City Council Agenda

Grimes City Council
November 10, 2025 @ 5:30 AM
Grimes Community Center, 410 SE Main Street

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

BUSINESS MEETING AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. 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.)**
6. Approval of the Proposed 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. Resolution 11-0125 Approving Previous Meeting Minutes
    b. Resolution 11-0225 Claims Report $4,467,684.81
    c. Resolution 11-0325 Approving Payments for Professional Services
        i. Invoice #17 Weitz Company — Grimes Public Safety Center $74,109.00
        ii. Invoice #31 SVPA Architects — Grimes Public Safety Center $2,736.30
        iii. Invoice #4 Snyder & Associates, Inc. — NE Gateway Drive Permanent Traffic Signal Design $9,974.50
        iv. Invoice #14 OPN Architects, Inc. — Grimes Public Administration Building $2,246.57
        v. Invoice #13 OPN Architects, Inc. — Grimes Public Administration Building $25,441.41
        vi. Invoice #7 Lion's Park Existing Survey and Flood Study — Nilles Associates, Inc. $5,222.00

vii. Invoice #1 Nilles Associates, Inc. — Lions Park — Construction Services $4,600.00

viii. Invoice #1 Nilles Associates, Inc. — James Pointe Drainage Study $11,000.00

ix. Invoice #12 MSA Professional Services, Inc. — SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction $9,617.83

x. Invoice #2 MSA - SE 2nd Street Water Main $12,893.34

xi. Invoice #34 McClure Engineering Company — Phase 1A Water System Improvements $3,620.35

xii. Invoice #9 McClure Engineering Company — SE 41st Street and SE Park Drive Extension $5,625.00

d. Resolution 11-0425 Approving Capital Project Payment Requests

i. Pay Request #23 Absolute Concrete Construction, Inc. — S James Street and SE 11th Street Improvements $321,425.36

ii. Pay Request #2 Edge Commercial, LLC — Lions Park $204,132.27

iii. Pay Request #5 Sternquist Construction, Inc. — SE Little Beaver Dr. and SE 4th St. Reconstruction $159,987.26

iv. Pay Request #4 Sandstone Management, Ltd — Grimes Public Safety Center $25,354.08

v. Pay Request #4 Renda Electric — Grimes Public Safety Center $73,872.52

vi. Pay Request #9 Mid-American Glazing Systems — Grimes Public Safety Center $44,316.55

vii. Pay Request #15 Kruck Plumbing & Heating, Inc. — Grimes Public Safety Center $27,335.30

viii. Pay Request #7 Hopkins Roofing — Grimes Public Safety Center $13,750.51

ix. Pay Request #9 DDVI — Grimes Public Safety Center $322,561.90

x. Pay Request #11 1st Interiors, Inc. — Grimes Public Safety Center $16,681.05

xi. Pay Request #5 Henkel Construction Company — Grimes Public Safety Center $66,095.30

xii. Pay Request #6 Core Construction Services, LLC — Grimes Public Safety Center $69,104.64

e. Resolution 11-0525 Project Initiation — Setting Bid Letting and Public Hearing Dates — Grimes Public Administration Building

f. Resolution 11-0625 Approving Corrected Development Agreement with Rock Creek Investments, LLC

g. Resolution 11-0725 Approving Corrected Development Agreement with Signature Ernst Holdings, LLC

h. Resolution 11-0825 Approving Declaration of Site Restrictions for Lot 5 & Portions of Lot 1 in Capitol City Park

i. Resolution 11-0925 Approving Agreement Regarding Sidewalk Construction for 3905 SE Capitol Circle

j. Resolution 11-1025 Approving Consent and Agreement to Improvements Within A Surface Water Flowage Easement for Lot 12 of Chevalia Trace Plat 1 - 2501 NE Ewing Court

k. Resolution 11-1125 Approving Consent and Agreement to Improvements Within A Surface Water Flowage Easement for Lot 34 of Autumn Park West Plat 1 - 1812 NW 8th Street

l. Resolution 11-1225 Approving Offer to Purchase and Agreement - 142nd ST Reconstruction - Mid American Energy

m. Resolution 11-1325 Approving Offer to Purchase and Agreement - Johnson Development, L.C. - Gateway Dr & E 1st St Intersection Improvements

n. Resolution 11-1425 Approving Cigarette/Tobacco, Alternative Nicotine and Vapor Permits for 2025-2026 for 250 SE Destination Drive, Suite 700

o. Resolution 11-1525 Approving a Professional Services Agreement with TEAM Services for S James Street & S 19th Street Improvements

p. Resolution 11-1625 Approving a Professional Services Agreement with TEAM Services for SW 19th Street SRF Pond

q. Resolution 11-1725 To Amend Contract for Professional Services with Foth Infrastructure and Environment, LLC for the S James Street Improvements from SE 37th St to SE 11th St

r. Resolution 11-1825 To Amend Contract for Professional Services with Foth Infrastructure and Environment, LLC for the SW 19th Street SRF Sponsored Pond

s. Resolution 11-1925 To Amend Contract for Professional Services with MSA Professional Services, Inc. for the SE 2nd Street Water Main

t. Resolution 11-2025 Project Initiation — Setting Bid Letting and Public Hearing Dates — SE 41st Street and SE Park Drive Extension

u. Resolution 11-2125 Project Initiation — Setting Bid Letting and Public Hearing Dates — NE Destination Drive Extension

v. Resolution 11-2225 Approving the Annual TIF Indebtedness Certification

w. Resolution 11-2325 Setting the date for public hearing on the proposed first amendment to the fiscal year 2025-2026 budget

x. Resolution 11-2425 Approving the Fiscal Year 2024-2025 Annual Urban Renewal Report

y. Resolution 11-2525 Setting Date and Time (December 16, 2025 at 5:30) to Consider the Approval and Adoption of the City of Grimes "Grimes 2050" Comprehensive Plan

PROPOSED ACTION ITEMS

1. Second Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.

   a. Second Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.

2. Staff Reports

3. Mayor and City Council Reports

4. Adjournment

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Approving Previous Meeting Minutes

BACKGROUND: The City Clerk keeps minutes of all City Council meetings according to Iowa Code Section 21.3. The minutes are published in a newspaper of general circulation in the city within 15 days following a Council meeting.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving
Return to: Rachel Greving

RESOLUTION 11-0125 APPROVING PREVIOUS MEETING MINUTES

Grimes Resolution No. 11-0125

WHEREAS, the City Clerk shall keep minutes of all City Council meetings;

WHEREAS, the minutes according to Iowa Code Section 21.3 are required to show the date, time and place, the members present, and the action taken at each meeting;

WHEREAS, the minutes shall show the results of each vote taken and information sufficient to indicate the vote of each member present;

WHEREAS, Iowa Code Section 372.13(6) requires that within 15 days following a regular or special meeting the Council, the clerk shall cause the minutes to the proceedings of the Council, including the total expenditure from each city fund, to be published in a newspaper of general circulation in the city.

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

1. The minutes of the previous meeting are hereby approved as presented.
2. The City Clerk shall ensure that the approved minutes are properly recorded and maintained as part of the official records of the City of Grimes.
3. The City Clerk shall also ensure compliance with all application publication and record-keeping requirements as outlined in Iowa law.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CITY COUNCIL MEETING
Tuesday, October 28, 2025

The Grimes City Council Meeting was held in-person. The meeting was called to order by Mayor Scott Mikkelsen October 28, 2025, at 5:30 p.m. at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa.

BUSINESS MEETING AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

   Present: Mayor: Scott Mikkelsen, Council Members: Eric Johansen, Andrew Borcherding, Ryan Burger, David Gisch, Laurie DePhillips
   Absent: NA

4. Approval of Agenda

   Mayor Mikkelsen asked for approval of the agenda.
   Moved by DePhillips, Second by Burger, to approve the agenda.
   Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. Public Forum

   No speakers addressed the Council during Public Forum.

6. Approval of the Consent Agenda

   a. Resolution 10-2725 Approving Previous Meeting Minutes
   b. Receiving and Filing Reports
      i. Economic Development Annual Report
   c. Resolution 10-2825 Approving Development Agreement - SE 41st RISE Grant with ATI
   d. Resolution 10-3025 Setting Public Hearing (11-25-2025, 5:30 PM): Fox Glen & Prairie Heights Rezone
   e. Resolution 10-3125 Setting Public Hearing (11-25-2025, 5:30 PM): Park Village Rezone
   f. Resolution 10-3225 Approving Personnel Transactions
   g. Resolution 10-3325 Deleting Property from the Grimes Urban Renewal Area
   h. Resolution 10-3425 Approving an Agreement with the City of Grimes and the Iowa Department of Transportations to Obtain Funding through "Revitalize Iowa's Sound Economy" (R.I.S.E.) Program for the SE 41st Street and SE Park Drive Extension Project
   i. Resolution 10-3525 To Amend Contract for Professional Services with MSA Professional Services, Inc. for SE Little Beaver Dr and SE 4th-6th Sts. Reconstruction
   j. Resolution 10-3625 Designating the Official Depositories for the City of Grimes for 2026 & 2027

k. Resolution 10-3725 Approving a 6-year Aerial Imagery Contract with Pictometry International Corp. dba EagleView
l. Resolution 10-3825 Amending 2025 Grimes Civic Calendar
m. Resolution 10-3925 Approving Tuckpointing at the Water Plant
n. Resolution 10-4025 Approving State of Iowa Alcohol License

Mayor Mikkelsen asked for approval of the consent agenda.
Moved by DePhillips, Second by Burger, to approve the consent agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

PROPOSED ACTION ITEMS

1. Presentation by CATCH Des Moines

Trina Flack, new president and CEO of CATCH Des Moines shared some of the successful events that occurred this year at the Hy-Vee Multiplex.

No action taken.

2. First Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-3 Swimming Pool and Spa Code

Building Official Tibbles summarized the changes to the code and the significance of those changes.

a. Public hearing on Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.

Mayor Mikkelsen opened the Public Hearing at 5:45 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:45 p.m.

b. First Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.

Council asked questions of staff and showed appreciation for the work staff has put into the amendment.

Mayor Mikkelsen asked for approval of First Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel

Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.
Moved by Johansen, Second by Gisch, to approve First Consideration of Ordinance 803 Amending Grimes Code of Ordinances, Title 3 Boards and Commissions and Title 11 Building Regulations associated with Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

3. Public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement

   Finance Director Woodke shared the details of the proposal.

   Mayor Mikkelsen opened the Public Hearing at 5:50 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:50 p.m.

   a. Resolution 10-4125 Taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement

      Mayor Mikkelsen asked for approval of Resolution 10-4125 Taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement
      Moved by Johansen, Second by Burger, to approve Resolution 10-4125 Taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement
      Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

4. First Consideration of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa

   Economic Development Director Lord explained the background of this item. This amendment will remove a property that was recently severed and annexed into Urbandale. Staff requested waiving of the second and third considerations.

   a. Public Hearing on Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa

      Mayor Mikkelsen opened the Public Hearing at 5:53 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:53 p.m.

   b. First Consideration of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa

      Mayor Mikkelsen asked for approval of First Consideration of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa

Moved by Johansen, Second by Burger, to approve First Consideration of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Johansen, Second by Borcherding, to waive the Second and Third Considerations of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Johansen, Second by Borcherding, to approve Final Passage of Ordinance 804 Deleting Property from the Tax Increment Financing District for the Grimes Urban Renewal Area of the City of Grimes, Iowa, Pursuant to Section 403.19 of the Code of Iowa
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

5. First Consideration of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area

Economic Development Director Lord detailed the amendment. When Ordinance 689 was approved at Council, it was not adopted by Polk County due to some incorrect legal descriptions. Since it is inactive, it should be repealed. Staff requested waiving the second and third considerations.

a. Public Hearing on Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area

Mayor Mikkelsen opened the Public Hearing at 5:56 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 5:57 p.m.

b. First Consideration of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area

Mayor Mikkelsen asked for approval of First Consideration of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area
Moved by Johansen, Second by DePhillips, to approve First Consideration of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by DePhillips, Second by Johansen, to waive the Second and Third Considerations of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Johansen, Second by DePhillips, to approve Final Passage of Ordinance 805 Repealing Ordinance No. 689 Providing for the Division of Taxes Levied on Taxable Property in the Grimes Urban Renewal Area

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

6. Public hearing on the proposed expansion of the Grimes Urban Renewal Area

Mayor Mikkelsen opened the Public Hearing at 6:00 p.m. No oral or written comments were made. Mayor Mikkelsen closed the Public Hearing at 6:00 p.m.

a. Resolution 10-4225 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area

Mayor Mikkelsen asked for approval of Resolution 10-4225 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
Moved by Gisch, Second by Burger, to approve Resolution 10-4225 to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Grimes Urban Renewal Area
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

7. Third Consideration of Ordinance 802 Hope Meadows Phase 2 Rezone

Senior Planner Coffey shared details of the rezone. No changes have been made since the second consideration. Staff have worked with property owners surrounding the development and alleviated any concerns. Staff recommends approval.

Council members asked questions of staff and discussed the proposal.

Mayor Mikkelsen asked for approval of Third Consideration of Ordinance 802 Hope Meadows Phase 2 Rezone
Moved by Johansen, Second by Burger, to approve Third Consideration of Ordinance 802 Hope Meadows Phase 2 Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

Moved by Johansen, Second by Burger, to approve Final Passage of Ordinance 802 Hope Meadows Phase 2 Rezone
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

8. DeCarlo Site Plan

Assistant Planner Hoodjer presented the details of the proposed site plan including a 21,000 square-foot building, 47 parking stalls, and an asphalt milling for storage area. This property has received two variances to allow for the asphalt storage area as well as the reduced outdoor screening requirements due to the matured trees in the rear of the property. Staff recommends approval.

Mayor Mikkelsen asked for approval of DeCarlo Site Plan
Moved by Johansen, Second by Burger, to approve DeCarlo Site Plan
Roll Call: Ayes: All. Nays: None. Motion passes: 5 - 0.

9. Staff Reports

   No staff reports given.

10. Mayor and City Council Reports

    No mayor and council reports given.

11. Adjournment

    There being no further business, the meeting was adjourned at 6:18 p.m.
    Motion by Gisch, Second by Johansen to adjourn.
    Roll Call: Ayes: All; Nays: None; Motion passes: 5 - 0.

ATTEST:

Rachel Greving, City Clerk	Scott Mikkelsen, Mayor

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Claims Report $4,467,684.81

BACKGROUND: The following expenditures have been reviewed and authorized as being justified and properly due and made in accordance with city guidelines.
This listing has been prepared by the Finance Department Staff and is being submitted to the City Council for approval.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by:	Marcia Woodke; Rachel Greving
Return to:	Marcia Woodke

RESOLUTION 11-0225 CLAIMS REPORT $4,467,684.81

Grimes Resolution No. 11-0225

WHEREAS, the Finance Department prepares a list of authorized expenditures to be approved by the Grimes City Council;

WHEREAS, the attached (exhibit A) have been reviewed as being justified and properly due and made in accordance to city guidelines;

WHEREAS, the listing has been prepared and reviewed by the Finance Department Staff and is being submitted to the City Council for approval;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend approval of the attached (Exhibit A) expenditures.

PASSED and APPROVED on November 10, 2025.

_____

Scott Mikkelsen, Mayor

Attested:

_____

Rachel Greving, City Clerk

Grimes, IA

Expense Approval Report
By Vendor Name

Payment Dates 10/29/2025 - 11/10/2025

Vendor Name	Description (Item)	Amount
Vendor: 0000004804 - 1ST INTERIORS INC		
1ST INTERIORS INC	GRIMES PUBLIC SAFETY CENT…	16,681.05
	Vendor 0000004804 - 1ST INTERIORS INC Total:	**16,681.05**
Vendor: 0000001079 - A KINGS THRONE LLC		
A KINGS THRONE LLC	RENTAL FEE	5.00
A KINGS THRONE LLC	DAMAGE WAIVER PROGRAM	7.95
A KINGS THRONE LLC	ENVIROMENTAL FEE	15.00
A KINGS THRONE LLC	SERVICE PORTABLE RESTROOM	87.50
A KINGS THRONE LLC	DAMAGE WAIVER PROGRAM	31.80
A KINGS THRONE LLC	RENTAL FEE SEASONAL	20.00
A KINGS THRONE LLC	PORTABLE RESTROOMS	350.00
A KINGS THRONE LLC	ENVIROMENTAL FEE	60.00
	Vendor 0000001079 - A KINGS THRONE LLC Total:	**577.25**
Vendor: 0000001078 - A TECH INC.		
A TECH INC.	SERVICE CALL	115.00
	Vendor 0000001078 - A TECH INC. Total:	**115.00**
Vendor: 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION		
ABSOLUTE CONCRETE CONST…	S JAMES/SE 11TH ST IMPVMT …	321,425.36
	Vendor 0000001072 - ABSOLUTE CONCRETE CONSTRUCTION Total:	**321,425.36**
Vendor: 0000004391 - AGRILAND FS, INC		
AGRILAND FS, INC	UNLEADED FUEL	41.82
AGRILAND FS, INC	UNLEADED FUEL	83.25
AGRILAND FS, INC	UNLEADED FUEL	204.92
AGRILAND FS, INC	UNLEADED FUEL	54.86
AGRILAND FS, INC	FUEL	322.75
AGRILAND FS, INC	FUEL	229.50
AGRILAND FS, INC	FUEL	69.55
AGRILAND FS, INC	FUEL	619.61
AGRILAND FS, INC	FUEL	84.50
AGRILAND FS, INC	FUEL	63.48
AGRILAND FS, INC	FUEL	194.06
AGRILAND FS, INC	FUEL	348.66
AGRILAND FS, INC	FUEL	71.63
AGRILAND FS, INC	FUEL	118.32
AGRILAND FS, INC	FUEL	1,532.33
AGRILAND FS, INC	UNLEADED FUEL	42.24
AGRILAND FS, INC	UNLEADED FUEL	183.37
AGRILAND FS, INC	UNLEADED FUEL	120.46
AGRILAND FS, INC	UNLEADED FUEL	436.76
AGRILAND FS, INC	UNLEADED FUEL	116.58
AGRILAND FS, INC	UNLEADED FUEL	54.99
AGRILAND FS, INC	UNLEADED FUEL	34.22
AGRILAND FS, INC	FUEL	1,332.63
AGRILAND FS, INC	FUEL	9.18
AGRILAND FS, INC	FUEL	253.21
AGRILAND FS, INC	FUEL	210.03
AGRILAND FS, INC	FUEL	395.43
AGRILAND FS, INC	FUEL	70.18
AGRILAND FS, INC	FUEL	69.69
AGRILAND FS, INC	FUEL	35.96
AGRILAND FS, INC	DIESEL FUEL	690.86
AGRILAND FS, INC	DIESEL FUEL	209.88
AGRILAND FS, INC	DIESEL FUEL	46.64

Vendor Name	Description (Item)	Amount
AGRILAND FS, INC	DIESEL FUEL	299.10
AGRILAND FS, INC	DIESEL FUEL	90.10
	Vendor 0000004391 - AGRILAND FS, INC Total:	**8,740.75**
Vendor: 0000004614 - ALL MAKES OFFICE EQUIPMENT CO		
ALL MAKES OFFICE EQUIPME...	MOTIVATE PRESENTATION CA...	213.09
ALL MAKES OFFICE EQUIPME...	PERSONAL TABLE	214.40
ALL MAKES OFFICE EQUIPME...	MODESTY BACK PANEL	195.73
ALL MAKES OFFICE EQUIPME...	SATIN REMOVEABLE LOCK CO...	24.96
ALL MAKES OFFICE EQUIPME...	MODESTY BACK PANEL	199.21
ALL MAKES OFFICE EQUIPME...	REMOVABLE LOCK CORE KIT	24.96
ALL MAKES OFFICE EQUIPME...	REMOVABLE LOCK CORE KIT	24.96
ALL MAKES OFFICE EQUIPME...	SATIN REMOVEABLE LOCK CO...	24.96
ALL MAKES OFFICE EQUIPME...	TER 15W MAGNETIC TRAY	26.97
ALL MAKES OFFICE EQUIPME...	MFG FREIGHT CHARGE	36.80
ALL MAKES OFFICE EQUIPME...	SATIN REMOVEABLE LOCK CO...	41.66
ALL MAKES OFFICE EQUIPME...	NEATLINK SLIM	57.40
ALL MAKES OFFICE EQUIPME...	EXTERNAL STIFFENER	108.50
ALL MAKES OFFICE EQUIPME...	PRESENTATION CART	115.01
ALL MAKES OFFICE EQUIPME...	PRESTNT CART SHELF	124.12
ALL MAKES OFFICE EQUIPME...	NEATTECH MINI	163.28
ALL MAKES OFFICE EQUIPME...	WALLMOUNT	218.74
ALL MAKES OFFICE EQUIPME...	WORKSURFACE VERT GRAIN	176.64
ALL MAKES OFFICE EQUIPME...	50% DEPOSIT CREDIT	-28,997.24
ALL MAKES OFFICE EQUIPME...	GUEST MESH BACK	9,238.55
ALL MAKES OFFICE EQUIPME...	MOBILE MARKER BOARD	1,733.28
ALL MAKES OFFICE EQUIPME...	POWER SUPPLY SINGLE	240.38
ALL MAKES OFFICE EQUIPME...	IGN REACTIV	2,601.42
ALL MAKES OFFICE EQUIPME...	VICINITY BAR STOOL	2,871.12
ALL MAKES OFFICE EQUIPME...	MID-BACK REACTIV	3,468.56
ALL MAKES OFFICE EQUIPME...	DAYROOM TILT SEATS	3,468.56
ALL MAKES OFFICE EQUIPME...	STRASSA TABLE	5,103.88
ALL MAKES OFFICE EQUIPME...	LABOR CHARGE	5,145.00
ALL MAKES OFFICE EQUIPME...	TABLE RECT	5,455.40
ALL MAKES OFFICE EQUIPME...	PERSONAL TABLE	1,715.20
ALL MAKES OFFICE EQUIPME...	FILE PEDESTAL	1,355.37
ALL MAKES OFFICE EQUIPME...	PRESIDE ANGLED LEG	1,348.00
ALL MAKES OFFICE EQUIPME...	USB POP-UP PORT	851.20
ALL MAKES OFFICE EQUIPME...	IGNITION GUEST	835.89
ALL MAKES OFFICE EQUIPME...	RECTANGLE FOOT LEG	753.08
ALL MAKES OFFICE EQUIPME...	STANDARD LAMINATES	226.11
ALL MAKES OFFICE EQUIPME...	WALL MOUNT STORAGE LAM	743.44
ALL MAKES OFFICE EQUIPME...	CART STANDING HT	689.63
ALL MAKES OFFICE EQUIPME...	RECT SHAPED	665.76
ALL MAKES OFFICE EQUIPME...	DUAL DYNAMIC MONITOR A...	656.64
ALL MAKES OFFICE EQUIPME...	ELECT GANGING HARDWARE	629.30
ALL MAKES OFFICE EQUIPME...	ARC END SHAPED LAM TOP	626.70
ALL MAKES OFFICE EQUIPME...	ALUMINUM T LEG FOR TABLE ...	505.61
ALL MAKES OFFICE EQUIPME...	BOX FILE	451.79
ALL MAKES OFFICE EQUIPME...	POP-UP PORT	435.74
ALL MAKES OFFICE EQUIPME...	DESKTOP POWER MOD	328.02
ALL MAKES OFFICE EQUIPME...	RECTANGLE WORKSURFACE	299.46
ALL MAKES OFFICE EQUIPME...	RECTANGLE WORKSURFACE	279.50
ALL MAKES OFFICE EQUIPME...	END PANEL	263.00
ALL MAKES OFFICE EQUIPME...	LOW BACK PANEL	255.18
ALL MAKES OFFICE EQUIPME...	SINGLE MONITOR ARM	718.96
ALL MAKES OFFICE EQUIPME...	GARAGE BAY CHAIRS	2,043.36
	Vendor 0000004614 - ALL MAKES OFFICE EQUIPMENT CO Total:	**28,997.24**
Vendor: 0000001113 - ALLENDER BUTZKE ENGINEERS		
ALLENDER BUTZKE ENGINEERS	PUBLIC SAFETY- SERVICES	1,335.30

Vendor Name	Description (Item)	Amount
ALLENDER BUTZKE ENGINEERS	LIONS PARK - SPECIAL INSPECT..	4,059.56
	Vendor 0000001113 - ALLENDER BUTZKE ENGINEERS Total:	**5,394.86**
Vendor: 0000004400 - AMAZON CAPITAL SERVICES		
AMAZON CAPITAL SERVICES	youth soccer equipment	116.64
AMAZON CAPITAL SERVICES	NOBODY'S GIRL	19.25
AMAZON CAPITAL SERVICES	THAT'S A GREAT QUESTION	16.50
AMAZON CAPITAL SERVICES	RARE FLAVOURS	10.19
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	192.47
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	43.00
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	14.99
AMAZON CAPITAL SERVICES	THE GOLDENS	15.94
AMAZON CAPITAL SERVICES	CO-INTELLIGENCE	17.79
AMAZON CAPITAL SERVICES	MONSTER BLOOD	13.74
AMAZON CAPITAL SERVICES	COMFILIFE ANTI FATIGUE FLO...	47.49
AMAZON CAPITAL SERVICES	5PCS ARTIFICIAL LIFELIKE CUR...	41.00
AMAZON CAPITAL SERVICES	FOLKART NEON GLOW ACRYLI...	15.89
AMAZON CAPITAL SERVICES	HONBAY 200PCS 8CM/3.1INC...	13.18
AMAZON CAPITAL SERVICES	NAME PLATES FOR AWARDS	39.96
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	74.83
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	102.08
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	104.79
AMAZON CAPITAL SERVICES	MATTRESS PAD	143.88
AMAZON CAPITAL SERVICES	METAL BED FRAME	559.93
AMAZON CAPITAL SERVICES	MATERIALS	14.99
AMAZON CAPITAL SERVICES	CONSTRUCTION SITE	11.37
AMAZON CAPITAL SERVICES	ROCKET SHIP SOLO TRIP	12.34
AMAZON CAPITAL SERVICES	ROCKET BEAMS	12.34
AMAZON CAPITAL SERVICES	LOOK UP HIGH	12.62
AMAZON CAPITAL SERVICES	LITTLE BLUE TRUCK AND RACE...	12.99
AMAZON CAPITAL SERVICES	STANLEY'S BOAT	13.39
AMAZON CAPITAL SERVICES	PETE THE CAT'S TRAIN TRIP	14.39
AMAZON CAPITAL SERVICES	ACCIDENTALLY ON PURPOSE	16.28
AMAZON CAPITAL SERVICES	BLACK WOLF	16.50
AMAZON CAPITAL SERVICES	RECKONING HOUR	10.19
AMAZON CAPITAL SERVICES	1929	19.25
AMAZON CAPITAL SERVICES	CURIOUS GEORGE AND THE R...	5.15
AMAZON CAPITAL SERVICES	VELCRO TIES	5.38
AMAZON CAPITAL SERVICES	DIGGER DOZER DUMPER	5.84
AMAZON CAPITAL SERVICES	FATAL VERDICT	10.19
AMAZON CAPITAL SERVICES	VOICES ARE NOT FOR YELLING	8.40
AMAZON CAPITAL SERVICES	MATERIALS	114.07
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	49.49
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	24.95
AMAZON CAPITAL SERVICES	PROGRAM EQUIPMENT	34.63
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	15.00
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	16.48
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	33.18
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	36.90
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	7.13
AMAZON CAPITAL SERVICES	FLASH DRIVE	16.98
AMAZON CAPITAL SERVICES	SUPPLIES	47.49
AMAZON CAPITAL SERVICES	OTHER SUPPLIES - SPECIAL EV...	64.95
AMAZON CAPITAL SERVICES	OTHER SUPPLIES - SPECIAL EV...	53.97
AMAZON CAPITAL SERVICES	OTHER SUPPLIES - SPECIAL EV...	27.98
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	14.99
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	7.99
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	16.62
AMAZON CAPITAL SERVICES	MATERIALS	296.44
AMAZON CAPITAL SERVICES	MATERIALS	169.54
AMAZON CAPITAL SERVICES	NOTE PADS	12.16

Vendor Name	Description (Item)	Amount
AMAZON CAPITAL SERVICES	SHARPIES	15.55
AMAZON CAPITAL SERVICES	PUFFS TISSUES	17.81
AMAZON CAPITAL SERVICES	FIRE STATION FURNITURE	79.99
AMAZON CAPITAL SERVICES	FIRE STATION FURNITURE	1,267.04
AMAZON CAPITAL SERVICES	MATERIALS	35.20
AMAZON CAPITAL SERVICES	Logitech H390 wired headpho…	299.88
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	59.29
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	57.24
	Vendor 0000004400 - AMAZON CAPITAL SERVICES Total:	**4,698.09**
Vendor: 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC		
ASCENDANCE TRUCKS MIDWE…	WW200 MAINTENANCE	301.50
ASCENDANCE TRUCKS MIDWE…	S202 FUEL PUMP KIT	205.37
ASCENDANCE TRUCKS MIDWE…	OIL FILTER, FULL-FLOW, SPIN …	21.45
ASCENDANCE TRUCKS MIDWE…	FUEL FILTER/WATER SEPARA	44.34
ASCENDANCE TRUCKS MIDWE…	FUEL FILTER, SPIN-ON	21.15
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	ENGINE OIL FILTER	37.81
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	OIL FILTER KIT, LONG	82.02
ASCENDANCE TRUCKS MIDWE…	OIL FILTER NAV I334	45.60
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	OIL FILTER NAV I334	45.60
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	OIL FILTER NAV I334	45.60
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	DEF FILTER, UREA, FLEETRITE, C	63.83
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	OIL FILTER NAV I334	45.60
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	FUEL FILTER, FUEL/WATER SE…	44.07
ASCENDANCE TRUCKS MIDWE…	NANONET LUBE FILTER	80.26
ASCENDANCE TRUCKS MIDWE…	CARTRIDGE, AIR DRIER, STD	96.23
ASCENDANCE TRUCKS MIDWE…	DEF FILTER	180.37
ASCENDANCE TRUCKS MIDWE…	FUEL MODULE	77.69
ASCENDANCE TRUCKS MIDWE…	FUEL FILTER, FUEL/WATER SE…	44.07
ASCENDANCE TRUCKS MIDWE…	FUEL MODULE	77.69
ASCENDANCE TRUCKS MIDWE…	NANONET LUBE FILTER	80.26
ASCENDANCE TRUCKS MIDWE…	CARTRIDGE, AIR DRIER, STD	96.23
ASCENDANCE TRUCKS MIDWE…	DEF FILTER	180.37
ASCENDANCE TRUCKS MIDWE…	AIR DRYER CARTRIDGES	34.26
ASCENDANCE TRUCKS MIDWE…	KIT, FUEL FILTER	61.61
ASCENDANCE TRUCKS MIDWE…	OIL FILTER NAV 1334	45.60
ASCENDANCE TRUCKS MIDWE…	TELEMATICS	437.42
ASCENDANCE TRUCKS MIDWE…	TELEMATICS	437.42
ASCENDANCE TRUCKS MIDWE…	TELEMATICS	437.42
	Vendor 0000004760 - ASCENDANCE TRUCKS MIDWEST LLC Total:	**3,884.45**
Vendor: 0000005042 - AUTOMATIC SYSTEMS GROUP LLC		
AUTOMATIC SYSTEMS GROUP…	WRA LS SERVICE CALL	425.00
	Vendor 0000005042 - AUTOMATIC SYSTEMS GROUP LLC Total:	**425.00**
Vendor: 0000001148 - BAKER & TAYLOR		
BAKER & TAYLOR	MATERIALS	98.10
BAKER & TAYLOR	MATERIALS	58.23
	Vendor 0000001148 - BAKER & TAYLOR Total:	**156.33**
Vendor: 0000001150 - BANKERS TRUST COMPANY		
BANKERS TRUST COMPANY	GANNETT MEDIA-DSM REGIST…	21.19

Vendor Name	Description (Item)	Amount
BANKERS TRUST COMPANY	VPAL-VICE PROVOST-HARVAR…	1,295.00
BANKERS TRUST COMPANY	IA EVENTS CENTER PARKING-…	52.00
BANKERS TRUST COMPANY	DSM PARKING-MEETINGS-AN…	3.50
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-ANDE…	21.40
BANKERS TRUST COMPANY	IA STATE BAR ASSN MEMBER…	305.00
BANKERS TRUST COMPANY	IA STATE BAR ASSN-UNLIMITE…	600.00
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-FISK	21.40
BANKERS TRUST COMPANY	VERIFIED FIRST-CREDIT CARD …	10.09
BANKERS TRUST COMPANY	VERIFIED FIRST-BACKGROUND…	347.90
BANKERS TRUST COMPANY	COGNITO-TEAMS SUBSCRIPTI…	44.00
BANKERS TRUST COMPANY	MICROSOFT SUBSCRIPTION	0.90
BANKERS TRUST COMPANY	ISU EXTENSION PESTICIDE CIC…	421.00
BANKERS TRUST COMPANY	2025 APWA IA FALL CONF REG…	300.00
BANKERS TRUST COMPANY	APWA WINTER MAINT SUPER…	75.00
BANKERS TRUST COMPANY	APWA SPOT-GEARHEART/JAC…	400.00
BANKERS TRUST COMPANY	APWA IOWA ROADEO-6 EMP…	900.00
BANKERS TRUST COMPANY	DNA MERCHANDISE-ICE MACH..	2,191.00
BANKERS TRUST COMPANY	NTE-TRAILER JACK FOR W301	194.99
BANKERS TRUST COMPANY	IAWEA CONFERENCE REGISTR…	100.00
BANKERS TRUST COMPANY	IA LEAGUE OF CITIES BUDGET …	60.00
BANKERS TRUST COMPANY	PELICAN POST-FINANCE DIRE…	20.59
BANKERS TRUST COMPANY	ALDI-OFFICE COFFEE	157.61
BANKERS TRUST COMPANY	WALMART-OFFICE SUPPLIES	358.68
BANKERS TRUST COMPANY	USPS-CURB STOP REPAIR INVO..	21.54
BANKERS TRUST COMPANY	IPRA-GOLF BENEFIT (4 EMP)/…	940.00
BANKERS TRUST COMPANY	COSTCO-EEC LUNCH & LEARN…	68.77
BANKERS TRUST COMPANY	COSTCO-MEMBERSHIP RENE…	65.00
BANKERS TRUST COMPANY	CROWN AWARDS-FLAG FOOT…	441.69
BANKERS TRUST COMPANY	RING KING-FLAG FOOTBALL C…	524.32
BANKERS TRUST COMPANY	WHEN I WORK-PART TIME SC…	75.00
BANKERS TRUST COMPANY	WALMART-OFFICE PRINTING …	36.79
BANKERS TRUST COMPANY	COSTCO-EEC LUNCH & LEARN…	144.07
BANKERS TRUST COMPANY	CASEY'S-EEC LUNCH & LEARN …	178.20
BANKERS TRUST COMPANY	NRPA-CPRP CERTIFICATION E…	460.00
BANKERS TRUST COMPANY	OPENAI SUBSCRIPTION-PFALT…	21.40
BANKERS TRUST COMPANY	APA MEMBERSHIP RENEWAL-…	101.00
BANKERS TRUST COMPANY	ISU BUDGETING CLASS REGIS…	25.00
BANKERS TRUST COMPANY	EB DAILY-CPM PARKING-TIBBL…	7.50
BANKERS TRUST COMPANY	INT'L CODE COUNCIL CERTIFI…	110.00
BANKERS TRUST COMPANY	IA SECRETARY OF STATE-NOT…	30.00
BANKERS TRUST COMPANY	THE SHINE SHOP-CARWASH F…	191.92
BANKERS TRUST COMPANY	TRIBUTE STORE-BEREAVEMEN…	94.88
BANKERS TRUST COMPANY	IOWA LIBRARY ASSN-CONFER…	260.00
BANKERS TRUST COMPANY	COURTYARD-ILA CONF HOTEL…	225.42
BANKERS TRUST COMPANY	PAYPAL STEVEN HARGADON-…	99.00
BANKERS TRUST COMPANY	SHELL OIL-ILA CONFERENCE G…	35.41
BANKERS TRUST COMPANY	SP WANDERING-STAFF RECO…	17.00
BANKERS TRUST COMPANY	USPS-1 ILL/STAMPS	394.96
BANKERS TRUST COMPANY	IA SECRETARY OF STATE-NOT…	30.00
BANKERS TRUST COMPANY	GANNETT-ANNUAL DM REGIS…	210.94
	Vendor 0000001150 - BANKERS TRUST COMPANY Total:	**12,711.06**
Vendor: 0000001158 - BARCO PRODUCTS		
BARCO PRODUCTS	PET WASTE BAGS	2,840.00
	Vendor 0000001158 - BARCO PRODUCTS Total:	**2,840.00**
Vendor: 0000001157 - BASCOM TRUCK		
BASCOM TRUCK	S201 DOT INSPECTION & REPA…	2,894.64
BASCOM TRUCK	S208 DOT INSPECTION & REPA…	954.18
BASCOM TRUCK	S203 DOT INSPECTION & REPA…	805.48
	Vendor 0000001157 - BASCOM TRUCK Total:	**4,654.30**

