6,250.00
33	2502-8212204	SUBDRAIN, PERFORATED PLASTIC PIPE, 4 IN. DIA.	2022.0		LF	\$ 18.75	\$ 37,912.50	10	\$187.50		\$187.50	0.5%	\$37,725.00
34	2502-8212208	SUBDRAIN, PERFORATED PLASTIC PIPE, 8 IN. DIA.	315.0		LF	\$ 22.50	\$ 7,087.50						\$7,087.50
35	2502-8221006	SUBDRAIN RISER, 6 IN., AS PER PLAN	6.0		EACH	\$ 690.00	\$ 4,140.00						\$4,140.00
36	2502-8221303	SUBDRAIN OUTLET, DR-303	8.0		EACH	\$ 250.00	\$ 2,000.00						\$2,000.00
37	2502-8225010	SUBDRAIN OUTLET, 500-10	2.0		EACH	\$ 470.00	\$ 940.00	1	\$470.00		\$470.00	50.0%	\$470.00
38	2503-0114212	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 12 IN.	2.0		LF	\$ 563.00	\$ 1,126.00	2	\$1,126.00		\$1,126.00	100.0%	
39	2503-0114215	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 15 IN.	285.0		LF	\$ 100.00	\$ 28,500.00	45	\$4,500.00		\$4,500.00	15.8%	\$24,000.00
40	2503-0114218	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 18 IN.	184.0		LF	\$ 106.50	\$ 19,596.00	192	\$20,448.00		\$20,448.00	104.3%	-\$852.00
41	2503-0114224	STORM SEWER GRAVITY MAIN, TRENCHED, REINFORCED CONCRETE PIPE (RCP), 2000D (CLASS III), 24 IN.	242.0		LF	\$ 120.00	\$ 29,040.00	133	\$15,960.00		\$15,960.00	55.0%	\$13,080.00
42	2503-0200036	REMOVE STORM SEWER PIPE LESS THAN OR EQUAL TO 36 IN.	1074.0		LF	\$ 37.50	\$ 40,275.00	642	\$24,075.00		\$24,075.00	59.8%	\$16,200.00
43	2507-3250005	ENGINEERING FABRIC	112.0		SY	\$ 6.25	\$ 700.00						\$700.00
44	2507-8029000	EROSION STONE	22.0		TON	\$ 75.00	\$ 1,650.00						\$1,650.00
45	2510-6745850	REMOVAL OF PAVEMENT	13604.0		SY	\$ 11.75	\$ 159,847.00	3176.81	\$37,327.52		\$37,327.52	23.4%	\$122,519.48
46	2511-6745900	REMOVAL OF SIDEWALK	23.0		SY	\$ 10.00	\$ 230.00						\$230.00
47	2515-2475007	DRIVEWAY, P.C. CONCRETE, 7 IN.	1384.0		SY	\$ 75.00	\$ 103,800.00						\$103,800.00
48	2518-6910000	SAFETY CLOSURE	31.0		EACH	\$ 125.00	\$ 3,875.00						\$3,875.00
49	2524-6765010	REMOVE AND REINSTALL SIGN AS PER PLAN	2.0		EACH	\$ 190.00	\$ 380.00	2	\$380.00		\$380.00	100.0%	
50	2525-0000100	TRAFFIC SIGNALIZATION	1.0		LS	\$ 392,000.00	\$ 392,000.00						\$392,000.00
51	2527-9263109	PAINTED PAVEMENT MARKING, WATERBORNE OR SOLVENT-BASED	177.2		STA	\$ 40.00	\$ 7,088.00						\$7,088.00
52	2527-9263118	PAINTED PAVEMENT MARKINGS, TEMPORARY	152.2		STA	\$ 165.00	\$ 25,113.00	68.3	\$11,269.50		\$11,269.50	44.9%	\$13,843.50
53	2527-9263137	PAINTED SYMBOLS AND LEGENDS, WATERBORNE OR SOLVENT-BASED	13.0		EACH	\$ 108.00	\$ 1,404.00						\$1,404.00
54	2527-9263180	PAVEMENT MARKINGS REMOVED	13.1		STA	\$ 69.00	\$ 903.90	25.82	\$1,781.58		\$1,781.58	197.1%	-\$877.68
55	2527-9270111	GROOVES CUT FOR PAVEMENT MARKINGS	127.4		STA	\$ 45.00	\$ 5,733.00						\$5,733.00
56	2527-9270120	GROOVES CUT FOR SYMBOLS AND LEGENDS	12.0		EACH	\$ 125.00	\$ 1,500.00						\$1,500.00
57	2528-8445110	TRAFFIC CONTROL	1.0		LS	\$ 200,000.00	\$ 200,000.00	0.5	\$100,000.00		\$100,000.00	50.0%	\$100,000.00
58	2528-8445113	FLAGGERS	10.0		EACH	\$ 480.00	\$ 4,800.00	39	\$18,720.00		\$18,720.00	390.0%	-\$13,920.00
59	2528-9290050	PORTABLE DYNAMIC MESSAGE SIGN (PDMS)	15.0		CDAY	\$ 125.00	\$ 1,875.00	22	\$2,750.00		\$2,750.00	146.7%	-\$875.00
60	2533-4980005	MOBILIZATION	1.0		LS	\$ 473,000.00	\$ 473,000.00	0.25	\$118,250.00		\$118,250.00	25.0%	\$354,750.00

Progress Estimate

Contractor's Application

For (contract):		SE 37th Street at HWY 141 Improvements					DOT Proj. No.: STBG-SWAP-3125(614)--SG-77					Application Number: 5	
Contractor:		Concrete Technologies, Inc					Engineer's Proj. No.: 1005-17A					Application Date: 7/9/2019	
A			B					C	D	E	F		G
Item			Bid Quantity	CO 01	Unit	Unit Price	Bid Value	Estimated Quantity Installed	Value	Materials Presently Stored (not in	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Item Code	Description											
61	2552-0000210	TRENCH FOUNDATION	100.0		TON	\$ 50.00	\$ 5,000.00						\$5,000.00
62	2552-0000220	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	200.0		CY	\$ 15.00	\$ 3,000.00						\$3,000.00
63	2552-0000300	TRENCH COMPACTION TESTING	1.0		LS	\$ 17,500.00	\$ 17,500.00						\$17,500.00
64	2554-0212020	VALVE BOX EXTENSION	12.0		EACH	\$ 250.00	\$ 3,000.00						\$3,000.00
65	2599-9999005	HYDRANT RELOCATION	1.0		EACH	\$ 4,500.00	\$ 4,500.00						\$4,500.00
66	2599-9999005	PROTECT TREE	8.0		EACH	\$ 500.00	\$ 4,000.00						\$4,000.00
67	2599-9999009	SUBDRAIN, TRENCHED, 15 IN. DIA.	2626.0		LF	\$ 100.00	\$ 262,600.00	1599	\$159,900.00		\$159,900.00	60.9%	\$102,700.00
68	2599-9999009	SUBDRAIN, TRENCHED, 18 IN. DIA.	254.0		LF	\$ 145.00	\$ 36,830.00	254	\$36,830.00		\$36,830.00	100.0%	
69	2599-9999009	SUBDRAIN, TRENCHED, 24 IN. DIA.	41.0		LF	\$ 200.00	\$ 8,200.00	43	\$8,600.00		\$8,600.00	104.9%	-\$400.00
70	2601-2634150	MULCHING, WOOD CELLULOSE FIBER	2.7		ACRE	\$ 2,750.00	\$ 7,425.00						\$7,425.00
71	2601-2636044	SEEDING AND FERTILIZING (URBAN)	5.4		ACRE	\$ 1,190.00	\$ 6,426.00						\$6,426.00
72	2601-2638352	SLOPE PROTECTION, WOOD EXCELSIOR MAT	34.0		SQ	\$ 25.00	\$ 850.00						\$850.00
73	2602-0000020	SILT FENCE	3180.0		LF	\$ 1.90	\$ 6,042.00	685	\$1,301.50		\$1,301.50	21.5%	\$4,740.50
74	2602-0000071	REMOVAL OF SILT FENCE OR SILT FENCE FOR DITCH CHECKS	3180.0		LF	\$ 0.25	\$ 795.00						\$795.00
75	2602-0000101	MAINTENANCE OF SILT FENCE OR SILT FENCE FOR DITCH CHECK	3180.0		LF	\$ 0.25	\$ 795.00						\$795.00
76	2602-0000150	STABILIZED CONSTRUCTION ENTRANCE	144.0		LF	\$ 95.00	\$ 13,680.00						\$13,680.00
77	2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	1040.0		LF	\$ 3.25	\$ 3,380.00	1265	\$4,111.25		\$4,111.25	121.6%	-\$731.25
78	2602-0000350	REMOVAL OF PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE	1040.0		LF	\$ 0.25	\$ 260.00						\$260.00
79	2602-0010010	MOBILIZATIONS, EROSION CONTROL	12.0		EACH	\$ 500.00	\$ 6,000.00	2	\$1,000.00		\$1,000.00	16.7%	\$5,000.00
80	2602-0010020	MOBILIZATIONS, EMERGENCY EROSION CONTROL	4.0		EACH	\$ 1,000.00	\$ 4,000.00						\$4,000.00
8001	2435-0700010	CONNECTION TO EXISTING MANHOLE		1.0	EACH	\$ 800.00	\$ 800.00	1	\$800.00		\$800.00	100.0%	
		Totals					\$5,276,222.15		\$1,014,256.36		\$1,014,256.36	19.2%	\$4,261,965.79



4

ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE	Application Period: 6/5/2019	Application Date: 7/1/2019
To: City of Grimes (Owner):	From (Contractor): All Terrain Seeding	Via (Engineer): FOX Engineering
Project: Little Beaver & Prairie Creek Channel Improvements	Contract:	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 7024-15B

Approved Change Orders		
Number	Additions	Deductions
1	\$16,380.00	
2	\$1,400.00	
TOTALS	\$17,780.00	
NET CHANGE BY CHANGE ORDERS	\$17,780.00	

- | | | |
|--|----|----------------|
| 1. ORIGINAL CONTRACT PRICE..... | \$ | \$1,075,192.00 |
| 2. Net change by Change Orders..... | \$ | \$17,780.00 |
| 3. Current Contract Price (Line 1 ± 2)..... | \$ | \$1,092,972.00 |
| 4. TOTAL COMPLETED AND STORED TO DATE | | |
| (Column F total on Progress Estimates)..... | \$ | \$306,558.47 |
| 5. RETAINAGE: | | |
| a. 5% X \$306,558.47 Work Completed..... | \$ | \$15,327.92 |
| b. X Stored Material..... | \$ | |
| c. Total Retainage (Line 5.a + Line 5.b)..... | \$ | \$15,327.92 |
| 6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... | \$ | \$291,230.55 |
| 7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... | \$ | \$188,519.29 |
| 8. AMOUNT DUE THIS APPLICATION..... | \$ | \$102,711.26 |
| 9. BALANCE TO FINISH, PLUS RETAINAGE | | |
| (Column G total on Progress Estimates + Line 5.c above)..... | \$ | \$801,741.45 |