Vendor Name	Description (Item)	Amount
Vendor: 0000001165 - BDI SIGNS		
BDI SIGNS	OTHER SUPPLIES - SPECIAL EV...	150.00
BDI SIGNS	OTHER SUPPLIES - SPECIAL EV...	79.00
BDI SIGNS	plaque for donated tree	350.00
	Vendor 0000001165 - BDI SIGNS Total:	**579.00**
Vendor: 0000004900 - BENJAMIN MARDIS		
BENJAMIN MARDIS	Professional Services - leagues	105.00
	Vendor 0000004900 - BENJAMIN MARDIS Total:	**105.00**
Vendor: 0000001164 - BLACK HILLS ENERGY		
BLACK HILLS ENERGY	GAS	44.39
BLACK HILLS ENERGY	GAS	46.37
BLACK HILLS ENERGY	GAS	131.87
BLACK HILLS ENERGY	GAS	299.68
BLACK HILLS ENERGY	GAS	49.66
BLACK HILLS ENERGY	GAS	169.35
BLACK HILLS ENERGY	GAS	54.30
	Vendor 0000001164 - BLACK HILLS ENERGY Total:	**795.62**
Vendor: 0000001182 - BOMGAARS		
BOMGAARS	TURN BUCKLE	9.99
BOMGAARS	TRAIL LIGHT SUPPLIES	0.99
BOMGAARS	CLOTHING-COX	16.99
BOMGAARS	CLOTHING-FLORES-GARCIA	214.99
BOMGAARS	CONCRETE SUPPLIES	7.99
BOMGAARS	CLOTHING-CAPALDO	155.96
BOMGAARS	HITCH PIN	19.99
BOMGAARS	CLOTHING-JACOBY	199.99
BOMGAARS	BATWING SUPPLIES	14.67
BOMGAARS	Concrete Supplies	32.99
BOMGAARS	SUPPLIES	51.98
BOMGAARS	CLOTHING-TEIG	169.98
BOMGAARS	SUPPLIES	55.44
BOMGAARS	GRAB STICKS	43.98
BOMGAARS	SUPPLIES	44.99
BOMGAARS	SUPPLIES	39.90
BOMGAARS	SUPPLIES	54.97
BOMGAARS	BOOTS - KAMM	159.99
BOMGAARS	CLOTHING-GETTYS	39.99
BOMGAARS	BLACK ZIP TIES	74.97
BOMGAARS	TERMINALS	5.49
BOMGAARS	CLOTHING-SALTMARSH	141.38
	Vendor 0000001182 - BOMGAARS Total:	**1,557.61**
Vendor: 0000002847 - BOOT BARN		
BOOT BARN	BOOTS	161.45
	Vendor 0000002847 - BOOT BARN Total:	**161.45**
Vendor: 0000004342 - BRANDON C HARLAND		
BRANDON C HARLAND	HERITAGE POND FOUNTAINS...	275.00
	Vendor 0000004342 - BRANDON C HARLAND Total:	**275.00**
Vendor: 0000002232 - BRAVO GREATER DES MOINES		
BRAVO GREATER DES MOINES	28E-FY26 OCTOBER 2025	11,727.64
	Vendor 0000002232 - BRAVO GREATER DES MOINES Total:	**11,727.64**
Vendor: 0000004609 - BRAYDEN CROSSER		
BRAYDEN CROSSER	Professional Services - leagues	175.00
	Vendor 0000004609 - BRAYDEN CROSSER Total:	**175.00**
Vendor: 0000002849 - BULK TRANSPORT CO EAST INC		
BULK TRANSPORT CO EAST INC	DELIVERY OF LIME	2,290.30
	Vendor 0000002849 - BULK TRANSPORT CO EAST INC Total:	**2,290.30**

Vendor Name	Description (Item)	Amount
Vendor: 0000001214 - CAPITAL CITY EQUIP. CO.		
CAPITAL CITY EQUIP. CO.	BERLON GRAVEL SPOON- ROC...	1,775.00
	Vendor 0000001214 - CAPITAL CITY EQUIP. CO. Total:	**1,775.00**
Vendor: 0000004235 - CENTRAL IOWA OFFICIALS, LLC		
CENTRAL IOWA OFFICIALS, LLC	Professional Services - leagues	4,300.00
	Vendor 0000004235 - CENTRAL IOWA OFFICIALS, LLC Total:	**4,300.00**
Vendor: 0000001228 - CENTRAL IOWA PEST		
CENTRAL IOWA PEST	PEST CONTROL-GCC	115.00
CENTRAL IOWA PEST	PEST CONTROL- DEV SERVICES	35.00
CENTRAL IOWA PEST	PEST CONTROL- CHAMB & EC...	35.00
CENTRAL IOWA PEST	PEST CONTROL- CITY HALL	70.00
CENTRAL IOWA PEST	PEST CONTROL-PLEX	185.00
CENTRAL IOWA PEST	PEST CONTROL-WTP-CIWW	120.00
CENTRAL IOWA PEST	PEST CONTROL-PUBLIC WORKS	70.00
	Vendor 0000001228 - CENTRAL IOWA PEST Total:	**630.00**
Vendor: 0000002326 - CENTURY LINK		
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	108.44
CENTURY LINK	10/13-11/12/25 PHONE SERVI...	152.16
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	287.84
CENTURY LINK	10/1-10/31/25 PHONE SERVICE	152.16
CENTURY LINK	10/10-11/9/25 PHONE SERVIC...	525.65
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	213.79
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	124.71
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	75.66
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	218.03
CENTURY LINK	10/10-11/9/25 PHONE SERVICE	296.10
	Vendor 0000002326 - CENTURY LINK Total:	**2,154.54**
Vendor: 0000003131 - CENTURY LINK		
CENTURY LINK	9/12-10/11/25 PHONE SERVICE	43.94
CENTURY LINK	9/12-10/11/25 PHONE SERVICE	43.94
CENTURY LINK	9/12-10/11/25 PHONE SERVICE	43.93
CENTURY LINK	9/12-10/11/25 PHONE SERVICE	43.94
CENTURY LINK	9/16-10/15/25 FIBER-CIWW	646.78
	Vendor 0000003131 - CENTURY LINK Total:	**822.53**
Vendor: 0000001403 - CFI SALES		
CFI SALES	BATWING TIRE TUBE	78.18
CFI SALES	INSTALL TIRES S203	1,814.70
	Vendor 0000001403 - CFI SALES Total:	**1,892.88**
Vendor: 0000004871 - CHARLIE BOHNENKAMP		
CHARLIE BOHNENKAMP	Professional Services - leagues	140.00
	Vendor 0000004871 - CHARLIE BOHNENKAMP Total:	**140.00**
Vendor: 0000002141 - CINTAS FIRST AID & SAFETY		
CINTAS FIRST AID & SAFETY	SAFETY CABINETS	434.01
	Vendor 0000002141 - CINTAS FIRST AID & SAFETY Total:	**434.01**
Vendor: 0000001240 - CITY OF JOHNSTON		
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	57,105.27
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	1,239.40
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	120,533.40
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	3,470.01
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	10,881.00
CITY OF JOHNSTON	28E FIRE/AMB MONTHLY NOV...	38,891.92
	Vendor 0000001240 - CITY OF JOHNSTON Total:	**232,121.00**
Vendor: VEN01011 - CITY OF POLK CITY		
CITY OF POLK CITY	POLK COUNTY TRUSTEE TRAIN...	80.00
	Vendor VEN01011 - CITY OF POLK CITY Total:	**80.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000001224 - CITY OF URBANDALE		
CITY OF URBANDALE	METRO SALT STORAGE FACILI...	1,440.00
	Vendor 0000001224 - CITY OF URBANDALE Total:	**1,440.00**
Vendor: 0000002266 - CONTRACTOR SOLUTIONS		
CONTRACTOR SOLUTIONS	EQUIPMENT RENTAL	1,801.62
	Vendor 0000002266 - CONTRACTOR SOLUTIONS Total:	**1,801.62**
Vendor: 0000001261 - CORE & MAIN		
CORE & MAIN	HACH SODIUM PERIODATE P...	182.60
CORE & MAIN	HACH FERROVER IRON REAG...	155.00
CORE & MAIN	RAVEN POWDER FREE NITRILE...	16.95
CORE & MAIN	HACH CL17/CL17SC CHLORINE...	707.88
CORE & MAIN	HACH PHOSPHORUS (REACTIV...	427.75
CORE & MAIN	HACH CITRATE BUFFER POWD...	274.80
CORE & MAIN	HACH SPANDS 2 (ARSENIC-FR...	298.45
CORE & MAIN	664-S VALVE BOX WITH LID- N...	420.00
CORE & MAIN	664- VALVE BOX WITH LID IMP..	210.00
CORE & MAIN	664-S VALVE BOX WITH LID-NE..	210.00
CORE & MAIN	664-S VALVE BOX WITH LID I...	420.00
CORE & MAIN	6X13 MJ ANCH CPLG C153 IM...	540.72
CORE & MAIN	VBAII-C VALVE BOX ADAPTOR...	61.56
CORE & MAIN	26 VLV BOX EXT #60 NE 5TH V...	269.97
CORE & MAIN	3/4X4 T-HEAD B&N COR BLUE	367.50
CORE & MAIN	156-44ASR 4 CI/PVCXCIPVC CP...	70.28
CORE & MAIN	2-1/2" 0-100 PSI GAUGE	27.20
CORE & MAIN	2X100 POLYWRAP TAPE BLK 1...	40.32
CORE & MAIN	DRYCONN 90220 DIRECT BURY..	125.00
CORE & MAIN	3/4X3-1/2 T-HEAD B&N COR B...	400.00
CORE & MAIN	PIPE LUBE - APPLICATOR	11.96
	Vendor 0000001261 - CORE & MAIN Total:	**5,237.94**
Vendor: 0000004794 - CORE CONSTRUCTION SERVICES LLC		
CORE CONSTRUCTION SERVIC...	GRIMES PUBLIC SAFETY CENT...	69,104.64
	Vendor 0000004794 - CORE CONSTRUCTION SERVICES LLC Total:	**69,104.64**
Vendor: VEN01002 - CREATED IN JOHNSTON INC		
CREATED IN JOHNSTON INC	XL SINGLE COLOR LION STATUE	4,235.00
	Vendor VEN01002 - CREATED IN JOHNSTON INC Total:	**4,235.00**
Vendor: 0000001272 - CROWN TROPHY		
CROWN TROPHY	PROGRAM EQUIPMENT	145.75
CROWN TROPHY	PROGRAM EQUIPMENT	16.50
CROWN TROPHY	PROGRAM EQUIPMENT	11.00
	Vendor 0000001272 - CROWN TROPHY Total:	**173.25**
Vendor: 0000001273 - CTI READY MIX		
CTI READY MIX	ASPHALT MILLINGS	93.63
CTI READY MIX	ASHPALT	97.92
CTI READY MIX	BACKFILL	583.98
	Vendor 0000001273 - CTI READY MIX Total:	**775.53**
Vendor: 0000001296 - DALLAS COUNTY TREASURER		
DALLAS COUNTY TREASURER	HYDROMULCH-GLENSTONE A...	1,062.92
	Vendor 0000001296 - DALLAS COUNTY TREASURER Total:	**1,062.92**
Vendor: 0000004793 - DDVI INC		
DDVI INC	GRIMES PUBLIC SAFETY CENT...	322,561.90
	Vendor 0000004793 - DDVI INC Total:	**322,561.90**
Vendor: 0000002486 - DES MOINES WATER WORKS		
DES MOINES WATER WORKS	CIWW JOINT FIXED-GRIMES N...	57,088.00
DES MOINES WATER WORKS	CIWW EXPANSION-GRIMES N...	8,638.00
	Vendor 0000002486 - DES MOINES WATER WORKS Total:	**65,726.00**
Vendor: 0000001445 - DORSEY & WHITNEY LLP		
DORSEY & WHITNEY LLP	2025B DISCLOSURE COUNSEL	16,000.00

Vendor Name	Description (Item)	Amount
DORSEY & WHITNEY LLP	2025A COST OF ISSUANCE	16,000.00
DORSEY & WHITNEY LLP	2025B COST OF ISSUANCE	16,000.00
	Vendor 0000001445 - DORSEY & WHITNEY LLP Total:	**48,000.00**
Vendor: 0000004492 - EBRTOS INC		
EBRTOS INC	NET CLIPS	170.00
EBRTOS INC	CORNER FLAGS	592.00
EBRTOS INC	6.5X18.5 SOCCER NETS	250.00
EBRTOS INC	8X24 COPA NETS	300.00
EBRTOS INC	8X24 WHITE SOCCER NETS	500.00
	Vendor 0000004492 - EBRTOS INC Total:	**1,812.00**
Vendor: 0000001334 - EDGE COMMERCIAL		
EDGE COMMERCIAL	LIONS PARK PAYMENT #2	204,132.27
	Vendor 0000001334 - EDGE COMMERCIAL Total:	**204,132.27**
Vendor: 0000003552 - ELECTRIC PUMP, INC.		
ELECTRIC PUMP, INC.	SERVICE CALL-SE 37TH PUMP ...	423.00
	Vendor 0000003552 - ELECTRIC PUMP, INC. Total:	**423.00**
Vendor: 0000004029 - EMPLOYEE BENEFIT SYSTEMS		
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	12,032.13
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	15,328.14
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	5,977.40
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	2,696.83
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	2,946.74
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	2,277.74
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	137.19
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	930.38
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	6,170.91
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	11.90
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	1,000.00
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	1,533.34
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	5,795.53
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	4,818.04
EMPLOYEE BENEFIT SYSTEMS	NOVEMBER 2025 PREMIUMS	1,720.82
	Vendor 0000004029 - EMPLOYEE BENEFIT SYSTEMS Total:	**63,377.09**
Vendor: 0000001375 - EXCEL MECHANICAL CO		
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-HERI...	121.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION- WRA..	599.52
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-LIBR...	2,377.17
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-SSC	174.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-CH...	130.68
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-SE G...	121.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-NW ...	121.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-SE 3...	121.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-OLD ...	424.70
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-OLD ...	374.52
EXCEL MECHANICAL CO	QUARTERLY INSPECTION WELL..	159.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION WELL..	20.60
EXCEL MECHANICAL CO	QUARTERLY INSPECTION WELL..	15.00
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-GCC...	1,922.48
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-PLEX	1,611.14
EXCEL MECHANICAL CO	QUARTERLY INSPECTION-CITY...	311.08
EXCEL MECHANICAL CO	ROOFTOP #4 HEATING IGNITE...	1,026.50
EXCEL MECHANICAL CO	GCC RESTROOM REPAIRS	352.07
	Vendor 0000001375 - EXCEL MECHANICAL CO Total:	**9,982.46**
Vendor: 0000004676 - FIRST CHOICE COFFEE		
FIRST CHOICE COFFEE	COFFEE SUPPLIES	37.60
FIRST CHOICE COFFEE	EQUIPMENT MAINT RECOVER...	2.00
FIRST CHOICE COFFEE	LITTLE JOE POD BREWER NOV...	40.00
	Vendor 0000004676 - FIRST CHOICE COFFEE Total:	**79.60**

Vendor Name	Description (Item)	Amount
Vendor: 0000004152 - FRONTLINE WARNING SYSTEMS		
FRONTLINE WARNING SYSTE...	MOBILIZATION	500.00
FRONTLINE WARNING SYSTE...	TRIP CHARGE	5,160.00
FRONTLINE WARNING SYSTE...	BATTERY	450.00
FRONTLINE WARNING SYSTE...	MATERIALS	630.00
FRONTLINE WARNING SYSTE...	SHIPPING	650.00
FRONTLINE WARNING SYSTE...	VORTEX	1,095.00
FRONTLINE WARNING SYSTE...	RADIO RECEIVER	2,835.00
FRONTLINE WARNING SYSTE...	SIREN EQUIPMENT	26,600.00
	Vendor 0000004152 - FRONTLINE WARNING SYSTEMS Total:	**37,920.00**
Vendor: 0000004692 - GANNETT IOWA LOCALIQ		
GANNETT IOWA LOCALIQ	PUBLICATIONS	600.72
	Vendor 0000004692 - GANNETT IOWA LOCALIQ Total:	**600.72**
Vendor: 0000001415 - GLOBAL EQUIPMENT COMPANY INC		
GLOBAL EQUIPMENT COMPA...	STORAGE CABINET-NEW PUBL...	2,365.00
	Vendor 0000001415 - GLOBAL EQUIPMENT COMPANY INC Total:	**2,365.00**
Vendor: 0000001432 - GRIMES ASPHALT AND PAVING		
GRIMES ASPHALT AND PAVING	POTHOLE MIX	150.49
GRIMES ASPHALT AND PAVING	POTHOLE MIX	151.98
GRIMES ASPHALT AND PAVING	POTHOLE MIX	166.14
GRIMES ASPHALT AND PAVING	POTHOLE MIX	148.26
GRIMES ASPHALT AND PAVING	POTHOLE MIX	151.24
GRIMES ASPHALT AND PAVING	POTHOLE MIX	149.75
GRIMES ASPHALT AND PAVING	POTHOLE MIX	58.11
GRIMES ASPHALT AND PAVING	POTHOLE MIX	159.43
GRIMES ASPHALT AND PAVING	POTHOLE MIX	150.49
GRIMES ASPHALT AND PAVING	POTHOLE MIX	375.48
	Vendor 0000001432 - GRIMES ASPHALT AND PAVING Total:	**1,661.37**
Vendor: 0000001437 - GRIMES CHAMBER & ECONOMIC		
GRIMES CHAMBER & ECONO...	contractual fees	37,540.00
	Vendor 0000001437 - GRIMES CHAMBER & ECONOMIC Total:	**37,540.00**
Vendor: 0000001440 - HALLETT MATERIALS		
HALLETT MATERIALS	1" CLEAN	300.00
HALLETT MATERIALS	TOP DRESSING SAND	1,741.80
HALLETT MATERIALS	TOP DRESSING SAND	1,188.97
	Vendor 0000001440 - HALLETT MATERIALS Total:	**3,230.77**
Vendor: 0000001450 - HAWKEYE TRUCK EQUIPMENT		
HAWKEYE TRUCK EQUIPMENT	S122 BACKUP CAMERA	765.00
	Vendor 0000001450 - HAWKEYE TRUCK EQUIPMENT Total:	**765.00**
Vendor: 0000001455 - HAWKINS INC.		
HAWKINS INC.	LPC-31	5,179.77
HAWKINS INC.	VITEC 3000	8,000.00
HAWKINS INC.	AZONE	6,807.24
	Vendor 0000001455 - HAWKINS INC. Total:	**19,987.01**
Vendor: 0000005035 - HEART OF IOWA REGIONAL TRANSIT		
HEART OF IOWA REGIONAL T...	SEP 2025 PUBLIC TRANSPORT ...	1,056.55
	Vendor 0000005035 - HEART OF IOWA REGIONAL TRANSIT Total:	**1,056.55**
Vendor: 0000004320 - HEARTLAND BUSINESS SYSTEMS LLC		
HEARTLAND BUSINESS SYSTE...	MONTHLY OFFICE 365	4,107.84
	Vendor 0000004320 - HEARTLAND BUSINESS SYSTEMS LLC Total:	**4,107.84**
Vendor: 0000004796 - HENKEL CONSTRUCTION COMPANY		
HENKEL CONSTRUCTION COM...	GRIMES PUBLIC SAFETY CENT...	66,095.30
	Vendor 0000004796 - HENKEL CONSTRUCTION COMPANY Total:	**66,095.30**
Vendor: 0000005055 - HENRIKSEN WASHOUT SYSTEMS INC		
HENRIKSEN WASHOUT SYSTE...	WASHOUT SYSTEM RENTAL	437.60

Vendor Name	Description (Item)	Amount
HENRIKSEN WASHOUT SYSTE…	WASHOUT SYSTEM RENTAL/…	607.00
	Vendor 0000005055 - HENRIKSEN WASHOUT SYSTEMS INC Total:	**1,044.60**
Vendor: 0000004798 - HOPKINS ROOFING INC		
HOPKINS ROOFING INC	GRIMES PUBLIC SAFETY CENT…	13,750.51
	Vendor 0000004798 - HOPKINS ROOFING INC Total:	**13,750.51**
Vendor: 0000004875 - HUDSON HEIDGERKEN		
HUDSON HEIDGERKEN	Professional Services - leagues	175.00
	Vendor 0000004875 - HUDSON HEIDGERKEN Total:	**175.00**
Vendor: 0000001022 - ICAP		
ICAP	EXCAVATOR RENTAL INSURA…	6.00
	Vendor 0000001022 - ICAP Total:	**6.00**
Vendor: 0000001511 - IMWCA		
IMWCA	INSTALLMENT 5 WORK COMP…	736.55
IMWCA	INSTALLMENT 5 WORK COMP…	1,300.23
IMWCA	INSTALLMENT 5 WORK COMP…	42.75
IMWCA	INSTALLMENT 5 WORK COMP…	192.82
IMWCA	INSTALLMENT 5 WORK COMP…	143.63
IMWCA	INSTALLMENT 5 WORK COMP…	107.24
IMWCA	INSTALLMENT 5 WORK COMP…	8.74
IMWCA	INSTALLMENT 5 WORK COMP…	11.89
IMWCA	INSTALLMENT 5 WORK COMP…	51.08
IMWCA	INSTALLMENT 5 WORK COMP…	11.07
IMWCA	INSTALLMENT 5 WORK COMP…	139.93
IMWCA	INSTALLMENT 5 WORK COMP…	88.07
	Vendor 0000001511 - IMWCA Total:	**2,834.00**
Vendor: 0000002383 - INFOMAX OFFICE SYSTEMS, I		
INFOMAX OFFICE SYSTEMS, I	COPIER CONTRACT	564.74
	Vendor 0000002383 - INFOMAX OFFICE SYSTEMS, I Total:	**564.74**
Vendor: 0000002388 - INNOVATIVE INTERFACES INC		
INNOVATIVE INTERFACES INC	POLARIS CORE BUNDLE MAINT	3,384.98
INNOVATIVE INTERFACES INC	STAFF USER LICENSES MAINT	1,028.31
INNOVATIVE INTERFACES INC	STAFF USER LICENSES MAINT	952.56
INNOVATIVE INTERFACES INC	POLARIS INVENTORY CONTRO…	285.55
INNOVATIVE INTERFACES INC	STAFF USER LICENSES MAINT	500.09
INNOVATIVE INTERFACES INC	ECONTENT INTEGRATION SUB…	1,833.93
INNOVATIVE INTERFACES INC	POLARIS SYNDETICS UNBOUND	3,350.24
INNOVATIVE INTERFACES INC	POLARIS MULTI-TENANT HOST…	5,514.04
	Vendor 0000002388 - INNOVATIVE INTERFACES INC Total:	**16,849.70**
Vendor: 0000001528 - INTEGRATED PRINT SOLUTIONS		
INTEGRATED PRINT SOLUTIONS	WINDOW ENVELOPES - CH	295.00
	Vendor 0000001528 - INTEGRATED PRINT SOLUTIONS Total:	**295.00**
Vendor: 0000001525 - INTERSTATE BATTERY		
INTERSTATE BATTERY	BATTERY FOR FIRE ALARM	78.86
	Vendor 0000001525 - INTERSTATE BATTERY Total:	**78.86**
Vendor: 0000001512 - IOWA ASSN OF MUNICIPAL UT		
IOWA ASSN OF MUNICIPAL UT	SERVICES- SCGIS TRAINING O…	6,388.85
	Vendor 0000001512 - IOWA ASSN OF MUNICIPAL UT Total:	**6,388.85**
Vendor: 0000001527 - IOWA DEPT OF REVENUE		
IOWA DEPT OF REVENUE	OCTOBER 2025 WATER EXCISE…	37,839.97
	Vendor 0000001527 - IOWA DEPT OF REVENUE Total:	**37,839.97**
Vendor: 0000001532 - IOWA DEPT OF TRANSPORTATION		
IOWA DEPT OF TRANSPORTAT…	RECERTIFICATION	120.00
IOWA DEPT OF TRANSPORTAT…	RECERTIFICATION	120.00
IOWA DEPT OF TRANSPORTAT…	RECERTIFICATION	120.00
IOWA DEPT OF TRANSPORTAT…	RECERTIFICATION	120.00
	Vendor 0000001532 - IOWA DEPT OF TRANSPORTATION Total:	**480.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000001537 - IOWA ONE CALL		
IOWA ONE CALL	SEPTEMBER 2025 LOCATES	94.20
IOWA ONE CALL	SEPTEMBER 2025 LOCATES	94.20
IOWA ONE CALL	SEPTEMBER 2025 LOCATES	94.20
IOWA ONE CALL	SEPTEMBER 2025 LOCATES	94.20
	Vendor 0000001537 - IOWA ONE CALL Total:	**376.80**
Vendor: 0000001541 - IOWA PRISON INDUSTRIES		
IOWA PRISON INDUSTRIES	CUSTOM 12 X 44 FSP- BLANK	72.80
IOWA PRISON INDUSTRIES	SHEETING HIP 48 X 50 WHITE	2,790.00
IOWA PRISON INDUSTRIES	SHEETING OVERLAY 48X50 YD	1,785.00
IOWA PRISON INDUSTRIES	CUSTOM 24X24 FSP- BLANK	495.00
IOWA PRISON INDUSTRIES	CUSTOM 18X18 FSP- BLANK	540.00
	Vendor 0000001541 - IOWA PRISON INDUSTRIES Total:	**5,682.80**
Vendor: 0000001546 - IOWA SIGNAL INC		
IOWA SIGNAL INC	SERVICE CALL	150.00
IOWA SIGNAL INC	HWY 141 & 44 EAST RAMP RE...	120.00
IOWA SIGNAL INC	SERVICE CALL- REPLACED PRE...	380.00
IOWA SIGNAL INC	SERVICE CALL- SUN SHADES I...	300.00
IOWA SIGNAL INC	SERVICE CALL- SUN SHADES I...	700.00
IOWA SIGNAL INC	SERVICE CALL- REPAIRED TEA...	140.00
IOWA SIGNAL INC	SERVICE CALL	140.00
IOWA SIGNAL INC	SUN SHIELD HWY 44 & GATE...	60.00
	Vendor 0000001546 - IOWA SIGNAL INC Total:	**1,990.00**
Vendor: 0000001390 - J PETTIECORD		
J PETTIECORD	PLAYGROUND MULCH	2,120.00
	Vendor 0000001390 - J PETTIECORD Total:	**2,120.00**
Vendor: 0000004598 - JACKSON REIS		
JACKSON REIS	Professional Services - leagues	140.00
	Vendor 0000004598 - JACKSON REIS Total:	**140.00**
Vendor: 0000004173 - JEFFREY WENDLAND		
JEFFREY WENDLAND	SWAG PROGRAM-SQR REIMB...	349.71
	Vendor 0000004173 - JEFFREY WENDLAND Total:	**349.71**
Vendor: 0000001138 - JOHNSON CONTROLS SECURITY		
JOHNSON CONTROLS SECURITY	CH INSPECTION OF STORAGE ...	40.00
	Vendor 0000001138 - JOHNSON CONTROLS SECURITY Total:	**40.00**
Vendor: 0000001391 - JP COOKE COMPANY		
JP COOKE COMPANY	DOG LICENSES	61.00
JP COOKE COMPANY	CAT LICENSES	90.95
	Vendor 0000001391 - JP COOKE COMPANY Total:	**151.95**
Vendor: 0000002443 - KANOPY INC		
KANOPY INC	MOVIE DATABASE	75.00
	Vendor 0000002443 - KANOPY INC Total:	**75.00**
Vendor: VEN01013 - KELLEN WEGNER		
KELLEN WEGNER	Professional Services - leagues	635.00
	Vendor VEN01013 - KELLEN WEGNER Total:	**635.00**
Vendor: 0000004887 - KENNEDY CARBINE		
KENNEDY CARBINE	Professional Services - leagues	420.00
	Vendor 0000004887 - KENNEDY CARBINE Total:	**420.00**
Vendor: 0000004799 - KRUCK PLUMBING & HEATING		
KRUCK PLUMBING & HEATING	GRIMES PUBLIC SAFETY CENT...	27,335.30
	Vendor 0000004799 - KRUCK PLUMBING & HEATING Total:	**27,335.30**
Vendor: 0000005045 - KYLIE JANSSEN		
KYLIE JANSSEN	Professional Services - leagues	420.00
	Vendor 0000005045 - KYLIE JANSSEN Total:	**420.00**
Vendor: 0000001704 - LAKESHORE LEARNING		
LAKESHORE LEARNING	REAL BUGS DISCOVERY KIT	25.63

Vendor Name	Description (Item)	Amount
LAKESHORE LEARNING	LARGE TAKE HOME BACKPACK	21.37
LAKESHORE LEARNING	NEON H-D STOREAGE BOX BRT..	5.98
LAKESHORE LEARNING	NEON H-D STOREAGE BOX BRT..	5.98
	Vendor 0000001704 - LAKESHORE LEARNING Total:	**58.96**
Vendor: VEN01008 - LAURA HANSON		
LAURA HANSON	SWAG PROGRAM-SQR REIMB...	1,391.96
	Vendor VEN01008 - LAURA HANSON Total:	**1,391.96**
Vendor: 0000001654 - LEAF		
LEAF	COPIER CONTRACT - PARKS	87.72
LEAF	COPIER CONTRACT - DS	338.57
	Vendor 0000001654 - LEAF Total:	**426.29**
Vendor: 0000001683 - LIBERTY READY MIX		
LIBERTY READY MIX	CONCRETE- SMALL LOAD	100.00
LIBERTY READY MIX	CONCRETE	245.00
LIBERTY READY MIX	CONCRETE- HAUL	80.00
LIBERTY READY MIX	CONCRETE	612.50
LIBERTY READY MIX	CONCRETE HAUL	200.00
LIBERTY READY MIX	CONCRETE	306.25
LIBERTY READY MIX	CONCRETE-SMALL LOAD	100.00
LIBERTY READY MIX	CONCRETE-HAUL	100.00
LIBERTY READY MIX	CONCRETE	122.50
LIBERTY READY MIX	CONCRETE-SMALL LOAD	100.00
LIBERTY READY MIX	CONCRETE-HAUL	40.00
LIBERTY READY MIX	CONCRETE-ADOBE TAN	99.00
LIBERTY READY MIX	CONCRETE-HAUL	120.00
LIBERTY READY MIX	CONCRETE	367.50
LIBERTY READY MIX	CONCRETE-SMALL LOAD	100.00
LIBERTY READY MIX	CONCRETE-SMALL LOAD	100.00
LIBERTY READY MIX	CONCRETE-HAUL	140.00
LIBERTY READY MIX	CONCRETE	463.75
LIBERTY READY MIX	PROJECT CONCRETE-1205 NE ...	240.00
LIBERTY READY MIX	PROJECT CONCRETE-1205 NE ...	735.00
	Vendor 0000001683 - LIBERTY READY MIX Total:	**4,371.50**
Vendor: 0000001694 - LOGAN CONTRACTORS SUPPLY		
LOGAN CONTRACTORS SUPPLY	24" BRASS WAND	30.76
LOGAN CONTRACTORS SUPPLY	1/2"X6"-5 FIBER	34.00
LOGAN CONTRACTORS SUPPLY	20"X20"X19" CONCRETE SHU...	51.00
LOGAN CONTRACTORS SUPPLY	24" SONOTUBE (LF) 5 PCS @ 2...	171.00
LOGAN CONTRACTORS SUPPLY	SONOTUBE CUT CHARGE	25.00
LOGAN CONTRACTORS SUPPLY	MASTIC ONE PLEXI MELT	1,890.00
LOGAN CONTRACTORS SUPPLY	EQUIPMENT RENTAL- BUGGY	110.00
LOGAN CONTRACTORS SUPPLY	EQUIPMENT RENTAL-BUGGY	192.50
LOGAN CONTRACTORS SUPPLY	EQUIPMENT RENTAL-RENTAL ...	50.00
LOGAN CONTRACTORS SUPPLY	EQUIPMENT RENTAL-PATCHER..	500.00
	Vendor 0000001694 - LOGAN CONTRACTORS SUPPLY Total:	**3,054.26**
Vendor: 0000001696 - LOGOED APPAREL & PROMOTIO		
LOGOED APPAREL & PROMOT...	CLOTHING-GETTYS HI VIZ HO...	156.98
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - ALIVIA H...	17.75
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - PARKER B...	24.84
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - JAMES BR...	25.27
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - KERI DAVI...	28.06
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - ALIVIA H...	29.94
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - JAMES BR...	31.62
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - PARKER B...	33.78
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - KERI DAVI...	35.52
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - AARON JA...	38.00
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - JAMES BR...	46.52
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - DILLON F...	53.23
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - PARKER B...	53.23

Vendor Name	Description (Item)	Amount
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - JAMES BR...	57.08
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - ALIVIA H...	66.80
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - DILLON F...	103.20
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - JAMES BR...	104.47
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - PARKER B...	111.56
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - DILLON F...	113.78
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - PARKER B...	165.02
LOGOED APPAREL & PROMOT...	CLOTHING ORDER - AARON JA...	186.33
	Vendor 0000001696 - LOGOED APPAREL & PROMOTIO Total:	**1,482.98**
Vendor: 0000005054 - LUCAS THOMPSON		
LUCAS THOMPSON	Professional Services - leagues	320.00
	Vendor 0000005054 - LUCAS THOMPSON Total:	**320.00**
Vendor: 0000001763 - MACQUEEN EQUIPMENT		
MACQUEEN EQUIPMENT	SUPPLIES-SWEEPER- GB, PELI...	738.27
MACQUEEN EQUIPMENT	SUPPLIES-SWEEPER WHIR 54"	449.55
MACQUEEN EQUIPMENT	SWEEPER SUPPLIES- BRKT-DR...	33.63
	Vendor 0000001763 - MACQUEEN EQUIPMENT Total:	**1,221.45**
Vendor: 0000001713 - MAIL SERVICES		
MAIL SERVICES	UB MONTHLY DISCONNECT LE...	303.90
MAIL SERVICES	UB MONTHLY DISCONNECT LE...	303.90
	Vendor 0000001713 - MAIL SERVICES Total:	**607.80**
Vendor: 0000004883 - MAKENNA FALKE		
MAKENNA FALKE	Professional Services - leagues	420.00
	Vendor 0000004883 - MAKENNA FALKE Total:	**420.00**
Vendor: 0000001725 - MARTIN MARIETTA AGGREGATE		
MARTIN MARIETTA AGGREGA...	BACKFILL	197.80
MARTIN MARIETTA AGGREGA...	BACKFILL	207.46
	Vendor 0000001725 - MARTIN MARIETTA AGGREGATE Total:	**405.26**
Vendor: 0000005050 - MAX-ABILITY INC		
MAX-ABILITY INC	Adult changing table arm	549.25
	Vendor 0000005050 - MAX-ABILITY INC Total:	**549.25**
Vendor: 0000002830 - MCCLURE ENGINEERING		
MCCLURE ENGINEERING	WATER SYS IMPROV PHASE 1A..	3,620.35
MCCLURE ENGINEERING	SE 41ST ST/SE PARK DR EXT #9	5,625.00
	Vendor 0000002830 - MCCLURE ENGINEERING Total:	**9,245.35**
Vendor: 0000001726 - MEDIACOM		
MEDIACOM	PW INTERNET AND TV	345.90
MEDIACOM	CITY HALL TV	80.59
MEDIACOM	CITY HALL TV	80.59
	Vendor 0000001726 - MEDIACOM Total:	**507.08**
Vendor: 0000002713 - MENARDS - GRIMES		
MENARDS - GRIMES	PED CROSSING SUPPLIES	9.99
MENARDS - GRIMES	SUPPLIES	1.58
MENARDS - GRIMES	LIGHT BULBS	169.98
MENARDS - GRIMES	PROGRAMMING SUPPLIES	4.76
MENARDS - GRIMES	SUPPLIES	13.88
MENARDS - GRIMES	PAPER PLATES	5.29
MENARDS - GRIMES	DAWN POWERWASH	8.96
MENARDS - GRIMES	PLASTIC SILVERWARE	9.99
MENARDS - GRIMES	SCRUB DADDY	11.64
MENARDS - GRIMES	HEARING PROTECTION BT	284.97
MENARDS - GRIMES	TOILET SEAT	25.99
MENARDS - GRIMES	FLAT WASHER	10.18
MENARDS - GRIMES	TRANSFER PUMP	119.99
MENARDS - GRIMES	FLY SWATTER	0.85
MENARDS - GRIMES	SINK REPAIR SUPPLIES	14.75
MENARDS - GRIMES	SUPPLIES	8.96

Vendor Name	Description (Item)	Amount
MENARDS - GRIMES	ANTI FREEZE	179.40
MENARDS - GRIMES	SUPPLIES	29.80
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	4.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	1.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	1.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	2.24
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	2.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	3.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	6.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	12.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	5.99
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	6.98
MENARDS - GRIMES	SUPPLIES	35.96
MENARDS - GRIMES	SUPPLIES	119.21
MENARDS - GRIMES	SUPPLIES	46.98
MENARDS - GRIMES	SUPPLIES	21.18
MENARDS - GRIMES	Glue	14.87
MENARDS - GRIMES	WATER	9.00
MENARDS - GRIMES	GLUE	11.96
MENARDS - GRIMES	1/2 BARB X 3/8 MIP ELBOW	6.28
MENARDS - GRIMES	3/8 BARB X 1/2 MIP ELBOW	3.18
MENARDS - GRIMES	HOSE BARB 3/8ID X 1/4MIP	3.15
MENARDS - GRIMES	BLOW GUN INFLATION KIT 5 PC	2.99
MENARDS - GRIMES	AIR ACCESSORY KIT 17 PC	10.99
MENARDS - GRIMES	1/2 BARB X 1/2 MIP ELBOW	3.78
MENARDS - GRIMES	CRISCO SHORTENING	23.91
MENARDS - GRIMES	ULTRA GRIP LATEX GLOVES	6.98
MENARDS - GRIMES	500 W T3 118MM-2 (ELECTRI...	13.98
MENARDS - GRIMES	SUPPLIES	6.28
MENARDS - GRIMES	OTHER SUPPLIES - SPECIAL EV...	89.76
MENARDS - GRIMES	ANGEL SOFT TOILET PAPER	23.98
MENARDS - GRIMES	BOUNTY SAS 6DP	32.58
MENARDS - GRIMES	BATTERIES	16.73
	Vendor 0000002713 - MENARDS - GRIMES Total:	**1,465.83**
Vendor: 0000002650 - MENARDS - SE 14TH		
MENARDS - SE 14TH	PROGRAM EQUIPMENT	2.99
MENARDS - SE 14TH	PROGRAM EQUIPMENT	4.98
MENARDS - SE 14TH	PROGRAM EQUIPMENT	11.99
	Vendor 0000002650 - MENARDS - SE 14TH Total:	**19.96**
Vendor: 0000002495 - MERCYONE WATERLOO MEDICAL CTR		
MERCYONE WATERLOO MEDI...	FMCSA CLEARINGHOUSE FULL...	15.00
	Vendor 0000002495 - MERCYONE WATERLOO MEDICAL CTR Total:	**15.00**
Vendor: 0000001738 - METRO WASTE AUTHORITY		
METRO WASTE AUTHORITY	YARD WASTE STICKERS 200-$1...	300.00
METRO WASTE AUTHORITY	AUGUST COMPOST-ANNUAL ...	128.00
METRO WASTE AUTHORITY	OCTOBER 2025 CURB-IT FEE	21,450.72
METRO WASTE AUTHORITY	OCTOBER 2025 GARBAGE FEE	54,785.31
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	71.09
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	51.44
METRO WASTE AUTHORITY	DUMPSTER DISPOSAL	51.77
	Vendor 0000001738 - METRO WASTE AUTHORITY Total:	**76,838.33**
Vendor: 0000004633 - METRONET SYSTEMS HOLDINGS LLC		
METRONET SYSTEMS HOLDIN...	INTERNET FOR FLEXNET SYST...	254.05
	Vendor 0000004633 - METRONET SYSTEMS HOLDINGS LLC Total:	**254.05**
Vendor: 0000004363 - MICHELLE SOYER		
MICHELLE SOYER	CONTRACTUAL FEES - MAY/J...	607.50
	Vendor 0000004363 - MICHELLE SOYER Total:	**607.50**

Vendor Name	Description (Item)	Amount
Vendor: 0000001772 - MIDAMERICAN ENERGY		
MIDAMERICAN ENERGY	ELECTRIC	12,507.31
MIDAMERICAN ENERGY	ELECTRIC	79.33
MIDAMERICAN ENERGY	ELECTRIC	50.29
MIDAMERICAN ENERGY	ELECTRIC	32.67
MIDAMERICAN ENERGY	ELECTRIC	39.13
MIDAMERICAN ENERGY	ELECTRIC	39.12
MIDAMERICAN ENERGY	ELECTRIC	81.49
MIDAMERICAN ENERGY	ELECTRIC	124.92
MIDAMERICAN ENERGY	ELECTRIC	238.71
MIDAMERICAN ENERGY	ELECTRIC	23.09
MIDAMERICAN ENERGY	ELECTRIC	36.29
MIDAMERICAN ENERGY	ELECTRIC	478.02
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	37.67
MIDAMERICAN ENERGY	ELECTRIC	14.19
MIDAMERICAN ENERGY	ELECTRIC	309.45
MIDAMERICAN ENERGY	ELECTRIC	2,327.57
MIDAMERICAN ENERGY	ELECTRIC	11.64
MIDAMERICAN ENERGY	ELECTRIC	33.81
MIDAMERICAN ENERGY	ELECTRIC	231.57
MIDAMERICAN ENERGY	ELECTRIC	10.24
MIDAMERICAN ENERGY	ELECTRIC	1,767.77
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	14.22
MIDAMERICAN ENERGY	ELECTRIC	28.90
MIDAMERICAN ENERGY	ELECTRIC	34.88
MIDAMERICAN ENERGY	ELECTRIC	61.01
MIDAMERICAN ENERGY	ELECTRIC	126.58
MIDAMERICAN ENERGY	ELECTRIC	28.23
MIDAMERICAN ENERGY	ELECTRIC	178.87
MIDAMERICAN ENERGY	ELECTRIC	8,173.41
MIDAMERICAN ENERGY	572724990	84.10
MIDAMERICAN ENERGY	ELECTRIC	34.57
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC	26.50
MIDAMERICAN ENERGY	ELECTRIC	15.25
MIDAMERICAN ENERGY	ELECTRIC	1,839.24
MIDAMERICAN ENERGY	ELECTRIC	97.08
MIDAMERICAN ENERGY	ELECTRIC	16.20
MIDAMERICAN ENERGY	ELECTRIC	70.70
MIDAMERICAN ENERGY	ELECTRIC	67.04
MIDAMERICAN ENERGY	ELECTRIC	31.74
MIDAMERICAN ENERGY	ELECTRIC	541.70
MIDAMERICAN ENERGY	ELECTRIC	3,228.79
MIDAMERICAN ENERGY	ELECTRIC	53.63
MIDAMERICAN ENERGY	ELECTRIC	15.09
MIDAMERICAN ENERGY	ELECTRIC	16.99
MIDAMERICAN ENERGY	ELECTRIC	47.37
MIDAMERICAN ENERGY	ELECTRIC	47.70
MIDAMERICAN ENERGY	ELECTRIC	1,685.29
MIDAMERICAN ENERGY	ELECTRIC	28.01
MIDAMERICAN ENERGY	ELECTRIC	10.99
MIDAMERICAN ENERGY	ELECTRIC	94.79
MIDAMERICAN ENERGY	ELECTRIC	38.17
MIDAMERICAN ENERGY	ELECTRIC	69.74
MIDAMERICAN ENERGY	ELECTRIC	28.48
MIDAMERICAN ENERGY	ELECTRIC	42.39
MIDAMERICAN ENERGY	ELECTRIC	238.70

Vendor Name	Description (Item)	Amount
MIDAMERICAN ENERGY	ELECTRIC	14.93
MIDAMERICAN ENERGY	ELECTRIC	170.85
MIDAMERICAN ENERGY	ELECTRIC	41.58
MIDAMERICAN ENERGY	ELECTRIC	140.95
MIDAMERICAN ENERGY	ELECTRIC	134.10
MIDAMERICAN ENERGY	ELECTRIC	180.22
MIDAMERICAN ENERGY	ELECTRIC	125.18
MIDAMERICAN ENERGY	ELECTRIC	10.00
MIDAMERICAN ENERGY	ELECTRIC-CIWW	10,779.81
MIDAMERICAN ENERGY	ELECTRIC	40.41
MIDAMERICAN ENERGY	ELECTRIC	156.23
MIDAMERICAN ENERGY	ELECTRIC	23.90
MIDAMERICAN ENERGY	ELECTRIC	44.75
MIDAMERICAN ENERGY	ELECTRIC	47.31
MIDAMERICAN ENERGY	ELECTRIC	163.75
MIDAMERICAN ENERGY	ELECTRIC	30.21
MIDAMERICAN ENERGY	ELECTRIC	22.87
	Vendor 0000001772 - MIDAMERICAN ENERGY Total:	**47,757.68**
Vendor: 0000004800 - MID-AMERICAN GLAZING SYSTEMS		
MID-AMERICAN GLAZING SYS...	GRIMES PUBLIC SAFETY CENT...	44,316.55
	Vendor 0000004800 - MID-AMERICAN GLAZING SYSTEMS Total:	**44,316.55**
Vendor: VEN01004 - MIDWEST STORAGE SOLUTION		
MIDWEST STORAGE SOLUTION	RACK METERIAL	3,554.99
MIDWEST STORAGE SOLUTION	RACK MATERIAL	10,664.99
	Vendor VEN01004 - MIDWEST STORAGE SOLUTION Total:	**14,219.98**
Vendor: 0000002723 - MI-FIBER, LLC		
MI-FIBER, LLC	GCC INTERNET	373.90
MI-FIBER, LLC	CENSUS OFFICE INTERNET	90.60
MI-FIBER, LLC	DS INTERNET	14.00
	Vendor 0000002723 - MI-FIBER, LLC Total:	**478.50**
Vendor: 0000001774 - MLC		
MLC	QUICKLIME-CIWW	9,471.66
MLC	QUICKLIME-CIWW	9,243.06
	Vendor 0000001774 - MLC Total:	**18,714.72**
Vendor: 0000001778 - MOBILE BEACON		
MOBILE BEACON	MATERIALS	840.00
	Vendor 0000001778 - MOBILE BEACON Total:	**840.00**
Vendor: 0000003134 - MSA PROFESSIONAL SERVICES		
MSA PROFESSIONAL SERVICES	SE LTL BEAV/4TH-6TH ST REC...	9,617.83
MSA PROFESSIONAL SERVICES	SE 2ND STREET WATER MAIN ...	12,893.34
	Vendor 0000003134 - MSA PROFESSIONAL SERVICES Total:	**22,511.17**
Vendor: 0000001787 - MTI DISTRIBUTING INC.		
MTI DISTRIBUTING INC.	S407 FILTER- FUEL/WATER SE...	39.58
MTI DISTRIBUTING INC.	S407 FILTER- FUEL/OIL	96.10
	Vendor 0000001787 - MTI DISTRIBUTING INC. Total:	**135.68**
Vendor: 0000001790 - MUNICIPAL SUPPLY, INC.		
MUNICIPAL SUPPLY, INC.	SUPPLIES- 4" SS FLG ACC 1/8	70.00
MUNICIPAL SUPPLY, INC.	4" C2 OMNI COMP 6W 1000 ...	4,405.00
MUNICIPAL SUPPLY, INC.	SUPPLIES- LUBE QUART PIPE ...	13.50
	Vendor 0000001790 - MUNICIPAL SUPPLY, INC. Total:	**4,488.50**
Vendor: 0000002851 - NATHAN GETTYS		
NATHAN GETTYS	CLOTHING REIMBURSEMENT	189.47
	Vendor 0000002851 - NATHAN GETTYS Total:	**189.47**
Vendor: 0000003129 - NILLES ASSOCIATES		
NILLES ASSOCIATES	JAMES POINTE DRAINAGE ST...	11,000.00
NILLES ASSOCIATES	LIONS PARK CONSTR SERVICES...	4,600.00

Vendor Name	Description (Item)	Amount
NILLES ASSOCIATES	LION'S PARK SURVEY/STUDY #7	5,222.00
	Vendor 0000003129 - NILLES ASSOCIATES Total:	**20,822.00**
Vendor: 0000001833 - ODP BUSINESS SOLUTIONS LLC		
ODP BUSINESS SOLUTIONS LLC	LIDS	40.59
ODP BUSINESS SOLUTIONS LLC	PLASTIC FORKS	37.39
ODP BUSINESS SOLUTIONS LLC	JOLLY RANCHERS	17.28
ODP BUSINESS SOLUTIONS LLC	TIERED DISCOUNT	-3.10
ODP BUSINESS SOLUTIONS LLC	PLATES	111.48
	Vendor 0000001833 - ODP BUSINESS SOLUTIONS LLC Total:	**203.64**
Vendor: 0000002532 - OPN ARCHITECTS		
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUB...	25,441.41
OPN ARCHITECTS	PROFESSIONAL SERVICES-PUB...	2,246.57
	Vendor 0000002532 - OPN ARCHITECTS Total:	**27,687.98**
Vendor: 0000001870 - PETERSON PEST & TERMITE		
PETERSON PEST & TERMITE	PEST CONTROL	45.00
	Vendor 0000001870 - PETERSON PEST & TERMITE Total:	**45.00**
Vendor: 0000001891 - PIONEER MANUFACTURING CO		
PIONEER MANUFACTURING CO	YELLOW TURF PAINT	899.80
PIONEER MANUFACTURING CO	GREEN TURF PAINT	448.05
	Vendor 0000001891 - PIONEER MANUFACTURING CO Total:	**1,347.85**
Vendor: 0000004490 - PLAYAWAY PRODUCTS		
PLAYAWAY PRODUCTS	MATERIALS	323.19
	Vendor 0000004490 - PLAYAWAY PRODUCTS Total:	**323.19**
Vendor: 0000002506 - POLK CO TREASURER		
POLK CO TREASURER	OCTOBER CONTRACT 2025	130,215.58
	Vendor 0000002506 - POLK CO TREASURER Total:	**130,215.58**
Vendor: 0000004073 - PRO WEST & ASSOCIATES		
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	1,505.82
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	1,505.82
PRO WEST & ASSOCIATES	GIS DATA CONFIRMATION SE...	1,505.82
	Vendor 0000004073 - PRO WEST & ASSOCIATES Total:	**4,517.46**
Vendor: 0000001927 - PUSH-PEDAL-PULL		
PUSH-PEDAL-PULL	BUMPER PLATE	300.00
PUSH-PEDAL-PULL	ADJUSTABLE BENCH	435.00
PUSH-PEDAL-PULL	DELIVERY/INSTALL	985.00
PUSH-PEDAL-PULL	PRO 2 COLLAR WITH MAGNETS	76.00
PUSH-PEDAL-PULL	70.4 KETTLEBELL	136.75
PUSH-PEDAL-PULL	FUNCTIONAL TRAINER	2,389.00
PUSH-PEDAL-PULL	STAIRCLIMBER	6,960.00
PUSH-PEDAL-PULL	FREIGHT COMMERCIAL	1,450.00
PUSH-PEDAL-PULL	35 LB BUMPER PLATE	117.50
PUSH-PEDAL-PULL	MIDDLE WEIGHT POWER BAR	498.00
PUSH-PEDAL-PULL	AVERAGE LIGHT	31.00
PUSH-PEDAL-PULL	25 LB BUMPER PLATE	88.00
PUSH-PEDAL-PULL	52.8 KETTLEBELL	102.40
PUSH-PEDAL-PULL	MINI XX LIGHT	19.00
PUSH-PEDAL-PULL	10 LB BUMPER PLATE	54.00
PUSH-PEDAL-PULL	15 LB BUMPER PLATE	62.00
PUSH-PEDAL-PULL	AVERAGE MEDIUM	45.50
PUSH-PEDAL-PULL	STRONG HEAVY BAND	32.75
PUSH-PEDAL-PULL	KETTLEBELL	68.50
PUSH-PEDAL-PULL	PREVIOUS AMOUNT PAID	-6,940.20
	Vendor 0000001927 - PUSH-PEDAL-PULL Total:	**6,910.20**
Vendor: 0000004802 - RENDA ELECTRIC		
RENDA ELECTRIC	GRIMES PUBLIC SAFETY CENT...	73,872.52
	Vendor 0000004802 - RENDA ELECTRIC Total:	**73,872.52**

Vendor Name	Description (Item)	Amount
Vendor: 0000001467 - RICK'S TOWING		
RICK'S TOWING	MOVING SIREN POLE FROM F...	243.00
	Vendor 0000001467 - RICK'S TOWING Total:	**243.00**
Vendor: 0000004468 - RINGCENTRAL, INC.		
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	634.06
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	328.69
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	317.03
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	50.84
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	56.97
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	45.29
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	277.58
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	283.41
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	135.87
RINGCENTRAL, INC.	CITY PHONE SERVICES - SHAR...	639.89
	Vendor 0000004468 - RINGCENTRAL, INC. Total:	**2,814.92**
Vendor: 0000004660 - RTL EQUIPMENT INC		
RTL EQUIPMENT INC	EQUIPMENT RENTAL-EXCAVA...	700.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL- MINI EX...	700.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL- MINI EX...	700.00
RTL EQUIPMENT INC	EQUIPMENT RENTAL- MINI EX...	200.00
	Vendor 0000004660 - RTL EQUIPMENT INC Total:	**2,300.00**
Vendor: 0000004869 - SAMPSON JOHANNSEN		
SAMPSON JOHANNSEN	Professional Services - leagues	140.00
	Vendor 0000004869 - SAMPSON JOHANNSEN Total:	**140.00**
Vendor: 0000004819 - SANDSTONE MANAGEMENT LTD		
SANDSTONE MANAGEMENT L...	GRIMES PUBLIC SAFETY CENT...	25,354.08
	Vendor 0000004819 - SANDSTONE MANAGEMENT LTD Total:	**25,354.08**
Vendor: 0000004532 - SBS SERVICES GROUP LLC		
SBS SERVICES GROUP LLC	CLEANING SERVICE-PW	832.36
SBS SERVICES GROUP LLC	JANITORIAL SERVICES	2,291.80
SBS SERVICES GROUP LLC	CLEANING SERVICES RO PLANT..	325.00
SBS SERVICES GROUP LLC	JANITORIAL	2,026.44
	Vendor 0000004532 - SBS SERVICES GROUP LLC Total:	**5,475.60**
Vendor: 0000003949 - SCENTAIR TECHNOLOGIES, LLC		
SCENTAIR TECHNOLOGIES, LLC	IONIZATION SERVICE- PW- 10...	162.00
	Vendor 0000003949 - SCENTAIR TECHNOLOGIES, LLC Total:	**162.00**
Vendor: 0000004762 - SCHEELS		
SCHEELS	PROGRAM EQUIPMENT	161.94
	Vendor 0000004762 - SCHEELS Total:	**161.94**
Vendor: 0000005046 - SCI COMMUNICATIONS INC		
SCI COMMUNICATIONS INC	PS INSTALLED DATA SWITCH/...	1,543.67
	Vendor 0000005046 - SCI COMMUNICATIONS INC Total:	**1,543.67**
Vendor: 0000004457 - SIDEKICK DEVELOPMENT		
SIDEKICK DEVELOPMENT	PUBLIC ADMIN BUILDING - SE...	3,000.00
SIDEKICK DEVELOPMENT	PUBLIC SAFETY- SERVICES	15,000.00
SIDEKICK DEVELOPMENT	RJ KOOK MIDWEST - INV28528	7,347.04
SIDEKICK DEVELOPMENT	JOHNSTON ACE HARDWARE	1,899.93
	Vendor 0000004457 - SIDEKICK DEVELOPMENT Total:	**27,246.97**
Vendor: 0000002035 - SITEONE LANDSCAPE SUPPLY,		
SITEONE LANDSCAPE SUPPLY,	LESCO ALL PRO TEAM MATES ...	97.50
	Vendor 0000002035 - SITEONE LANDSCAPE SUPPLY, Total:	**97.50**
Vendor: 0000002030 - SMITH'S SEWER SERVICE		
SMITH'S SEWER SERVICE	TELEVISING SANITARY SEWER...	2,500.00
	Vendor 0000002030 - SMITH'S SEWER SERVICE Total:	**2,500.00**

Vendor Name	Description (Item)	Amount
Vendor: 0000002031 - SNYDER & ASSOCIATES		
SNYDER & ASSOCIATES	NE GTWY PERM TRAFFIC SIG…	9,974.50
	Vendor 0000002031 - SNYDER & ASSOCIATES Total:	**9,974.50**
Vendor: 0000002048 - SPRAYER SPECIALTIES		
SPRAYER SPECIALTIES	WATER TANK SUPPLIES	24.80
	Vendor 0000002048 - SPRAYER SPECIALTIES Total:	**24.80**
Vendor: 0000004488 - STERNQUIST CONSTRUCTION INC		
STERNQUIST CONSTRUCTION …	SE LT BEAVR/SE 4TH RECON #5	159,987.26
	Vendor 0000004488 - STERNQUIST CONSTRUCTION INC Total:	**159,987.26**
Vendor: 0000002071 - STRYKER SALES LLC		
STRYKER SALES LLC	LIFEPAK 15	1,213.60
	Vendor 0000002071 - STRYKER SALES LLC Total:	**1,213.60**
Vendor: 0000004458 - SVPA ARCHITECTS		
SVPA ARCHITECTS	GRIMES PUBLIC SAFETY CENT…	2,736.30
	Vendor 0000004458 - SVPA ARCHITECTS Total:	**2,736.30**
Vendor: 0000005053 - TAYLOR BOWIE		
TAYLOR BOWIE	Professional Services - leagues	105.00
	Vendor 0000005053 - TAYLOR BOWIE Total:	**105.00**
Vendor: 0000004675 - TEAM SERVICES INC		
TEAM SERVICES INC	S JAMES ST & SE 11TH ST- IMP	5,024.81
	Vendor 0000004675 - TEAM SERVICES INC Total:	**5,024.81**
Vendor: VEN01016 - TFL INC		
TFL INC	TOBACCO PERMIT SURRENDE…	37.50
	Vendor VEN01016 - TFL INC Total:	**37.50**
Vendor: 0000004210 - THE WEITZ COMPANY		
THE WEITZ COMPANY	GRIMES PUBLIC SAFETY CENT…	74,109.00
	Vendor 0000004210 - THE WEITZ COMPANY Total:	**74,109.00**
Vendor: 0000004751 - TINYMOBILEROBOTS US LLC		
TINYMOBILEROBOTS US LLC	5 GAL PAINT JUGS	285.51
TINYMOBILEROBOTS US LLC	5 GAL PAINT JUGS	399.00
	Vendor 0000004751 - TINYMOBILEROBOTS US LLC Total:	**684.51**
Vendor: 0000002007 - TITAN MACHINERY		
TITAN MACHINERY	S401 BATTERIES-CORE CHARGE	28.00
TITAN MACHINERY	S401 BATTERIES	372.86
	Vendor 0000002007 - TITAN MACHINERY Total:	**400.86**
Vendor: 0000001855 - TRUE VALUE		
TRUE VALUE	Rental Equipment	336.00
TRUE VALUE	EQUIPMENT RENTAL	336.00
TRUE VALUE	EQUIPMENT RENTAL	336.00
	Vendor 0000001855 - TRUE VALUE Total:	**1,008.00**
Vendor: 0000001554 - TYLER TECHNOLOGIES		
TYLER TECHNOLOGIES	Professional Services - Tyler P…	1,341.25
TYLER TECHNOLOGIES	Professional Services - Tyler P…	2,066.25
TYLER TECHNOLOGIES	Professional Services - Tyler P…	2,465.00
TYLER TECHNOLOGIES	Professional Services - Tyler P…	6,670.00
	Vendor 0000001554 - TYLER TECHNOLOGIES Total:	**12,542.50**
Vendor: 0000002147 - ULINE		
ULINE	SANITARY LINERS	86.00
ULINE	C BATTERIES	108.00
ULINE	TRASH PICKER	156.00
ULINE	CURB STOP	83.89
ULINE	SWIFFER SOLUTION REFILL	66.00
ULINE	CLEANING SUPPLIES	157.32
ULINE	DRY ERASE MARKERS	24.00
ULINE	ZIP TIES	960.00
	Vendor 0000002147 - ULINE Total:	**1,641.21**

Vendor Name	Description (Item)	Amount
Vendor: 0000002710 - UMB BANK N.A.		
UMB BANK N.A.	GO 2015 BOND INTEREST	76,775.00
UMB BANK N.A.	GO 2016 BOND INTEREST	16,990.63
UMB BANK N.A.	GO 2018A BOND INTEREST	120,015.63
UMB BANK N.A.	GO 2019 BOND INTEREST	20,772.50
UMB BANK N.A.	GO 2020A BOND INTEREST	53,300.00
UMB BANK N.A.	GO 2020B BOND INTEREST	21,930.00
UMB BANK N.A.	2021A BOND INTEREST	103,675.00
UMB BANK N.A.	2021B BOND INTEREST	45,450.00
UMB BANK N.A.	2022A BOND INTEREST	126,200.00
UMB BANK N.A.	2023A BOND INTEREST	182,500.00
UMB BANK N.A.	2023B BOND INTEREST	331,675.00
UMB BANK N.A.	2024A BOND INTEREST	345,806.25
UMB BANK N.A.	2025A BOND INTEREST	279,062.82
UMB BANK N.A.	2025B BOND INTEREST	82,804.97
	Vendor 0000002710 - UMB BANK N.A. Total:	**1,806,957.80**
Vendor: 0000002127 - UNIQUE MANAGEMENT SERVICE		
UNIQUE MANAGEMENT SERV...	COLLECTION SERVICES	81.55
	Vendor 0000002127 - UNIQUE MANAGEMENT SERVICE Total:	**81.55**
Vendor: 0000002133 - UNITED RENTALS		
UNITED RENTALS	EQUIPMENT RENTAL-BLOWER...	65.63
UNITED RENTALS	EQUIPMENT RENTAL-TRIPOD ...	141.75
UNITED RENTALS	EQUIPMENT RENTAL-LIFE LINE...	161.44
UNITED RENTALS	EQUIPMENT RENTAL-2 SIDED ...	560.44
	Vendor 0000002133 - UNITED RENTALS Total:	**929.26**
Vendor: 0000002143 - USA BLUE BOOK		
USA BLUE BOOK	3 MAGNET MAGNETIC MANH...	809.95
USA BLUE BOOK	SEWER PIPELINE DECAL 20PK...	38.85
USA BLUE BOOK	DIAL 811 PATCH DECAL FOR 3...	53.77
	Vendor 0000002143 - USA BLUE BOOK Total:	**902.57**
Vendor: 0000002163 - VAN WALL EQUIPMENT		
VAN WALL EQUIPMENT	PLUG	24.84
	Vendor 0000002163 - VAN WALL EQUIPMENT Total:	**24.84**
Vendor: 0000002164 - VAN WALL EQUIPMENT		
VAN WALL EQUIPMENT	MOWER BLADE	50.60
	Vendor 0000002164 - VAN WALL EQUIPMENT Total:	**50.60**
Vendor: 0000004752 - VESTIS GROUP INC		
VESTIS GROUP INC	JANITORIAL	26.77
VESTIS GROUP INC	JANITORIAL	78.00
VESTIS GROUP INC	JANITORIAL	2.50
VESTIS GROUP INC	JANITORIAL	84.80
	Vendor 0000004752 - VESTIS GROUP INC Total:	**192.07**
Vendor: 0000002512 - WALSH DOOR & SECURITY		
WALSH DOOR & SECURITY	TROUBLESHOOT DOOR-ADJUS...	231.85
	Vendor 0000002512 - WALSH DOOR & SECURITY Total:	**231.85**
Vendor: VEN01009 - WOODS WATERPROOFING & RESTORATION		
WOODS WATERPROOFING & ...	TUCKPOINTING-LIME PLANT- C..	22,800.00
	Vendor VEN01009 - WOODS WATERPROOFING & RESTORATION Total:	**22,800.00**
Vendor: 0000005057 - WORKING FIRE FURNITURE & MATTR		
WORKING FIRE FURNITURE &...	RECLINER	5,339.45
WORKING FIRE FURNITURE &...	DISCOUNT VSA	-269.99
	Vendor 0000005057 - WORKING FIRE FURNITURE & MATTR Total:	**5,069.46**
Vendor: 0000002213 - WRIGHT OUTDOOR SOLUTIONS		
WRIGHT OUTDOOR SOLUTIO...	PLANT MAINTENANCE-LIBRARY	166.00
	Vendor 0000002213 - WRIGHT OUTDOOR SOLUTIONS Total:	**166.00**

Vendor Name	Description (Item)		Amount
Vendor: 0000005044 - WYATT VALENTA			
WYATT VALENTA	Professional Services - leagues		175.00
		Vendor 0000005044 - WYATT VALENTA Total:	**175.00**
Vendor: 0000004592 - ZELIADT MICHELLE			
ZELIADT MICHELLE	HBI SPRING 2025		500.00
		Vendor 0000004592 - ZELIADT MICHELLE Total:	**500.00**
Vendor: 0000002221 - ZIEGLER			
ZIEGLER	S402 SHOP SUPPLIES AND ENV..		20.78
ZIEGLER	S402 LABOR		439.25
ZIEGLER	S402 MISC		137.88
		Vendor 0000002221 - ZIEGLER Total:	**597.91**
		Grand Total:	**4,467,684.81**

Report Summary

Fund Summary

Fund	Payment Amount
001 - GENERAL	413,360.06
002 - LIBRARY FUND	32,005.53
110 - ROAD USE TAX	60,354.13
112 - EMPLOYEE BENEFITS	103,436.62
160 - HOTEL/MOTEL/ECON DEV	11,727.64
167 - RESTRICTED GIFTS	79.60
200 - DEBT SERVICE	1,806,957.80
301 - CAPITAL PROJECT FUND	90.60
309 - CP-PARKS	218,013.83
340 - ANNUAL SIGNAL IMPROVEMENT	9,974.50
345 - ANNUAL WATER MAIN REPLACE	12,893.34
363 - WRA SANI SEWER PHASE 3	50.60
369 - SE 11TH & JAMES	326,450.17
371 - 11TH & GATEWAY SIGNAL	169,605.09
374 - WATER PRODUCTION PROJECTS	3,620.35
378 - FIRE STATION	896,325.64
385 - SE 41ST & SE PARK EXTNSN	5,625.00
387 - CITY HALL PROJECT	46,687.98
399 - EQUIP REVOLVING PROGRAM	12,542.50
600 - WATER	215,237.50
610 - SEWER	14,914.47
670 - LANDFILL/GARBAGE	76,664.03
740 - STORM WATER	18,070.83
750 - MULTIPLEX	12,997.00
Grand Total:	**4,467,684.81**

Account Summary

Account Number	Account Name	Payment Amount
001-1100-6413	POLICE - SHERIFF CONT...	130,215.58
001-1500-6331	FIRE - VEHICLE OPERATI...	1,065.03
001-1500-6413	FIRE-POLK CO EMA	57,105.27
001-1500-6727	FIRE - CAP OUTLAY/OTH...	1,239.40
001-1600-6331	AMB - VEHICLE OPERATI...	439.38
001-1600-6413	AMB - PYMT TO AGENCI...	120,533.40
001-1600-6727	AMB - CAP OUTLAY/OTH...	4,683.61
001-1700-6181	BLDG DEPT - CLOTHING ...	1,647.44
001-1700-6210	BLDG DEPT - DUES/SUBS...	602.40
001-1700-6230	BLDG DEPT - SAFETY/TRA..	142.50
001-1700-6240	BLDG DEPT - MEETING/...	30.00
001-1700-6310	BLDG DEPT - BLDG MAI...	35.00
001-1700-6331	BLDG DEPT - VEHICLE O...	541.88
001-1700-6332	BLDG DEPT - VEHICLE RE...	191.92
001-1700-6373	BLDG DEPT -TELEPHONE...	692.00
001-1700-6498	BLDG DEPT - VET PREF R...	500.00
001-1700-6504	BLDG DEPT - OFFICE EQU...	338.57
001-1700-6506	BLDG DEPT - OFFICE EXP	62.50
001-1900-6413	ANIMAL CONTROL	151.95
001-2100-6181	STREET UNIFORM ALLO...	988.39
001-2100-6310	STREETS - BLDG MAINT/...	424.70
001-2100-6371	STREETS - ELECTRIC/GAS	718.09
001-2100-6373	STREET-TELEPHONE/CO...	870.69
001-2100-6417	STREETS - MAINTENANCE	1,044.60
001-2100-6510	STREETS - SAFETY EQUIP	434.01
001-4300-6230	PARKS - DUES/MTG/MIL...	940.00
001-4300-6310	PARKS - BLDG MAINT/R...	121.00
001-4300-6320	PARKS - GROUNDS MAI...	275.99
001-4300-6321	PARK-MOWING/LITER/B...	751.55