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

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

By: 	Date: 7/2/19
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Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Little Beaver & Prairie Creek Channel Improvements Project								Application Number: 4			
Application Period: March 29, 2019 to June 4, 2019								Application Date: 7/1/2019			
A						B	C	D	E	F	
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1.01	MOBILIZATION	1	LS	\$38,000.00	\$38,000.00	0.75	\$28,500.00		\$28,500.00	75.0%	\$9,500.00
1.02	TRAFFIC CONTROL	1	LS	\$4,500.00	\$4,500.00	1	\$4,500.00		\$4,500.00	100.0%	
1.03	EXPLORATORY DIGGING	20	HR	\$175.00	\$3,500.00						\$3,500.00
1.04	REMOVE AND REPLACE EXISTING FIELD FENCE	110	LF	\$15.00	\$1,650.00						\$1,650.00
1.05	REMOVE AND REPLACE EXISTING CHAIN LINK FENCE	54	LF	\$30.00	\$1,620.00						\$1,620.00
1.06	REMOVE AND REPLACE EXISTING WOOD FENCE	145	LF	\$25.00	\$3,625.00						\$3,625.00
1.07	REMOVALS, DEBRIS REMOVAL, DEBRIS RELOCATION, AND MISCELLANEOUS REMOVALS	20	HR	\$300.00	\$6,000.00	4	\$1,200.00		\$1,200.00	20.0%	\$4,800.00
1.08	TEMPORARY STREAM FLOW MANAGEMENT	1	LS	\$10,371.00	\$10,371.00	0.25	\$2,592.75		\$2,592.75	25.0%	\$7,778.25
2.01	CLEARING AND GRUBBING, TREE AND BRUSH REMOVAL WITH DISPOSAL OFFSITE, TYPE A	6.4	AC	\$10,125.00	\$64,800.00	5.76	\$58,320.00		\$58,320.00	90.0%	\$6,480.00
2.02	CLEARING AND GRUBBING, SELECTIVE TREE AND BRUSH REMOVAL WITH DISPOSAL OFFSITE, TYPE B	1.9	AC	\$10,000.00	\$19,000.00	1.71	\$17,100.00		\$17,100.00	90.0%	\$1,900.00
2.03	CLEARING AND GRUBBING, SELECTIVE TREE AND BRUSH REMOVAL WITH DISPOSAL OFFSITE, TYPE C	3.8	AC	\$10,000.00	\$38,000.00	3.42	\$34,200.00		\$34,200.00	90.0%	\$3,800.00
2.04	ADDITIONAL TREE REMOVAL, 6 TO 12-INCH	25	EA	\$550.00	\$13,750.00	0.5	\$275.00		\$275.00	2.0%	\$13,475.00
2.05	ADDITIONAL TREE REMOVAL, 13 TO 24-INCH	15	EA	\$1,000.00	\$15,000.00	3	\$3,000.00		\$3,000.00	20.0%	\$12,000.00
2.06	ADDITIONAL TREE REMOVAL, 25 TO 48-INCH	5	EA	\$2,250.00	\$11,250.00						\$11,250.00
2.07	TOPSOIL, STRIP, SALVAGE, AND RESPREAD, 6-INCHES	3837	CY	\$10.00	\$38,370.00	750	\$7,500.00		\$7,500.00	19.5%	\$30,870.00
2.08	EARTHWORK, CHANNEL	10473	CY	\$7.00	\$73,311.00	6893	\$48,251.00		\$48,251.00	65.8%	\$25,060.00
2.09	ENGINEERING FABRIC	500	SY	\$4.00	\$2,000.00	5	\$20.00		\$20.00	1.0%	\$1,980.00
2.10	TEMPORARY SURFACING, CLASS A ROADSTONE	125	TON	\$40.00	\$5,000.00						\$5,000.00
2.11	TEMPORARY STREAM CROSSING	3	EA	\$2,000.00	\$6,000.00	2	\$4,000.00		\$4,000.00	66.7%	\$2,000.00
2.12	SECTION A CHANNEL REPAIR	570	LF	\$12.00	\$6,840.00	295	\$3,540.00		\$3,540.00	51.8%	\$3,300.00
2.13	SECTION B CHANNEL REPAIR	1237	LF	\$6.00	\$7,422.00	345	\$2,070.00		\$2,070.00	27.9%	\$5,352.00
2.14	SECTION C CHANNEL REPAIR	1188	LF	\$13.00	\$15,444.00	729	\$9,477.00		\$9,477.00	61.4%	\$5,967.00
2.15	SECTION D CHANNEL REPAIR	742	LF	\$9.00	\$6,678.00						\$6,678.00
2.16	SECTION E CHANNEL REPAIR	520	LF	\$9.00	\$4,680.00	520	\$4,680.00		\$4,680.00	100.0%	
2.17	CHANNEL TOE REPAIR	2110	LF	\$19.00	\$40,090.00						\$40,090.00
2.18	CHANNEL SLOPE REPAIR	1190	LF	\$25.00	\$29,750.00						\$29,750.00
3.01	TRENCH FOUNDATION	100	TON	\$40.00	\$4,000.00						\$4,000.00
3.02	REPLACEMENT OF UNSUITABLE BACKFILL, TRENCH	100	CY	\$45.00	\$4,500.00						\$4,500.00
4.01	CORRUGATED POLYETHYLENE TUBING, 6-INCH	50	LF	\$10.00	\$500.00						\$500.00
4.02	CORRUGATED POLYETHYLENE TUBING, 8-INCH	50	LF	\$10.00	\$500.00						\$500.00
4.03	SDR 35 PVC, 4-INCH	60	LF	\$12.00	\$720.00	70	\$840.00		\$840.00	116.7%	-\$120.00
4.04	CMP TILE OUTLET PIPE, 6-INCH	100	LF	\$22.00	\$2,200.00						\$2,200.00
4.05	CMP TILE OUTLET PIPE, 8-INCH	50	LF	\$28.00	\$1,400.00						\$1,400.00
4.06	CMP TILE OUTLET PIPE, 10-INCH	20	LF	\$40.00	\$800.00						\$800.00
4.07	CMP TILE OUTLET PIPE, 12-INCH	10	LF	\$40.00	\$400.00						\$400.00
4.08	CMP TILE OUTLET PIPE, 15-INCH	20	LF	\$50.00	\$1,000.00						\$1,000.00
4.09	TILE REPAIR, 4 TO 6-INCH	8	EA	\$500.00	\$4,000.00						\$4,000.00
4.10	TILE REPAIR, 8 TO 10-INCH	5	EA	\$800.00	\$4,000.00						\$4,000.00
4.11	REMOVE FLARED END SECTION	6	EA	\$250.00	\$1,500.00						\$1,500.00
4.12	STORM SEWER W/ FLARED END SECTION, 15-INCH	65	LF	\$115.00	\$7,475.00						\$7,475.00
4.13	STORM SEWER W/ FLARED END SECTION, 18-INCH	95	LF	\$275.00	\$26,125.00						\$26,125.00
4.14	STORM SEWER W/ FLARED END SECTION, 24-INCH	30	LF	\$450.00	\$13,500.00						\$13,500.00
6.01	STORM SEWER STRUCTURE, SW-401, 48-INCH	1	EA	\$4,800.00	\$4,800.00						\$4,800.00

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Little Beaver & Prairie Creek Channel Improvements Project						Application Number: 4					
Application Period: March 29, 2019 to June 4, 2019						Application Date: 7/1/2019					
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
6.02	REMOVE AND REINSTALL SANITARY SEWER MANHOLE CONE AND BARREL SECTION	1	LS	\$6,200.00	\$6,200.00						\$6,200.00
7.01	PAVEMENT AND TRAIL REMOVAL	596	SY	\$15.00	\$8,940.00						\$8,940.00
7.02	PCC TRAIL, 6-INCHES	596	SY	\$45.00	\$26,820.00						\$26,820.00
9.01	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING - TYPE 1	1.6	AC	\$4,500.00	\$7,200.00	0.14	\$630.00		\$630.00		\$6,570.00
9.02	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING - MODIFIED TYPE 3A	0.6	AC	\$4,000.00	\$2,400.00						\$2,400.00
9.03	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING - MODIFIED TYPE 3B	9.1	AC	\$3,200.00	\$29,120.00	0.11	\$352.00		\$352.00		\$28,768.00
9.04	OVERSEEDING - MODIFIED TYPE 3B	1.6	AC	\$1,500.00	\$2,400.00						\$2,400.00
9.05	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING - TYPE 4	1.6	AC	\$1,200.00	\$1,920.00						\$1,920.00
9.06	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING - TYPE 5	12	AC	\$1,500.00	\$18,000.00						\$18,000.00
9.07	CROSS VANE, CLASS D RIPRAP	30	TON	\$185.00	\$5,550.00						\$5,550.00
9.08	ROCK RIFLE, CLASS D RIPRAP	340	TON	\$70.00	\$23,800.00	140	\$9,800.00		\$9,800.00		\$14,000.00
9.09	STONE DEFLECTORS, CLASS B RIPRAP	100	TON	\$60.00	\$6,000.00						\$6,000.00
9.10	TOE PROTECTION, CLASS D RIPRAP	3212	TON	\$52.00	\$167,024.00	636.36	\$33,090.72		\$33,090.72		\$133,933.28
9.11	TOE PROTECTION, 12-INCH COIR LOG	4394	LF	\$9.50	\$41,743.00	840	\$7,980.00		\$7,980.00		\$33,763.00
9.12	RIP RAP, EROSION STONE	300	TON	\$40.00	\$12,000.00						\$12,000.00
9.13	RIP RAP, CLASS D REVETMENT	250	TON	\$55.00	\$13,750.00						\$13,750.00
9.14	RIP RAP, CLASS E REVETMENT	450	TON	\$45.00	\$20,250.00						\$20,250.00
9.15	TEMPORARY ROLLED EROSION CONTROL PRODUCT, FIBER MATTING	18223	SY	\$3.00	\$54,669.00						\$54,669.00
9.16	TEMPORARY ROLLED EROSION CONTROL PRODUCT, TYPE 2.C	100	SY	\$4.00	\$400.00						\$400.00
9.17	TEMPORARY ROLLED EROSION CONTROL PRODUCT, TYPE 2.D	100	SY	\$4.00	\$400.00						\$400.00
9.18	TEMPORARY ROLLED EROSION CONTROL PRODUCT, TYPE 3.B	100	SY	\$4.00	\$400.00						\$400.00
9.19	TURF REINFORCEMENT MATTING, TYPE 2	275	SY	\$16.00	\$4,400.00						\$4,400.00
9.20	EROSION CONTROL, SILT FENCE, INSTALL. & REMOVE	1565	LF	\$3.00	\$4,695.00						\$4,695.00
9.21	EROSION CONTROL, STABILIZED CONSTRUCTION ENTRANCE	366	TON	\$40.00	\$14,640.00	75.25	\$3,010.00		\$3,010.00		\$11,630.00
9.22	EROSION CONTROL, TILE OUTLET PROTECTION	25	EA	\$500.00	\$12,500.00						\$12,500.00
9.23	EROSION CONTROL, SURFACE ROUGHENING	11	AC	\$200.00	\$2,200.00	1	\$200.00		\$200.00		\$2,000.00
9.24	EROSION CONTROL, TEMPORARY ROCK CHECK DAM	4	EA	\$1,200.00	\$4,800.00						\$4,800.00
9.25	EROSION CONTROL, STRAW WATTLE, 6-INCH	2500	LF	\$2.00	\$5,000.00	200	\$400.00		\$400.00		\$4,600.00
9.26	TREE DRY WELL	10	EA	\$650.00	\$6,500.00	5	\$3,250.00		\$3,250.00		\$3,250.00
9.27	PLANTS WITH WARRANTY, 1-1/2 INCH CALIBER TREES	33	EA	\$300.00	\$9,900.00						\$9,900.00
A1.01	NATIVE SEEDING MAINTENANCE	1	LS	\$9,500.00	\$9,500.00						\$9,500.00
A1.02	ADDITIONAL MOWING	4	EA	\$2,000.00	\$8,000.00						\$8,000.00
CO1	Additional Tree Removal (Raw Water Main Project)	1	LS	\$16,380.00	\$16,380.00	1	\$16,380.00		\$16,380.00		
CO1	Tree Transplant and 48-inch Tree Removal	1	LS	\$1,400.00	\$1,400.00	1	\$1,400.00		\$1,400.00		
Totals					\$1,092,972.00		\$306,558.47		\$306,558.47	28.0%	\$786,413.53

Stored Material Summary

Contractor's Application

[illegible]

Statement



FOX Engineering Associates, Inc.
414 South 17th Street, Ste 107
Ames, IA 50010
515-233-0000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Statement date: 6/30/2019

	Invoice Number	Invoice Date	Amount
City of Grimes			
100514A SE 19th Street (Hwy 141 to SE Gateway Drive) Widening & Trail Improvements			
	44618	6/30/2019	<u>3,372.90</u>
	Project Outstanding		3,372.90
100517A Grimes SE 37th Street @ Hwy 141 Improvements			
	44623	6/30/2019	<u>46,910.00</u>
	Project Outstanding		46,910.00
100517B Grimes S James Street & SE 37th Street Intersection Improvements			
	44621	6/30/2019	<u>1,133.10</u>
	Project Outstanding		1,133.10
100518A East 1st Street Trail Connection			
	44619	6/30/2019	<u>589.50</u>
	Project Outstanding		589.50
100518B SW County Line Road Improvements			
	44622	6/30/2019	<u>52,067.80</u>
	Project Outstanding		52,067.80
100519A Hope Commercial Plat 1 Public Improvements			
	44624	6/30/2019	<u>1,125.00</u>
	Project Outstanding		1,125.00
100519B Hwy 44 & County Line Road Intersection Improvements			
	44625	6/30/2019	<u>18,000.00</u>
	Project Outstanding		18,000.00
336417A Grimes Water Tower			
	44616	6/30/2019	<u>4,309.90</u>
	Project Outstanding		4,309.90
336417C Grimes Water Treatment Plant Expansion - Phase 1			
	44613	6/30/2019	<u>50,773.60</u>
	Project Outstanding		50,773.60
336417D Grimes New Jordan Well			
	44614	6/30/2019	7,522.50

Statement



FOX Engineering Associates, Inc.
 414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Grimes
 101 NE Harvey Street
 Grimes, IA 50111

Statement date: 6/30/2019

	Invoice Number	Invoice Date	Amount
City of Grimes			
	Project Outstanding		<u>7,522.50</u>
336417E Grimes 16-inch Raw Water Main			
	44626	6/30/2019	<u>15,625.00</u>
	Project Outstanding		<u>15,625.00</u>
336418A ASR Pump Equipment Replacement			
	44615	6/30/2019	<u>2,754.00</u>
	Project Outstanding		<u>2,754.00</u>
702403S Grimes Phase II Stormwater Permit			
	44627	6/30/2019	<u>14,779.20</u>
	Project Outstanding		<u>14,779.20</u>
702415B Little Beaver & Prairie Creek Channel Improvements			
	44628	6/30/2019	<u>13,253.55</u>
	Project Outstanding		<u>13,253.55</u>
863000Q Hubbell Development - Grimes Business Park			
	44659	6/30/2019	<u>500.00</u>
	Project Outstanding		<u>500.00</u>
863001A Grimes Mapping			
	44629	6/30/2019	<u>436.00</u>
	Project Outstanding		<u>436.00</u>
863003S Home Place			
	44646	6/30/2019	<u>3,461.75</u>
	Project Outstanding		<u>3,461.75</u>
863004C Destination Ridge			
	44641	6/30/2019	<u>4,919.15</u>
	44630	6/30/2019	<u>2,250.00</u>
	Project Outstanding		<u>7,169.15</u>
863004D Heritage Development			
	44620	6/30/2019	<u>9,389.40</u>
	Project Outstanding		<u>9,389.40</u>

Statement



FOX Engineering Associates, Inc.
414 South 17th Street, Ste 107
Ames, IA 50010
515-233-0000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Statement date: 6/30/2019

	Invoice Number	Invoice Date	Amount
City of Grimes			
863004K Crossroads Business Park	44631	6/30/2019	137.25
	Project Outstanding		137.25
863005J Chevalia Valley	44647	6/30/2019	500.00
	Project Outstanding		500.00
863007A Bridge Creek	44648	6/30/2019	500.00
	Project Outstanding		500.00
863008R Prairie Business Park	44649	6/3/2019	500.00
	Project Outstanding		500.00
863010A Caymus Group	44650	6/30/2019	500.00
	Project Outstanding		500.00
863013G Brooke Ridge West	44651	6/30/2019	500.00
	Project Outstanding		500.00
863016F James Street Villas	44652	6/30/2019	500.00
	Project Outstanding		500.00
863016I North Pointe Townhomes	44645	6/30/2019	500.00
	Project Outstanding		500.00
863017A Legacy Park	44653	6/30/2019	500.00
	Project Outstanding		500.00
863017B Pinnacle Pointe	44654	6/30/2019	500.00

Statement



FOX Engineering Associates, Inc.
 414 South 17th Street, Ste 107
 Ames, IA 50010
 515-233-0000

City of Grimes
 101 NE Harvey Street
 Grimes, IA 50111

Statement date: 6/30/2019

	Invoice Number	Invoice Date	Amount
City of Grimes			
	Project Outstanding		500.00
863017C Brentwood Estates			
	44655	6/30/2019	500.00
	Project Outstanding		500.00
863017D Autumn Park West			
	44656	6/30/2019	500.00
	Project Outstanding		500.00
863017I Little Beaver			
	44661	6/30/2019	2,672.00
	Project Outstanding		2,672.00
863018E Hwy 44 Tree Farm			
	44657	6/30/2019	500.00
	Project Outstanding		500.00
863019A Dallas Center-Grimes Middle School			
	44632	6/30/2019	500.00
	Project Outstanding		500.00
863019B Dallas-Center Grimes Administration Building			
	44633	6/30/2019	2,850.00
	Project Outstanding		2,850.00
863098A Grimes City Engineering			
	44637	6/30/2019	4,159.25
	Project Outstanding		4,159.25
863098B Grimes Crossing			
	44634	6/30/2019	3,350.00
	44642	6/30/2019	500.00
	44643	6/30/2019	500.00
	Project Outstanding		4,350.00
863098D Grimes Beaverbrooke Development			

Statement



FOX Engineering Associates, Inc.
414 South 17th Street, Ste 107
Ames, IA 50010
515-233-0000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Statement date: 6/30/2019

	Invoice Number	Invoice Date	Amount
City of Grimes			
	44658	6/30/2019	500.00
	Project Outstanding		500.00
863098G Western Plains Business Park			
	44635	6/30/2019	500.00
	44644	6/30/2019	500.00
	Project Outstanding		1,000.00
863098I Kennybrook Estates			
	44660	6/30/2019	500.00
	44662	6/30/2019	500.00
	Project Outstanding		1,000.00
863099M Metropolitan Planning Organization Meetings			
	44636	6/30/2019	565.30
	Project Outstanding		565.30
	Client Outstanding		276,906.15

City of Grimes						
Outstanding	Current	31-60 Days	61-90 Days	91-120 Days	121+ Days	Prepayment
276,906.15	276,906.15	0.00	0.00	0.00	0.00	0.00



Contractor's Application for Payment No. 1

Application Period: June, 2019		Application Date: 6/28/2019
To (Owner): City of Grimes	From (Contractor): Progressive Structures, LLC	Via (Engineer): FOX Engineering
Project: Grimes 16-inch Raw Water Main	Contract: Grimes 16-inch Raw Water Main	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 3364-17E

Application For Payment Change Order Summary

Approved Change Orders			
Number	Additions	Deductions	
1		\$3,211.63	1. ORIGINAL CONTRACT PRICE..... \$ \$1,134,265.75
			2. Net change by Change Orders..... \$ -3,211.63
			3. Current Contract Price (Line 1 + 2)..... \$ \$1,131,054.12
			4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)..... \$ \$534,974.88
			5. RETAINAGE:
			a. 5% X <u>\$165,493.37</u> Work Completed..... \$ \$8,274.67
			b. 5% X <u>\$369,481.51</u> Stored Material..... \$ \$18,474.08
			c. Total Retainage (Line 5.a + Line 5.b)..... \$ \$26,748.74
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)..... \$ \$508,226.14
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)..... \$
			8. AMOUNT DUE THIS APPLICATION..... \$ \$508,226.14
			9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)..... \$ \$622,817.98
TOTALS			
NET CHANGE BY CHANGE ORDERS		-\$3,211.63	

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment.