Account Summary

Account Number	Account Name	Payment Amount
001-4300-6331	VEHICLE OPERATIONS	1,201.31
001-4300-6350	PARKS - EQUIP MAINT	24.84
001-4300-6371	PARKS - ELECTRIC/GAS	818.70
001-4300-6490	PARKS - PROFESSIONAL ...	4,235.00
001-4300-6506	PARKS - OFFICE EXP	87.72
001-4300-6599	PARKS - OTHER SUPPLIES	2,840.00
001-4310-6507	PARKS - NORTH SPORTS ...	1,622.86
001-4320-4755	SOUTH COMPLEX CONC...	3,861.80
001-4320-6507	PARKS - SOUTH SPORTS ...	183.99
001-4400-6490	REC-OTHER PROFESSIO...	7,670.00
001-4400-6499	REC - CONTRACTUAL FEES	607.50
001-4400-6507	REC - CITY PROGRAM SU...	350.00
001-4400-6599	REC - OTHER SUPPLIES	650.57
001-4410-6503	REC - YOUTH PROG UNI...	966.01
001-4410-6504	REC - YOUTH PROG EQU...	344.48
001-4410-6506	REC-YOUTH OFFICE SUP...	39.60
001-4430-6504	REC - ADULT PROG EQUIP	161.94
001-4600-6310	GCC BLDG MAINT/REPAIR	3,881.88
001-4600-6371	GCC ELECTRIC/GAS	2,182.85
001-4600-6373	GCC CABLE/PHONE/INT...	1,062.03
001-4600-6409	GCC JANITORIAL	2,218.51
001-4600-6506	CGG OFFICE SUPPLIES	36.79
001-4900-6371	SPLASHPAD UTILITIES	231.57
001-4900-6501	SPLASHPAD CHEMICALS	179.40
001-5200-6210	ECON DEV DUES	21.19
001-5200-6230	ECONOMIC DEV TRAINI...	1,295.00
001-5200-6413	ECO DEVELOP - PYMT TO...	37,540.00
001-6100-6240	ADMIN - MAYOR/COUNC..	55.50
001-6200-6230	ADMIN - CLERK TRAINING	60.00
001-6200-6240	ADMIN - CLERK MEETIN...	20.59
001-6400-6414	ADMIN - PUBLICATION	600.72
001-6500-6210	CITY HALL - DUES/MEM...	305.00
001-6500-6230	CITY HALL - TRAINING	600.00
001-6500-6310	CITY HALL - BLDG MAINT...	978.01
001-6500-6371	CITY HALL - ELECTRIC/G...	545.48
001-6500-6373	CITY HALL - TELEPHONE/...	1,808.87
001-6500-6419	CITY HALL - TECHNOLOG...	253.74
001-6500-6506	CITY HALL - OFFICE EXP	930.07
001-6500-6507	CITY HALL - OPERATING ...	94.88
001-6700-6373	IT TELEPHONE/COMMU...	135.87
001-6700-6419	IT TECHNOLOGY SERVIC...	4,152.74
001-6700-6505	IT OTHER EQUIPMENT	299.88
001-6990-6230	EMP COMMITTEE TRAIN...	322.27
001-6990-6599	ADMIN - MISC	1,056.55
001-9500-4105	GEN CIGARETTE PERMITS	37.50
002-4100-6230	LIBRARY - TRAINING	699.83
002-4100-6310	LIBRARY - BLDING REPAI...	3,204.85
002-4100-6320	LIBRARY - GROUNDS RE...	196.00
002-4100-6371	LIBRARY - UTILITIES	3,228.79
002-4100-6373	LIBRARY - TELEPHONE/C...	639.89
002-4100-6404	LIBRARY - COLLECTIONS	81.55
002-4100-6409	LIBRARY - JANITORIAL	2,291.80
002-4100-6419	LIBRARY - TECHNOLOGY ...	16,849.70
002-4100-6502	LIBRARY MATERIALS	2,727.87
002-4100-6506	LIBRARY - OFFICE SUPPLI...	1,853.73
002-4100-6507	LIBRARY - PROGRAM SU...	231.52
110-2100-6230	RUT-TRAINING	421.00
110-2100-6240	RUT-MTGS/CONFERENC...	300.00

Account Summary

Account Number	Account Name	Payment Amount
110-2100-6310	RUT - BLDG MAINT/REPA...	1,064.36
110-2100-6331	RUT-VEHICLE OPERATIO...	2,741.90
110-2100-6350	RUT - EQUIPMENT MAINT	12,059.16
110-2100-6407	RUT- ENGINEERING/SAF...	6,388.85
110-2100-6408	RUT- BLDG/LIABILITY INS	6.00
110-2100-6415	RUT-RENT/LEASE - EQUI...	1,860.50
110-2100-6417	RUT - STREET MAINTEN...	8,427.26
110-2100-6490	RUT-PROFESSIONAL SER...	1,843.02
110-2100-6506	RUT - OFFICE EXP	203.64
110-2100-6507	RUT - OPERATING SUPPL...	39.96
110-2300-6371	STREET LIGHTING	14,486.81
110-2400-6499	CONTRACT - TRAFFIC C...	1,990.00
110-2400-6509	POSTS/SIGNS	5,706.67
110-2500-6230	RUT-SNOW TRAINING	1,375.00
110-2500-6507	SNOW SUPPLIES/SALT S...	1,440.00
112-1500-6110	FIRE - FICA (CITY SHARE	10,881.00
112-1600-6110	AMB - FICA	38,891.92
112-1700-6150	BLDG DEPT - GROUP INS...	12,032.13
112-1700-6160	BLDG DEPT - WORKERS ...	736.55
112-2100-6150	STREETS - GROUP INSUR...	15,328.14
112-2100-6160	STREETS - WORKERS CO...	1,300.23
112-2100-6412	STREETS - MEDICAL/WEL...	15.00
112-4100-6150	LIBRARY - GROUP INSUR...	5,977.40
112-4100-6160	LIBRARY - WORKERS CO...	42.75
112-4300-6150	PARKS - GROUP INSURA...	2,696.83
112-4300-6160	PARKS - WORKERS COMP	192.82
112-4400-6150	REC - GROUP INSURANCE	2,946.74
112-4600-6160	GCC WORKERS COMP	143.63
112-4700-6150	MULTIPLEX GROUP INS...	2,277.74
112-4700-6160	MULTIPLEX WORKER'S ...	107.24
112-5200-6150	ECON DEV GROUP INSU...	137.19
112-5200-6160	ECON DEV WORKER'S C...	8.74
112-6100-6150	ADMIN - MAYOR/COUNC..	930.38
112-6100-6160	ADMIN - MAYOR/COUNC..	11.89
112-6200-6150	ADMIN - CLERK/TREASU...	6,170.91
112-6200-6160	ADMIN - CLERK/TREAS ...	51.08
112-6500-6150	CITY HALL - GROUP INSU...	1,011.90
112-6700-6150	IT - GROUP INSURANCE	1,533.34
112-6700-6160	IT - WORKER'S COMP	11.07
160-5200-6413	ECO DEV REVOLVING - ...	11,727.64
167-4100-6507	SPEC REV - LIBRARY SUP...	79.60
200-2100-6851	2019A BOND INTEREST ...	20,772.50
200-2110-6851	2016 BOND REF 07 INTE...	16,990.63
200-2120-6851	2025A BOND INTEREST ...	279,062.82
200-2130-6851	2020B REFI 2012 INTERE...	21,930.00
200-2150-6851	2018A INTEREST PAYME...	120,015.63
200-2160-6851	2015 BOND INTEREST	76,775.00
200-2180-6851	2020 GO BOND INTEREST..	53,300.00
200-2190-6851	2021A GO INTEREST PA...	103,675.00
200-2210-6851	2021B GO LOST INTERES...	45,450.00
200-2220-6851	2022A GO BOND INTERE...	126,200.00
200-2230-6851	2023A GO BOND INTERE...	182,500.00
200-2240-6851	2023B GO BOND INTERE...	331,675.00
200-2250-6851	2024A BONC INTEREST ...	345,806.25
200-2260-6851	2025B GO LOST BONDS ...	82,804.97
301-5200-6373	SPECIAL CENSUS TELEP...	90.60
309-4300-6407	PARKS PROJECT ENGINE...	9,822.00
309-4300-6499	PARKS PROJ CONTRACT...	208,191.83

Account Summary

Account Number	Account Name	Payment Amount
340-2300-6407	ANNUAL SIGNAL IMP E...	9,974.50
345-8100-6407	WATER - PROJECTS ENG...	12,893.34
363-8150-6499	WRA SWR PHS 3 OTHER ...	50.60
369-2100-6490	SE 11TH/JAMES OTHER ...	5,024.81
369-2100-6499	SE 11TH/JAMES OTHER ...	321,425.36
371-2100-6407	INTERSECTION IMP ENG...	9,617.83
371-2100-6499	INTERSECTION IMP OTH...	159,987.26
374-8100-6407	WATER - WTR PROD PRO...	3,620.35
378-1500-6411	FIRE STATION LEGAL	32,000.00
378-1500-6490	FIRE STATION OTHER PR...	93,180.60
378-1500-6499	FIRE STATIN OTHER CON...	771,145.04
385-2100-6407	SE 41ST & SE PARK ENGI...	5,625.00
387-6500-6411	CITY HALL - PROJ LEGAL	16,000.00
387-6500-6490	CITY HALL - PROJ OTHER...	30,687.98
399-6500-6727	CAPITAL EQUIPMENT	12,542.50
600-8100-6150	WATER - GROUP INSUR...	5,795.53
600-8100-6160	WATER - WORKERS CO...	139.93
600-8100-6310	WATER - BUILDING MAI...	23,008.58
600-8100-6331	WATER - VEHICLE OPER...	141.81
600-8100-6350	WATER - EQUIP/MAIN/L...	8,964.02
600-8100-6371	WATER - ELECTRIC/GAS	19,754.41
600-8100-6373	WATER - TELEPHONE/C...	1,654.30
600-8100-6413	WATER PAYMENTS - OTH..	65,726.00
600-8100-6418	WATER - SALES TAX	37,839.97
600-8100-6490	WATER - PROFESSIONAL...	1,505.82
600-8100-6499	WATER - CONTRACTUAL ...	94.20
600-8100-6501	WATER - CHEMICALS	43,055.46
600-8100-6503	WATER - MERCHANDISE ...	4,475.00
600-8100-6505	WATER-OTHER EQUIPM...	1,805.37
600-8100-6506	WATER - OFFICE EXP	805.46
600-8100-6507	WATER - OPERATING SU...	450.10
600-8100-6508	WATER - POSTAGE	21.54
610-8150-6150	SEWER - GROUP INSUR...	4,818.04
610-8150-6160	SEWER - WORKERS COMP	88.07
610-8150-6181	SEWER - UNIFORM ALL...	155.96
610-8150-6230	SEWER - TRAINING	100.00
610-8150-6331	SEWER - VEHICLE OPERA...	304.59
610-8150-6350	SEWER - EQUIP MAINT/...	2,150.78
610-8150-6371	SEWER - ELECTRIC/GAS	3,019.10
610-8150-6373	SEWER - TELEPHONE/C...	108.44
610-8150-6397	SEWER - LINE INFRA MA...	2,868.82
610-8150-6499	SEWER - CONTRACTUAL ...	94.20
610-8150-6506	SEWER - OFFICE EXP	303.90
610-8150-6507	SEWER - OPERATING SU...	902.57
670-8400-6499	SOLID WASTE - GARBAGE..	76,664.03
740-8650-6150	STORM WATER - GROUP ...	1,720.82
740-8650-6181	STORM WATER - UNIFO...	141.38
740-8650-6331	STORM WATER - VEHICL...	547.27
740-8650-6399	STORM WATER - STORM...	3,017.36
740-8650-6407	STORM WATER-ENGINE...	11,000.00
740-8650-6499	STORM WATER - CONTR...	1,600.02
740-8650-6599	STORM WATER-OTHER ...	43.98
750-8900-6230	MULTIPLEX TRAINING	460.00
750-8900-6310	MULTIPLEX BUILDING R...	1,927.16
750-8900-6320	MULTIPLEX GROUNDS R...	2,571.48
750-8900-6331	MULTIPLEX VEHICLE OP...	1,577.41
750-8900-6371	MULTIPLEX UTILITIES	3,584.93
750-8900-6501	MULTIPLEX CHEMICALS	1,347.85

Account Summary

Account Number	Account Name	Payment Amount
750-8900-6507	MULTIPLEX OPERATING ...	1,207.32
750-8900-6510	MULTIPLEX SAFETY SUP...	320.85
	Grand Total:	**4,467,684.81**

Project Account Summary

Project Account Key		Payment Amount
None		4,467,684.81
	Grand Total:	**4,467,684.81**

RESOLUTION 11-0325 APPROVING PAYMENTS FOR PROFESSIONAL SERVICES

Grimes Resolution No. 11-0325

WHEREAS, the City of Grimes has identified the need to retain consultants for professional services;

WHEREAS, the consultants have agreed to provide a scope of work for the City;

WHEREAS, the consultants have completed all or portions of the scope of work and are requesting payment of those services;

WHEREAS, the requests for payments have been reviewed and approved by City staff as due and payable;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, the professional payments that are listed shall be approved as submitted.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Weitz Company		
Address:	611 5th Ave, Suite 300, Des Moines, IA 50309		
Finance Budget Code:	378-150-6490	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	February 28,2023	***Vendor #***	4210

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 17

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 755,400.00		
Net change by Change Orders:	$ 805,370.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,560,770.00	
Total completed and stored to date:	$ 1,210,854.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 1,210,854.00	
Less previous applications for payment:		$ 1,136,745.00	
SUBTOTAL			$ 74,109.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 74,109.00
Balance to finish, including retainage:		$ 349,916.00	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Weitz Company
Firm Name

Signature Date

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 9/26/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14,2023	$ 30,520.00
2	April 23, 2024	$ 25,400.00
3	July 9, 2024	$ 24,800.00
4	August 27, 2024	$ 35,404.00
5	September 24, 2024	$ 23,780.00
6	October 22, 2024	$ 24,977.00
7	November 26, 2024	$ 106,734.00
8	December 24, 2024	$ 99,307.00
9	January 28, 2025	$ 77,422.00
10	February 28, 2025	$ 106,377.00
11	March 25, 2025	$ 90,270.00
12	April 22, 2025	$ 74,290.00
13	June 24, 2025	$ 183,737.00
14	July 22, 2025	$ 68,213.00
15	August 26, 2025	$ 89,481.00
16	September 23, 2025	$ 76,033.00
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,136,745.00**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	$ 805,370.00
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TOTAL **$ 805,370.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	February 28,2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 18
PERIOD TO:
09/01/25
09/30/25

FROM (CONTRACTOR):
The Weitz Company, LLC
PO Box 310474
Des Moines, IA 50331-0474

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT FOR: Construction Management

CONTRACT DATE:

CONSTRUCTION MANAGER'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Number	Date Approved		
1	6/25/2024	805,370.00	
TOTALS		805,370.00	0
Net change by Change Order			805,370.00

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

1.ORIGINAL CONTRACT SUM		$ 755,400.00
2.Net change by Change Order		$ 805,370.00
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		$ 1,560,770.00
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 1,210,854.00
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$ -	
b. 5% of Stored Material (Column F on G703) included in above number	$ -	
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		$ -
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$ 1,210,854.00
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		$ 1,136,745.00
8.CURRENT PAYMENT NOW DUE		$ 74,109.00
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		$ 349,916.00

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 26, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 26, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day
Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 74,109.00
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	18				Pd From:	1-Sep-25
Prj Name	Grimes Public Safety Center		App Date:	26-Sep-25				PD TO :	30-Sep-25
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	The Weitz Company - Construction Manager								
1	Preconstruction	80,720.00	80,720			80,720	100%		
2	General Conditions, $803,940								
	Staffing & Travel	714,100.00	610,949	45,152		656,101	92%	57,999	
	Temporary Generator & Fuel/Temporary Utilities	43,000.00	17,031			17,031	40%	25,969	
	Cell Phones/Connectivity/Office Supplies/Copier	46,840.00	33,380			33,380	71%	13,460	
3	Cost of Work General Requirements, $354,360								
	Trailer/Latrines/Access/Safety/Signage/SWPPP/Layout	216,232.00	95,588			95,588	44%	120,644	
	Temporary Heating & Cooling/Warehousing/Cleaning	138,128.00	19,154			19,154	14%	118,974	
4	Fee (3.5%) per Prime Volume Summary below	321,750.00	279,923	28,957		308,880	96%	12,870	
	Prime Volume Summary								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	Prime Contractors Total	$8,051,426.40	6,998,259.76	693,759.84		7,692,019.60	96%	359,407	384,600.98
	WEITZ TOTAL	$ 1,560,770	1,136,745.00	74,109.00		1,210,854.00	78%	$ 349,916	$ -

For Pay Application: 18
Period Ending: 09/30/25

PARTIAL WAIVER OF LIEN

STATE OF: Iowa)
COUNTY OF: Polk)

TO WHOM IT MAY CONCERN:

WHEREAS THE undersigned has been employed by The Weitz Company

to furnish LABOR/MATERIAL/SERVICES

for the premises known as Grimes Public Safety Center

of which City of Grimes is the Owner.

THE UNDERSIGNED, for and in consideration of Seventy Four Thousand, One Hundred Nine Dollars and 00/000

74,109.00) and

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

Given under my hand and seal, this 26 day of September 2025

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

The Weitz Company
COMPANY

By Stephanie Morrison

Title Senior Project Manager

Subscribed And Sworn To Before me this 26 day of September 2025

Jeni Day
Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	SVPA Architects		
Address:	1466 28th Street, Suite 200, West Des Moines, IA 50266		
Finance Budget Code:	378-150-6490	***Finance Project #***	
Vendor Project or Invoice #:		***PO #***	
Original Contract Date:	February 27, 2023	***Vendor #***	4458

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 31

PAYMENT PERIOD: From: September 1, 2025 Through: September 28, 2025

Contract Summary

Original Contract Amount:	$ 595,000.00		
Net change by Change Orders:	$ 18,700.00		
Contract Amount to Date: (line 1 ± 2)		$ 613,700.00	
Total completed and stored to date:	$ 600,301.12		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 600,301.12	
Less previous applications for payment:		$ 597,564.82	
SUBTOTAL			$ 2,736.30
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 2,736.30
Balance to finish, including retainage:		$ 13,398.88	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects

Firm

Signature Meaghn Vogl October 3, 2025

Date

City of Grimes Staff Approval:

Signature 11-3-25

Date

Submit to: *Engineering Department*

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

Date Printed: 10/3/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 11, 2023	$ 8,949.90
2	May 23, 2023	$ 20,536.75
3	July 11, 2023	$ 8,579.79
4	August 22, 2023	$ 4,284.00
5	August 22, 2023	$ 2,392.69
6	September 12, 2023	$ 2,977.38
7	October 10, 2023	$ 8,606.00
8	November 14, 2023	$ 23,021.44
9	January 9, 2023	$ 18,288.89
10	January 23, 2024	$ 39,627.00
11	March 26, 2024	$ 32,181.55
12	March 26, 2024	$ 75,204.44
13	April 23, 2024	$ 22,038.15
14	May 28, 2024	$ 110,127.93
15	June 25, 2024	$ 97,129.37
16	July 23, 2024	$ 11,832.77
17	August 27, 2024	$ 14,826.02
18	September 24, 2024	$ 9,370.71
19	October 22, 2024	$ 5,236.00
20	November 26, 2024	$ 13,977.45
21	December 24, 2024	$ 6,512.27
22	January 28, 2025	$ 5,250.07
23	February 25, 2025	$ 7,854.00
24	March 25, 2025	$ 5,250.70
25	April 22, 2025	$ 11,886.70
26	May 20, 2025	$ 5,260.15
27	June 24, 2025	$ 5,282.20
28	July 22, 2025	$ 7,907.90
29	August 26, 2025	$ 5,289.20
30	September 23, 2025	$ 7,883.40
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 597,564.82**

Record of Change Orders

No.	Date	Amount
1	August 10, 2023	$ 12,400.00
2	November 26, 2024	$ 6,300.00
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TOTAL **$ 18,700.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 27, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SVPA ARCHITECTS
www.svpa-architects.com
Phone 515.327.5990
1466 28th Street, Suite 200
West Des Moines, Iowa 50266

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

October 3, 2025
Project No: 23012.00
Invoice No: 0040824

Please see the second page for the total due. Thank you

Project 23012.00 City of Grimes - Grimes Fire Station
mahrens@grimesiowa.gov
engineering@grimesiowa.gov
angie@sidekickdevelopment.com

Professional Services from September 1, 2025 to September 28, 2025

Phase 01 Programming

Fee

Billing Phase	Fee	Percent Complete	Earned
Programming	11,900.00	100.00	11,900.00
Schematic Design	107,100.00	100.00	107,100.00
Design Development	107,100.00	100.00	107,100.00
Construction Documents	220,150.00	100.00	220,150.00
Bidding/Negotiation	17,850.00	100.00	17,850.00
Construction Administration	130,900.00	88.00	115,192.00
Amendment #1: Library Site	12,400.00	100.00	12,400.00
Amendment #2: New Site Survey	6,300.00	100.00	6,300.00
Total Fee	613,700.00		597,992.00
		Previous Fee Billing	595,374.00
		Current Fee Billing	2,618.00

Total Fee **2,618.00**

Total this Phase **$2,618.00**

Phase 07 Construction Administration

Reimbursable Expenses

Mileage & Parking	88.90	
Total Reimbursables	**88.90**	**88.90**

Project	23012.00	City of Grimes - Grimes Fire Station	Invoice	0040824

Unit Billing

Mileage

	29.40
Total this Phase	**$118.30**
Total this Invoice	**$2,736.30**

Billings to Date

	Current	Prior	Total
Fee	2,618.00	586,369.00	588,987.00
Consultant	0.00	9,005.00	9,005.00
Expense	88.90	1,736.11	1,825.01
Unit	29.40	454.71	484.11
Totals	**2,736.30**	**597,564.82**	**600,301.12**

Authorized By: _____

Robert Ormsby

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	NE Gateway Drive Permanent Traffic Signal Design		
Contractor:	Snyder & Associates, Inc.		
Address:	2727 Snyder Blvd., PO Box 1159, Ankeny Iowa 50023		
Finance Budget Code:	340-230-6407	***Finance Project #***	
Vendor Project or Invoice #:	124.1502.01	***PO #***	
Original Contract Date:	January 14, 2025	***Vendor #***	2031

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: July 1, 2025 Through: August 31, 2025

Contract Summary

Original Contract Amount:	$ 58,900.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 58,900.00	
Total completed and stored to date:	$ 44,186.50		
Retainage: ____ % of Completed Work:	$ -		
Total Earned less Retainage:		$ 44,186.50	
Less previous applications for payment:		$ 34,212.00	
SUBTOTAL			$ 9,974.50
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 9,974.50
Balance to finish, including retainage:		$ 14,713.50	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Snyder & Associates, Inc.
Firm Name

Todd Knox
Signature

10/7/25
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

11-3-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/13/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 11, 2025	$ 17,206.00
2	July 22, 2025	$ 10,929.00
3	August 12, 2025	$ 6,077.00
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Previous Applications for Payment

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TOTAL **$ 34,212.00**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	January 14, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

September 30, 2025

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

Invoice No: 124.1502.01 - 4

Finance Code 340-230-6407

Email mahrens@grimesiowa.gov
engineering@grimesiowa.gov

Project **124.1502.01** **NE Gateway Drive Permanent Traffic Signal Design**

Professional Services through August 31, 2025

Basic Services

	Hours	Rate	Amount	
Engineer VIII	25.50	206.00	5,253.00	
Engineer VII	23.50	194.00	4,559.00	
Technician VI	1.25	116.00	145.00	
Total Services	50.25		9,957.00	
Total Services				**9,957.00**
Employee Mileage			17.50	
Total Expenses				**17.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	9,974.50	34,212.00	44,186.50
Limit			58,900.00
Remaining			14,713.50

Phase Subtotal **$9,974.50**

Amount Due this Invoice **$9,974.50**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Todd Knox

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Grimes Public Administration Building
Contractor: OPN Architects, Inc
Address: 200 5th Ave SE, Suite 201, Cedar Rapids, IA 52401
Finance Budget Code: 387-650-6490 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: July 23, 2024 ***Vendor #*** 2532

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 14

PAYMENT PERIOD: From: October 1, 2025 Through: October 31, 2025

Contract Summary

Original Contract Amount:	$ 668,900.00		
Net change by Change Orders:	$ 50,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 719,400.00	
Total completed and stored to date:	$ 555,618.49		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 555,618.49	
Less previous applications for payment:		$ 553,371.92	
SUBTOTAL			$ 2,246.57
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 2,246.57
Balance to finish, including retainage:		$ 163,781.51	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc

Firm Name

Signature Date 11/3/2025

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 11/3/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	$ 10,106.25
2	October 22, 2024	$ 16,779.97
3	November 26, 2024	$ 6,428.62
4	December 10, 2024	$ 3,295.59
5	January 28, 2025	$ 19,825.46
6	March 11, 2025	$ 23,638.63
7	April 22, 2025	$ 78,618.72
8	May 27, 2025	$ 57,399.77
9	June 24,2025	$ 47,510.72
10	July 22, 2025	$ 91,728.13
11	August 26, 2025	$ 59,930.63
12	September 23, 2025	$ 112,668.02
13	October 28, 2025	$ 25,441.41
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Previous Applications for Payment

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TOTAL $ 553,371.92

Record of Change Orders

No.	Date	Amount
1	December 10, 2024	$ 11,500.00
2	February 11, 2025	$ 39,000.00
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TOTAL $ 50,500.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	July 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

OPN ARCHITECTS

200 5th Ave SE
Ste 201
Cedar Rapids, IA 52401

INVOICE

Invoice Number: 24826000-14
Date: October 31, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: October 31, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	$27,500.00	100.00	$27,500.00	$27,500.00	$0.00
Schematic Design	$88,666.00	100.00	$88,666.00	$88,666.00	$0.00
Design Development	$171,398.00	100.00	$171,398.00	$171,398.00	$0.00
Construction Documents	$213,058.00	100.00	$213,058.00	$213,058.00	$0.00
Bidding/Negotiations	$24,192.00	30.08	$7,275.74	$6,289.92	$985.82
Construction Administration	$144,086.00	0.88	$1,260.75	$0.00	$1,260.75
Add Services (Amendments)	$50,500.00	92.00	$46,460.00	$46,460.00	$0.00
	$719,400.00		**$555,618.49**	**$553,371.92**	**$2,246.57**

$2,246.57

Invoice Total **$2,246.57**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Administration Building		
Contractor:	OPN Architects, Inc		
Address:	200 5th Ave SE, Suite 201, Cedar Rapids, IA 52401		
Finance Budget Code:	387-650-6490	***Finance Project #***	
Vendor Project or Invoice #:		***PO #***	
Original Contract Date:	July 23, 2024	***Vendor #***	2532

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 13

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 668,900.00		
Net change by Change Orders:	$ 50,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 719,400.00	
Total completed and stored to date:	$ 553,371.92		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 553,371.92	
Less previous applications for payment:		$ 527,930.51	
SUBTOTAL			$ 25,441.41
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 25,441.41
Balance to finish, including retainage:		$ 166,028.08	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: OPN Architects, Inc

Firm Name

Signature Date 10/8/2025

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 10/8/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 8, 2024	$ 10,106.25
2	October 22, 2024	$ 16,779.97
3	November 26, 2024	$ 6,428.62
4	December 10, 2024	$ 3,295.59
5	January 28, 2025	$ 19,825.46
6	March 11, 2025	$ 23,638.63
7	April 22, 2025	$ 78,618.72
8	May 27, 2025	$ 57,399.77
9	June 24,2025	$ 47,510.72
10	July 22, 2025	$ 91,728.13
11	August 26, 2025	$ 59,930.63
12	September 23, 2025	$ 112,668.02
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Previous Applications for Payment

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TOTAL $ 527,930.51

Record of Change Orders

No.	Date	Amount
1	December 10, 2024	$ 11,500.00
2	February 11, 2025	$ 39,000.00
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TOTAL $ 50,500.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	July 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

OPN ARCHITECTS

200 5th Ave SE
Ste 201
Cedar Rapids, IA 52401

INVOICE

Invoice Number: 24826000-13
Date: September 30, 2025
Project Number: 24826000

City of Grimes
101 NE Harvey Street
Grimes, IA 50111

Grimes Public Administration Building

For Professional Services Rendered Through: September 30, 2025

Fee Services

	Contract Amount	Percent Complete	Fee Earned	Prior Billings	Current Billings
PreDesign	$27,500.00	100.00	$27,500.00	$27,500.00	$0.00
Schematic Design	$88,666.00	100.00	$88,666.00	$88,666.00	$0.00
Design Development	$171,398.00	100.00	$171,398.00	$171,398.00	$0.00
Construction Documents	$213,058.00	100.00	$213,058.00	$194,948.07	$18,109.93
Bidding/Negotiations	$24,192.00	26.00	$6,289.92	$0.00	$6,289.92
Construction Administration	$144,086.00	0.00	$0.00	$0.00	$0.00
Add Services (Amendments)	$50,500.00	92.00	$46,460.00	$45,418.44	$1,041.56
	$719,400.00		**$553,371.92**	**$527,930.51**	**$25,441.41**

$25,441.41

Invoice Total **$25,441.41**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title: Lion's Park Existing Survey and Flood Study
Contractor: Nilles Associates, Inc.
Address: 1933 SW Magazine Road, Ankeny, IA 50023
Finance Budget Code: 309-430-6407 ***Finance Project #***
Vendor Project or Invoice #: 23138 ***PO #***
Original Contract Date: May 14, 2024 ***Vendor #*** 3129

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 7

PAYMENT PERIOD: From: June 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 37,500.00		
Net change by Change Orders:	$ 55,344.00		
Contract Amount to Date: (line 1 ± 2)		$ 92,844.00	
Total completed and stored to date:	$ 92,844.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 92,844.00	
Less previous applications for payment:		$ 87,622.00	
SUBTOTAL			$ 5,222.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 5,222.00
Balance to finish, including retainage:		$ -	
Contract Time Remaining (If applicable)	- #		

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

Construction Contractor Approval: Nilles Associates, Inc.
Firm Name

Signature — Date: October 27, 2025

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:
Signature — Date: 11-3-25

City of Grimes Council Approval:
Signature: Council 11-10-25 — Date

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

Date Printed: 10/27/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	May 28, 2024	$ 22,410.50
2	October 22, 2024	$ 7,530.00
3	November 26, 2024	$ 4,417.50
4	April 8, 2025	$ 20,048.50
5	May 27, 2025	$ 25,779.50
6	July 22, 2025	$ 7,436.00
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Previous Applications for Payment

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TOTAL **$ 87,622.00**

Record of Change Orders

No.	Date	Amount
1	October 8, 2024	$ 39,104.00
2	March 25, 2025	$ 16,240.00
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TOTAL **$ 55,344.00**

Contract Time Remaining

Contract Period:	
Original Contract Date:	May 14, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Nilles Associates, Inc.
1933 SW Magazine Road
Ankeny, IA 50023
Tel: 515-965-0123
www.nillesinc.com

City of Grimes- Parks and Recreation
410 SE Main Street
Grimes, IA 50111

INVOICE

INVOICE DATE: 10/27/2025
INVOICE NO: 23138.07
BILLING FROM: 6/1/2025
BILLING TO: 9/30/2025

23138 - Lion's Park Existing Survey and Flood Study

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
23138 - Lion's Park Existing Survey and Flood Study - Survey	$17,200.00	100.00	$17,200.00	$17,200.00	$0.00
23138 - Lion's Park Existing Survey and Flood Study - Flood Study	$20,300.00	100.00	$20,300.00	$20,300.00	$0.00
23138 - Lion's Park Existing Survey and Flood Study - Design & Bidding Services	$39,104.00	100.00	$39,104.00	$39,104.00	$0.00
23138 - Lion's Park Existing Survey and Flood Study - Construction Administration & Staking	$16,240.00	100.00	$16,240.00	$11,018.00	$5,222.00
TOTAL	**$92,844.00**		**$92,844.00**	**$87,622.00**	**$5,222.00**

SUBTOTAL	**$5,222.00**
AMOUNT DUE THIS INVOICE	**$5,222.00**

This invoice is due upon receipt

Thank you for your business.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Lions Park - Construction Services		
Contractor:	Nilles Associates, Inc.		
Address:	1933 SW Magazine Road, Ankeny, IA 50023		
Finance Budget Code:	309-430-6407	***Finance Project #***	
Vendor Project or Invoice #:	25024	***PO #***	
Original Contract Date:	October 14, 2025	***Vendor #***	3129

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: August 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 20,000.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 20,000.00	
Total completed and stored to date:	$ 4,600.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 4,600.00	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 4,600.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 4,600.00
Balance to finish, including retainage:		$ 15,400.00	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Nilles Associates, Inc.
Firm Name

Signature — Date: October 27, 2025

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:

Signature — Date: 11-3-25

Submit to: *Engineering Department*

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

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

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Record of Change Orders

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TOTAL $ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	October 14, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Nilles Associates, Inc.
1933 SW Magazine Road
Ankeny, IA 50023
Tel: 515-965-0123
www.nillesinc.com

City of Grimes
525 17th Street
Des Moines, IA 50309

INVOICE

INVOICE DATE: 10/10/2025
INVOICE NO: 25024.05
BILLING FROM: 8/1/2025
BILLING TO: 9/30/2025

25024 - Grimes- Lions Park

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
25024 - Grimes- Lions Park - Construction Staking	$15,500.00	20.00	$3,100.00	$0.00	$3,100.00
25024 - Grimes- Lions Park - Construction Administration	$3,000.00	50.00	$1,500.00	$0.00	$1,500.00
25024 - Grimes- Lions Park - As-Built Documents	$1,500.00	-	$0.00	$0.00	$0.00
TOTAL	**$20,000.00**		**$4,600.00**	**$0.00**	**$4,600.00**

SUBTOTAL	**$4,600.00**
AMOUNT DUE THIS INVOICE	**$4,600.00**

This invoice is due upon receipt

Thank you for your business.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	James Pointe Drainage Study		
Contractor:	Nilles Associates, Inc.		
Address:	1933 SW Magazine Road, Ankeny, IA 50023		
Finance Budget Code:	740-865-6407	***Finance Project #***	
Vendor Project or Invoice #:	25124	***PO #***	
Original Contract Date:	September 9, 2025	***Vendor #***	3129

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 1

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 12,500.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 12,500.00	
Total completed and stored to date:	$ 11,000.00		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 11,000.00	
Less previous applications for payment:		$ -	
SUBTOTAL			$ 11,000.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 11,000.00
Balance to finish, including retainage:		$ 1,500.00	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Nilles Associates, Inc.
Firm Name

Signature — Date: October 27, 2025

Engineer / Consultant Approval:
Firm Name

Signature — Date

City of Grimes Staff Approval:

Signature — Date: 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 10/27/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

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Record of Change Orders

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TOTAL $ -

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	September 9, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Nilles Associates, Inc.
1933 SW Magazine Road
Ankeny, IA 50023
Tel: 515-965-0123
www.nillesinc.com

INVOICE

INVOICE DATE: 10/10/2025
INVOICE NO: 25124.01
BILLING FROM: 9/1/2025
BILLING TO: 9/30/2025

Engineering Invoices
City of Grimes
engineering@grimesiowa.gov

25124 - Grimes - James Pointe Drainage Study

Managed By: Jake Nilles

DESCRIPTION	CONTRACT AMOUNT	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT AMOUNT
25124 - Grimes - James Pointe Drainage Study - Existing Survey	$9,500.00	100.00	$9,500.00	$0.00	$9,500.00
25124 - Grimes - James Pointe Drainage Study - Study and Concept	$3,000.00	50.00	$1,500.00	$0.00	$1,500.00
TOTAL	**$12,500.00**		**$11,000.00**	**$0.00**	**$11,000.00**

SUBTOTAL	**$11,000.00**
AMOUNT DUE THIS INVOICE	**$11,000.00**

This invoice is due upon receipt

Thank you for your business.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	SE Little Beaver Dr. and SE 4th Thru 6th Sts. Reconstruction		
Contractor:	MSA Professional Services, Inc.		
Address:	1555 SE Delaware Avenue, Suite F Ankeny, IA 50021		
Finance Budget Code:	371-210-6407	***Finance Project #***	
Vendor Project or Invoice #:		***PO #***	
Original Contract Date:	April 23, 2024	***Vendor #***	3134

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 12

PAYMENT PERIOD: From: 8/24/2025 Through: 10/18/2025

Contract Summary

Original Contract Amount:	$ 106,200.00		
Net change by Change Orders:	$ 104,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 210,700.00	
Total completed and stored to date:	$ 196,678.31		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 196,678.31	
Less previous applications for payment:		$ 187,060.48	
SUBTOTAL			$ 9,617.83
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 9,617.83
Balance to finish, including retainage:		$ 14,021.69	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: MSA Professional Services, Inc.