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: Jana Augustin Date: 7/2/19

Payment of: \$ \$508,226.14
(Line 8 or other - attach explanation of the other amount)

is recommended by: *[Signature]* 7/2/19
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)



ENGINEERS JOINT CONTRACT
DOCUMENTS COMMITTEE

Contractor's Application for Payment No. 1

Application Period: June, 2019		Application Date: 6/28/2019
To (Owner): City of Grimes	From (Contractor): Progressive Structures, LLC	Via (Engineer): FOX Engineering
Project: Grimes 16-inch Raw Water Main	Contract: Grimes 16-inch Raw Water Main	
Owner's Contract No.:	Contractor's Project No.:	Engineer's Project No.: 3364-17E

Application For Payment Change Order Summary

Approved Change Orders			1. ORIGINAL CONTRACT PRICE.....	\$ 1,134,265.75
Number	Additions	Deductions	2. Net change by Change Orders.....	\$ -3,211.63
I		\$3,211.63	3. Current Contract Price (Line 1 ± 2).....	\$ 1,131,054.12
			4. TOTAL COMPLETED AND STORED TO DATE	
			(Column F total on Progress Estimates).....	\$ 534,974.88
			5. RETAINAGE:	
			a. 5% X \$165,493.37 Work Completed.....	\$ 8,274.67
			b. 5% X \$369,481.51 Stored Material.....	\$ 18,474.08
			c. Total Retainage (Line 5.a + Line 5.b).....	\$ 26,748.74
			6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 508,226.14
			7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$
			8. AMOUNT DUE THIS APPLICATION.....	\$ 508,226.14
			9. BALANCE TO FINISH, PLUS RETAINAGE	
			(Column G total on Progress Estimates + Line 5.c above).....	\$ 622,827.98
TOTALS		\$3,211.63		
NET CHANGE BY CHANGE ORDERS	-3,211.63			

Contractor's Certification

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

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature

By: _____ Date: _____

Payment of: \$ 508,226.14
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____
(Engineer) (Date)

Payment of: \$ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Grimes 16-inch Raw Water Main								Application Number: 1					
Application Period: June, 2019								Application Date: 6/28/2019					
A							B	C	D	E	F		
Item		Contract Information						Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Quantity Change by CO	Total Quantity	Units	Unit Price	Total Value of Item (\$)						
1.01	MOBILIZATION	1		1	LS	\$ 65,000.00	\$65,000.00	0.25	\$16,250.00		\$16,250.00	25.0%	\$48,750.00
1.02	POLK COUNTY PERMIT APPLICATION FEES (ALLOWANCE)	1		1	LS	\$ 480.00	\$480.00	0.5	\$240.00		\$240.00	50.0%	\$240.00
1.03	TRAFFIC CONTROL	1		1	LS	\$ 3,900.00	\$3,900.00						\$3,900.00
1.04	STREAM CROSSING (TEMPORARY)	1		1	EA	\$ 14,000.00	\$14,000.00						\$14,000.00
1.05	REMOVALS - MISCELANEOUS	1		1	LS	\$ 12,500.00	\$12,500.00						\$12,500.00
2.01	DRIVEWAY GRADING	1		1	LS	\$20,000.00	\$20,000.00						\$20,000.00
2.02	TEMPORARY ROCK	250		250	TON	\$28.00	\$7,000.00						\$7,000.00
3.01	TRENCH FOUNDATION	400		400	TON	\$38.50	\$15,400.00						\$15,400.00
3.02	REPLACEMENT OF UNSUITABLE BACKFILL MATERIAL	400		400	CY	\$40.00	\$16,000.00						\$16,000.00
3.03	TRENCH COMPACTION TESTING	1		1	LS	\$16,000.00	\$16,000.00	0.1	\$1,600.00		\$1,600.00	10.0%	\$14,400.00
4.01	STORM SEWER, TRENCHED, 15-INCH CMP	59		59	LF	\$64.00	\$3,776.00						\$3,776.00
4.02	PIPE APRON, CMP, 15-INCH	2		2	EA	\$260.00	\$520.00						\$520.00
4.03	TILE REPAIR, 4 TO 8-INCH	60		60	LF	\$26.00	\$1,560.00						\$1,560.00
4.04	TILE REPAIR, 10 TO 15-INCH	40		40	LF	\$58.00	\$2,320.00						\$2,320.00
4.05	TILE REPAIR, 18 TO 24-INCH	20		20	LF	\$90.00	\$1,800.00						\$1,800.00
4.06	SUMP LINE - 2-INCH	40		40	LF	\$24.00	\$960.00						\$960.00
5.01	WATER MAIN CONNECTION TO EXISTING, 12-INCH PLUGGED END	1		1	EA	\$4,000.00	\$4,000.00						\$4,000.00
5.02	WATER MAIN, CONNECT TO EXISTING, CUT-IN 12"X12" CROSS	1	-1		EA	\$9,000.00							
5.03	WATER MAIN, TRENCHED, PVC OR DIP, 16-INCH	5960	-46	5914	LF	\$60.00	\$354,840.00	721	\$43,260.00	\$162,865.54	\$206,125.54	58.1%	\$148,714.46
5.04	WATER MAIN, TRENCHLESS, PVC OR DIP, 16-INCH	1685	27	1712	LF	\$145.00	\$248,240.00			\$164,589.40	\$164,589.40	66.3%	\$83,650.60
5.05	GATE VALVE, 12-INCH	2		2	EA	\$2,700.00	\$5,400.00	2	\$5,400.00		\$5,400.00	100.0%	
5.06	GATE VALVE, 16-INCH	12		12	EA	\$8,300.00	\$99,600.00	6	\$49,800.00	\$32,500.00	\$82,300.00	82.6%	\$17,300.00
5.07	HYDRANT ASSEMBLY	4		4	EA	\$5,300.00	\$21,200.00	1	\$5,300.00	\$2,878.89	\$8,178.89	38.6%	\$13,021.11
5.08	PIGGING STATION #1	1	-1		LS	\$19,000.00							
5.09	PIGGING STATION #2	1	-1		LS	\$30,000.00							
5.10	PIGGING STATION #3	1		1	LS	\$18,500.00	\$18,500.00			\$6,647.68	\$6,647.68	35.9%	\$11,852.32
5.11	LITTLE BEAVER CREEK TRENCHED CROSSING	1		1	LS	\$11,500.00	\$11,500.00						\$11,500.00
5.12	WATER MAIN PRESSURE TESTING	1		1	LS	\$3,000.00	\$3,000.00						\$3,000.00
5.13	WATER MAIN FLUSHING	1		1	LS	\$3,000.00	\$3,000.00						\$3,000.00
5.14	WATER MAIN DISENFECTION & DECHLORINATION	1		1	LS	\$4,500.00	\$4,500.00						\$4,500.00
7.01	PAVING, TRAIL, 6-INCH PCC, REMOVE AND REPLACE	165		165	SY	\$72.00	\$11,880.00						\$11,880.00
7.02	CLASS A STONE	320		320	TON	\$28.00	\$8,960.00						\$8,960.00
9.01	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING - TYPE 1	5.3		5.3	AC	\$2,250.00	\$11,925.00						\$11,925.00
9.02	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING - TYPE 2	0.4		0.4	AC	\$3,500.00	\$1,400.00						\$1,400.00
9.03	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING - DOT NATIVE GRASSES MIX	0.9		0.9	AC	\$3,750.00	\$3,375.00						\$3,375.00
9.04	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING - PRAIRIE GRASSES MIX	0.7		0.7	AC	\$3,750.00	\$2,625.00						\$2,625.00

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Grimes 16-inch Raw Water Main								Application Number: 1					
Application Period: June, 2019								Application Date: 6/28/2019					
A							B	C	D	E	F		
Item		Contract Information						Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Quantity Change by CO	Total Quantity	Units	Unit Price	Total Value of Item (\$)						
9.05	TREE RELOCATION	2		2	EA	\$750.00	\$1,500.00						\$1,500.00
9.06	SEEDING WARRANTY	1		1	LS	\$3,000.00	\$3,000.00						\$3,000.00
9.07	RIP RAP, CLASS E REVETMENT	1200		1200	TON	\$55.00	\$66,000.00						\$66,000.00
9.08	EROSION CONTROL MULCHING, HYDROMULCHING	8		8	AC	\$1,000.00	\$8,000.00						\$8,000.00
9.09	EROSION CONTROL BLANKET, TYPE 2C	400		400	SY	\$1.50	\$600.00						\$600.00
9.10	SILT FENCE, INSTALL & REMOVE	1915		1915	LF	\$1.50	\$2,872.50						\$2,872.50
9.11	SILT FENCE, CLEAN OUT	1915		1915	LF	\$0.15	\$287.25						\$287.25
CO1.1	CONNECT TO EXISTING 12" & PIGGING STATION #1		1	1	LS	\$31,552.93	\$31,552.93	1	\$31,552.93		\$31,552.93	100.0%	
CO1.2	CHANGE ORDER 1 ALIGNMENT CHANGE		1	1	LS	\$12,090.44	\$12,090.44	1	\$12,090.44		\$12,090.44	100.0%	
CO1.3	HAUL AND SPREAD TOP SOIL		333	333	CY	\$30.00	\$9,990.00						\$9,990.00
	Totals						\$1,131,054.12		\$165,493.37	\$369,481.51	\$534,974.88	-47.3%	\$596,079.24

Stored Material Summary

Contractor's Application

[illegible]

A&W ELECTRIC

309 S 7TH STREET, SUITE A

ADEL, IA 50003

515-986-3986

jeffvanhouten@awelectricalcontractors.com

Invoice**BILL TO**

CITY OF GRIMES

CITY OF GRIMES

101 N HARVEY

GRIMES, IA 50111

INVOICE #	DATE	TOTAL DUE	TERMS	ENCLOSED
31729	07/01/2019	\$6,119.70	Net 30	

P.O. NUMBER

C1771

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/10/2019	REGULAR HOURS	68:00	85.00	5,780.00T
06/10/2019	MISC MATERIAL	1	339.70	339.70T
GOVERNORS DAYS POWER AT THE PARK		SUBTOTAL		6,119.70
		TAX (0%)		0.00
		TOTAL		6,119.70
		BALANCE DUE		\$6,119.70



P.O Box 42367
4663 121ST STREET
URBANDALE, IA 50323
Telephone 515-276-7030

STRAUSS
security solutions

www.strausslock.com

Invoice No.: **5011936-000**
Date: **06/18/2019**
Page: **1 of 1**

EST. 1927

Sold To:

**CITY OF GRIMES WATER TREATMENT PLANT
1801 N JAMES
GRIMES, IA 50111**

Ship To:

**CITY OF GRIMES WATER TREATMENT PLANT
1801 N JAMES
GRIMES, IA 50111**

P.O. No.:

Phone: **515.986.3176**

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference
NET 15 DAYS	5011936-000	4299	KAREN G	MOBILE	06/18/2019	309787
Bill Code: 345	BRIVO LABOR RATE			1	1	1587.50 1,587.50
ADI-HU6005BGB00	HID READER-GRAY			5	5 EA	94.75 473.75
BIVB-ACS6000-DB	TWO READER EXPANSION BOARD			2	2 EA	516.66 1,033.32
BIVB-ACS6000-MBE	2 READER MAIN BOARD BRIVO ONAIR-BOARD ONLY			1	1 EA	1686.67 1,686.67
BIV-LSP-SV150	SINGLE VOLTAGE POWER SUPPLY 12V/12A OR 24V/6A UP TO 10 BOARDS			1	1 EA	1311.67 1,311.67
*WIRE	WIRE			1	1	426.40 426.40
CAS-UPG-UB1280	12V 7AMP BATTERY			2	2 EA	27.09 54.18
DJLELP-208-SL	ELECTRIC STRIKE LATCH GUARD			2	2 EA	20.08 40.16
*DOOR CONTACT	DOOR CONTACT			5	5	7.39 36.95
HES9600-630	ELECTRIC STRIKE 12/24VDC-DUAL OPERATION			3	3 EA	367.50 1,102.50
SN-097098808	9'POWER CORD			1	1 EA	6.95 6.95
VD5100-3FP-689	MEDIUM DUTY ELECTRIC STRIKE 12/24VDC-FAIL-SAFE/FAIL-SECURE			2	2 EA	172.93 345.86
*PIPE	PIPE			1	1	60.00 60.00
Bill Code: 346	PROJECT MANAGEMENT			1	1	108.62 108.62
PP-P3POE4-15	4 PORT PoE WITH 1 UPLINK LINK			1	1 EA	112.86 112.86
Bill Code: 632	WORK CREATED BY SCOTT GREAVES ADDED PIPE AND A SWITCH TO QUOTE - NO SWITCH AVAILABLE			1	1	.00 0.00

Sub Total: 8,387.39
Total: \$ 8,387.39



P.O Box 42367
4663 121ST STREET
URBANDALE, IA 50323
Telephone 515-276-7030

STRAUSS
security solutions

www.strausslock.com

Invoice No.: **10030823-000**
Date: **06/18/2019**
Page: **1 of 1**

EST. 1927

Sold To:

CITY OF GRIMES WATER TREATMENT PLANT
1801 N JAMES
GRIMES, IA 50111

Ship To:

CITY OF GRIMES WATER TREATMENT PLANT
1801 N JAMES
GRIMES, IA 50111

P.O. No.:

Phone: **515.986.3176**

Terms	Order No./Rel.	Customer No.	SalesRep	Ship Via	Req. Date	Reference	
NET 15 DAYS	10030823-000	4299	KAREN G	MOBILE	06/10/2019	ANNUAL	
342	BRIVO HOSTING			6	6	EA	60.00 360.00
Bill Code: 445	**THANK YOU FOR YOUR			1	1		.00 0.00
Bill Code: 446	BUSINESS**			1	1		.00 0.00
	JULY - DECEMBER 2019						
Sub Total:							360.00
Total:							\$ 360.00

P.O. No. _____

REC'D JUL 01 2019

25115

CITY OF GRIMES

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

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier

STRAUSS SECURITY

Name

4663 121st ST DES MOINES, IA 50323

Address

515-276-7030

Phone Number/Fax Number

ITEMS

QTY

UNIT PRICE

TOTAL

MULTIPLE ITEMS FOR INSTALLATION OF SECURITY DOORS

8387.39

BELOW HOUSING FOR SECURITY DOORS

360.00

\$ 8747.39

PURCHASE JUSTIFICATION: Security Door Installation

~~\$ 8747.39~~

DEPARTMENT:

WATER

LINE ITEM:

600-810-6310

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: _____

DATE: 7-1-19

PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson
City Administrator

7-1-19
Date

CC 7-9-19

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

☐

Purchaser's Copy

☐

Vendor's Copy

☐

File Copy

Invoice

REC'D JUN 28 2019

Page 1 of 1



MUNICIPAL SUPPLY, INC.

Municipal, Contractor, and Industrial Supplies

1550 N.E. 51st Avenue Des Moines, Iowa 50313

PH: (515) 262-1300 FAX: (515) 262-6662

WATS (800) 747-2025

INVOICE NUMBER: 0730587-IN

INVOICE DATE: 6/26/2019

ORDER NUMBER: 0561916

ORDER DATE: 6/24/2019

SHIP DATE: 6/24/2019

SALESPERSON: KENT KUEHL

CUSTOMER NO: 10-GRIMES

SOLD TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

SHIP TO:

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IA 50111

BUYER:

CUSTOMER P.O.		JOB NAME		SHIP VIA		TERMS	
1998				CPU		NET 30 DAYS	
ITEM NO.	UNIT	ORDERED	SHIPPED	BACK ORD	PRICE	AMOUNT	
I2S5GMXX 3/4S 100G IPERL MTR SM 25' 3 W1	EACH	24.00	24.00	0.00	125.000	3,000.00	
I4S5GLXX 1" IPERL 1000G MTR SM 25' 3 W	EACH	12.00	12.00	0.00	196.000	2,352.00	
C38-232.5NL 3/4" MTR COUP 2 1/2" LONG	EACH	25.00	25.00	0.00	12.500	312.50	
C38-442.625NL 1" NL METER COUP 2 5/8" LONG	EACH	30.00	30.00	0.00	19.250	577.50	

ORDER# 561916

A SERVICE CHARGE OF 1 1/2% WITH A MINIMUM OF \$1.00 PER MONTH
WILL BE CHARGED ON ALL PAST DUE ACCOUNTS.

Net Invoice: 6,242.00

Freight: 0.00

Sales Tax: 0.00

Invoice Total: 6,242.00

Rochelle Williams

From: Chris Heidemann <chris.r.heidemann@gmail.com>
Sent: Monday, June 24, 2019 8:21 AM
To: Rochelle Williams
Subject: Block party street closure request - NE 25th Ct July 27th

Hi Rochelle,

Our neighborhood is planning our block party for Saturday, July 27th from 5-10 PM. We are requesting barricades and a street closure at the corner of NE 25th Ct and Ewing Ct. in the north end of town. This is the same area we have held it for the past 4 or 5 years.

I know this is a ways out but I wasn't sure if you were having a second meeting in July as I didn't see it on the calendar yet.

Let me know if you need anything else to add this to the agenda for the July council meeting.

Thanks,
Chris Heidemann

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$7,740.00**
Invoice Number 4518856
Invoice Date 6/14/19
Sales Order Number/Type 2934047 SL
Branch Plant 58073
Shipment Number 3184837

REC'D JUN 24 2019

Sold To: 117729
City of Grimes
101 N Harvey St
Grimes IA 50111

Ship To: 135451
City of Grimes
Water Treatment Plant
7850 NW 128th St
Grimes IA 50111

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
7/29/19	Net 45	PPD Origin	HWTG			073

Line #	Item Number Cust Item #	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	17002	Sodium Hexametaphosphate Crush	N	20.0000	BG	\$2.1800	LB	1,000.0 LB	\$2,180.00
		50 # BAG GROUND VITRAFOS CRUSH		1000.0000	LB			1,020.0 GW	

Lot/SN: 223084090 Lot Expiration Date 10/5/20

2.000	33138	Vitec 3000	N	4.0000	DR	\$2.7800	LB	2,000.0 LB	\$5,560.00
		500 LB DNR		2000.0000	LB			2,096.0 GW	

Lot/SN: 92872 Lot Expiration Date 3/24/20

***** Electronic Billing Now Available. *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total **\$7,740.00**

No Discounts on Freight or Containers

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Containers are to be paid for in full, as invoiced, and full refund will be made promptly, provided containers are returned to original point of shipment. Return freight charges to be prepaid. The containers returned must be the same originally shipped, and show no evidence of abuse, or use for purposes other than the storage of original containers. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

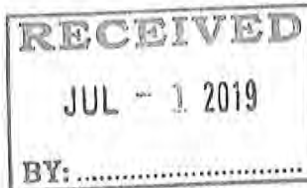
Please Remit To: **Hawkins, Inc.**
P.O. Box 860263
Minneapolis, MN 55486-0263

This contractor and subcontractor shall abide by the requirements of 41 CFR 5560-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 500369527

USIC Locating Services, LLC
PO BOX 713359
CINCINNATI, OH 45271
1-317-575-7849 - Office
1-317-575-7963 - Fax



Invoice No: 336013

INVOICE

CITY OF GRIMES
101 Ne Harvey St
Grimes, IA 50111
Attn: David Guthrie
PO:
Additional Info: IA

Period: 6/1/19 - 6/30/19

Date of Invoice: 6/30/19

Due Date: 7/30/19

Description	Quantity	Rate	Total
After Hours	2	\$ 43.71	\$ 87.42
No Charge	63	\$ 0.00	\$ 0.00
Per Ticket	516	\$ 18.58	\$ 9,587.28
Project	99	\$ 13.11	\$ 1,297.89
Quarter Hour	94	\$ 0.00	\$ 0.00
Grand Total		\$	10,972.59

001-170-6491 \$3657.53
600-810-6490 \$3657.53
610-815-6490 \$3657.53

PAID *mm*

**420 Watson Powell Jr. Pkwy
Suite 200
Des Moines, Iowa 50309
(515) 334-0075**

CC-5-28-19

**City of Grimes
City Administrator
101 North Harvey Street
Grimes, IA 50111-2051**

001-620-6210

DATE _____

5/01/2019

NUMBER

469

Description	Amount
FY 2020 Assessment	12,742.00
PAID	
	mmw
	Invoice Total 12,742.00
	Amount Paid 0.00
	Balance Due 12,742.00

REC'D JUN 24 2019

**VEENSTRA & KIMM, INC.**

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

515-225-8000 • 515-225-7848 (FAX) • 800-241-8000 (WATS)

STATEMENT OF PROFESSIONAL SERVICES

City of Grimes
Attn: Jake Anderson
101 NE Harvey
Grimes, IA 50111

June 21, 2019
Project No: 128106
Invoice No: 4

Project Manager H. Veenstra

Engineering services for WRA Connector - Phase 1 - Alignment Selection and Facility Plan:

Professional Services from May 19, 2019 to June 15, 2019**Professional Personnel**

	Hours	Rate	Amount	
Management I	20.00	172.00	3,440.00	
Clerical I	.50	89.00	44.50	
Clerical II	3.50	61.00	213.50	
Drafter III	13.00	79.00	1,027.00	
Totals	37.00		4,725.00	
Total Labor				4,725.00

Unit Billing

Mileage		13.92	
Printing		14.62	
Duplication-11X17 Color		2.25	
Duplication-8.5 X11 Color		1.50	
Total Units		32.29	32.29

Billing Limits

	Current	Prior	To-Date
Total Billings	4,757.29	10,278.88	15,036.17
Limit			42,000.00
Remaining			26,963.83

Total this Invoice \$4,757.29

Billings to Date

	Current	Prior	Total
Labor	4,725.00	10,185.50	14,910.50
Unit	32.29	93.38	125.67
Totals	4,757.29	10,278.88	15,036.17

PAID

328-815-6407

JRA

mw

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

REC'D JUN 24 2019

Inspection Fees

May

Residential \$75

Residential reinspection \$35

Multi Family \$35/unit

Commercial \$100/hr, (1 hr min)

PAID

City of Grimes

101 NE Harvey Street

Grimes, IA 50111

Project Number 128104

Invoice #15

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Residential FW	2509 NW Willowbrooke Drive	05/01/19	X		\$75
Residential FEM	1907 NE Heritage Drive	05/01/19	X		\$225
Residential SWS	912 SW 8th Couth	05/01/19	X		\$75
Multi Family	2300 SE 7th Lane (FEM, 6 Units)	05/01/19	X		\$630
Multi Family	2308 SE 7th Lane (PL, 12 Units)	05/01/19	X		\$420
Residential EL	2411 NW Springbrooke Drive	05/01/19	X		\$75
Residential FT	1001 NE 23rd	05/01/19	X		\$75
Residential GW	2005/2009 NE Cypress Circle	05/01/19	X		\$150
Residential FT	604 SW Timberview Drive	05/02/19	X		\$75
Residential Final	809 NE 16th Street	05/02/19	X		\$75
Residential SW	1860 SE Princeton Drive	05/02/19	X		\$35
Residential FT	1601 NW 8th Street	05/02/19	X		\$75
Residential Sheer Wall	1411 NE Polk Drive	05/02/19	X		\$35
Residential FT	1605 NW 8th	05/02/19	X		\$75
Residential FR	209 N James Street	05/02/19	X		\$75
Residential FW	1001 NE 23rd Street	05/02/19	X		\$75
Commercial	3100 SE Grimes Blvd Suite 400 (Above Grid)	05/02/19		X	\$100
Residential SWS	1209 SW 7th Street	05/02/19	X		\$75
Residential FT	2941 NE Brentwood Circle	05/02/19	X		\$75
Residential FT	1409/1601/1605 NW 8th Street	05/02/19	X		\$225