Firm Name

Nichole Jungren

Signature Date October 29, 2025

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 10/30/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 25, 2024	$ 10,176.43
2	July 23, 2024	$ 7,465.00
3	August 27, 2024	$ 13,936.25
4	September 24, 2024	$ 14,398.40
5	October 22, 2024	$ 54,409.47
6	November 26, 2024	$ 35,113.72
7	May 27, 2025	$ 30,921.61
8	June 24, 2025	$ 4,293.62
9	July 22, 2025	$ 3,893.47
10	August 12, 2025	$ 5,201.97
11	September 9, 2025	$ 7,250.54
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Previous Applications for Payment

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TOTAL **$ 187,060.48**

Record of Change Orders

No.	Date	Amount
1	June 25, 2024	$ 45,400.00
2	February 25, 2025	$ 59,100.00
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TOTAL **$ 104,500.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	April 23, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM. A 3% SERVICE FEE WILL BE ADDED TO INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER MONTH.

Invoice No:	022368
Invoice Date:	10/30/2025
Invoice Terms:	Due upon receipt
Project No:	R09410027.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

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

email invoice
include documents
From 08/24/2025 To 10/18/2025

R09410027.00 SE Little Beaver and SE 4th Reconstruction CRS

R09410027.00.200 - Construction Administration

Subtotal Construction Administration	**5,437.03**

R09410027.00.300 - Construction Staking

Subtotal Construction Staking	**4,180.80**

Total 9,617.83

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:
ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590
Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

Check Payments:
MSA
1230 South Boulevard
Baraboo, WI 53913

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	SE 2nd Street Water Main		
Contractor:	MSA Professional Services, Inc.		
Address:	1555 SE Delaware Avenue, Suite F Ankeny, IA 50021		
Finance Budget Code:	345-810-6407	***Finance Project #***	
Vendor Project or Invoice #:		***PO #***	
Original Contract Date:	July 22, 2025	***Vendor #***	3134

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 2

PAYMENT PERIOD: From: 8/24/2025 Through: 10/18/2025

Contract Summary

Original Contract Amount:	$ 50,140.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 50,140.00	
Total completed and stored to date:	$ 23,651.40		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 23,651.40	
Less previous applications for payment:		$ 10,758.06	
SUBTOTAL			$ 12,893.34
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 12,893.34
Balance to finish, including retainage:		$ 26,488.60	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: MSA Professional Services, Inc.

Firm Name

Nichole Simgren

Signature Date 10/29/2025

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 10/30/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 9, 2025	$ 10,758.06
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Previous Applications for Payment

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TOTAL **$ 10,758.06**

Record of Change Orders

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	July 22, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

INVOICE

TO MAKE A PAYMENT BY CREDIT CARD, PLEASE REQUEST A SECURE LINK VIA COLLECTIONS@MSA-PS.COM. A 3% SERVICE FEE WILL BE ADDED TO INVOICES PAID BY CREDIT CARD. PAST DUE BALANCES ARE SUBJECT TO AN INTEREST RATE OF 1.5% PER MONTH.

Invoice No:	022366
Invoice Date:	10/30/2025
Invoice Terms:	Due upon receipt
Project No:	R09410019.00
Project Manager:	Nichole Sungren
Client Liaison:	Nichole Sungren
Customer Ref:	

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

email invoice
include supporting documents
NTE $50,140.00
From 08/24/2025 To 10/18/2025

R09410019.00 Grimes IA SE 2nd St Water Main

R09410019.00.100 - Existing Utility Review and Survey	
Subtotal Existing Utility Review and Survey	**55.00**
R09410019.00.200 - Preliminary Design	
Subtotal Preliminary Design	**1,684.00**
R09410019.00.300 - Final Design	
Subtotal Final Design	**4,767.50**
R09410019.00.400 - Neighborhood Meeting	
Subtotal Neighborhood Meeting	**1,879.18**
R09410019.00.600 - Project Administration	
Subtotal Project Administration	**4,507.66**
Total	**12,893.34**

Please include the MSA Invoice Number and Project Number with your payment.

ACH Payments:
ach@msa-ps.com
Account Number: 101065930
Routing Number: 075901590

Check Payments:
MSA
1230 South Boulevard
Baraboo, WI 53913

Bank Information: ACH/Wire, Baraboo State Bank, 101 3rd Avenue
Baraboo, WI 53913

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Phase 1A Water System Improvements
Contractor:	McClure Engineering Company
Address:	1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 374-810-6407	***Finance Project #***
Vendor Project or Invoice #: 211186-010, -020, -030, -040	***PO #***
Original Contract Date: August 23, 2022	***Vendor #*** 2830

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 34

PAYMENT PERIOD: From: June 29, 2025 Through: August 30, 2025

Contract Summary

Original Contract Amount:	$ 1,168,650.00		
Net change by Change Orders:	$ 461,500.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,630,150.00	
Total completed and stored to date:	$ 1,297,670.81		
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:		$ 1,297,670.81	
Less previous applications for payment:		$ 1,294,050.46	
SUBTOTAL			$ 3,620.35
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 3,620.35
Balance to finish, including retainage:		$ 332,479.19	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Co

Firm Name

Heather Dallen

Digitally signed by Heather Dallen
DN: E=hdallen@mcclurevision.com, O=McClure Engineering Co, CN=Heather Dallen
Date: 2025.10.07 09:59:55-05'00'

Signature October 7, 2025 Date

City of Grimes Staff Approval:

Signature 11-3-25 Date

Submit to: *Engineering Department*

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

Date Printed: 10/7/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 27, 2022	$ 9,533.25
2	October 25, 2022	$ 69,899.99
3	November 22, 2022	$ 79,736.54
4	December 27, 2022	$ 42,120.02
5	January 24, 2023	$ 69,644.61
6	February 14, 2023	$ 79,545.35
7	March 23, 2023	$ 80,719.55
8	April 25, 2023	$ 102,195.11
9	May 23, 2023	$ 45,750.47
10	June 27, 2023	$ 76,818.83
11	July 25, 2023	$ 76,239.09
12	August 22, 2023	$ 31,601.15
13	September 26, 2023	$ 32,613.69
14	October 24, 2023	$ 25,947.21
15	November 28, 2023	$ 16,792.38
16	December 12, 2023	$ 27,465.60
17	February 27, 2024	$ 42,548.84
18	March 26, 2024	$ 5,664.53
19	April 23, 2024	$ 27,983.33
20	June 25, 2024	$ 49,268.13
21	July 23, 2024	$ 57,818.26
22	August 27, 2024	$ 41,974.07
23	October 8, 2024	$ 60,879.88
24	October 22, 2024	$ 31,340.46
25	November 26, 2024	$ 30,149.92
26	December 24, 2024	$ 19,490.42
27	January 28, 2025	$ 11,166.49
28	February 25, 2025	$ 10,337.50
29	April 22, 2025	$ 17,345.39
30	May 27/2025	$ 3,262.57
31	June 24, 2025	$ 8,421.63
32	July 22, 2025	$ 4,794.35
33	September 9, 2025	$ 4,981.85
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Previous Applications for Payment

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TOTAL **$ 1,294,050.46**

Record of Change Orders

No.	Date	Amount
1	August 8, 2023	$ 461,500.00
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TOTAL **$ 461,500.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	August 23, 2022
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

McCLURE™

1360 NW 121st Street
Clive, IA 50325

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

September 29, 2025
Project No: 0000211186-040
Invoice No: 162978
Due Date: October 29, 2025

Project 0000211186-040 Grimes Phase 1A Water System Improvements Ground Storage Reservoir

Professional Services from August 31, 2025 to September 27, 2025

Phase 303 SRF Loan Administration

	Hours	Rate	Amount	
Project Coordinator	1.00	135.00	135.00	
Totals	1.00		135.00	
Total Labor				**135.00**
		Total this Phase		**$135.00**

Phase 600 Construction Contract Administration

	Hours	Rate	Amount	
Team Leader	2.50	250.00	625.00	
Totals	2.50		625.00	
Total Labor				**625.00**
		Total this Phase		**$625.00**

Phase 651 Resident Project Representative

	Hours	Rate	Amount	
Project Manager I	14.00	185.00	2,590.00	
Team Leader	.50	250.00	125.00	
Totals	14.50		2,715.00	
Total Labor				**2,715.00**
Mileage (.70/.50 p/mile)				**44.10**
		Total this Phase		**$2,759.10**

Phase 851 Project Administration

	Hours	Rate	Amount	
Project Coordinator	.75	135.00	101.25	
Totals	.75		101.25	
Total Labor				**101.25**

Total this Phase **$101.25**

	Current	Prior	To-Date
Total Billings	3,620.35	538,658.92	542,279.27
Contract Limit (not-to-exceed)			613,100.00
Contract Limit Remaining			70,820.73

Total Due this Invoice **$3,620.35**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	SE 41st Street and SE Park Drive Extension		
Contractor:	McClure Engineering Company		
Address:	1360 NW 121st Street; Clive, IA 50325		
Finance Budget Code:	385-210-6407	***Finance Project #***	
Vendor Project or Invoice #:	2022001381-001	***PO #***	
Original Contract Date:	September 12, 2023	***Vendor #***	2830

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 9

PAYMENT PERIOD: From: July 27, 2025 Through: September 27, 2025

Contract Summary

Original Contract Amount:	$ 179,700.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 179,700.00	
Total completed and stored to date:	$ 168,235.02		
Retainage: 0 % of Completed Work:	$ -		
Total Earned less Retainage:		$ 168,235.02	
Less previous applications for payment:		$ 162,610.02	
SUBTOTAL			$ 5,625.00
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 5,625.00
Balance to finish, including retainage:		$ 11,464.98	
Contract Time Remaining (If applicable)	-	WORKING DAYS	

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

Construction Contractor Approval:

Firm Name

Signature Date

Engineer / Consultant Approval: McClure Engineering Company

Firm Name

Signature Date September 16, 2025

City of Grimes Staff Approval:

Signature Date 11-3-25

Submit to: *Engineering Department*

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

Date Printed: 10/3/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 26, 2023	$ 5,872.59
2	February 13, 2024	$ 6,283.75
3	March 12, 2024	$ 7,407.50
4	April 9, 2024	$ 34,256.30
5	May 14, 2024	$ 23,880.59
6	April 22, 2025	$ 76,925.54
7	June 24, 2025	$ 3,298.75
8	August 26, 2025	$ 4,685.00
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Previous Applications for Payment

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TOTAL **$ 162,610.02**

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TOTAL **$ -**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	September 12, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1360 NW 121st Street
Clive, IA 50325

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

September 30, 2025	
Project No:	2022001381-001
Invoice No:	163158
Due Date:	October 30, 2025

Project 2022001381-001 Grimes SE 40th Street and SE Park Drive

Professional Services from July 27, 2025 to September 27, 2025

Phase 500 Final Design

Task 501 Final Design and Plans

	Hours	Rate	Amount	
Project Manager I	19.50	185.00	3,607.50	
Engineer II	9.00	155.00	1,395.00	
Totals	28.50		5,002.50	
Total Labor				**5,002.50**
		Total this Task		**$5,002.50**
		Total this Phase		**$5,002.50**

Phase 850 Project Management

Task 851 Project Management and Coordination

	Hours	Rate	Amount	
Project Manager I	3.00	185.00	555.00	
Project Coordinator	.50	135.00	67.50	
Totals	3.50		622.50	
Total Labor				**622.50**
		Total this Task		**$622.50**
		Total this Phase		**$622.50**

	Current	Prior	To-Date	
Total Billings	5,625.00	162,610.02	168,235.02	
Contract Limit (not-to-exceed)			179,700.00	
Contract Limit Remaining			11,464.98	
		Total Due this Invoice		**$5,625.00**

RESOLUTION 11-0425 APPROVING CAPITAL PROJECT PAYMENT REQUESTS

Grimes Resolution No. 11-0425

WHEREAS, The Grimes City Council entered into construction contracts for the construction of certain public improvements;

WHEREAS, the contractor for each project shall submit progress payment requests;

WHEREAS, the engineering firm overseeing the project along with the City staff review the pay requests and submit them for payment;

WHEREAS, the attached pay requests have been reviewed and have been determined to be due and payable to the contractor.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, recommend payment of the attached pay requests.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title:	S James Street and SE 11th Street Improvements		
Contractor:	Absolute Concrete Construction, Inc.		
Address:	1800 Burr Oak Blvd., Granger, Iowa 50109		
Finance Budget Code:	369-210-6499	***Finance Project #***	
Vendor Project or Invoice #:		***PO #***	
Original Contract Date:	August 22, 2023	***Vendor #***	1072

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 23

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 9,047,309.99		
Net change by Change Orders:	$ 188,287.07		
Contract Amount to Date: (line 1 ± 2)		$ 9,235,597.06	
Total completed and stored to date:	$ 7,200,025.29		
Retainage: 5 % of Completed Work:	$ 360,001.26		
Total Earned less Retainage:		$ 6,840,024.03	
Less previous applications for payment:		$ 6,518,598.67	
SUBTOTAL			$ 321,425.36
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 321,425.36
Balance to finish, including retainage:		$ 2,395,573.03	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Absolute Concrete Construction, Inc.
Firm Name

Kane Crawford
Signature

10-13-2025
Date

Engineer / Consultant Approval:
Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

10-13-25
Date

Submit to: *Engineering Department*

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

Date printed: 10/13/2025

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2.01	CLEARING AND GRUBBING, UNITS	UNIT	74.80		74.80	$ 150.00	$ 11,220.00	-	$ -	$ -	$ -	74.80	0.00%
2	2.02	CLEARING AND GRUBBING, ACRE	ACRE	1.00		1.00	$ 9,500.00	$ 9,500.00	1.00	$ 9,500.00	$ -	$ 9,500.00	-	100.00%
3	2.03	TOPSOIL, ON-SITE	CY	9,848.00		9,848.00	$ 8.50	$ 83,708.00	9,848.00	$ 83,708.00	$ -	$ 83,708.00	-	100.00%
4	2.04	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	13,150.00		13,150.00	$ 3.55	$ 46,682.50	12,442.00	$ 44,169.10	$ -	$ 44,169.10	708.00	94.62%
5	2.05	EXCAVATION, CLASS 10, CHANNEL	CY	1,286.00		1,286.00	$ 4.75	$ 6,108.50	470.00	$ 2,232.50	$ -	$ 2,232.50	816.00	36.55%
6	2.06	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY	20,641.00		20,641.00	$ 14.00	$ 288,974.00	18,290.00	$ 256,060.00	$ -	$ 256,060.00	2,351.00	88.61%
7	2.07	EXCAVATION, CLASS 10, WASTE	CY	4,667.00		4,667.00	$ 11.00	$ 51,337.00	2,076.00	$ 22,836.00	$ -	$ 22,836.00	2,591.00	44.48%
8	2.08	BELOW GRADE EXCAVATION (CORE OUT)	CY	1,100.00		1,100.00	$ 81.25	$ 89,375.00	-	$ -	$ -	$ -	1,100.00	0.00%
9	2.09	SUBGRADE PREPARATION, 12 IN.	SY	33,087.00		33,087.00	$ 2.75	$ 90,989.25	18,004.37	$ 49,512.02	$ -	$ 49,512.02	15,082.63	54.42%
10	2.10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY	12,500.00		12,500.00	$ 5.00	$ 62,500.00	4,108.50	$ 20,542.50	$ -	$ 20,542.50	8,391.50	32.87%
11	2.11	MODIFIED SUBBASE	CY	6,084.00		6,084.00	$ 69.50	$ 422,838.00	5,998.10	$ 416,867.95	$ -	$ 416,867.95	85.90	98.59%
12	2.12	REMOVAL OF ABANDONED RAILROAD	LF	213.00		213.00	$ 15.00	$ 3,195.00	210.00	$ 3,150.00	$ -	$ 3,150.00	3.00	98.59%
13	3.01	TRENCH FOUNDATION	TON	100.00		100.00	$ 45.00	$ 4,500.00	-	$ -	$ -	$ -	100.00	0.00%
14	4.01	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF	377.00		377.00	$ 70.50	$ 26,578.50	419.00	$ 29,539.50	$ -	$ 29,539.50	(42.00)	111.14%
15	4.02	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF	1,057.00		1,057.00	$ 91.50	$ 96,715.50	831.00	$ 76,036.50	$ -	$ 76,036.50	226.00	78.62%
16	4.03	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF	559.00		559.00	$ 103.00	$ 57,577.00	133.00	$ 13,699.00	$ -	$ 13,699.00	426.00	23.79%
17	4.04	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF	620.00		620.00	$ 106.50	$ 66,030.00	499.00	$ 53,143.50	$ -	$ 53,143.50	121.00	80.48%
18	4.05	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF	1,151.00		1,151.00	$ 167.50	$ 192,792.50	1,157.00	$ 193,797.50	$ -	$ 193,797.50	(6.00)	100.52%
19	4.06	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF	961.00		961.00	$ 213.00	$ 204,693.00	962.00	$ 204,906.00	$ -	$ 204,906.00	(1.00)	100.10%
20	4.07	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF	1,571.00		1,571.00	$ 50.50	$ 79,335.50	1,000.00	$ 50,500.00	$ -	$ 50,500.00	571.00	63.65%
21	4.08	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF	536.00		536.00	$ 64.00	$ 34,304.00	236.00	$ 15,104.00	$ -	$ 15,104.00	300.00	44.03%
22	4.09	STORM SEWER, TRENCHED, HDPE, 12-IN	LF	127.00		127.00	$ 57.00	$ 7,239.00	116.00	$ 6,612.00	$ -	$ 6,612.00	11.00	91.34%
23	4.10	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF	2,097.00		2,097.00	$ 19.50	$ 40,891.50	2,055.00	$ 40,072.50	$ -	$ 40,072.50	42.00	98.00%
24	4.11	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF	58.00		58.00	$ 35.50	$ 2,059.00	58.00	$ 2,059.00	$ -	$ 2,059.00	-	100.00%
25	4.12	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF	12.00		12.00	$ 60.00	$ 720.00	27.50	$ 1,650.00	$ -	$ 1,650.00	(15.50)	229.17%
26	4.13	PIPE APRON, CMP, 12 IN.	EA	2.00		2.00	$ 1,075.00	$ 2,150.00	2.00	$ 2,150.00	$ -	$ 2,150.00	-	100.00%
27	4.14	PIPE APRON, CONCRETE, 24 IN.	EA	4.00		4.00	$ 2,705.00	$ 10,820.00	4.00	$ 10,820.00	$ -	$ 10,820.00	-	100.00%
28	4.15	PIPE APRON, CONCRETE, 36 IN.	EA	2.00		2.00	$ 3,825.00	$ 7,650.00	2.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
29	4.16	PIPE APRON, CONCRETE, 42 IN.	EA	1.00		1.00	$ 4,415.00	$ 4,415.00	1.00	$ 4,415.00	$ -	$ 4,415.00	-	100.00%
30	4.17	PIPE APRON, CONCRETE, 54 IN.	EA	2.00		2.00	$ 5,650.00	$ 11,300.00	2.00	$ 11,300.00	$ -	$ 11,300.00	-	100.00%
31	4.18	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF	9,111.00		9,111.00	$ 22.50	$ 204,997.50	5,105.50	$ 114,873.75	$ -	$ 114,873.75	4,005.50	56.04%
32	4.19	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF	310.00		310.00	$ 22.50	$ 6,975.00	280.00	$ 6,300.00	$ -	$ 6,300.00	30.00	90.32%
33	4.20	SUBDRAIN CLEANOUT, TYPE A-1	EA	45.00		45.00	$ 905.00	$ 40,725.00	31.00	$ 28,055.00	$ -	$ 28,055.00	14.00	68.89%
34	4.21	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA	68.00		68.00	$ 400.00	$ 27,200.00	39.00	$ 15,600.00	$ -	$ 15,600.00	29.00	57.35%
35	4.22	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF	250.00		250.00	$ 49.00	$ 12,250.00	484.50	$ 23,740.50	$ -	$ 23,740.50	(234.50)	193.80%
36	5.01	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF	120.00		120.00	$ 32.00	$ 3,840.00	117.00	$ 3,744.00	$ -	$ 3,744.00	3.00	97.50%
37	5.02	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF	56.00		56.00	$ 23.00	$ 1,288.00	34.50	$ 793.50	$ -	$ 793.50	21.50	61.61%
38	5.03	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF	666.00		666.00	$ 51.00	$ 33,966.00	899.00	$ 45,849.00	$ -	$ 45,849.00	(233.00)	134.98%
39	5.04	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF	26.00		26.00	$ 110.00	$ 2,860.00	38.50	$ 4,235.00	$ -	$ 4,235.00	(12.50)	148.08%
40	5.05	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF	28.00		28.00	$ 95.00	$ 2,660.00	-	$ -	$ -	$ -	28.00	0.00%
41	5.06	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	1,008.00		1,008.00	$ 53.00	$ 53,424.00	518.50	$ 27,480.50	$ -	$ 27,480.50	489.50	51.44%
42	5.07	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	3,879.00		3,879.00	$ 124.00	$ 480,996.00	3,769.50	$ 467,418.00	$ 9,800.00	$ 477,218.00	109.50	97.18%
43	5.08	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF	40.00		40.00	$ 200.00	$ 8,000.00	40.00	$ 8,000.00	$ -	$ 8,000.00	-	100.00%
44	5.09	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	20.00		20.00	$ 455.00	$ 9,100.00	20.00	$ 9,100.00	$ -	$ 9,100.00	-	100.00%
45	5.10	FITTING, 6" BEND	EA	15.00		15.00	$ 900.00	$ 13,500.00	6.00	$ 5,400.00	$ -	$ 5,400.00	9.00	40.00%
46	5.11	FITTING, 6" CAP/PLUG	EA	1.00		1.00	$ 355.00	$ 355.00	4.00	$ 1,420.00	$ -	$ 1,420.00	(3.00)	400.00%
47	5.12	FITTING, 8" BEND	EA	48.00		48.00	$ 995.00	$ 47,760.00	31.00	$ 30,845.00	$ -	$ 30,845.00	17.00	64.58%
48	5.13	FITTING, 8" CAP/PLUG	EA	5.00		5.00	$ 450.00	$ 2,250.00	5.00	$ 2,250.00	$ -	$ 2,250.00	-	100.00%
49	5.14	FITTING, 8"X4" REDUCER	EA	1.00		1.00	$ 550.00	$ 550.00	1.00	$ 550.00	$ -	$ 550.00	-	100.00%
50	5.15	FITTING, 8"X6" TEE	EA	1.00		1.00	$ 1,015.00	$ 1,015.00	1.00	$ 1,015.00	$ -	$ 1,015.00	-	100.00%
51	5.16	FITTING, 8"X8" TEE	EA	2.00		2.00	$ 1,085.00	$ 2,170.00	1.00	$ 1,085.00	$ -	$ 1,085.00	1.00	50.00%
52	5.17	FITTING, 12" BEND	EA	1.00		1.00	$ 1,275.00	$ 1,275.00	4.00	$ 5,100.00	$ -	$ 5,100.00	(3.00)	400.00%
53	5.18	FITTING, 12" CAP/PLUG	EA	2.00		2.00	$ 685.00	$ 1,370.00	2.00	$ 1,370.00	$ -	$ 1,370.00	-	100.00%
54	5.19	FITTING, 12"X12" TEE	EA	1.00		1.00	$ 1,650.00	$ 1,650.00	1.00	$ 1,650.00	$ -	$ 1,650.00	-	100.00%

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55	5.20	FITTING, 16" BEND	EA	22.00		22.00	$ 1,365.00	$ 30,030.00	22.00	$ 30,030.00	$ -	$ 30,030.00	-	100.00%
56	5.21	FITTING, 16" CAP/PLUG	EA	3.00		3.00	$ 1,165.00	$ 3,495.00	-	$ -	$ -	$ -	3.00	0.00%
57	5.22	FITTING, 16"X8" REDUCER	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
58	5.23	FITTING, 16"X6" TEE	EA	1.00		1.00	$ 2,180.00	$ 2,180.00	-	$ -	$ -	$ -	1.00	0.00%
59	5.24	FITTING, 16"X8" TEE	EA	10.00		10.00	$ 2,300.00	$ 23,000.00	8.00	$ 18,400.00	$ -	$ 18,400.00	2.00	80.00%
60	5.25	FITTING, 16"X12" TEE	EA	4.00		4.00	$ 2,550.00	$ 10,200.00	3.00	$ 7,650.00	$ -	$ 7,650.00	1.00	75.00%
61	5.26	FITTING, 16"X16" TEE	EA	1.00		1.00	$ 3,050.00	$ 3,050.00	1.00	$ 3,050.00	$ -	$ 3,050.00	-	100.00%
62	5.27	WATER SERVICE STUB, COPPER, 1 IN.	LF	270.00		270.00	$ 27.00	$ 7,290.00	98.00	$ 2,646.00	$ -	$ 2,646.00	172.00	36.30%
63	5.28	WATER SERVICE STUB, COPPER, 2 IN.	LF	10.00		10.00	$ 82.00	$ 820.00	29.00	$ 2,378.00	$ -	$ 2,378.00	(19.00)	290.00%
64	5.29	WATER SERVICE CORPORATION	EA	4.00		4.00	$ 795.00	$ 3,180.00	3.00	$ 2,385.00	$ -	$ 2,385.00	1.00	75.00%
65	5.30	WATER SERVICE CURB STOP AND BOX	EA	4.00		4.00	$ 1,010.00	$ 4,040.00	4.00	$ 4,040.00	$ -	$ 4,040.00	-	100.00%
66	5.31	WATER SERVICE, TEMPORARY CONNECTION	EA	4.00		4.00	$ 1,350.00	$ 5,400.00	-	$ -	$ -	$ -	4.00	0.00%
67	5.32	WATER MAIN REMOVAL	LF	4,534.00		4,534.00	$ 16.50	$ 74,811.00	3,503.50	$ 57,807.75	$ -	$ 57,807.75	1,030.50	77.27%
68	5.33	VALVE, GATE, 4 IN.	EA	1.00		1.00	$ 1,500.00	$ 1,500.00	1.00	$ 1,500.00	$ -	$ 1,500.00	-	100.00%
69	5.34	VALVE, GATE, 6 IN.	EA	3.00		3.00	$ 1,805.00	$ 5,415.00	-	$ -	$ -	$ -	3.00	0.00%
70	5.35	VALVE, GATE, 8 IN.	EA	14.00		14.00	$ 2,525.00	$ 35,350.00	10.00	$ 25,250.00	$ -	$ 25,250.00	4.00	71.43%
71	5.36	VALVE, GATE, 12 IN.	EA	1.00		1.00	$ 4,310.00	$ 4,310.00	1.00	$ 4,310.00	$ -	$ 4,310.00	-	100.00%
72	5.37	VALVE, GATE, 16 IN.	EA	7.00		7.00	$11,700.00	$ 81,900.00	8.00	$ 93,600.00	$ -	$ 93,600.00	(1.00)	114.29%
73	5.38	VALVE, GATE, 12 IN. LIVE INSERT	EA	2.00		2.00	$19,775.00	$ 39,550.00	-	$ -	$ -	$ -	2.00	0.00%
74	5.39	LINE STOP, 12 IN.	EA	2.00		2.00	$16,300.00	$ 32,600.00	-	$ -	$ -	$ -	2.00	0.00%
75	5.40	FIRE HYDRANT ASSEMBLY	EA	23.00		23.00	$ 7,690.00	$ 176,870.00	19.00	$ 146,110.00	$ -	$ 146,110.00	4.00	82.61%
76	5.41	FIRE HYDRANT ASSEMBLY REMOVAL	EA	7.00		7.00	$ 500.00	$ 3,500.00	3.00	$ 1,500.00	$ -	$ 1,500.00	4.00	42.86%
77	5.42	TEMPORARY CONNECTION, WATER MAIN	EA	2.00		2.00	$ 6,175.00	$ 12,350.00	1.00	$ 6,175.00	$ -	$ 6,175.00	1.00	50.00%
78	5.43	RELOCATION OF IRRIGATION METER	LS	1.00		1.00	$ 2,500.00	$ 2,500.00	0.50	$ 1,250.00	$ -	$ 1,250.00	0.50	50.00%
79	6.01	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA	1.00		1.00	$ 4,360.00	$ 4,360.00	1.00	$ 4,360.00	$ -	$ 4,360.00	-	100.00%
80	6.02	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA	5.00		5.00	$ 4,000.00	$ 20,000.00	4.00	$ 16,000.00	$ -	$ 16,000.00	1.00	80.00%
81	6.03	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA	4.00		4.00	$ 4,615.00	$ 18,460.00	-	$ -	$ -	$ -	4.00	0.00%
82	6.04	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA	6.00		6.00	$ 7,425.00	$ 44,550.00	5.00	$ 37,125.00	$ -	$ 37,125.00	1.00	83.33%
83	6.05	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA	3.00		3.00	$13,500.00	$ 40,500.00	3.00	$ 40,500.00	$ -	$ 40,500.00	-	100.00%
84	6.06	INTAKE, SINGLE GRATE, SW-501	EA	4.00		4.00	$ 3,000.00	$ 12,000.00	2.00	$ 6,000.00	$ -	$ 6,000.00	2.00	50.00%
85	6.07	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA	1.00		1.00	$ 3,975.00	$ 3,975.00	-	$ -	$ -	$ -	1.00	0.00%
86	6.08	INTAKE, DOUBLE GRATE, SW-505	EA	18.00		18.00	$ 4,400.00	$ 79,200.00	10.00	$ 44,000.00	$ -	$ 44,000.00	8.00	55.56%
87	6.09	INTAKE, DOULBE GRATE, SW-505, MOD1	EA	1.00		1.00	$ 7,650.00	$ 7,650.00	1.00	$ 7,650.00	$ -	$ 7,650.00	-	100.00%
88	6.10	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA	5.00		5.00	$ 6,500.00	$ 32,500.00	5.00	$ 32,500.00	$ -	$ 32,500.00	-	100.00%
89	6.11	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA	6.00		6.00	$ 9,450.00	$ 56,700.00	6.00	$ 56,700.00	$ -	$ 56,700.00	-	100.00%
90	6.12	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA	5.00		5.00	$11,725.00	$ 58,625.00	5.00	$ 58,625.00	$ -	$ 58,625.00	-	100.00%
91	6.13	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA	1.00		1.00	$11,675.00	$ 11,675.00	1.00	$ 11,675.00	$ -	$ 11,675.00	-	100.00%
92	6.14	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA	2.00		2.00	$ 1,850.00	$ 3,700.00	-	$ -	$ -	$ -	2.00	0.00%
93	6.15	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA	3.00		3.00	$ 2,250.00	$ 6,750.00	3.00	$ 6,750.00	$ -	$ 6,750.00	-	100.00%
94	6.16	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA	2.00		2.00	$ 2,025.00	$ 4,050.00	3.00	$ 6,075.00	$ -	$ 6,075.00	(1.00)	150.00%
95	6.17	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA	3.00		3.00	$ 3,050.00	$ 9,150.00	-	$ -	$ -	$ -	3.00	0.00%
96	6.18	INTAKE ADJUSTMENT, MAJOR	EA	1.00		1.00	$ 2,300.00	$ 2,300.00	-	$ -	$ -	$ -	1.00	0.00%
97	6.19	CONNECTION TO EXISTING INTAKE	EA	1.00		1.00	$ 4,550.00	$ 4,550.00	-	$ -	$ -	$ -	1.00	0.00%
98	6.20	REMOVE MANHOLE	EA	3.00		3.00	$ 750.00	$ 2,250.00	2.00	$ 1,500.00	$ -	$ 1,500.00	1.00	66.67%
99	6.21	REMOVE INTAKE	EA	8.00		8.00	$ 725.00	$ 5,800.00	4.00	$ 2,900.00	$ -	$ 2,900.00	4.00	50.00%
100	7.01	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY	954.00		954.00	$ 60.00	$ 57,240.00	528.30	$ 31,698.00	$ -	$ 31,698.00	425.70	55.38%
101	7.02	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	26,596.00		26,596.00	$ 70.50	$ 1,875,018.00	19,242.81	$ 1,356,618.11	$ -	$ 1,356,618.11	7,353.19	72.35%
102	7.03	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY	500.00		500.00	$ 137.00	$ 68,500.00	500.00	$ 68,500.00	$ -	$ 68,500.00	-	100.00%
103	7.04	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY	700.00		700.00	$ 101.00	$ 70,700.00	292.80	$ 29,572.80	$ -	$ 29,572.80	407.20	41.83%
104	7.05	CONCRETE MEDIAN, DOWELED	SY	70.00		70.00	$ 160.00	$ 11,200.00	58.20	$ 9,312.00	$ -	$ 9,312.00	11.80	83.14%
105	7.06	PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 7,500.00	$ 7,500.00	0.50	$ 3,750.00	$ -	$ 3,750.00	0.50	50.00%
106	7.07	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY	3,075.00		3,075.00	$ 6.00	$ 18,450.00	2,241.90	$ 13,451.40	$ -	$ 13,451.40	833.10	72.91%
107	7.08	REMOVAL OF DRIVEWAY	SY	2,679.00		2,679.00	$ 6.50	$ 17,413.50	1,559.50	$ 10,136.75	$ -	$ 10,136.75	1,119.50	58.21%
108	7.09	REMOVAL OF CURB	LF	15.00		15.00	$ 16.00	$ 240.00	-	$ -	$ -	$ -	15.00	0.00%
109	7.10	SHARED USE PATH, PCC, 6 IN.	SY	6,565.00		6,565.00	$ 55.00	$ 361,075.00	4,425.05	$ 243,377.75	$ -	$ 243,377.75	2,139.95	67.40%
110	7.11	SIDEWALK, PCC, 5 IN.	SY	237.00		237.00	$ 60.00	$ 14,220.00	305.30	$ 18,318.00	$ -	$ 18,318.00	(68.30)	128.82%
111	7.12	SIDEWALK, CLASS A, PCC, 5 IN.	SY	66.00		66.00	$ 90.00	$ 5,940.00	16.00	$ 1,440.00	$ -	$ 1,440.00	50.00	24.24%
112	7.13	DETECTABLE WARNINGS	SF	666.00		666.00	$ 60.00	$ 39,960.00	134.00	$ 8,040.00	$ -	$ 8,040.00	532.00	20.12%
113	7.14	SIDEWALK TRENCH DRAIN	EA	1.00		1.00	$ 3,500.00	$ 3,500.00	-	$ -	$ -	$ -	1.00	0.00%