Veenstra and Kimm, Inc.
3000 Westtown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection	PASS	FAIL	V&K Fee
		Date			
Residential FT	2100 SE 24th Street	05/03/19	X		\$75
Residential FEM	1208 SW 6th Street	05/03/19	X		\$225
Residential AP/SW	1700 NW 8th Street	05/03/19	X		\$35
Commercial	250 SE Destination Drive (EL Service)	05/03/19	X		\$100
Deck Footing	1200 NE Ewing Court	05/03/19	X		\$75
Commercial	1201 SE Gateway Drive (Demo/Reno)	05/03/19	X		\$100
Residential Sheer Wall	1406 NE Polk Drive	05/03/19	X		\$35
Residential SWS	2509 NW Willowbrooke	05/03/19	X		\$75
Residential PL	2001 NE Cypress Cricle	05/03/19	X		\$75
Residential FT	1104 SW 6th Street	05/03/19	X		\$75
Commercial	308 SE Main Street (Stack Replacement)	05/03/19	X		\$100
Multi Family	2316/2320 SE 7th Lane (PL, 12 Units)	05/03/19	X		\$420
Residential PL	2112 NE Park Drive	05/03/19	X		\$75
Residential FT	1409 NW 8th Street	05/03/19	X		\$75
Residential PL	1905 NE Heritage Drive	05/03/19	X		\$75
Residential FEM	2112 NE Park Drive	05/03/19	X		\$225
Residential AP/SW	1405 NW 8th Street	05/06/19	X		\$35
Deck Footing	2933 NE Brentwood Circle	05/06/19	X		\$75
Commercial	Menards (Meter Release)	05/06/19	X		\$100
Residential FEM	2929 NE Brentwood Cricle	05/06/19		X	\$225
Residential PL	1709 NW 8th Street	05/06/19		X	\$75
Residential FW	2941 NE Brentwood Circle	05/06/19	X		\$75
Residential Sheer Wall	1508 NE Polk Drive	05/06/19	X		\$35
Residential AP/SW	1909 NE Heritage Drive	05/06/19	X		\$35
Residential AP/SW	2304 NW Gabus Drive	05/06/19	X		\$35
Residential PL	2612 NW Ridgewood Drive	05/06/19	X		\$75
Residential Re-inspect	2929 NE Brentwood Cricle (FEM)	05/07/19		X	\$105

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Residential Sheer Wall	2943 NE Brentwood Circle	05/07/19	X		\$35
Deck Footing	1412 NE Little Beaver	05/07/19	X		\$75
Residential GW	812 SW 7th Street	05/07/19	X		\$75
Residential FT	805 NE 22nd Court	05/07/19	X		\$75
Multi Family	2304 SE 7th Lane (FEM, 12 Units)	05/07/19	X		\$1,260
Commercial	1255 SW 37th Street (FT)	05/07/19	X		\$100
Residential FT	1201 NW 5th Street	05/07/19	X		\$75
Residential All Roughs	1709 NW 8th Street	05/07/19	X		\$300
Residential Final	1133 NE 19th Street	05/07/19	X		\$75
Commercial	1201 SE Gateway Drive	05/07/19	X		\$100
Commercial	4010 SE Capitol Circle (Parking Lot Depth)	05/07/19	X		\$100
Residential FW	1605/1601 NW 8th Street	05/07/19	X		\$150
Residential Re-inspect	2408 NE Little Beaver Drive (FN)	05/07/19	X		\$35
Residential FEM	1905 NE Heritage Drive	05/08/19	X		\$225
Residential Final	1409 NE Polk Drive	05/08/19	X		\$75
Multi Family	605 SE Gateway Drive (FEM, 16 Units)	05/08/19		X	\$1,680
Commercial	1300 SE Little Beaver Drive (EL Service)	05/08/19	X		\$100
Commercial	3100 SE Grimes Blvd Suite 200 (FN)	05/08/19	X		\$100
Commercial	1889 SE Miehe Drive (Pressure Test)	05/08/19	X		\$100
Commercial	3101 SE Destination Drive (AP)	05/08/19	X		\$100
Residential FEM	2001 NE Cypress Circle	05/08/19	X		\$225
Residential FT	2100 SE 24th Street	05/08/19	X		\$75
Residential PL	901 NW 3rd Court (Pool)	05/08/19	X		\$75
Residential Re-inspect	2929 NE Brentwood Circle (FEM)	05/08/19	X		\$105
Residential FEM	2612 NW Ridgwood Drive	05/09/19	X		\$225
Residential PL	1903 NE Heritage Drive	05/09/19	X		\$75
Residential SWS, GW	1001 NE 23rd Street	05/09/19	X		\$150

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection	PASS	FAIL	V&K Fee
		Date			
Residential GW	912 SW 8th Street	05/09/19	X		\$75
Residential PL	812 SW 7th Street	05/09/19	X		\$75
Residential FEM	917 SW 9th Court	05/09/19		X	\$225
Commercial	605 SE Gateway Drive (FEM Reinspect, 16 Units)	05/09/19		X	\$100
Residential FW	1409 NW 8th Street	05/09/19	X		\$75
Residential FW	805 NE 22nd Court	05/09/19	X		\$75
Residential FW	1201 NW 5th Street	05/09/19	X		\$75
Commercial	2100 SE Gateway Drive (Above Grid)	05/09/19	X		\$100
Residential Final	1101/1005 NW 5th Street	05/10/19	X		\$150
Residential FT	1504 NW Calista Street	05/10/19	X		\$75
Residential GW	1209 SW 7th Street	05/10/19		X	\$75
Commercial	1915 SE 41st Street (Demo/GW)	05/10/19	X		\$100
Residential HVAC	1208 SW 6th Street	05/10/19	X		\$75
Commercial	605 SE Gateway Drive (FEM Reinspect)	05/10/19		X	\$100
Residential Final	1264 SE 6th Street	05/10/19	X		\$75
Residential PL	2411 NW Springbrook Drive (PL/EL)	05/10/19	X		\$150
Residential FT	2612 NW Springfield Drive	05/10/19	X		\$75
Residential PL	1406 NE Polk Drive	05/10/19	X		\$75
Commercial	3050 SE Enterprise Drive Suite A (PL)	05/10/19	X		\$100
Residential HVAC	2904 SE Cobblestone Drive (Water Heater)	05/10/19	X		\$75
Residential Re-inspect	1414 NE Little Beaver (Deck FT)	05/10/19	X		\$35
Deck Footing	2112 NE Park Drive	05/13/19	X		\$75
Residential FEM	1903 NE Heritage Drive	05/13/19	X		\$225
Residential GW	1209 SW 7th Street	05/13/19	X		\$75
Residential Sheer Wall	1903/1901 NE Heritage Drive	05/13/19	X		\$70
Residential Final	717/721 NE Lakeview Drive	05/13/19	X		\$150
Residential FT	2304 NW Gabus Drive	05/13/19	X		\$75
Residential SWS, GW	805 NE 22nd	05/13/19	X		\$150

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Residential FW	2612 NW Springbrook Drive	05/13/19	X		\$75
Residential PL	2936 NE Brentwood Circle	05/13/19	X		\$75
Residential GW	2509 NW Willowbrook	05/13/19	X		\$75
Residential FEM	1604 NW Calista	05/13/19	X		\$225
Residential EL	200 SE Ewing Street (Temp Service)	05/14/19	X		\$75
Deck Footing	1200 NE Ewing Court	05/14/19	X		\$75
Residential FEM	1406 NE Polk Drive	05/14/19	X		\$225
Residential SWS, GW	1201 NW 5th Street	05/14/19	X		\$150
Commercial	275 SW Brookside Drive (Roof Truss Repair)	05/14/19	X		\$100
Residential AP/SW	2704 NE Brentwood Circle	05/14/19	X		\$35
Residential Re-inspect	917 SW 9th Court (FEM)	05/14/19	X		\$35
Residential FT	808 SW Timberview	05/14/19	X		\$75
Residential GW	1400 SE Little Beaver	05/14/19	X		\$75
Residential FT	1400 NE Aspen	05/14/19	X		\$75
Residential PL	2943 NE Brentwood Circle	05/14/19	X		\$75
Residential SWS, GW	2941 NE Brentwood Circle	05/14/19	X		\$150
Multi Family	935 SE 7th Lane (FEM, 6 Units)	05/15/19	X		\$630
Commercial	3050 SE Enterprise Drive (FEM)	05/15/19	X		\$100
Residential EL	804 SE Jacob	05/15/19	X		\$75
Deck Footing	1812/1904 NW Harvest Drive	05/15/19	X		\$75
Residential FT	409 NE Beechwood Drive	05/15/19	X		\$75
Multi Family	1700 NE Gateway Drive (FN, 16 Units)	05/15/19		X	\$560
Residential FT	900 SW Timberview Drive	05/15/19	X		\$75
Residential FW	812 SW Timberview Drive	05/15/19	X		\$75
Residential FT	808 SW Timberview	05/15/19	X		\$75
Residential FW	1400 NE Aspen	05/15/19	X		\$75
Residential FT	1701 NW 26th Street	05/15/19	X		\$75
Residential FEM	1508 NE Polk Drive	05/16/19	X		\$225
Residential PL	1411 NE Polk Drive	05/16/19	X		\$75