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114	7.15	DRIVEWAY, PCC, 6 IN.	SY	324.00		324.00	$ 70.00	$ 22,680.00	74.70	$ 5,229.00	$ -	$ 5,229.00	249.30	23.06%
115	7.16	DRIVEWAY, PCC, 7 IN.	SY	2,862.00		2,862.00	$ 75.00	$ 214,650.00	2,255.22	$ 169,141.50	$ -	$ 169,141.50	606.78	78.80%
116	7.17	GRANULAR SURFACING, DRIVEWAY	TON	50.00		50.00	$ 47.00	$ 2,350.00	-	$ -	$ -	$ -	50.00	0.00%
117	7.18	PAVEMENT REMOVAL	SY	15,193.00		15,193.00	$ 5.50	$ 83,561.50	8,889.35	$ 48,891.43	$ -	$ 48,891.43	6,303.65	58.51%
118	7.19	CURB AND GUTTER REMOVAL	LF	280.00		280.00	$ 10.00	$ 2,800.00	208.50	$ 2,085.00	$ -	$ 2,085.00	71.50	74.46%
119	7.20	TEMPORARY PAVEMENT, PCC, 6 IN.	SY	1,077.00		1,077.00	$ 55.00	$ 59,235.00	925.18	$ 50,884.90	$ -	$ 50,884.90	151.82	85.90%
120	7.21	TEMPORARY PAVEMENT, HMA, 6 IN.	SY	1,643.00		1,643.00	$ 60.00	$ 98,580.00	1,779.60	$ 106,776.00	$ -	$ 106,776.00	(136.60)	108.31%
121	7.22	TEMPORARY GRANULAR	TON	300.00		300.00	$ 46.50	$ 13,950.00	302.97	$ 14,088.11	$ -	$ 14,088.11	(2.97)	100.99%
122	8.01	TRAFFIC SIGNALIZATION	LS	1.00		1.00	$150,000.00	$ 150,000.00	0.12	$ 18,000.00	$ 54,199.90	$ 72,199.90	0.88	12.00%
123	8.02	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS	1.00		1.00	$ 4,053.00	$ 4,053.00	1.00	$ 4,053.00	$ -	$ 4,053.00	-	100.00%
124	8.03	RELOCATION OF TEMPORARY SIGNAL POLE	LS	1.00		1.00	$ 1,121.00	$ 1,121.00	-	$ -	$ -	$ -	1.00	0.00%
125	8.04	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA	126.21		126.21	$ 62.00	$ 7,825.02	116.56	$ 7,226.72	$ -	$ 7,226.72	9.65	92.35%
126	8.05	PAINTED PAVEMENT MARKINGS, DURABLE	STA	171.41		171.41	$ 132.00	$ 22,626.12	53.70	$ 7,088.40	$ -	$ 7,088.40	117.71	31.33%
127	8.06	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA	10.64		10.64	$ 200.00	$ 2,128.00	7.46	$ 1,492.00	$ -	$ 1,492.00	3.18	70.11%
128	8.07	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA	41.00		41.00	$ 250.00	$ 10,250.00	18.00	$ 4,500.00	$ -	$ 4,500.00	23.00	43.90%
129	8.08	PAVEMENT MARKINGS REMOVED	STA	154.85		154.85	$ 55.00	$ 8,516.75	66.23	$ 3,642.65	$ -	$ 3,642.65	88.62	42.77%
130	8.09	GROOVES CUT FOR PAVEMENT MARKINGS	STA	171.41		171.41	$ 95.00	$ 16,283.95	53.70	$ 5,101.50	$ -	$ 5,101.50	117.71	31.33%
131	8.10	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA	41.00		41.00	$ 195.00	$ 7,995.00	18.00	$ 3,510.00	$ -	$ 3,510.00	23.00	43.90%
132	8.11	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$75,000.00	$ 75,000.00	0.60	$ 45,000.00	$ -	$ 45,000.00	0.40	60.00%
133	8.12	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA	10.00		10.00	$ 300.00	$ 3,000.00	7.00	$ 2,100.00	$ -	$ 2,100.00	3.00	70.00%
134	8.13	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY	100.00		100.00	$ 100.00	$ 10,000.00	84.00	$ 8,400.00	$ -	$ 8,400.00	16.00	84.00%
135	8.14	TEMPORARY BARRIER RAIL, CONCRETE	LF	225.00		225.00	$ 40.00	$ 9,000.00	225.00	$ 9,000.00	$ -	$ 9,000.00	-	100.00%
136	8.15	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA	67.00		67.00	$ 100.00	$ 6,700.00	10.00	$ 1,000.00	$ -	$ 1,000.00	57.00	14.93%
137	8.16	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA	4.00		4.00	$ 441.00	$ 1,764.00	3.00	$ 1,323.00	$ -	$ 1,323.00	1.00	75.00%
138	8.17	FLASHING BEACON SIGN, REINSTALL	EA	2.00		2.00	$ 1,900.00	$ 3,800.00	-	$ -	$ -	$ -	2.00	0.00%
139	8.18	CONDUIT, HDPE, SDR 13.5, 2"	LF	4,230.00		4,230.00	$ 18.00	$ 76,140.00	4,045.00	$ 72,810.00	$ -	$ 72,810.00	185.00	95.63%
140	8.19	FIBER REMOVE AND REINSTALL	LF	4,955.00		4,955.00	$ 2.20	$ 10,901.00	-	$ -	$ -	$ -	4,955.00	0.00%
141	8.20	FUSION SPLICE	EA	28.00		28.00	$ 108.00	$ 3,024.00	28.00	$ 3,024.00	$ -	$ 3,024.00	-	100.00%
142	8.21	PULL ROPE	LF	4,445.00		4,445.00	$ 0.75	$ 3,333.75	4,445.00	$ 3,333.75	$ -	$ 3,333.75	-	100.00%
143	8.22	TRACER WIRE	LF	4,445.00		4,445.00	$ 1.10	$ 4,889.50	4,445.00	$ 4,889.50	$ -	$ 4,889.50	-	100.00%
144	8.23	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA	4.00		4.00	$ 1,200.00	$ 4,800.00	4.00	$ 4,800.00	$ -	$ 4,800.00	-	100.00%
145	8.24	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA	1.00		1.00	$ 3,600.00	$ 3,600.00	1.00	$ 3,600.00	$ -	$ 3,600.00	-	100.00%
146	8.25	REMOVE HANDHOLE	EA	4.00		4.00	$ 375.00	$ 1,500.00	3.00	$ 1,125.00	$ -	$ 1,125.00	1.00	75.00%
147	9.01	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE	9.00		9.00	$ 2,300.00	$ 20,700.00	4.95	$ 11,385.00	$ -	$ 11,385.00	4.05	55.00%
148	9.02	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE	2.00		2.00	$ 2,000.00	$ 4,000.00	2.07	$ 4,140.00	$ -	$ 4,140.00	(0.07)	103.50%
149	9.03	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE	15.00		15.00	$ 650.00	$ 9,750.00	9.68	$ 6,292.00	$ -	$ 6,292.00	5.32	64.53%
150	9.04	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS	1.00		1.00	$ 1,800.00	$ 1,800.00	1.00	$ 1,800.00	$ -	$ 1,800.00	-	100.00%
151	9.05	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS	1.00		1.00	$10,800.00	$ 10,800.00	0.40	$ 4,320.00	$ -	$ 4,320.00	0.60	40.00%
152	9.06	FILTER SOCK, 12 IN. INSTALLATION	LF	12,000.00		12,000.00	$ 2.75	$ 33,000.00	3,055.00	$ 8,401.25	$ -	$ 8,401.25	8,945.00	25.46%
153	9.07	FILTER SOCK, MAINTENANCE AND REMOVAL	LF	12,000.00		12,000.00	$ 0.20	$ 2,400.00	-	$ -	$ -	$ -	12,000.00	0.00%
154	9.08	TEMPORARY ROLLED EROOSION CONTROL PRODUCTS (RECP), TYPE 2C	SY	6,000.00		6,000.00	$ 1.20	$ 7,200.00	4,238.40	$ 5,086.08	$ -	$ 5,086.08	1,761.60	70.64%
155	9.09	RIP RAP, CLASS E	TON	1,320.00		1,320.00	$ 80.50	$ 106,260.00	1,110.52	$ 89,396.86	$ -	$ 89,396.86	209.48	84.13%
156	9.10	RIP RAP, EROSION STONE	TON	16.00		16.00	$ 88.00	$ 1,408.00	22.85	$ 2,010.80	$ -	$ 2,010.80	(6.85)	142.81%
157	9.11	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF	7,000.00		7,000.00	$ 1.75	$ 12,250.00	-	$ -	$ -	$ -	7,000.00	0.00%
158	9.12	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
159	9.13	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF	7,000.00		7,000.00	$ 0.05	$ 350.00	-	$ -	$ -	$ -	7,000.00	0.00%
160	9.14	EROSION CONTROL, HYDROMULCHING	ACRE	13.00		13.00	$ 2,700.00	$ 35,100.00	16.69	$ 45,063.00	$ -	$ 45,063.00	(3.69)	128.38%
161	9.15	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA	84.00		84.00	$ 200.00	$ 16,800.00	47.00	$ 9,400.00	$ -	$ 9,400.00	37.00	55.95%
162	9.16	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA	84.00		84.00	$ 10.00	$ 840.00	18.00	$ 180.00	$ -	$ 180.00	66.00	21.43%
163	9.17	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA	41.00		41.00	$ 205.00	$ 8,405.00	-	$ -	$ -	$ -	41.00	0.00%
164	9.18	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA	41.00		41.00	$ 150.00	$ 6,150.00	-	$ -	$ -	$ -	41.00	0.00%
165	9.19	CHAIN LINK FENCE	LF	109.00		109.00	$ 28.35	$ 3,090.15	-	$ -	$ -	$ -	109.00	0.00%
166	9.20	REMOVE AND REINSTALL FENCE, WOOD	LF	30.00		30.00	$ 42.00	$ 1,260.00	-	$ -	$ -	$ -	30.00	0.00%
167	9.21	REMOVAL OF FENCE, CHAIN LINK	LF	109.00		109.00	$ 6.00	$ 654.00	-	$ -	$ -	$ -	109.00	0.00%
168	9.22	REMOVAL OF FENCE, FIELD FENCE	LF	637.00		637.00	$ 3.00	$ 1,911.00	-	$ -	$ -	$ -	637.00	0.00%
169	9.23	TEMPORARY FENCE, CONSTRUCTION	LF	500.00		500.00	$ 4.75	$ 2,375.00	-	$ -	$ -	$ -	500.00	0.00%
170	9.24	TEMPORARY FENCE, CHAIN LINK	LF	84.00		84.00	$ 8.50	$ 714.00	-	$ -	$ -	$ -	84.00	0.00%
171	9.25	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA	1.00		1.00	$ 2,500.00	$ 2,500.00	-	$ -	$ -	$ -	1.00	0.00%
172	11.01	MOBILIZATION	LS	1.00		1.00	$400,000.00	$ 400,000.00	1.00	$ 400,000.00	$ -	$ 400,000.00	-	100.00%

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

173	11.02	MAINTENANCE OF POSTAL SERVICE	LS	1.00		1.00	$14,000.00	$ 14,000.00	-	$ -	$ -	$ -	1.00	0.00%
174	11.03	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$14,000.00	$ 14,000.00	-	$ -	$ -	$ -	1.00	0.00%
175	11.04	CONCRETE WASHOUT	LS	1.00		1.00	$20,000.00	$ 20,000.00	0.58	$ 11,600.00	$ -	$ 11,600.00	0.42	58.00%
176	12.01	COMPACTING BACFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY	38.00		38.00	$ 150.00	$ 5,700.00	38.00	$ 5,700.00	$ -	$ 5,700.00	-	100.00%
177	12.02	REMOVALS, AS PER PLAN	LS	1.00		1.00	$10,500.00	$ 10,500.00	-	$ -	$ -	$ -	1.00	0.00%
178	12.03	FLOODED BACKFILL	CY	685.00		685.00	$ 62.00	$ 42,470.00	685.00	$ 42,470.00	$ -	$ 42,470.00	-	100.00%
179	12.04	EXCAVATION, CLASS 20	CY	4,192.00		4,192.00	$ 16.50	$ 69,168.00	4,192.00	$ 69,168.00	$ -	$ 69,168.00	-	100.00%
180	12.05	GRANULAR MATERIAL FOR BLANKET	CY	349.00		349.00	$ 88.00	$ 30,712.00	349.00	$ 30,712.00	$ -	$ 30,712.00	-	100.00%
181	12.06	STRUCTURAL CONCRETE (RCB CULVERT)	CY	443.50		443.50	$ 640.00	$ 283,840.00	443.50	$ 283,840.00	$ -	$ 283,840.00	-	100.00%
182	12.07	REINFORCING STEEL	LBS	60,825.00		60,825.00	$ 1.50	$ 91,237.50	60,825.00	$ 91,237.50	$ -	$ 91,237.50	-	100.00%
183	12.08	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF	148.00		148.00	$ 625.00	$ 92,500.00	148.00	$ 92,500.00	$ -	$ 92,500.00	-	100.00%
184	12.09	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FTX 4 FT	EA	2.00		2.00	$15,000.00	$ 30,000.00	2.00	$ 30,000.00	$ -	$ 30,000.00	-	100.00%
185	12.10	TEMPORARY SHORING	LS	1.00		1.00	$116,000.00	$ 116,000.00	1.00	$ 116,000.00	$ -	$ 116,000.00	-	100.00%
186	12.11	EROSION STONE	TON	12.00		12.00	$ 88.00	$ 1,056.00	12.00	$ 1,056.00	$ -	$ 1,056.00	-	100.00%
187	12.12	FENCE, CHAIN LINK, VINYL COATED	LF	166.20		166.20	$ 175.00	$ 29,085.00	-	$ -	$ -	$ -	166.20	0.00%
188	12.13	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS	1.00		1.00	$40,000.00	$ 40,000.00	1.00	$ 40,000.00	$ -	$ 40,000.00	-	100.00%
		Change Order Item												
CO1.1		RCB COLLAR	EA		1.00	1.00	$10,000.00	$ 10,000.00	1.00	$ 10,000.00	$ -	$ 10,000.00	-	100.00%
CO1.2		COLD WEATHER PROTECTION	CY		357.50	357.50	$ 17.00	$ 6,077.50	357.50	$ 6,077.50	$ -	$ 6,077.50	-	100.00%
CO1.3		HOT WATER FEE	CY		357.50	357.50	$ 7.00	$ 2,502.50	357.50	$ 2,502.50	$ -	$ 2,502.50	-	100.00%
CO2.1		TRAFFIC SIGNAL BLACK PAINT	LS		1.00	1.00	$ 5,971.35	$ 5,971.35	-	$ -	$ -	$ -	1.00	0.00%
CO3.1		GAS UTILITY POTHOLING	LS		1.00	1.00	$ 1,155.00	$ 1,155.00	1.00	$ 1,155.00	$ -	$ 1,155.00	-	100.00%
CO4.1		EXISTING INTAKES CORE DRILLING	LS		1.00	1.00	$ 4,515.50	$ 4,515.50	1.00	$ 4,515.50	$ -	$ 4,515.50	-	100.00%
CO5.1		ADDITIONAL STREET DETOUR SIGNAGE	LS		1.00	1.00	$ 5,450.00	$ 5,450.00	1.00	$ 5,450.00	$ -	$ 5,450.00	-	100.00%
CO6.1		CEMENT STABILIZATION STAGE 3	LS		1.00	1.00	$63,669.00	$ 63,669.00	1.00	$ 63,669.00	$ -	$ 63,669.00	-	100.00%
CO7.1		SPLICE ENCLOSURE	EA		1.00	1.00	$ 8,744.67	$ 8,744.67	1.00	$ 8,744.67	$ -	$ 8,744.67	-	100.00%
CO7.2		FIBER OPTIC CABLE	LF		3,245.00	3,245.00	$ 4.17	$ 13,531.65	3,245.00	$ 13,531.65	$ -	$ 13,531.65	-	100.00%
CO7.3		REMOVAL OF FIBER OPTIC CABLE	LF		3,300.00	3,300.00	$ 2.31	$ 7,623.00	3,300.00	$ 7,623.00	$ -	$ 7,623.00	-	100.00%
CO7.4		INTAKE ADJUSTMENT	LS		1.00	1.00	$ 3,608.00	$ 3,608.00	1.00	$ 3,608.00	$ -	$ 3,608.00	-	100.00%
CO8.1		FIRE DEPARTMENT STORM CONNECTION	LS		1.00	1.00	$ 2,236.59	$ 2,236.59	1.00	$ 2,236.59	$ -	$ 2,236.59	-	100.00%
CO8.2		FIRE DEPARTMENT SANITARY SERVICE	LS		1.00	1.00	$ 7,286.14	$ 7,286.14	1.00	$ 7,286.14	$ -	$ 7,286.14	-	100.00%
CO8.3		FIX LEAKING VALVE	LS		1.00	1.00	$ 2,694.54	$ 2,694.54	1.00	$ 2,694.54	$ -	$ 2,694.54	-	100.00%
CO8.4		SANITARY AND STORM SEWER SE 6TH STREET	LS		1.00	1.00	$29,634.50	$ 29,634.50	-	$ -	$ -	$ -	1.00	0.00%
CO8.5		SUMP LINE CONNECTION	LS		1.00	1.00	$ 1,044.67	$ 1,044.67	1.00	$ 1,044.67	$ -	$ 1,044.67	-	100.00%
CO8.6		WATER TOWER STORM CONNECTION	LS		1.00	1.00	$ 2,900.30	$ 2,900.30	1.00	$ 2,900.30	$ -	$ 2,900.30	-	100.00%
CO8.7		WOOD FENCE	LS		1.00	1.00	$ 4,593.16	$ 4,593.16	-	$ -	$ -	$ -	1.00	0.00%
CO9.1		HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS		1.00	1.00	$ 5,049.00	$ 5,049.00	1.00	$ 5,049.00	$ -	$ 5,049.00	-	100.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 9,235,597.06 $ 7,200,025.29 77.96%

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 14, 2023	$ 29,996.25
2	December 26, 2023	$ 782,466.64
3	January 23, 2024	$ 987,543.39
4	February 13, 2024	$ 90,208.43
5	March 26, 2024	$ 231,925.01
6	April 23, 2024	$ 297,055.02
7	May 28, 2024	$ 210,212.09
8	June 25, 2024	$ 249,304.36
9	July 23, 2024	$ 155,465.31
10	August 27, 2024	$ 267,176.29
11	September 24, 2024	$ 403,825.46
12	October 22, 2024	$ 102,825.14
13	November 26, 2024	$ 371,350.70
14	December 24, 2024	$ 735,630.85
15	January 28, 2025	$ 104,443.98
16	February 25, 2025	$ 20,151.88
17	April 22, 2025	$ 124,692.14
18	May 27, 2025	$ 206,428.52
19	June 24, 2025	$ 320,466.39
20	July 22, 2025	$ 214,641.34
21	August 26, 2025	$ 364,293.56
22	September 23, 2025	$ 248,495.92
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Previous Applications for Payment

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TOTAL **$ 6,518,598.67**

Record of Change Orders

No.	Date	Amount
1	January 23, 2024	$ 18,580.00
2	March 26, 2024	$ 5,971.35
3	May 28, 2024	$ 1,155.00
4	June 25, 2024	$ 4,515.50
5	October 22, 2024	$ 5,450.00
6	November 26, 2024	$ 63,669.00
7	April 22, 2025	$ 33,507.32
8	May 27, 2025	$ 50,389.90
9	June 24, 2025	$ 5,049.00
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TOTAL **$ 188,287.07**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	August 22, 2023
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Date printed: 10/13/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

STORED MATERIALS COST

ITEM NO.	DESCRIPTION (Include Change Order # if Applicable)	UNITS	PROPOSED STORED VALUE	QUANTITY CHANGE - 1	QUANTITY CHANGE - 2	TOTAL VALUE	EQUIVALENT UNIT PRICE	STORED AMOUNT	REMAINING AMOUNT	VALUE OF STORED MATERIALS REMAINING	PERCENT REMAINING
1	CLEARING AND GRUBBING, UNITS	UNIT				$ -	$ 150.00	0.00	0.00	$ -	0.00%
2	CLEARING AND GRUBBING, ACRE	ACRE				$ -	$ 9,500.00	0.00	0.00	$ -	0.00%
3	TOPSOIL, ON-SITE	CY				$ -	$ 8.50	0.00	0.00	$ -	0.00%
4	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY				$ -	$ 3.55	0.00	0.00	$ -	0.00%
5	EXCAVATION, CLASS 10, CHANNEL	CY				$ -	$ 4.75	0.00	0.00	$ -	0.00%
6	EXCAVATION, CLASS 10, CONTRACTOR FURNISH	CY				$ -	$ 14.00	0.00	0.00	$ -	0.00%
7	EXCAVATION, CLASS 10, WASTE	CY				$ -	$ 11.00	0.00	0.00	$ -	0.00%
8	BELOW GRADE EXCAVATION (CORE OUT)	CY				$ -	$ 81.25	0.00	0.00	$ -	0.00%
9	SUBGRADE PREPARATION, 12 IN.	SY				$ -	$ 2.75	0.00	0.00	$ -	0.00%
10	SUBGRADE TREATMENT, GEOGRID, TRIANGULAR, TYPE 3	SY				$ -	$ 5.00	0.00	0.00	$ -	0.00%
11	MODIFIED SUBBASE	CY				$ -	$ 69.50	0.00	0.00	$ -	0.00%
12	REMOVAL OF ABANDONED RAILROAD	LF				$ -	$ 15.00	0.00	0.00	$ -	0.00%
13	TRENCH FOUNDATION	TON				$ -	$ 45.00	0.00	0.00	$ -	0.00%
14	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8 IN.	LF				$ -	$ 70.50	0.00	0.00	$ -	0.00%
15	STORM SEWER, TRENCHED, RCP, CLASS III, 24 IN.	LF				$ -	$ 91.50	0.00	0.00	$ -	0.00%
16	STORM SEWER, TRENCHED, RCP, CLASS III, 30 IN.	LF				$ -	$ 103.00	0.00	0.00	$ -	0.00%
17	STORM SEWER, TRENCHED, RCP, CLASS III, 36 IN.	LF				$ -	$ 106.50	0.00	0.00	$ -	0.00%
18	STORM SEWER, TRENCHED, RCP, CLASS III, 42 IN.	LF				$ -	$ 167.50	0.00	0.00	$ -	0.00%
19	STORM SEWER, TRENCHED, RCP, CLASS III, 54 IN.	LF				$ -	$ 213.00	0.00	0.00	$ -	0.00%
20	STORM SEWER, TRENCHED, RCP, CLASS V, 15 IN.	LF				$ -	$ 50.50	0.00	0.00	$ -	0.00%
21	STORM SEWER, TRENCHED, RCP, CLASS V, 18 IN.	LF				$ -	$ 64.00	0.00	0.00	$ -	0.00%
22	STORM SEWER, TRENCHED, HDPE, 12-IN	LF				$ -	$ 57.00	0.00	0.00	$ -	0.00%
23	REMOVAL OF STORM SEWER, LESS THAN OR EQUAL TO 36 IN.	LF				$ -	$ 19.50	0.00	0.00	$ -	0.00%
24	REMOVAL OF STORM SEWER, GREATER THAN 36 IN.	LF				$ -	$ 35.50	0.00	0.00	$ -	0.00%
25	PIPE CULVERT, DRIVEWAY, CMP, 12 IN.	LF				$ -	$ 60.00	0.00	0.00	$ -	0.00%
26	PIPE APRON, CMP, 12 IN.	EA				$ -	$ 1,075.00	0.00	0.00	$ -	0.00%
27	PIPE APRON, CONCRETE, 24 IN.	EA				$ -	$ 2,705.00	0.00	0.00	$ -	0.00%
28	PIPE APRON, CONCRETE, 36 IN.	EA				$ -	$ 3,825.00	0.00	0.00	$ -	0.00%
29	PIPE APRON, CONCRETE, 42 IN.	EA				$ -	$ 4,415.00	0.00	0.00	$ -	0.00%
30	PIPE APRON, CONCRETE, 54 IN.	EA				$ -	$ 5,650.00	0.00	0.00	$ -	0.00%
31	SUBDRAIN, CORRUGATED, PVC, TYPE 1, CASE B, 6 IN.	LF				$ -	$ 22.50	0.00	0.00	$ -	0.00%
32	SUBDRAIN, CORRUGATED, HDPE, TYPE 1, CASE B, 6 IN.	LF				$ -	$ 22.50	0.00	0.00	$ -	0.00%
33	SUBDRAIN CLEANOUT, TYPE A-1	EA				$ -	$ 905.00	0.00	0.00	$ -	0.00%
34	SUBRAIN, OUTLET, CMP, CONNECTION TO INTAKE	EA				$ -	$ 400.00	0.00	0.00	$ -	0.00%
35	FIELD TILE REPAIR, PVC, UNSPECIFIED DIAMETER	LF				$ -	$ 49.00	0.00	0.00	$ -	0.00%
36	WATER MAIN, TRENCHED, PVC, DR18, 4 IN.	LF				$ -	$ 32.00	0.00	0.00	$ -	0.00%
37	WATER MAIN, TRENCHED, PVC, DR18, 6 IN.	LF				$ -	$ 23.00	0.00	0.00	$ -	0.00%
38	WATER MAIN, TRENCHED, PVC, DR18, 8 IN.	LF				$ -	$ 51.00	0.00	0.00	$ -	0.00%
39	WATER MAIN, TRENCHED, PVC, DR18, 12 IN.	LF				$ -	$ 110.00	0.00	0.00	$ -	0.00%
40	WATER MAIN,TRENCHED, DIP, C151, CLASS 52, 8 IN.	LF				$ -	$ 95.00	0.00	0.00	$ -	0.00%
41	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 53.00	0.00	0.00	$ -	0.00%
42	WATER MAIN, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF	$347,170.50			$347,170.50	$ 89.50	3879.00	109.50	$ 9,800	2.82%
43	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 8 IN.	LF				$ -	$ 200.00	0.00	0.00	$ -	0.00%

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44	WATER MAIN W/ CASING PIPE, TRENCHED, RESTRAINED JOINT, PVC, DR18, 16 IN.	LF				$ -	$ 455.00	0.00	0.00	$ -	0.00%
45	FITTING, 6" BEND	EA				$ -	$ 900.00	0.00	0.00	$ -	0.00%
46	FITTING, 6" CAP/PLUG	EA				$ -	$ 355.00	0.00	0.00	$ -	0.00%
47	FITTING, 8" BEND	EA				$ -	$ 995.00	0.00	0.00	$ -	0.00%
48	FITTING, 8" CAP/PLUG	EA				$ -	$ 450.00	0.00	0.00	$ -	0.00%
49	FITTING, 8"X4" REDUCER	EA				$ -	$ 550.00	0.00	0.00	$ -	0.00%
50	FITTING, 8"X6" TEE	EA				$ -	$ 1,015.00	0.00	0.00	$ -	0.00%
51	FITTING, 8"X8" TEE	EA				$ -	$ 1,085.00	0.00	0.00	$ -	0.00%
52	FITTING, 12" BEND	EA				$ -	$ 1,275.00	0.00	0.00	$ -	0.00%
53	FITTING, 12" CAP/PLUG	EA				$ -	$ 685.00	0.00	0.00	$ -	0.00%
54	FITTING, 12"X12" TEE	EA				$ -	$ 1,650.00	0.00	0.00	$ -	0.00%
55	FITTING, 16" BEND	EA				$ -	$ 1,365.00	0.00	0.00	$ -	0.00%
56	FITTING, 16" CAP/PLUG	EA				$ -	$ 1,165.00	0.00	0.00	$ -	0.00%
57	FITTING, 16"X8" REDUCER	EA				$ -	$ 1,500.00	0.00	0.00	$ -	0.00%
58	FITTING, 16"X6" TEE	EA				$ -	$ 2,180.00	0.00	0.00	$ -	0.00%
59	FITTING, 16"X8" TEE	EA				$ -	$ 2,300.00	0.00	0.00	$ -	0.00%
60	FITTING, 16"X12" TEE	EA				$ -	$ 2,550.00	0.00	0.00	$ -	0.00%
61	FITTING, 16"X16" TEE	EA				$ -	$ 3,050.00	0.00	0.00	$ -	0.00%
62	WATER SERVICE STUB, COPPER, 1 IN.	LF				$ -	$ 27.00	0.00	0.00	$ -	0.00%
63	WATER SERVICE STUB, COPPER, 2 IN.	LF				$ -	$ 82.00	0.00	0.00	$ -	0.00%
64	WATER SERVICE CORPORATION	EA				$ -	$ 795.00	0.00	0.00	$ -	0.00%
65	WATER SERVICE CURB STOP AND BOX	EA				$ -	$ 1,010.00	0.00	0.00	$ -	0.00%
66	WATER SERVICE, TEMPORARY CONNECTION	EA				$ -	$ 1,350.00	0.00	0.00	$ -	0.00%
67	WATER MAIN REMOVAL	LF				$ -	$ 16.50	0.00	0.00	$ -	0.00%
68	VALVE, GATE, 4 IN.	EA				$ -	$ 1,500.00	0.00	0.00	$ -	0.00%
69	VALVE, GATE, 6 IN.	EA				$ -	$ 1,805.00	0.00	0.00	$ -	0.00%
70	VALVE, GATE, 8 IN.	EA				$ -	$ 2,525.00	0.00	0.00	$ -	0.00%
71	VALVE, GATE, 12 IN.	EA				$ -	$ 4,310.00	0.00	0.00	$ -	0.00%
72	VALVE, GATE, 16 IN.	EA				$ -	$11,700.00	0.00	0.00	$ -	0.00%
73	VALVE, GATE, 12 IN. LIVE INSERT	EA				$ -	$19,775.00	0.00	0.00	$ -	0.00%
74	LINE STOP, 12 IN.	EA				$ -	$16,300.00	0.00	0.00	$ -	0.00%
75	FIRE HYDRANT ASSEMBLY	EA				$ -	$ 7,690.00	0.00	0.00	$ -	0.00%
76	FIRE HYDRANT ASSEMBLY REMOVAL	EA				$ -	$ 500.00	0.00	0.00	$ -	0.00%
77	TEMPORARY CONNECTION, WATER MAIN	EA				$ -	$ 6,175.00	0.00	0.00	$ -	0.00%
78	RELOCATION OF IRRIGATION METER	LS				$ -	$ 2,500.00	0.00	0.00	$ -	0.00%
79	MANHOLE, SANITARY SEWER, SW-301, 48 IN.	EA				$ -	$ 4,360.00	0.00	0.00	$ -	0.00%
80	MANHOLE, STORM SEWER, SW-401, 48 IN.	EA				$ -	$ 4,000.00	0.00	0.00	$ -	0.00%
81	MANHOLE, STORM SEWER, SW-401, 60 IN.	EA				$ -	$ 4,615.00	0.00	0.00	$ -	0.00%
82	MANHOLE, STORM SEWER, SW-401, 72 IN.	EA				$ -	$ 7,425.00	0.00	0.00	$ -	0.00%
83	MANHOLE, STORM SEWER, SW-401, 96 IN.	EA				$ -	$13,500.00	0.00	0.00	$ -	0.00%
84	INTAKE, SINGLE GRATE, SW-501	EA				$ -	$ 3,000.00	0.00	0.00	$ -	0.00%
85	INTAKE, SINGLE GRATE W/ MANHOLE, SW-503	EA				$ -	$ 3,975.00	0.00	0.00	$ -	0.00%
86	INTAKE, DOUBLE GRATE, SW-505	EA				$ -	$ 4,400.00	0.00	0.00	$ -	0.00%
87	INTAKE, DOULBE GRATE, SW-505, MOD1	EA				$ -	$ 7,650.00	0.00	0.00	$ -	0.00%
88	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506	EA				$ -	$ 6,500.00	0.00	0.00	$ -	0.00%
89	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD1	EA				$ -	$ 9,450.00	0.00	0.00	$ -	0.00%
90	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD2	EA				$ -	$11,725.00	0.00	0.00	$ -	0.00%
91	INTAKE, DOULBE GRATE W/ MANHOLE, SW-506, MOD3	EA				$ -	$11,675.00	0.00	0.00	$ -	0.00%