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Deck Footing	805 NE 22nd Court	05/16/19	X		\$75
Residential PL	1508 NE Polk Drive	05/16/19	X		\$75
Deck Footing	1905/1907/1909/1911/1913/2001 NE Cypress Circle	05/16/19	X		\$450
Multi Family	875 SE Gateway Drive (PL, 15 Units)	05/16/19	X		\$525
Commercial	3101 SE Destination Drive (FEM, GW)	05/16/19	X		\$100
Commercial	1255 SW 37th Street (Water Service)	05/16/19	X		\$100
Residential FW	1701 NW 26th Street	05/16/19	X		\$75
Residential PL	313 SE Ewing Street (Service Replacement)	05/16/19	X		\$75
Commercial	875 SE Gateway Drive (PL)	05/16/19	X		\$100
Residential FW	808/812 SW Timberview	05/16/19	X		\$150
Commercial	1051 SE Gateway Drive (EL Service)	05/16/19		X	\$100
Commercial	875 SE Gateway Drive (FEM, 3rd Floor)	05/16/19		X	\$100
Residential FW	409 NW Beechwood Drive	05/16/19	X		\$75
Residential FEM	2936 NE Brentwood Circle	05/16/19		X	\$225
Deck Footing	2100 SE 24th Street	05/17/19	X		\$75
Residential FT	2900 SE Covenant Drive	05/17/19		X	\$75
Multi Family	875 SE Gateway Drive (PL, 9 Units)	05/17/19	X		\$315
Multi Family	1700 NE Gateway Drive (FN, 16 Units)	05/17/19			\$560
Residential FEM	1411 NE Polk Drive	05/17/19	X		\$225
Commercial	3101 SE Destination Drive (PL)	05/17/19	X		\$100
Residential FEM	2943 NE Brentwood Circle	05/17/19	X		\$225
Commercial	1541 SE 3rd Street (EL)	05/17/19	X		\$100
Residential PL	509 NE Jacobs Street	05/17/19	X		\$75
Residential FEM	1313 NW 5th Street	05/17/19	X		\$225
Commercial	1051 NE Gateway Drive (EL Service)	05/20/19	X		\$100
Residential FR	1504 NW Calista Drive	05/20/19	X		\$75
Multi Family	875 SE Gateway Drive (EL Reinspect, 12 Units)	05/20/19	X		\$420
Residential Final	1716 NW Prairie Creek Drive	05/20/19	X		\$75
Commercial	1201 SE Gateway Drive (EL)	05/20/19	X		\$100

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection	PASS	FAIL	V&K Fee
		Date			
Residential FT	2900 SE Covenant Drive	05/20/19	X		\$75
Residential Re-inspect	2936 NE Berntwood Circle	05/20/19	X		\$105
Residential SWS, GW	1400 NE Aspen Court	05/20/19	X		\$150
Residential Sheer Wall	805 NE 16th Street	05/21/19		X	\$35
Residential Sheer Wall	1413 NE Polk Drive	05/21/19	X		\$35
Residential PL	1901 NE Heritage Drive	05/21/19	X		\$75
Residential SWS	2612 NW Springbrook Drive	05/21/19	X		\$75
Residential SWS	409 NW Beechwood Drive	05/21/19	X		\$75
Residential FR	1104 SW 6th Street (FR/EL)	05/21/19	X		\$150
Residential GW	2612 NW Springbrook Drive	05/21/19	X		\$75
Multi Family	1700 NE Gateway Drive (FN, 17 Units)	05/21/19		X	\$595
Residential Final	2409 NE Little Beaver Drive	05/21/19		X	\$75
Commercial	1201 SE Gateway Drive (FN)	05/21/19	X		\$100
Deck Footing	802 NE 14th Street	05/22/19	X		\$75
Residential GW	409 NW Beechwood Drive	05/22/19	X		\$75
Commercial	1541 SE 3rd Street (FEM)	05/22/19	X		\$100
Residential SWS, GW	1701 NW 26th Street	05/22/19	X		\$150
Residential AP/SW	1911/1913 NE Cypress Circle	05/22/19	X		\$70
Multi Family	2312 SE 7th Street (FEM, 6 Units)	05/22/19	X		\$630
Residential FT	200 SE Ewing Street	05/22/19	X		\$75
Residential PL	2933 NE Brentwood Circle	05/22/19	X		\$75
Deck Footing	1400 NE Aspen Court	05/23/19	X		\$75
Deck Footing	2009 NW Kelsey Lynn Circle	05/23/19	X		\$75
Residential PL	1121 NE 19th Street	05/23/19	X		\$75
Deck Footing	1500 NW Calista	05/23/19	X		\$75
Residential FEM	1901 NE Heritage Drive	05/23/19	X		\$225
Residential Sheer Wall	805 NE 16th Street	05/23/19	X		\$35
Residential AP/SW	212 NE 21st Circle	05/23/19	X		\$35
Residential SWS, GW	1605 NW 8th Street	05/23/19	X		\$150

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Commercial	Menards (FN)	05/23/19		X	\$100
Deck Footing	409 NW Beechwood Drive	05/23/19	X		\$75
Commercial	1720 NE Gateway Drive (Domestic Main)	05/23/19	X		\$100
Residential SWS, GW	812 SW Timberview Drive	05/23/19	X		\$150
Residential Re-inspect	2409 NE Little Beaver Drive (FN)	05/23/19	X		\$35
Residential PL	2009 NE Cypress Circle	05/23/19	X		\$75
Commercial	Raccoon Valley Bank (AP)	05/23/19	X		\$100
Deck Footing	2509 NW Willowbrooke Drive	05/24/19		X	\$75
Commercial	875 SE Gateway Drive (Above Ceiling)	05/24/19	X		\$100
Deck Footing	1100 NE Silkwood	05/24/19	X		\$75
Commercial	1255 SW 37th (GW)	05/24/19	X		\$100
Residential SWS	1605 NW 8th Street	05/24/19	X		\$75
Residential EL	1504 SW Calista	05/24/19	X		\$75
Commercial	300 NE Destination Drive (Menards Reinspect)	05/24/19	X		\$100
Commercial	2100 SE Gateway Drive Suite 250 (FN)	05/24/19	X		\$100
Residential PL	1817 NE Heritage Drive	05/24/19	X		\$75
Commercial	1350 SE Little Beaver Drive (Above Ceiling)	05/28/19	X		\$100
Commercial	3050 SE Miehe Drive Building K (EL FN)	05/28/19	X		\$100
Residential FEM	1121 NE 19th Street	05/28/19	X		\$225
Commercial	1950 SE Princeton Drive	05/28/19	X		\$100
Commercial	3601 SE Destination Drive (FEM)	05/28/19	X		\$100
Residential PL	805 NE 16th Street	05/29/19	X		\$75
Residential PL	801 NW Charlotte Court (Pool Bonding)	05/29/19	X		\$75
Commercial	3600 SE Destination Drive (PL)	05/29/19	X		\$100
Residential FEM	2009 NE Cypress Circle	05/29/19	X		\$225
Commercial	1720 NE Gateway Drive (EL Service/Meter Release)	05/29/19	X		\$100
Deck Footing	2009 NW Kelsey Lynn Drive	05/29/19	X		\$75
Multi Family	2309 SE 7th Lane (FEM, 6 Units)	05/29/19	X		\$630
Deck Footing	213 SE Ewing Street	05/29/19	X		\$75

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Commercial	1400 SE Gateway Drive Suite 107 (EL)	05/29/19	X		\$100
Multi Family	875 SE Gateway Drive (FEM, 12 Units)	05/30/19	X	X	\$1,260
Commercial	3600 SE Destination Drive (PL)	05/30/19	X		\$100
Residential PL	1200 NE 19th Street (Intake Approach)	05/30/19	X		\$75
Residential SWS, GW	812 SW Timberview Drive	05/30/19	X		\$150
Deck Footing	2912 SE Stonegate Drive	05/30/19	X		\$75
Residential AP/SW	1132 NE 19th Street	05/30/19	X		\$35
Residential FEM	805 NE 16th Street	05/30/19	X		\$225
Residential PL	2005 NE Cypress	05/30/19	X		\$75
Multi Family	875 SE Gateway Drive (HVAC Reinspect, 12 Units)	05/30/19	X		\$420
Residential FEM	2005 NE Cypress	05/30/19	X		\$225
Commercial	Raccoon Valley Bank (SW)	05/30/19	X		\$100
Commercial	275 SW Brookside Drive (Water Main Pressure)	05/30/19	X		\$100
Multi Family	625 SE Gateway Drive (FN, 13 Units)	05/30/19	X		\$35
Commercial	275 SW Brookside Drive (Parking Lot Depth)	05/31/19	X		\$100
Residential AP/SW	1200/1208 NE 19th Street	05/31/19	X		\$70
Residential AP/SW	204 SW Hickory Glen	05/31/19	X		\$35
Residential AP/SW	2608 NW Ridgewood	05/31/19	X		\$35
Deck Footing	1701 NW 26th Lane	05/31/19	X		\$75
Residential GW	1409/1605 NW 8th Street	05/31/19	X		\$150
Residential Sheer Wall	912 SW 8th Court (Shewar Wall/Deck FT)	05/31/19	X		\$70
Residential SWS, GW	900 SW Timberview Drive	05/31/19		X	\$150
Residential Final	817 SW 8th Court	05/31/19	X		\$75
Deck Footing	1406/1508 NE Polk	05/31/19	X		\$150
Residential Sheer Wall	1408 NE Polk Drive	05/31/19	X		\$35
Multi Family	605 SE Gateway Drive (FEM, 8 Units)	05/31/19	X		\$840
Multi Family	2320 SE 7th Lane (FEM, 6 Units)	05/31/19	X		\$630
Commercial	1700 NE Gateway Drive (FN)	05/31/19	X		\$100
Commercial	605 SE Gateway Drive (Shear Walls)	05/31/19	X		\$100

Veenstra and Kimm, Inc.
3000 Westown Parkway
West Des Moines, Iowa 50266

Description	Address	Inspection Date	PASS	FAIL	V&K Fee
Residential AP/SW	1907 NE Heritage Drive	05/31/19	X		\$35
Deck Footing	1300 NW Prairie Creek Drive	05/31/19	X		\$75
TOTAL					\$35,435