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92	INTAKE, CIRCULAR AREA, SW-512, CASE 1, 18 IN.	EA				$ -	$ 1,850.00	0.00	0.00	$ -	0.00%
93	INTAKE, DRAIN BASIN, PVC, 12 IN. DOME GRATE	EA				$ -	$ 2,250.00	0.00	0.00	$ -	0.00%
94	MANHOLE ADJUSTMENT, SANITARY, MINOR	EA				$ -	$ 2,025.00	0.00	0.00	$ -	0.00%
95	MANHOLE ADJUSTMENT, SANITARY, MAJOR	EA				$ -	$ 3,050.00	0.00	0.00	$ -	0.00%
96	INTAKE ADJUSTMENT, MAJOR	EA				$ -	$ 2,300.00	0.00	0.00	$ -	0.00%
97	CONNECTION TO EXISTING INTAKE	EA				$ -	$ 4,550.00	0.00	0.00	$ -	0.00%
98	REMOVE MANHOLE	EA				$ -	$ 750.00	0.00	0.00	$ -	0.00%
99	REMOVE INTAKE	EA				$ -	$ 725.00	0.00	0.00	$ -	0.00%
100	PAVEMENT, PCC, CLASS C, CLASS 4, 7 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
101	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN.	SY	$132,255.26			$132,255.26	$ 7.29	18142.01	0.00	$ -	0.00%
102	PAVEMENT, PCC, CLASS C, CLASS 4, 9 IN. COLORED	SY				$ -	$ 137.00	0.00	0.00	$ -	0.00%
103	PAVEMENT, REINFORCED PCC, CLASS C, CLASS 4, 9 IN.	SY				$ -	$ 101.00	0.00	0.00	$ -	0.00%
104	CONCRETE MEDIAN, DOWELED	SY				$ -	$ 160.00	0.00	0.00	$ -	0.00%
105	PAVEMENT SAMPLES AND TESTING	LS				$ -	$ 7,500.00	0.00	0.00	$ -	0.00%
106	REMOVAL OF SIDEWALK, SHARED USE PATH, OR DRIVEWAY	SY				$ -	$ 6.00	0.00	0.00	$ -	0.00%
107	REMOVAL OF DRIVEWAY	SY				$ -	$ 6.50	0.00	0.00	$ -	0.00%
108	REMOVAL OF CURB	LF				$ -	$ 16.00	0.00	0.00	$ -	0.00%
109	SHARED USE PATH, PCC, 6 IN.	SY				$ -	$ 55.00	0.00	0.00	$ -	0.00%
110	SIDEWALK, PCC, 5 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
111	SIDEWALK, CLASS A, PCC, 5 IN.	SY				$ -	$ 90.00	0.00	0.00	$ -	0.00%
112	DETECTABLE WARNINGS	SF				$ -	$ 60.00	0.00	0.00	$ -	0.00%
113	SIDEWALK TRENCH DRAIN	EA				$ -	$ 3,500.00	0.00	0.00	$ -	0.00%
114	DRIVEWAY, PCC, 6 IN.	SY				$ -	$ 70.00	0.00	0.00	$ -	0.00%
115	DRIVEWAY, PCC, 7 IN.	SY				$ -	$ 75.00	0.00	0.00	$ -	0.00%
116	GRANULAR SURFACING, DRIVEWAY	TON				$ -	$ 47.00	0.00	0.00	$ -	0.00%
117	PAVEMENT REMOVAL	SY				$ -	$ 5.50	0.00	0.00	$ -	0.00%
118	CURB AND GUTTER REMOVAL	LF				$ -	$ 10.00	0.00	0.00	$ -	0.00%
119	TEMPORARY PAVEMENT, PCC, 6 IN.	SY				$ -	$ 55.00	0.00	0.00	$ -	0.00%
120	TEMPORARY PAVEMENT, HMA, 6 IN.	SY				$ -	$ 60.00	0.00	0.00	$ -	0.00%
121	TEMPORARY GRANULAR	TON				$ -	$ 46.50	0.00	0.00	$ -	0.00%
122	TRAFFIC SIGNALIZATION	LS	$17,820.36	$54,379.54		$72,199.90	$150,000.00	0.48133267	0.36133267	$ 54,199.90	75.07%
123	REMOVAL OF TEMPORARY TRAFFIC SIGNALIZATION	LS				$ -	$ 4,053.00	0.00	0.00	$ -	0.00%
124	RELOCATION OF TEMPORARY SIGNAL POLE	LS				$ -	$ 1,121.00	0.00	0.00	$ -	0.00%
125	PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE	STA				$ -	$ 62.00	0.00	0.00	$ -	0.00%
126	PAINTED PAVEMENT MARKINGS, DURABLE	STA				$ -	$ 132.00	0.00	0.00	$ -	0.00%
127	WET, RETROFLECTIVE REMOVABLE TAPE MARKINGS	STA				$ -	$ 200.00	0.00	0.00	$ -	0.00%
128	PAINTED SYMBOLS AND LEGENDS, DURABLE	EA				$ -	$ 250.00	0.00	0.00	$ -	0.00%
129	PAVEMENT MARKINGS REMOVED	STA				$ -	$ 55.00	0.00	0.00	$ -	0.00%
130	GROOVES CUT FOR PAVEMENT MARKINGS	STA				$ -	$ 95.00	0.00	0.00	$ -	0.00%
131	GROOVES CUT FOR SYMBOLS AND LEGENDS	EA				$ -	$ 195.00	0.00	0.00	$ -	0.00%
132	TEMPORARY TRAFFIC CONTROL	LS				$ -	$75,000.00	0.00	0.00	$ -	0.00%
133	TEMPORARY DIRECTIONAL AND ACCESS SIGNS	EA				$ -	$ 300.00	0.00	0.00	$ -	0.00%
134	PORTABLE DYNAMIC MESSAGE BOARDS	CDAY				$ -	$ 100.00	0.00	0.00	$ -	0.00%
135	TEMPORARY BARRIER RAIL, CONCRETE	LF				$ -	$ 40.00	0.00	0.00	$ -	0.00%
136	TYPE A SIGN ASSEMBLY, REMOVE AND SALVAGE	EA				$ -	$ 100.00	0.00	0.00	$ -	0.00%
137	FLASHING BEACON SIGN, REMOVE AND SALVAGE	EA				$ -	$ 441.00	0.00	0.00	$ -	0.00%
138	FLASHING BEACON SIGN, REINSTALL	EA				$ -	$ 1,900.00	0.00	0.00	$ -	0.00%
139	CONDUIT, HDPE, SDR 13.5, 2"	LF				$ -	$ 18.00	0.00	0.00	$ -	0.00%

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140	FIBER REMOVE AND REINSTALL	LF				$ -	$ 2.20	0.00	0.00	$ -	0.00%
141	FUSION SPLICE	EA				$ -	$ 108.00	0.00	0.00	$ -	0.00%
142	PULL ROPE	LF				$ -	$ 0.75	0.00	0.00	$ -	0.00%
143	TRACER WIRE	LF				$ -	$ 1.10	0.00	0.00	$ -	0.00%
144	HANDHOLE, TYPE II, FURNISH AND INSTALL	EA				$ -	$ 1,200.00	0.00	0.00	$ -	0.00%
145	HANDHOLE, TYPE IV, FURNISH AND INSTALL	EA				$ -	$ 3,600.00	0.00	0.00	$ -	0.00%
146	REMOVE HANDHOLE	EA				$ -	$ 375.00	0.00	0.00	$ -	0.00%
147	CONVENTIONAL SEEDING, TYPE 1 (PERM. LAWN MIX.)	ACRE				$ -	$ 2,300.00	0.00	0.00	$ -	0.00%
148	CONVENTIONAL SEEDING, TYPE 2 (SLOPE AND DITCH)	ACRE				$ -	$ 2,000.00	0.00	0.00	$ -	0.00%
149	CONVENTIONAL SEEDING, TYPE 4 (URBAN TEMP. EROS. CONTROL MIX)	ACRE				$ -	$ 650.00	0.00	0.00	$ -	0.00%
150	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), PREPARATION	LS				$ -	$ 1,800.00	0.00	0.00	$ -	0.00%
151	STORMWATER POLLUTION PREVENTION PLAN (SWPPP), MANAGEMENT	LS				$ -	$10,800.00	0.00	0.00	$ -	0.00%
152	FILTER SOCK, 12 IN. INSTALLATION	LF				$ -	$ 2.75	0.00	0.00	$ -	0.00%
153	FILTER SOCK, MAINTENANCE AND REMOVAL	LF				$ -	$ 0.20	0.00	0.00	$ -	0.00%
154	TEMPORARY ROLLED EROSION CONTROL PRODUCTS (RECP), TYPE 2C	SY				$ -	$ 1.20	0.00	0.00	$ -	0.00%
155	RIP RAP, CLASS E	TON				$ -	$ 80.50	0.00	0.00	$ -	0.00%
156	RIP RAP, EROSION STONE	TON				$ -	$ 88.00	0.00	0.00	$ -	0.00%
157	SILT FENCE OR SILT FENCE DITCH CHECK, INSTALLATION	LF				$ -	$ 1.75	0.00	0.00	$ -	0.00%
158	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF SEDIMENT	LF				$ -	$ 0.05	0.00	0.00	$ -	0.00%
159	SILT FENCE OR SILT FENCE DITCH CHECK, REMOVAL OF DEVICE	LF				$ -	$ 0.05	0.00	0.00	$ -	0.00%
160	EROSION CONTROL, HYDROMULCHING	ACRE				$ -	$ 2,700.00	0.00	0.00	$ -	0.00%
161	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION	EA				$ -	$ 200.00	0.00	0.00	$ -	0.00%
162	INLET PROTECTION DEVICE, DROP-IN, MAINTENANCE	EA				$ -	$ 10.00	0.00	0.00	$ -	0.00%
163	INLET PROTECTION DEVICE, ROCK, INSTALLATION	EA				$ -	$ 205.00	0.00	0.00	$ -	0.00%
164	INLET PROTECTION DEVICE, ROCK, MAINTENANCE	EA				$ -	$ 150.00	0.00	0.00	$ -	0.00%
165	CHAIN LINK FENCE	LF				$ -	$ 28.35	0.00	0.00	$ -	0.00%
166	REMOVE AND REINSTALL FENCE, WOOD	LF				$ -	$ 42.00	0.00	0.00	$ -	0.00%
167	REMOVAL OF FENCE, CHAIN LINK	LF				$ -	$ 6.00	0.00	0.00	$ -	0.00%
168	REMOVAL OF FENCE, FIELD FENCE	LF				$ -	$ 3.00	0.00	0.00	$ -	0.00%
169	TEMPORARY FENCE, CONSTRUCTION	LF				$ -	$ 4.75	0.00	0.00	$ -	0.00%
170	TEMPORARY FENCE, CHAIN LINK	LF				$ -	$ 8.50	0.00	0.00	$ -	0.00%
171	MEMORIAL BENCH, REMOVAL AND SALVAGE TO CITY	EA				$ -	$ 2,500.00	0.00	0.00	$ -	0.00%
172	MOBILIZATION	LS				$ -	$400,000.00	0.00	0.00	$ -	0.00%
173	MAINTENANCE OF POSTAL SERVICE	LS				$ -	$14,000.00	0.00	0.00	$ -	0.00%
174	MAINTENANCE OF SOLID WASTE COLLECTION	LS				$ -	$14,000.00	0.00	0.00	$ -	0.00%
175	CONCRETE WASHOUT	LS				$ -	$20,000.00	0.00	0.00	$ -	0.00%
176	COMPACTING BACFILL ADJACENT TO BRIDGES, CULVERTS OR STRUCTURES	CY				$ -	$ 150.00	0.00	0.00	$ -	0.00%
177	REMOVALS, AS PER PLAN	LS				$ -	$10,500.00	0.00	0.00	$ -	0.00%
178	FLOODED BACKFILL	CY				$ -	$ 62.00	0.00	0.00	$ -	0.00%
179	EXCAVATION, CLASS 20	CY				$ -	$ 16.50	0.00	0.00	$ -	0.00%
180	GRANULAR MATERIAL FOR BLANKET	CY				$ -	$ 88.00	0.00	0.00	$ -	0.00%
181	STRUCTURAL CONCRETE (RCB CULVERT)	CY				$ -	$ 640.00	0.00	0.00	$ -	0.00%
182	REINFORCING STEEL	LBS				$ -	$ 1.50	0.00	0.00	$ -	0.00%
183	PRECAST CONCRETE BOX CULVERT, 8 FT X 4 FT	LF				$ -	$ 625.00	0.00	0.00	$ -	0.00%
184	PRECAST BOX CULVERT STRAIGHT END SECTION, 8 FTX 4 FT	EA				$ -	$15,000.00	0.00	0.00	$ -	0.00%
185	TEMPORARY SHORING	LS				$ -	$116,000.00	0.00	0.00	$ -	0.00%
186	EROSION STONE	TON				$ -	$ 88.00	0.00	0.00	$ -	0.00%
187	FENCE, CHAIN LINK, VINYL COATED	LF				$ -	$ 175.00	0.00	0.00	$ -	0.00%

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188	REMOVE AND REINSTALL EXISTING PRECAST BOX CULVERT	LS				$ -	$40,000.00	0.00	0.00	$ -	0.00%
	Change Order Item										
CO1.1	RCB COLLAR	EA				$ -	$10,000.00	0	-	$ -	0.00%
CO1.2	COLD WEATHER PROTECTION	CY				$ -	$ 17.00	0	-	$ -	0.00%
CO1.3	HOT WATER FEE	CY				$ -	$ 7.00	0	-	$ -	0.00%
CO2.1	TRAFFIC SIGNAL BLACK PAINT	LS				$ -	$ 5,971.35	0	-	$ -	0.00%
CO3.1	GAS UTILITY POTHOLING	LS				$ -	$ 1,155.00	0	-	$ -	0.00%
CO4.1	EXISTING INTAKES CORE DRILLING	LS				$ -	$ 4,515.50	0	-	$ -	0.00%
CO5.1	ADDITIONAL STREET DETOUR SIGNAGE	LS				$ -	$ 5,450.00	0	-	$ -	0.00%
CO6.1	CEMENT STABILIZATION STAGE 3	LS				$ -	$63,669.00	0	-	$ -	0.00%
CO7.1	SPLICE ENCLOSURE	EA				$ -	$ 8,744.67	0	-	$ -	0.00%
CO7.2	FIBER OPTIC CABLE	LF				$ -	$ 4.17	0	-	$ -	0.00%
CO7.3	REMOVAL OF FIBER OPTIC CABLE	LF				$ -	$ 2.31	0	-	$ -	0.00%
CO7.4	INTAKE ADJUSTMENT	LS				$ -	$ 3,608.00	0	-	$ -	0.00%
CO8.1	FIRE DEPARTMENT STORM CONNECTION	LS				$ -	$ 2,236.59	0	-	$ -	0.00%
CO8.2	FIRE DEPARTMENT SANITARY SERVICE	LS				$ -	$ 7,286.14	0	-	$ -	0.00%
CO8.3	FIX LEAKING VALVE	LS				$ -	$ 2,694.54	0	-	$ -	0.00%
CO8.4	SANITARY AND STORM SEWER SE 6TH STREET	LS				$ -	$29,634.50	0	-	$ -	0.00%
CO8.5	SUMP LINE CONNECTION	LS				$ -	$ 1,044.67	0	-	$ -	0.00%
CO8.6	WATER TOWER STORM CONNECTION	LS				$ -	$ 2,900.30	0	-	$ -	0.00%
CO8.7	WOOD FENCE	LS				$ -	$ 4,593.16	0	-	$ -	0.00%
CO9.1	HYDRO EXCAVATE HIGH PRESSURE GAS MAIN	LS				$ -	$ 5,049.00	0	-	$ -	0.00%

TOTAL VALUE OF STORED MATERIALS AND VALUE OF STORED MARTERIALS REMAINING TO DATE $551,625.66 $ 63,999.90 11.60%

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APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: Lions Park
Contractor: Edge Commercial, LLC
Address: 3155 SE Miehe Dr. Ste. 2 Grimes, IA 50111
Finance Budget Code: 309-430-6499 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: July 22, 2025 **Vendor #** 1334

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 2
PAYMENT PERIOD: From: October 1, 2025 Through: October 31, 2025

Contract Summary

Original Contract Amount:	$ 1,539,800.00		
Net change by Change Orders:	$ 35,508.00		
Contract Amount to Date: (line 1 ± 2)		$ 1,575,308.00	
Total completed and stored to date:	$ 395,794.60		
Retainage: 3 % of Completed Work:	$ 11,873.84		
Total Earned less Retainage:		$ 383,920.76	
Less previous applications for payment:		$ 179,788.49	
SUBTOTAL			$ 204,132.27
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 204,132.27
Balance to finish, including retainage:		$ 1,191,387.24	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Edge Commercial, LLC
Firm Name
Signature Date 11/3/25

Engineer / Consultant Approval: Confluence
Firm Name
Denise M. Hurt
Signature Date 11.03.2025

City of Grimes Staff Approval:
Signature Date 11-3-25

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 14, 2025	$ 179,788.49
2		
3		
4		
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 179,788.49**

Record of Change Orders

No.	Date	Amount
1	October 14, 2025	$ 35,508.00
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TOTAL **$ 35,508.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	July 22, 2025
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

REQUEST FOR PAYMENT

To: City of Grimes
101 NE Harvey St.
Grimes, IA 50111

Project: S-14172-25
Lions Park Grimes

Invoice: 141722502
Draw: 141722502
Invoice date: 10/31/2025
Period ending date: 10/31/2025
Contract date:

From: Edge Commercial, LLC
3155 SE Miehe Dr, Ste 2
Grimes, IA 50111

Architect:
Architect
ArchAddr1
ArchAddr2

Contract For:

Request for payment:

Original contract amount	$1,539,800.00	
Approved changes	$35,508.00	
Revised contract amount		$1,575,308.00
Contract completed to date		$395,794.60
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$11,873.84	
Total completed less retainage		$383,920.76
Less previous requests	$179,788.49	
Current request for payment		$204,132.27
Current billing		$210,445.64
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$6,313.37	
Current amount due		**$204,132.27**
Remaining contract to bill	$1,191,387.24	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month	37,390.00	-1,882.00
TOTALS	37,390.00	-1,882.00
NET CHANGES by Change Order	35,508.00	

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

CONTRACTOR:

By: _____ Date: 10/29/2025

State Of Iowa
County Of Polk

Subscribed and sworn to before me this 29th day of October, 2025

Notary Public:
My commission expires: 7.20.27

JOLENE JUNGLING
Commission Number 757986
My Commission Expires
July 20, 2027

Architect's Certificate for Payment

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

AMOUNT CERTIFIED..... $_____

(Attach explanation if amount certified differs from the amount applied for . Initial all figures on this Application and on the Continuation sheet that are change to confirm the AMOUNT CERTIFIED)

Architect: By:_____ Date: _____

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

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes Invoice: 141722502 Draw: 141722502 Period Ending Date: 10/31/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
01	Project Management&Supervis	72,210.00	8,665.20	9,387.30		18,052.50	25.00	54,157.50	541.58
02	General Conditions	40,420.00	4,850.40	5,254.60		10,105.00	25.00	30,315.00	303.15
03	Earthwork	164,736.00	96,906.00	1,935.60		98,841.60	60.00	65,894.40	2,965.25
04	Site Utilities	129,871.00		62,500.00		62,500.00	48.12	67,371.00	1,875.00
05	Court Surfacing	44,870.00						44,870.00	
06	Bike Racks	6,432.00						6,432.00	
07	Chain Link Fencing	29,600.00						29,600.00	
08	Pickleball Nets and Posts	16,300.00						16,300.00	
09	Landscaping	105,729.00						105,729.00	
10	SWPPP	6,700.00						6,700.00	
11	Building Concrete	87,817.00		26,350.00		26,350.00	30.01	61,467.00	790.50
12	Site Concrete	82,350.00						82,350.00	
13	Post Tensioned Concrete	108,218.00						108,218.00	
14	Masonry	109,467.00	48,720.00	46,158.00		94,878.00	86.67	14,589.00	2,846.34
15	Structural Steel	24,500.00						24,500.00	
16	Wood Framing	17,500.00						17,500.00	
17	Glu Laminated Construction	107,261.00						107,261.00	
18	Membrane Roofing	16,750.00						16,750.00	
19	Sheet Metal Flashing	6,000.00						6,000.00	
20	Joint Sealants	6,000.00						6,000.00	
21	Doors and Hardware	16,424.00						16,424.00	
22	Drywall	5,350.00						5,350.00	
23	Painting	9,835.00						9,835.00	
24	Specialties	28,391.00						28,391.00	
25	Bridge Installation	17,500.00						17,500.00	
26	Plumbing	48,250.00		26,500.00		26,500.00	54.92	21,750.00	795.00
27	HVAC	12,950.00						12,950.00	
28	Electrical	112,893.00		8,650.00		8,650.00	7.66	104,243.00	259.50
29	Performance and Payment Bor	15,398.00	15,398.00			15,398.00	100.00		461.94
30	General Liability Insurance	13,088.00	1,570.56	1,701.44		3,272.00	25.00	9,816.00	98.16

REQUEST FOR PAYMENT DETAIL

Project: S-14172-25 / Lions Park Grimes Invoice: 141722502 Draw: 141722502 Period Ending Date: 10/31/2025

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
31	Contractors Fee	76,990.00	9,238.80	10,008.70		19,247.50	25.00	57,742.50	577.42
32	Change Order 01	35,508.00		12,000.00		12,000.00	33.80	23,508.00	360.00
	Totals	1,575,308.00	185,348.96	210,445.64		395,794.60	25.12	1,179,513.40	11,873.84

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Project Title: SE Little Beaver Dr. and SE 4th St. Reconstruction
Contractor: Sternquist Construction, Inc.
Address: 110 N. 14th Street, Indianola, IA 50125
Finance Budget Code: 371-210-6499 ***Finance Project #***
Vendor Project or Invoice #: ***PO #***
Original Contract Date: February 11, 2025 ***Vendor #*** 4488

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 888,730.50		
Net change by Change Orders:	$ 31,163.00		
Contract Amount to Date: (line 1 ± 2)		$ 919,893.50	
Total completed and stored to date:	$ 714,756.09		
Retainage: 5 % of Completed Work:	$ 35,737.80		
Total Earned less Retainage:		$ 679,018.29	
Less previous applications for payment:		$ 519,031.03	
SUBTOTAL			$ 159,987.26
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 159,987.26
Balance to finish, including retainage:		$ 240,875.21	
Contract Time Remaining (If applicable)	28.50 WORKING DAYS		

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

Construction Contractor Approval: Sternquist Construction, Inc.
Firm Name

Signature Date 10-13-2025

Engineer / Consultant Approval:
Firm Name

Signature Date

City of Grimes Staff Approval:

Signature Date 10-13-25

Submit to: *Engineering Department*
E-mail: engineering@grimesiowa.gov *Phone:* *(515) 986-4050* *Fax:* *(515) 986-4480*

Date Printed: 10/13/2025

CONTRACT PRICE DETAIL

ITEM NO.	SUDAS ITEM CODE	DESCRIPTION (Include Change Order # if Applicable)	UNITS	ORIGINAL PROPOSED QUANTITY	QUANTITY CHANGE (BY CHANGE ORDER)	TOTAL QUANTITY	UNIT PRICE	EXTENDED PRICE	QUANTITY COMPLETE	VALUE OF COMPLETED WORK	VALUE OF STORED MATERIALS REMAINING	TOTAL COMPLETED WORK AND STORED MATERIALS	REMAINING QUANTITY	PERCENT COMPLETE
1	2010-D-O	CLEARING AND GRUBBING	LS	1.00		1.00	$ 4,250.00	$ 4,250.00	1.00	$ 4,250.00	$ -	$ 4,250.00	-	100.00%
2	2010-D-1	TOPSOIL, ON-SITE, COMPOST-AMENDED	CY	535.00		535.00	$ 35.35	$ 18,912.25	178.30	$ 6,302.91	$ -	$ 6,302.91	356.70	33.33%
3	2010-E	EXCAVATION, CLASS 10	CY	90.00		90.00	$ 20.20	$ 1,818.00	753.00	$ 15,210.60	$ -	$ 15,210.60	(663.00)	836.67%
4	2010-999A	EXCAVATION, CLASS 10, BORROW	CY	134.00		134.00	$ 32.30	$ 4,328.20	-	$ -	$ -	$ -	134.00	0.00%
5	2010-F	BELOW GRADE EXCAVATION (CORE OUT)	CY	560.00		560.00	$ 17.20	$ 9,632.00	75.00	$ 1,290.00	$ -	$ 1,290.00	485.00	13.39%
6	2010-G	SUBGRADE PREPARATION, 6-IN. THICKNESS	SY	5,600.00		5,600.00	$ 3.05	$ 17,080.00	3,920.00	$ 11,956.00	$ -	$ 11,956.00	1,680.00	70.00%
7	2010-I	SUBGRADE TREATMENT, GEOGRID	SY	560.00		560.00	$ 3.55	$ 1,988.00	-	$ -	$ -	$ -	560.00	0.00%
8	2010-J	SUBBASE, GRANULAR, 6-IN. THICKNESS	SY	5,600.00		5,600.00	$ 11.25	$ 63,000.00	3,750.30	$ 42,190.88	$ -	$ 42,190.88	1,849.70	66.97%
9	2010-M	COMPACTION TESTING, MOISTURE & DENSITY CONTROL	LS	1.00		1.00	$ 3,000.00	$ 3,000.00	0.70	$ 2,100.00	$ -	$ 2,100.00	0.30	70.00%
10	3010-F	TRENCH COMPACTION TESTING	LS	1.00		1.00	$ 3,500.00	$ 3,500.00	1.00	$ 3,500.00	$ -	$ 3,500.00	-	100.00%
11	4020-A-1	STORM SEWER, TRENCHED, PVC, 6-IN.	LF	10.00		10.00	$ 95.95	$ 959.50	11.00	$ 1,055.45	$ -	$ 1,055.45	(1.00)	110.00%
12	4020-A-1	STORM SEWER, TRENCHED, RCP, 15-IN.	LF	676.00		676.00	$ 67.70	$ 45,765.20	632.00	$ 42,786.40	$ -	$ 42,786.40	44.00	93.49%
13	4020-A-1	STORM SEWER, TRENCHED, RCP, 18-IN.	LF	99.00		99.00	$ 77.75	$ 7,697.25	99.00	$ 7,697.25	$ -	$ 7,697.25	-	100.00%
14	4020-A-1	STORM SEWER, TRENCHED, RCP, 24-IN.	LF	161.00		161.00	$ 86.70	$ 13,958.70	161.00	$ 13,958.70	$ -	$ 13,958.70	-	100.00%
15	4020-A-1	STORM SEWER, TRENCHED, RCP, 30-IN.	LF	373.00		373.00	$ 111.10	$ 41,440.30	373.00	$ 41,440.30	$ -	$ 41,440.30	-	100.00%
16	4020-D	REMOVAL OF STORM SEWER, LESS THAN 36-IN.	LF	784.00		784.00	$ 22.25	$ 17,444.00	774.00	$ 17,221.50	$ -	$ 17,221.50	10.00	98.72%
17	4020-999-A	TEMPORARY STORM SEWER CONNECTION - COLLAR	EA	4.00		4.00	$ 505.00	$ 2,020.00	4.00	$ 2,020.00	$ -	$ 2,020.00	-	100.00%
18	5010-999A	WATER MAIN LOWERING	EA	1.00		1.00	$ 7,575.00	$ 7,575.00	-	$ -	$ -	$ -	1.00	0.00%
19	5020-L	VALVE BOX ADJUSTMENT	EA	8.00		8.00	$ 353.50	$ 2,828.00	2.00	$ 707.00	$ -	$ 707.00	6.00	25.00%
20	6010-A	MANHOLE, SW 401, 48-IN.	EA	1.00		1.00	$ 6,565.00	$ 6,565.00	1.00	$ 6,565.00	$ -	$ 6,565.00	-	100.00%
21	6010-A	MANHOLE, SW 401, 60-IN.	EA	1.00		1.00	$ 7,070.00	$ 7,070.00	1.00	$ 7,070.00	$ -	$ 7,070.00	-	100.00%
22	6010-A	MANHOLE, SW 401, 72-IN.	EA	1.00		1.00	$ 8,029.50	$ 8,029.50	1.00	$ 8,029.50	$ -	$ 8,029.50	-	100.00%
23	6010-B	INTAKE, SW 501	EA	2.00		2.00	$ 3,585.50	$ 7,171.00	2.00	$ 7,171.00	$ -	$ 7,171.00	-	100.00%
24	6010-B	INTAKE, SW 503	EA	4.00		4.00	$ 5,807.50	$ 23,230.00	4.00	$ 23,230.00	$ -	$ 23,230.00	-	100.00%
25	6010-B	INTAKE, SW 505	EA	6.00		6.00	$ 6,060.00	$ 36,360.00	6.00	$ 36,360.00	$ -	$ 36,360.00	-	100.00%
26	6010-B	INTAKE, SW 506	EA	3.00		3.00	$ 6,918.50	$ 20,755.50	4.00	$ 27,674.00	$ -	$ 27,674.00	(1.00)	133.33%
27	6010-B	INTAKE, SW 512	EA	1.00		1.00	$ 3,282.50	$ 3,282.50	1.00	$ 3,282.50	$ -	$ 3,282.50	-	100.00%
28	6010-E	MANHOLE ADJUSTMENT, MINOR	EA	4.00		4.00	$ 1,212.00	$ 4,848.00	4.00	$ 4,848.00	$ -	$ 4,848.00	-	100.00%
29	6010-G	CONNECTION TO EXSISTING INTAKE	EA	1.00		1.00	$ 1,212.00	$ 1,212.00	1.00	$ 1,212.00	$ -	$ 1,212.00	-	100.00%
30	6010-H-1	REMOVE MANHOLE	EA	3.00		3.00	$ 757.50	$ 2,272.50	3.00	$ 2,272.50	$ -	$ 2,272.50	-	100.00%
31	6010-H-2	REMOVE INTAKE	EA	12.00		12.00	$ 505.00	$ 6,060.00	12.00	$ 6,060.00	$ -	$ 6,060.00	-	100.00%
32	7010-A	PAVEMENT, PCC, 7-IN. THICKNESS	SY	4,900.00		4,900.00	$ 61.00	$ 298,900.00	3,520.00	$ 214,720.00	$ -	$ 214,720.00	1,380.00	71.84%
33	7010-1	PCC PAVEMENT SAMPLES AND TESTING	LS	1.00		1.00	$ 6,000.00	$ 6,000.00	0.65	$ 3,900.00	$ -	$ 3,900.00	0.35	65.00%
34	7010-999-A	PAVEMENT, TEMPORARY, 6-IN THICKNESS	SY	97.00		97.00	$ 59.30	$ 5,752.10	97.00	$ 5,752.10	$ -	$ 5,752.10	-	100.00%
35	7030-A-1	REMOVAL OF SIDEWALK	SY	284.00		284.00	$ 10.00	$ 2,840.00	303.40	$ 3,034.00	$ -	$ 3,034.00	(19.40)	106.83%
36	7030-A-3	REMOVAL OF DRIVEWAY	SY	340.00		340.00	$ 10.00	$ 3,400.00	209.00	$ 2,090.00	$ -	$ 2,090.00	131.00	61.47%
37	7030-E	SIDEWALK, PCC, 4-IN.	SY	221.00		221.00	$ 45.00	$ 9,945.00	220.70	$ 9,931.50	$ -	$ 9,931.50	0.30	99.86%
38	7030-E	SIDEWALK, PCC, 6-IN.	SY	90.00		90.00	$ 100.00	$ 9,000.00	67.00	$ 6,700.00	$ -	$ 6,700.00	23.00	74.44%
39	7030-G	DETECTABLE WARNING	SF	128.00		128.00	$ 43.00	$ 5,504.00	106.00	$ 4,558.00	$ -	$ 4,558.00	22.00	82.81%
40	7030-H-1	DRIVEWAY, PCC, 6-IN, THICKNESS	SY	360.00		360.00	$ 62.00	$ 22,320.00	107.00	$ 6,634.00	$ -	$ 6,634.00	253.00	29.72%
41	7040-A	SIDEWALK ASSURANCE TESTING	LS	1.00		1.00	$ 1,000.00	$ 1,000.00	0.60	$ 600.00	$ -	$ 600.00	0.40	60.00%
42	7040-H	PAVEMENT REMOVAL	SY	5,084.00		5,084.00	$ 10.00	$ 50,840.00	3,900.00	$ 39,000.00	$ -	$ 39,000.00	1,184.00	76.71%
43	8030-A	TEMPORARY TRAFFIC CONTROL	LS	1.00		1.00	$ 11,400.00	$ 11,400.00	0.75	$ 8,550.00	$ -	$ 8,550.00	0.25	75.00%
44	8040-I	REMOVE AND REINSTALL TRAFFIC SIGNS	EA	7.00		7.00	$ 200.00	$ 1,400.00	6.00	$ 1,200.00	$ -	$ 1,200.00	1.00	85.71%
45	9010-A	HYDRAULIC SEEDING, SEEDING, FERTILIZING AND MULCHING (BFM) TYPE 1	AC	0.50		0.50	$ 3,838.00	$ 1,919.00	-	$ -	$ -	$ -	0.50	0.00%
46	9010-B	HYDRAULIC MULCHING, TEMPOORARY, BFM	AC	0.50		0.50	$ 2,828.00	$ 1,414.00	-	$ -	$ -	$ -	0.50	0.00%
47	9040-F-1	WATTLE, INSTALLATION	LF	3,500.00		3,500.00	$ 1.55	$ 5,425.00	140.00	$ 217.00	$ -	$ 217.00	3,360.00	4.00%
48	9040-F-2	WATTLE, REMOVAL	LF	3,500.00		3,500.00	$ 0.25	$ 875.00	140.00	$ 35.00	$ -	$ 35.00	3,360.00	4.00%
49	9040-T-1	INLET PROTECTION DEVICE, DROP-IN, INSTALLATION & REMOVAL	EA	18.00		18.00	$ 172.00	$ 3,096.00	-	$ -	$ -	$ -	18.00	0.00%
50	9040-T-2	INLET PROTECTION DEVICE, MAINTENANCE	EA	18.00		18.00	$ 20.00	$ 360.00	-	$ -	$ -	$ -	18.00	0.00%
51	9060-D	REMOVAL AND REINSTALLATION OF EXISTING FENCE	LF	16.00		16.00	$ 108.00	$ 1,728.00	16.00	$ 1,728.00	$ -	$ 1,728.00	-	100.00%
52	11020-A	MOBILIZATION	LS	1.00		1.00	$ 33,000.00	$ 33,000.00	1.00	$ 33,000.00	$ -	$ 33,000.00	-	100.00%
53	11030-A	MAINTENANCE OF POSTAL SERVICES	LS	1.00		1.00	$ 1,010.00	$ 1,010.00	0.75	$ 757.50	$ -	$ 757.50	0.25	75.00%
54	11030-B	MAINTENANCE OF SOLID WASTE COLLECTION	LS	1.00		1.00	$ 5,000.00	$ 5,000.00	0.50	$ 2,500.00	$ -	$ 2,500.00	0.50	50.00%
55	11050-A	CONCRETE WASHOUT	LS	1.00		1.00	$ 2,550.00	$ 2,550.00	0.65	$ 1,657.50	$ -	$ 1,657.50	0.35	65.00%
56	11999-A	REMOVE, SALLVAGE, AND REINSTALL MAILBOX	EA	20.00		20.00	$ 500.00	$ 10,000.00	10.00	$ 5,000.00	$ -	$ 5,000.00	10.00	50.00%
		Change Order Item												
CO1.1		ADDITIONAL TREE REMOVAL	LS	1.00		1.00	$ 1,980.00	$ 1,980.00	1.00	$ 1,980.00	$ -	$ 1,980.00	-	100.00%
CO2.1		FURNISH & INSTALL SOD	SQ	218.00		218.00	$ 71.50	$ 15,587.00	-	$ -	$ -	$ -	218.00	0.00%
CO2.2		WATERING SOD	TGAL	3.40		3.40	$ 440.00	$ 1,496.00	-	$ -	$ -	$ -	3.40	0.00%
CO3.1		ST 4.14 SW-401 72" TOP REPLACEMENT	LS	1.00		1.00	$ 3,575.00	$ 3,575.00	1.00	$ 3,575.00	$ -	$ 3,575.00	-	100.00%
CO3.2		P 4.04 RCP PIPE COLLAR SW-211	LS	1.00		1.00	$ 385.00	$ 385.00	1.00	$ 385.00	$ -	$ 385.00	-	100.00%
CO3.3		SUMP LINE PIPING	LF	60.00		60.00	$ 55.00	$ 3,300.00	90.00	$ 4,950.00	$ -	$ 4,950.00	(30.00)	150.00%
CO3.4		SUMP LINE CONNECTIONS	EA	4.00		4.00	$ 385.00	$ 1,540.00	4.00	$ 1,540.00	$ -	$ 1,540.00	-	100.00%
CO4.1		P4.07 STORM SUPPORT OVER WATERMAIN	LS	1.00		1.00	$ 3,300.00	$ 3,300.00	1.00	$ 3,300.00	$ -	$ 3,300.00	-	100.00%
													-	0.00%