PAID

City of Grimes Claims 7 09 2019

PRINCIPAL LIFE INSURANCE	EMPLOYEE INSURANCE	544.04
PACO CONSTRUCTION LLC	ASPHALT PATCHING ON 19TH ST	1,400.00
3M COMPANY	SIGNS	1,530.00
A+ COMMUNICATIONS & SEC	REPAIR GCC CAMERAS	402.86
A & W ELECTRIC, INC	GOV DAYS POWER AT WW PARK	6,119.70
A TECH INC.	FIRE MONITORING JUL-SEPT 19	89.85
A KINGS THRONE LLC	MONTHLY SERVICE	472.15
AIA CORPORATION	DUTY UNIFORM	40.5
AMERICAN FENCE COMPANY	SOUTH COMPLEX BASEBALL FENCE	1,196.00
ALLENDER BUTZKE ENGINEERS	SPECIAL INSPECTION/WATER TOWER	847.4
EUROFINS TESTAMERICA	STATE TESTS	1,582.50
SHERWIN WILLIAMS CO.	TRAFFIC PAINT	507.36
PAINT PUMP PROS	PARTS FOR PAINT SPRAYER	752
BAKER & TAYLOR	LIBRARY MATERIALS	771.06
BANKERS TRUST COMPANY	SUPPLIES/CONF	7,034.43
BLACK HILLS ENERGY	POWER	335.91
WASTE CONNECTIONS, DM DI	1801 N JAMES	383.9
BOMGAARS	MAINT	847.91
KOHLES & BACH, INC	AC REPAIR	329
CENTRAL IOWA MECHANICAL	MAINTENANCE	3,257.00
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,396.00
CONCRETE TECHNOLOGIES INC	SE 37TH AT HWY 141 IMPROV	53,838.97
CONSTRUCTION & AGGREGATE	COUPLINGS	449.95
CONTRACTORS CARTAGE, INC	LIME DELIVERY	1,952.63
CORE & MAIN	ASB RING GSKT	11.52
COOK PLUMBING CORP	REPAIRS	242.72
CROWN TROPHY	wrestling medals	139.6
CULLIGAN WATER COND.	WATER COOLER	45.95
CLASON DANIEL	PROPERTY TAX REBATE	500
DELL MARKETING L.P.	MONITORS FOR DEVELOP SERV	345.98
DELTA DENTAL OF IOWA	DENTAL INSURANCE	218.64
DES MOINES AREA MPO	FY 2020 Assessment	12,742.00
HOME DEPOT CREDIT SERVICE	SUPPLIES/GRILL	348.55
HODGES BADGE COMPANY	RIBBONS - TINY KICKERS	164.65
RD MCKINNEY PLUMB/EXC	REPAIRS	7,661.75
FAREWAY STORES, INC.	STAFF LUNCH	385.98
FBG SERVICE CORP	JUNE CLEANING-GCC	1,744.00
GOLDEN CIRCLE MUNICIPAL	MEMBERSHIP 7/1/19 - 6/30/20	40
GRAINGER	LANYARDS	45.25
GRAPHIC EDGE	RUNNING CAMP SHIRTS	377.52
HACH COMPANY	CHEMICALS	434.13
HYVEE	SAFETY MTG	13.47
HAWKINS WATER TREATMENT	CHEMICALS	7,740.00
HILLYARD	PAPER SUPPLIES	1,344.87
IMWCA	WORK COMP PREMIUM 19-20	45,408.00
IOWA ASSN OF MUNICIPAL UT	CIASSO-JUNE - AUGUST 2019	1,785.73
INTERSTATE BATTERY	BATTERY	181.53
IOWA DEPT OF REVENUE	Sales/ Excise Tax June 2019	14,925.00
IOWA LIBRARY ASSOCIATION	ILA CONFERENCE	165
IOWA LEAGUE OF CITIES	DUES JULY 2019 - JUNE 2020	3,821.00
IOWA FIRE EQUIPMENT CO.	FIRE ALARM 6/2/19 - 10/1/19	128
IOWA PRISON INDUSTRIES	SIGN SUPPLIES	725.15
IOWA STORMWATER EDUCATION	2019 - 2020 MEMBERSHIP	3,635.00
KECK ENERGY	FUEL	2,056.59
HELLER KELSEY	BB REF	100
LIBRARY IDEAS	MATERIALS	388.54
LIBERTY READY MIX	STREET PATCHING	1,961.25

LOGAN CONTRACTORS SUPPLY	SUPPLIES	1,008.90
MARTIN MARIETTA AGGREGATE	EROSION STONE	174.02
MEDIACOM	SERVICES	383.39
MENARDS	WATERWORKS PARK SHED	4,988.45
METRO WASTE AUTHORITY	MONTHLY CURB IT FEE	10,076.87
PRIES MATT	RUNNING CAMP INSTRUCTOR	650
LYNCH MADI	BB REF	100
MID COUNTRY MACHINERY, IN	RENTAL KUBOTA	4,350.00
MIDAMERICAN ENERGY01	POWER	31,406.47
MUNICIPAL SUPPLY, INC.	SUPPLIES	380.75
MUNICIPAL EMERGENCY SERV.	SCBA REPAIR	246.5
NOBBIES	SUPPLIES	70.57
OFFICE DEPOT	SUPPLIES	1,188.54
ONESOURCE BACKGROUND CHEC	BACKGROUNDS	217.65
TRUE VALUE	RENTAL	934.25
GRIMES TIRE & AUTO	TIRE REPAIR	21.7
POLK COUNTY TREASURER	MAY 2019 FEES	1,307.46
PRAXAIR DISTRIBUTION INC.	CYLINDER RENTAL	115.09
RACOM CORPORATION	EDACS NOV 2018	1,227.80
CHARTER BANK	FIRE TRUCK LOAN PAYOFF	144,209.30
TITAN MACHINERY	CASE 580SN BACKHOE	72,405.00
SHOAL CREEK CONSTRUCTION	REPAIRS 901 NE MAIN ST	2,300.00
SMITH'S SEWER SERVICE	VAC CLARIFIER	1,725.00
SITEONE LANDSCAPE SUPPLY,	SUPPLIES	343.14
SAFELITE AUTO GLASS	WINSHIELD REPAIR	59.95
SPRAYER SPECIALTIES	STORMWATER IMPROV	1,378.63
STRAUSS SAFE & LOCK CO.	SECURITY DOORS-WATER PLANT	8,747.39
TOMPKINS INDUSTRIES INC.	SUPPLIES	197.88
TOTAL QUALITY	JULY/AUG CHARGES	24,044.90
UNITED CONTRACTORS, INC	BACKFILL	69.41
CINTAS CORPORATION - #762	SUPPLIES	553.69
CINTAS FIRST AID & SAFETY	BASIC AED UNIT	2,082.95
USA BLUE BOOK	FILTERS	815.66
USIC LOCATING SERVICES	LOCATES	10,972.59
VERIZON WIRELESS, BELLEVU	VEHICLE RADIOS	178.64
VEENSTRA AND KIMM, INC.	MAY INSPECTIONS	40,192.29
BEIRMAN FURNITURE	DUAL MONITOR ARMS	804.62
WASTE MANAGEMENT OF IOWA	200 S JAMES	218.81
WELLMARK BLUE CROSS	EMPLOYEE INSURANCE	1,719.65
WHITFIELD & EDDY	JANUARY CC MEETINGS	400
WILSON BROS. PEST CONTROL	Mosquito	1,400.00
BRIDGES LAWN & LANDSCAPE	MOWING	16,288.00
CONTRACTOR SOLUTIONS	PUMP RENTAL	384
CASEY'S GENERAL STORE	STAFF LUNCH	89.03
ELM USA	APRIL CHARGES	25
ETUBE	EROSION CONTROL	330
FINDAWAY WORLD LLC	PLAYAWAY SUPPLIES	26.92
FIDELITY SECURITY LIFE IN	STREETS	306.73
JOHNSON TAMMY	MILEAGE REIMBRUSEMENT	67.86
JACKSON MEG	VOLLYBALL CAMP INSTRUCTOR	860
RJ MARTIN EXCAVATING & TR	REMOVE SILT FROM BVRBRK BRIDGE	4,850.00
IOWA DEPT. NAT. RESOURCES	WATER SUPPLY FEE JUL 19-JUN 20	1,306.63
EFTPS	FED/FICA TAX	33,971.71
KANOPY INC	MATERIALS	34
ALL TERRAIN SEEDING	LTL BVR & PRAIRIE CRK IMPROV	102,711.26
GROSCH IRRIGATION CO	NEW JORDAN WELL	751,440.28
CB&I LLC	ELEVATED WATER STORAGE TANK	102,343.50
AMERICAN TOPPER & ACCESSR	EQUIP MAINT	132.35

KLAESSY, JOHN	GOLF CLINIC	100
HAPPY MEDIUM	NEW BRANDING/LOGO	9,250.00
JANSSEN, MATT	REFUND VBALL CAMP	5
ABENS, JAMES	REFUND VBALL CAMP	10
KEHOE, ALEX	SOCCER REF	60
MCENTEE, SCOTT	SOCCER REF	60
BARRACUDA NETWORKS, INC	ANNUAL LICENSE FOR SPAM FILTER	590
CRUISER ELECTRIC	DOOR SECURITY	2,975.00
ZIMCO	CHEMICALS	360
DEPOSIT REFUNDS	UB REFUND DATE 07/09/2019	1,781.67
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	107,258.80
	CLAIMS TOTAL	1,707,194.14
	GENERAL FUND	280,263.01
	ROAD USE TAX FUND	96,109.24
	EMPLOYEE BENEFITS FUND	45,684.59
	DEBT SERVICE FUND	144,209.30
	CP - WALLACE FUND	13.35
	CP - PRAIRIE/LITTLE BEAVE FUND	102,711.26
	CP-New Jordan Well 2019 FUND	751,440.28
	CP-Water Tower 2019 FUND	103,190.90
	SE 37TH HWY 141 PROJECT FUND	53,838.97
	WRA SANI SEWER CONNECTION FUND	4,757.29
	WATER FUND	70,827.12
	WATER DEPOSITS FUND	1,781.67
	SEWER FUND	24,745.17
	LANDFILL/GARBAGE FUND	10,679.58
	STORM WATER FUND	16,942.41
		1,707,194.14



July 3, 2019

Weston Wunder
City of Grimes
101 NE Harvey St
Grimes, IA 50111

RE: PROGRESS REPORT NO. 5
SE 37TH ST AT HWY 141 IMPROVEMENTS - TRAFFIC SIGNAL DESIGN
PROJECT NO. 118.0704.01A

Dear Weston:

This is the fifth progress report for the above-referenced project. This report covers work from May 1st through May 31st, 2019. This period includes additional shop drawing and catalog cut reviews and construction signal coordination for the Gateway Dr intersection and IA 141 traffic signal. Future work includes continued construction coordination with Fox Engineering and the contractor.

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

Sincerely,

SNYDER & ASSOCIATES, INC.

Todd Knox
Traffic Engineer/Project Manager

Enclosure



IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

June 28, 2019

Weston Wunder
City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Invoice No: 118.0704.01A - 5

Reference:

Project 118.0704.01A SE 37th St at Hwy 141 Improvements - Traffic Signal Design

Professional Services through May 31, 2019

Basic Services

Lump Sum Fees

	Contract Amount	% Compl	Total Billed to Date	Previous Billed	Current Billed
Traffic Signal Design	23,500.00	100.00	23,500.00	23,500.00	0.00
Total Fee	23,500.00		23,500.00	23,500.00	0.00
Total Lump Sum Fees					0.00
Phase Subtotal					0.00

	Total	Prior	Current
Billings to Date	23,500.00	23,500.00	0.00

Construction Services

Current Services

	Hours	Rate	Amount
Engineer VI	6.00	144.00	864.00
Total Services	6.00		864.00
Total Services			864.00
Phase Subtotal			\$864.00

	Total	Prior	Current
Billings to Date	2,604.76	1,740.76	864.00

Amount Due this Invoice \$864.00

	Total	Prior	Current
Billings to Date	26,104.76	25,240.76	864.00

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

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

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

Rochelle Williams

From: Kristy Berry <kberryia@gmail.com>
Sent: Monday, July 08, 2019 8:49 AM
To: Rochelle Williams
Subject: Fwd: City council meeting- block party request

----- Forwarded message -----

From: Kristy Berry <kberryia@gmail.com>
Date: Mon, Jul 1, 2019 at 2:58 PM
Subject: Re: City council meeting- block party request
To: Rochelle Williams <rwilliams@ci.grimes.ia.us>

I am needing approval from city council for a block party. We are wanting to have a block party on NW 3rd street, similar to past years where we have blocked off the street between Calista and NW Valley. People would still be access 2nd St. We are looking at Aug. 3rd being the date. 5pm to 10 at the latest. Barracades can be dropped off at my home 407 nw 3rd.

I would like to pass out invites the middle of July if possible.

~Kristy Berry
515-460-3068
kberryia@gmail.com