TOTAL CONTRACT AND VALUE OF WORK COMPLETED TO DATE $ 919,893.50 $ 714,756.09 77.70%

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 24, 2025	$ 81,616.78
2	July 22, 2025	$ 46,657.68
3	August 26, 2025	$ 134,386.24
4	September 23, 2025	$ 256,370.33
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Previous Applications for Payment

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TOTAL **$ 519,031.03**

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	$ 1,980.00
2	June 24, 2025	$ 17,083.00
3	August 26, 2025	$ 8,800.00
4	September 23, 2025	$ 3,300.00
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TOTAL **$ 31,163.00**

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	February 11, 2025
Original Contract Time:	100.00
Added by Change Order:	5.00
Contract Time to Date:	105.00
Time Used to Date:	76.50
Contract Time Remaining:	**28.50**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Sandstone Management, Ltd		
Address:	20 Vine Street, PO BOX 547, Carlisle, IA 50047		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4819

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 4

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 574,266.00		
Net change by Change Orders:	$ 14,524.40		
Contract Amount to Date: (line 1 ± 2)		$ 588,790.40	
Total completed and stored to date:	$ 553,593.90		
Retainage: 5 % of Completed Work:	$ 27,679.70		
Total Earned less Retainage:		$ 525,914.21	
Less previous applications for payment:		$ 500,560.13	
SUBTOTAL			$ 25,354.08
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 25,354.08
Balance to finish, including retainage:		$ 62,876.19	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Sandstone Management, Ltd
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/17/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 26, 2024	$ 415,497.37
2	December 24, 2024	$ 34,856.73
3	August 26, 2025	$ 50,206.03
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 500,560.13**

Record of Change Orders

No.	Date	Amount
1	November 12, 2024	$ 6,062.10
2	November 26, 2024	$ 8,462.30
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TOTAL **$ 14,524.40**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25,2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

FROM:
SANDSTONE MANAGEMENT LTD.
P.O. BOX 547
CARLISLE, IOWA 50047
RYAN@SANDSTONEMGMT.COM

PROJECT:
GRIMES PUBLIC SAFETY

APPLICATION NO:
04-06-11-24

PERIOD TO:
September 30, 2025

TO:
THE WEITZ COMPANY, LLC
611 5TH AVE, SUITE 300
DES MOINES, IA 50309

ARCHITECT:
SVPA ARCHITECTS, INC
1466 28TH STREET
WEST DES MOINES, IA 50266

CONTRACT DATE:
June 17, 2024

****

1. ORIGINAL CONTRACT SUM.....	$574,266.00
2. NET CHANGE BY CHANGE ORDERS.....	$14,524.40
3. CONTRACT SUM TO DATE [LINE 1+2].....	$588,790.40
4. TOTAL COMPLETED & STORED TO DATE.....	$553,593.90
5. RETAINAGE: a. 5% OF WORK COMPLETED $_____ b.___% OF STORED MATERIAL $_____ TOTAL RETAINAGE.....	$27,679.70
6. TOTAL EARNED LESS RETAINAGE..... [line 4 less line 5 total]	$525,914.21
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT [line 6 from prior certificate]	$500,560.13
8. CURRENT PAYMENT DUE.....	$25,354.08
9. BALANCE TO FINISH, PLUS RETAINAGE..... [line 3 less line 6]	$62,876.19

CONTRACTOR:
SANDSTONE MANAGEMENT LTD.
P.O. BOX 547
CARLISLE, IA 50047

RYAN FISH, ESTIMATOR
September 16th, 2025

****

DATE: 09/16/2025

JOB COST BREAK DOWN #4

JOB NAME:GRIMES PUBLIC SAFETY

WORK PACKAGE	BID AMOUNT	PREVIOUS APPLICATION	CURRENT APPLICATION	MATERIA STORED	TOTAL COMPLETED TO DATE	0% COMPLETE	BALANCE TO COMPLETE
MOBILIZATION	$8,461.00	$8,461.00	$0.00	$0.00	$8,461.00	100.00%	$0.00
GRIND 16LF OF EXISTING CURB AT CONSTRUCTION ENTRANCE	$500.00	$500.00	$0.00	$0.00	$500.00	100.00%	$0.00
SAWCUT, REMOVE, & DISPOSE OF EXISTING CURB/GUTTER FOR PROPOSED ENTRANCE'S	$4,603.00	$4,603.00	$0.00	$0.00	$4,603.00	100.00%	$0.00
TRAFFIC CONTROL FOR CURB/GUTTER REMOVALS	$1,000.00	$1,000.00	$0.00	$0.00	$1,000.00	100.00%	$0.00
STRIP & STOCKPILE 9" OF TOPSOIL	$8,978.00	$8,978.00	$0.00	$0.00	$8,978.00	100.00%	$0.00
RESPREAD 9" OF TOPSOIL	$12,282.00	$0.00	$9,211.50	$0.00	$9,211.50	75.00%	$3,070.50
UTILIZE EXCESS TOPSOIL FOR NON STRUCTURAL FILLS	$6,484.00	$6,484.00	$0.00	$0.00	$6,484.00	100.00%	$0.00
MOVE ON SITE CUT/FILLS	$8,364.00	$8,364.00	$0.00	$0.00	$8,364.00	100.00%	$0.00
IMPORT, PLACE, & COMPACT SHORTAGE OF FILLS	$36,764.00	$36,764.00	$0.00	$0.00	$36,764.00	100.00%	$0.00
OVER-EXCAVATE 2' BELOW BUILDING PAD & REPLACE W/ 12" OF STRUCTURAL FILL (4" DRAINAGE COURSE & 8" WORKING MAT FOR FULL 2')	$12,747.00	$12,747.00	$0.00	$0.00	$12,747.00	100.00%	$0.00
OVER-EXCAVATE 2' BELOW TYPE 1 PCC PAVING & REPLACE W/ 18" OF STRUCTURAL FILL (6" GRANULAR SUBBASE FOR FULL 2')	$4,256.00	$4,256.00	$0.00	$0.00	$4,256.00	100.00%	$0.00
OVER-EXCAVATE 2' BELOW TYPE 2 PCC PAVING & REPLACE W/ 24" OF STRUCTURAL FILL	$4,242.00	$4,242.00	$0.00	$0.00	$4,242.00	100.00%	$0.00
SUBGRADE PREP TOP 12" BELOW FLOOR SLAB	$5,463.00	$5,463.00	$0.00	$0.00	$5,463.00	100.00%	$0.00
SUBGRADE PREP TOP 12" BELOW TYPE 1/2 PCC PAVING	$17,719.00	$17,719.00	$0.00	$0.00	$17,719.00	100.00%	$0.00
SUBGRADE PREP TOP 6" BELOW 5"/6" PCC WALKS	$4,967.00	$0.00	$4,967.00	$0.00	$4,967.00	100.00%	$0.00
FURNISH & INSTALL 8" OF 3" MINUS W/ FINES BELOW FLOOR SLAB (WORKING MAT) (CTI RECYCLE)	$26,965.00	$26,965.00	$0.00	$0.00	$26,965.00	100.00%	$0.00
FURNISH & INSTALL 6" OF GRANULAR SUBBASE 4121 BELOW TYPE 1 PCC PAVING (CTI RECYCLE)	$66,266.00	$66,266.00	$0.00	$0.00	$66,266.00	100.00%	$0.00
FURNISH & INSTALL 4" OF GRANULAR SUBBASE 4121 BELOW TURNDOWN SIDEWALKS (CTI RECYCLE)	$2,510.00	$0.00	$2,510.00	$0.00	$2,510.00	100.00%	$0.00
FURNISH & INSTALL 6" OF 3" MINUS W/ FINES FOR NORTH CONSTRUCTION ENTRANCE & TRAILER/LAYDOWN YARD (CTI RECYCLE)	$13,305.00	$13,305.00	$0.00	$0.00	$13,305.00	100.00%	$0.00
FURNISH & INSTALL GEOTEXTILE FABRIC BELOW NORTH CONSTRUCTION ENTRANCE & TRAILER/LAYDOWN YARD	$1,680.00	$1,680.00	$0.00	$0.00	$1,680.00	100.00%	$0.00
FURNISH & INSTALL 8" OF 3" MINUS W/ FINES FOR SOUTH CONSTRUCTION ENTRANCE (CTI RECYCLE)	$2,435.00	$2,435.00	$0.00	$0.00	$2,435.00	100.00%	$0.00
FURNISH & INSTALL GEOTEXTILE FABRIC BELOW SOUTH CONSTRUCTION ENTRANCE	$510.00	$510.00	$0.00	$0.00	$510.00	100.00%	$0.00
REMOVE & DISPOSE OF TEMPORARY ROCK SURFACINGS	$7,126.00	$0.00	$0.00	$0.00	$0.00	0.00%	$7,126.00
BACKFILL CURBS, WALKS, & ISLANDS	$20,000.00	$5,000.00	$10,000.00	$0.00	$15,000.00	75.00%	$5,000.00
FURNISH & INSTALL STORM SEWER	$142,800.00	$142,800.00	$0.00	$0.00	$142,800.00	100.00%	$0.00
FURNISH & INSTALL SUBDRAIN	$19,026.00	$19,026.00	$0.00	$0.00	$19,026.00	100.00%	$0.00
FURNISH & INSTALL WATER SERVICE	$59,344.00	$59,344.00	$0.00	$0.00	$59,344.00	100.00%	$0.00
FURNISH & INSTALL SANITARY SEWER	$38,359.00	$38,359.00	$0.00	$0.00	$38,359.00	100.00%	$0.00
ALLOWANCE FOR BP #01 (SITE ACCESS MAINTENANCE)	$20,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$20,000.00
SURVEY & LAYOUT (CDA REQUIRED)	$11,000.00	$11,000.00	$0.00	$0.00	$11,000.00	100.00%	$0.00
PERFORMANCE & PAYMENT BOND	$6,110.00	$6,110.00	$0.00	$0.00	$6,110.00	100.00%	$0.00
CHANGE ORDER #1 ADD WATER VALVE	$6,062.10	$6,062.10	$0.00	$0.00	$6,062.10	100.00%	$0.00
CHANGE ORDER #2 RFI 20 TIE IN TILE	$8,462.30	$8,462.30	$0.00	$0.00	$8,462.30	100.00%	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00
TOTAL CONTRACT & CHANGE ORDERS	**$588,790.40**	**$526,905.40**	**$26,688.50**	**$0.00**	**$553,593.90**	**94.02%**	**$35,196.50**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Renda Electric		
Address:	1305 SW 37th St., Grimes, IA 50111		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4802

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 12

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 893,910.00		
Net change by Change Orders:	$ 29,264.34		
Contract Amount to Date: (line 1 ± 2)		$ 923,174.34	
Total completed and stored to date:	$ 881,734.34		
Retainage: 5 % of Completed Work:	$ 44,086.72		
Total Earned less Retainage:		$ 837,647.62	
Less previous applications for payment:		$ 763,775.10	
SUBTOTAL			$ 73,872.52
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 73,872.52
Balance to finish, including retainage:		$ 85,526.72	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Renda Electric
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	November 26, 2024	$ 40,299.00
2	December 24, 2024	$ 28,215.00
3	January 28, 2025	$ 47,880.00
4	February 25, 2025	$ 9,709.00
5	March 25, 2025	$ 57,000.00
6	April 22, 2025	$ 27,550.00
7	May 27, 2025	$ 104,975.00
8	June 24, 2025	$ 93,024.00
9	July 22, 2025	$ 97,325.60
10	August 26, 2025	$ 151,857.50
11	September 23, 2025	$ 105,940.00
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Previous Applications for Payment

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TOTAL **$ 763,775.10**

Record of Change Orders

No.	Date	Amount
1	August 27, 2024	$ 18,818.00
2	November 12, 2024	$ 3,780.10
3	November 26, 2024	$ 3,195.69
4	January 14, 2025	$ 1,754.55
5	August 26, 2025	$ 1,716.00
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TOTAL **$ 29,264.34**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25,2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

09/01/25
09/30/25

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 &	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25	PCO 022 & 023	6,189.00	
9/23/25	PCO 026, 025, & 024	10,613.74	
	TOTALS	98,020.99	($436.59)
Net change by Change Order			97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day
Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

CONTRACTOR'S APPLICATION FOR PAYMENT

TO: **City of Grimes**
101 NE Harvey St
Grimes, IA 50111

PROJECT: **Grimes Public Safety Center**
2001 SW 6th St
Grimes, IA 50111

PAYMENT APPLICATION NO: **12**
APPLICATION DATE: **9/22/2025**
PERIOD TO: **9/30/2025**

FROM: **Renda Electric**
1305 SW 37th St
Grimes, IA 50111

VIA (ARCHITECT):

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
	TOTAL	27,548.34	-
Approved This Month			
Number	Date Approved		
5	8/26/2025	1,716.00	
	TOTALS	29,264.34	-
Net change by Change Orders		29,264.34	

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

CONTRACTOR: **Renda Electric**

By: MATT DEGEMO Date: 9/22/2025

Application is made for Payment, as shown below:
Continuation Sheet detailing billing by trade item is attached.

1. **ORIGINAL CONTRACT SUM.**	$	893,910.00
2. **Net change by Change Orders.**	$	29,264.34
3. **CONTRACT SUM TO DATE**	$	923,174.34
4. **TOTAL COMPLETED & STORED TO DATE.**		881,734.34
RETAINAGE:		
a. 5% of Completed Work	$	44,086.72
b. 5% of Stored Material	$	-
5. **TOTAL RETAINAGE**	$	44,086.72
6. **TOTAL EARNED LESS RETAINAGE.** (Line 4 less Line 5 Total)	$	837,647.62
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Application)	$	763,775.10
8. **CURRENT PAYMENT DUE.**	$	73,872.52
9. **REMAINING UNCOMPLETED CONTRACT** (Line 3 less Line 6)	$	85,526.72

State of Iowa County of Polk
Subscribed and sworn to before me on this date: 9/22/2025

Notary Public:
My Commission expires:

NOTARIAL SEAL IOWA
EVAN G. ELDERKIN
Commission Number 843642
My Commission Expires
November 4, 2025

Evan G. Elderkin

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. $ 73,872.52
(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

CONTINUATION SHEET

TO: City of Grimes

FROM: Renda Electric
1305 SW 37th St
Grimes, IA 50111

PROJECT: **Grimes Public Safety Center**
2001 SW 6th St
Grimes, IA 50111

APPLICATION NUMBER: **12**
APPLICATION DATE: **9/22/2025**
PERIOD TO: **9/30/2025**

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (E + F)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Original Schedule of Values								
1	Mobilization - Labor	6,500.00	6,500.00	-	-	6,500.00	100.00%	-	325.00
2	Mobilization - Material	2,000.00	2,000.00	-	-	2,000.00	100.00%	-	100.00
3	Site - Labor	20,320.00	11,200.00	4,300.00	-	15,500.00	76.28%	4,820.00	775.00
4	Site - Material	17,605.00	11,400.00	2,700.00	-	14,100.00	80.09%	3,505.00	705.00
5	Electric UG - Labor	18,700.00	17,750.00	-	-	17,750.00	94.92%	950.00	887.50
6	Electric UG - Material	9,000.00	8,500.00	-	-	8,500.00	94.44%	500.00	425.00
7	Wall & OH Rough-In - Labor	115,000.00	115,000.00	-	-	115,000.00	100.00%	-	5,750.00
8	Wall & OH Rough-In - Material	135,000.00	135,000.00	-	-	135,000.00	100.00%	-	6,750.00
9	Power Distribution - Labor	30,400.00	30,400.00	-	-	30,400.00	100.00%	-	1,520.00
10	Power Distribution - Material	22,850.00	22,850.00	-		22,850.00	100.00%	-	1,142.50
11	Lighting - Labor	73,185.00	36,100.00	21,900.00	-	58,000.00	79.25%	15,185.00	2,900.00
12	Lighting - Material	92,280.00	83,410.00	8,870.00		92,280.00	100.00%	-	4,614.00
13	V/D & Communications	75,480.00	56,400.00	11,600.00	-	68,000.00	90.09%	7,480.00	3,400.00
14	Access Control / Security / Cameras	72,050.00	43,700.00	21,300.00	-	65,000.00	90.22%	7,050.00	3,250.00
15	Fire Alarm - Labor	19,500.00	17,550.00	-	-	17,550.00	90.00%	1,950.00	877.50
16	Fire Alarm - Material	15,360.00	15,360.00	-		15,360.00	100.00%	-	768.00
17	Generator - Labor	36,200.00	32,580.00	3,620.00	-	36,200.00	100.00%	-	1,810.00
18	Generator - Material	132,480.00	132,480.00	-	-	132,480.00	100.00%	-	6,624.00
	Total Original Contract Value	**893,910.00**	**778,180.00**	**74,290.00**	**-**	**852,470.00**	**95.36%**	**41,440.00**	**42,623.50**
	Change Orders								
1	MidAm Revisions for Transformer	18,818.00	18,818.00	-	-	18,818.00	100.00%	-	940.90
2	Panduit & Disconnect Switches	3,780.10	3,780.10	-	-	3,780.10	100.00%	-	189.01
3	Energy Code Review	3,195.69	3,195.69	-	-	3,195.69	100.00%	-	159.78
4	Black Finish on Security Cameras	1,754.55	-	1,754.55	-	1,754.55	100.00%	-	87.73
5	Phoenix Boxes at Sleeping Rooms	1,716.00		1,716.00	-	1,716.00	100.00%	-	85.80
	Total Change Orders	**29,264.34**	**25,793.79**	**3,470.55**	**-**	**29,264.34**	**100.00%**	**-**	**1,463.22**
	Total Construction Cost	**923,174.34**	**803,973.79**	**77,760.55**	**-**	**881,734.34**	**95.51%**	**41,440.00**	**44,086.72**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Mid-American Glazing Systems		
Address:	3750 W. River Drive, Davenport, IA 52802		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4800

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 9

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 397,060.00		
Net change by Change Orders:	$ 10,012.00		
Contract Amount to Date: (line 1 ± 2)		$ 407,072.00	
Total completed and stored to date:	$ 394,375.00		
Retainage: 5 % of Completed Work:	$ 19,718.75		
Total Earned less Retainage:		$ 374,656.25	
Less previous applications for payment:		$ 330,339.70	
SUBTOTAL			$ 44,316.55
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 44,316.55
Balance to finish, including retainage:		$ 32,415.75	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Mid-American Glazing Systems
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27,2024	$ 4,482.10
2	October 22, 2024	$ 5,852.95
3	April 22, 2025	$ 1,884.80
4	May 27, 2025	$ 13,853.85
5	June 24, 2025	$ 45,852.70
6	July 22, 2025	$ 30,594.75
7	August 26, 2025	$ 153,423.10
8	September 23, 2025	$ 74,395.45
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 330,339.70**

Record of Change Orders

No.	Date	Amount
1	March 25, 2025	$ 5,026.00
2	July 22, 2025	$ 4,986.00
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TOTAL **$ 10,012.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL		0	0
Approved this Month			
Date	Description		
8/27/2024 &	PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
11/26/24	PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25	PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25	PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25	PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25	PCO 022 & 023	6,189.00	
9/23/25	PCO 026, 025, & 024	10,613.74	
	TOTALS	98,020.99	($436.59)
Net change by Change Order			97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC:
My Commission Expires: Jeni Day
Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed		Balance	
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
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8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER / CONTRACTOR:
City of Grimes
The Weitz Company, LLC
611 5th Ave. Suite #300
Des Moines, Iowa 50309

PROJECT:
Grimes Public Safety Center
2001 SW 6th Street
Grimes, Iowa 50111

APPLICATION NO: 9

Distribution to:
[ ] OWNER
[ ]
[X] ARCHITECT
[ ] CONTRACTOR

PERIOD TO: September 30, 2025

FROM CONTRACTOR:
Mid-American Glazing Systems
2931 104th St. STE "F"
Urbandale, IA. 50322

VIA ARCHITECT:
SVPA Architects, Inc.
1466 28th Street
West Des Moines, Iowa 50266

PROJECT NOS:

CONTRACT FOR:
Glass & Glazing

CONTRACT DATE: June 7, 2024

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$	397,060.00
2. Net change by Change Orders		$	10,012.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$	407,072.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$	394,375.00
5. RETAINAGE:			
a. 5% of Completed Work (Column D + E on G703)	$ 19,718.75		
b. 5% of Stored Material (Column F on G703)	$ 0.00		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$	19,718.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$	374,656.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$	330,339.70
8. CURRENT PAYMENT DUE		$	44,316.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$	32,415.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$10,012.00	
Total approved this Month		
TOTALS	$10,012.00	$0.00
NET CHANGES by Change Order	$10,012.00	

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

CONTRACTOR:

By: Brian Koestler Date: 9/22/25

State of: Iowa County of: Scott
Subscribed and sworn to before me this 22nd day of September, 2025
Notary Public: KATHRYN G. SHARP
My Commission expires: Commission Number 847950 My Commission Expires May 9, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

ARCHITECT:

By: _____ Date: _____

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

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET

AIA DOCUMENT G703

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

APPLICATION NO: 9
APPLICATION DATE: September 22, 2025
PERIOD TO: September 30, 2025
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	STOREFRONTS AND ENTRANCES								
1	**Labor**								
	Aluminum CW & SF	$55,248.00	$21,306.00	$32,000.00		$53,306.00	96.48%	$1,942.00	$2,665.30
	Interior Glazing	$4,207.00	$205.00	$2,000.00		$2,205.00	52.41%	$2,002.00	$110.25
	Polycarbonate Panels	$23,183.00	$16,375.00	$6,808.00		$23,183.00	100.00%		$1,159.15
	Composite panels	$6,731.00						$6,731.00	
2	**Materials**								
	Aluminum CW & SF	$121,387.00	$121,387.00			$121,387.00	100.00%		$6,069.35
	Interior Glazing	$5,394.00	$3,200.00	$1,700.00		$4,900.00	90.84%	$494.00	$245.00
	Polycarbonate Panels	$134,759.00	$134,759.00			$134,759.00	100.00%		$6,737.95
	Composite panels	$24,195.00	$23,583.00	$500.00		$24,083.00	99.54%	$112.00	$1,204.15
3	**Sublet**	$4,916.00		$3,500.00		$3,500.00	71.20%	$1,416.00	$175.00
4	**Submittals and Shop Drawings**	$12,322.00	$12,322.00			$12,322.00	100.00%		$616.10
5	**Bonding**	$4,718.00	$4,718.00			$4,718.00	100.00%		$235.90
	CHANGE ORDERS / RFC								
1	CO 02 rev 1 ADD CW METAL AND THIRD ROW CAULK	$5,026.00	$4,885.00	$141.00		$5,026.00	100.00%		$251.30
2	CO 03 add break metal @ Translucent head	$4,986.00	$4,986.00			$4,986.00	100.00%		$249.30
	GRAND TOTALS	$407,072.00	$347,726.00	$46,649.00	$0.00	$394,375.00		$12,697.00	$19,718.75

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

AIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Kruck Plumbing & Heating, Inc.		
Address:	615 Story St., Boone, IA 50036		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4799

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 15

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 1,747,000.00		
Net change by Change Orders:	$ 7,839.29		
Contract Amount to Date: (line 1 ± 2)		$ 1,754,839.29	
Total completed and stored to date:	$ 1,719,646.29		
Retainage: 5 % of Completed Work:	$ 85,982.31		
Total Earned less Retainage:		$ 1,633,663.98	
Less previous applications for payment:		$ 1,606,328.68	
SUBTOTAL			$ 27,335.30
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 27,335.30
Balance to finish, including retainage:		$ 121,175.31	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Kruck Plumbing & Heating, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/19/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	8/27/2024	$ 17,100.00
2	09/24/24	$ 5,700.00
3	10/22/24	$ 33,012.50
4	11/26/24	$ 65,515.80
5	12/24/24	$ 271,642.05
6	01/28/25	$ 61,906.75
7	02/25/25	$ 119,179.40
8	03/25/25	$ 121,881.20
9	04/22/25	$ 78,374.05
10	05/27/25	$ 116,426.30
11	06/24/25	$ 68,026.65
12	07/22/25	$ 316,503.90
13	08/26/25	$ 104,041.15
14	09/23/25	$ 227,018.93
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 1,606,328.68**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	$ 7,839.29
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3		
4		
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TOTAL **$ 7,839.29**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25,2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed		Balance	
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:	City of Grimes 101 NE Harvey St Grimes, IA 50111	PROJECT:	Grimes Public Safety Center 2001 SW 6th Street Grimes, IA 50111	INVOICE NO:	940- 15	DISTRIBUTION TO:	
				APPLICATION NO:	15	OWNER	
				PERIOD TO:	9/30/2025	CONST. MANAGER	
				CONTRACT DATE:	6/24/2024	ARCHITECT	
				PROJECT NO:	23012	FIELD	
FROM CONTRACTOR:	Kruck Plumbing & Heating Co., Inc. 615 Story Street Boone, IA 50036	VIA CONSTRUCTION MANAGER:	Weitz Company	JOB NO:	940	OTHER	
		VIA ARCHITECT:	SVPA Acchitects Inc				

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1.	ORIGINAL CONTRACT SUM		$ 1,747,000.00
2.	NET CHANGES IN THE WORK		$ 7,839.29
3.	CONTRACT SUM TO DATE (LINE 1+/-2)		$ 1,754,839.29
4.	TOTAL COMPLETED & STORED TO DATE (Column G on Continuation Sheet)		$ 1,719,646.29
5.	RETAINAGE		
	a. _____% of Completed Work	$ 85,982.31	
	b. _____% of Stored Material	$ 0.00	
	Total Retainage		$ 85,982.31
6.	TOTAL EARNED LESS RETAINAGE		$ 1,633,663.98
7.	LESS PREVIOUS CERTIFICATES FOR PAYMENT.....		1,606,328.68
8.	CURRENT PAYMENT DUE.....		$ 27,335.30
9.	BALANCE TO FINISH, PLUS RETAINAGE	$ 121,175.31	

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 7,839.29	$ 0.00
Total approved this month, including Construction Change Directives	$ 0.00	$ 0.00
TOTALS	$ 7,839.29	$ 0.00
NET CHANGES IN THE WORK	$ 7,839.29	

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

CONTRACTOR:
By: _____ Date: 9/19/25
State of: IA
County of: Boone
Subscribed and sworn to before me this 19 day of Sept 2025
Notary Public: Cody Bowers
My Commission expires: 3/15/2028

NOTARIAL SEAL IOWA
CODY BOWERS
COMMISSION NUMBER 727398
MY COMMISSION EXPIRES
MARCH 15, 2028

CERTIFICATE FOR PAYMENT

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

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

CONSTRUCTION MANAGER:
By: _____ Date: _____

ARCHITECT: (*NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.*)
By: _____ Date: _____

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

CONTINUATION SHEET

Invoice Number: 940- 15
Application Number: 15
Application Date: 9/19/2025
Period To: 9/30/2025
Project No: 23012
Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
1	General Conditions - L	107,000.00	105,000.00	2,000.00	0.00	107,000.00	100	0.00	5,350.00
2	Submittals / Engineering - L	53,000.00	53,000.00	0.00	0.00	53,000.00	100	0.00	2,650.00
3	UG San/Storm/Water - M	67,000.00	67,000.00	0.00	0.00	67,000.00	100	0.00	3,350.00
4	UG San/Storm/Water - L	47,000.00	47,000.00	0.00	0.00	47,000.00	100	0.00	2,350.00
5	Ag Water/Vent/Storm - M	42,000.00	42,000.00	0.00	0.00	42,000.00	100	0.00	2,100.00
6	Ag Water/Vent/Storm - L	40,000.00	40,000.00	0.00	0.00	40,000.00	100	0.00	2,000.00
7	Nat Gas/Compressed Air - M	24,000.00	24,000.00	0.00	0.00	24,000.00	100	0.00	1,200.00
8	Nat Gas/Compressed Air - L	20,000.00	20,000.00	0.00	0.00	20,000.00	100	0.00	1,000.00
9	Domestic Water - M	65,000.00	65,000.00	0.00	0.00	65,000.00	100	0.00	3,250.00
10	Domestic Water - L	35,000.00	35,000.00	0.00	0.00	35,000.00	100	0.00	1,750.00
11	Plumbing Fixtures/Drains - M	149,000.00	141,226.00	6,774.00	0.00	148,000.00	99	1,000.00	7,400.00
12	Plumbing Fixtures/Drains - L	47,000.00	42,000.00	4,000.00	0.00	46,000.00	98	1,000.00	2,300.00
13	Plumbing/HVAC Insulation - M	24,000.00	23,000.00	1,000.00	0.00	24,000.00	100	0.00	1,200.00
14	Plumbing/HVAC Insulation - L	24,000.00	23,000.00	1,000.00	0.00	24,000.00	100	0.00	1,200.00
15	HVAC Controls - M	69,375.00	63,534.00	0.00	0.00	63,534.00	92	5,841.00	3,176.70
16	HVAC Controls - L	69,375.00	59,023.00	0.00	0.00	59,023.00	85	10,352.00	2,951.15

CONTINUATION SHEET

Invoice Number: 940- 15
Application Number: 15
Application Date: 9/19/2025
Period To: 9/30/2025
Project No: 23012
Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
17	Test & Balance - L	13,000.00	0.00	0.00	0.00	0.00	0	13,000.00	0.00
18	HVAC Treatment - L	5,000.00	0.00	5,000.00	0.00	5,000.00	100	0.00	250.00
19	Hydronic Pump & Specialties - M	94,000.00	93,000.00	1,000.00	0.00	94,000.00	100	0.00	4,700.00
20	Hydronic Pump & Specialties - L	50,000.00	49,000.00	1,000.00	0.00	50,000.00	100	0.00	2,500.00
21	Hydronic Pumps/Boilers - M	38,000.00	38,000.00	0.00	0.00	38,000.00	100	0.00	1,900.00
22	Hydronic Pumps/Boilers - L	10,000.00	10,000.00	0.00	0.00	10,000.00	100	0.00	500.00
23	HVAC Ducts & Accessories - M	137,000.00	137,000.00	0.00	0.00	137,000.00	100	0.00	6,850.00
24	HVAC Ducts & Accessories - L	75,000.00	75,000.00	0.00	0.00	75,000.00	100	0.00	3,750.00
25	Engine Exhaust System - M	40,000.00	39,000.00	1,000.00	0.00	40,000.00	100	0.00	2,000.00
26	Engine Exhaust System - L	40,000.00	39,000.00	1,000.00	0.00	40,000.00	100	0.00	2,000.00
27	EF-Registers-VAVs - M	18,000.00	18,000.00	0.00	0.00	18,000.00	100	0.00	900.00
28	EF-Registers-VAVs - L	8,000.00	8,000.00	0.00	0.00	8,000.00	100	0.00	400.00
29	MAU-1-Hood-KEF-1 - M	35,000.00	35,000.00	0.00	0.00	35,000.00	100	0.00	1,750.00
30	MAU-1-Hood-KEF-1 - L	7,000.00	7,000.00	0.00	0.00	7,000.00	100	0.00	350.00
31	CUH/PFUH/IRH - M	17,000.00	16,000.00	1,000.00	0.00	17,000.00	100	0.00	850.00
32	CUH/PFUH/IRH - L	9,000.00	6,000.00	3,000.00	0.00	9,000.00	100	0.00	450.00
33	RTU/MAU-2/BCU/ERV - M	220,000.00	220,000.00	0.00	0.00	220,000.00	100	0.00	11,000.00
34	RTU/MAU-2/BCU/ERV - L	14,250.00	14,250.00	0.00	0.00	14,250.00	100	0.00	712.50
35	ACCU-1 / ACU-1 - M	17,000.00	17,000.00	0.00	0.00	17,000.00	100	0.00	850.00

CONTINUATION SHEET

Invoice Number: 940- 15
Application Number: 15
Application Date: 9/19/2025
Period To: 9/30/2025
Project No: 23012
Job Number: 940

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATION (D+E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
36	ACCU-1 / ACU-1 - L	9,000.00	9,000.00	0.00	0.00	9,000.00	100	0.00	450.00
37	Commissioning - L	8,000.00	3,000.00	1,000.00	0.00	4,000.00	50	4,000.00	200.00
38	CO#1-PR-3	7,839.29	7,839.29	0.00	0.00	7,839.29	100	0.00	391.96
		1,754,839.29	**1,690,872.29**	**28,774.00**	**0.00**	**1,719,646.29**	**98**	**35,193.00**	**85,982.31**

Attachment G

Tabulation of Stored Materials

Application for Payment No. 15
Project: Grimes Public Safety

Contractor: Kruck P & H.
Application Date: 9/19/2025

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	Section
8	762030	Ferg-NH	0.00	0.00					0.00	0.00	
9	1319487	Ferg-BFP	0.00	0.00					0.00	0.00	
9	1431673	Ferg-Copper pipe	0.00	0.00					0.00	0.00	
9	762116	Ferg-Copper ftgs	0.00	0.00					0.00	0.00	
11	995235	Ferg-FD/TD	0.00	0.00					0.00	0.00	
11	1093909	Ferg-RD	0.00	0.00					0.00	0.00	
11	21420-1	DE-WH	0.00	0.00					0.00	0.00	
15	2	Woodman-Valves	0.00	0.00					0.00	0.00	
15	3	Woodman-Controls	0.00	0.00					0.00	0.00	
19	762247	Ferg-Pump drop	0.00	0.00					0.00	0.00	
19	1210060	Ferg-Mech Room	0.00	0.00					0.00	0.00	
19	1210122	Ferg-Mech Room	0.00	0.00					0.00	0.00	
19	99055	HE-Metra Loop	0.00	0.00					0.00	0.00	
21	98264	HE-Pumps	0.00	0.00					0.00	0.00	
21	98263	HE-Boilers	0.00	0.00					0.00	0.00	
23	S-88935	MH-Gal Metal	0.00	0.00					0.00	0.00	
23	114811	Rist - Silencer	0.00	0.00					0.00	0.00	
27	114178	Rist-VAV	0.00	0.00					0.00	0.00	
27	114922	Rist - DF	0.00	0.00					0.00	0.00	
27	114957	Rist - EF	0.00	0.00					0.00	0.00	
29	2345787	CA-MAU-a	0.00	0.00					0.00	0.00	
29	2379508	CA-KEF	0.00	0.00					0.00	0.00	
29	2402194	CA-Hoods	0.00	0.00					0.00	0.00	
31	INV25200097	BGP-IRH	0.00	0.00					0.00	0.00	
33	1855	SP-RTU	0.00	0.00					0.00	0.00	
33	1986	SP-RTU Curb	0.00	0.00					0.00	0.00	
33	2029	SP-BC	0.00	0.00					0.00	0.00	
33	2158	SP-MAU-2	0.00	0.00					0.00	0.00	
33	2163	SP-ERV	0.00	0.00					0.00	0.00	
35	2049	SP-Mini Split	0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
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			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	

Attachment G

Tabulation of Stored Materials

Application for Payment No. 15
Project: Grimes Public Safety

Contractor: Kruck P & H.
Application Date: 9/19/2025

AIA Line #	Invoice No. (Materials Added)	Description of Material	(1) Materials Stored in Last Application		(2) Material Added Since Last Apllication		(3) Materials Used Since Last Application		(4) Materials Stored In This Application		(5) Specification Section
			On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	On-Site	Off-Site	Section
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
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			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
			0.00	0.00					0.00	0.00	
	TOTAL ALL PAGES		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
								Total		0.00	

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Iowa Pump & Compressor
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

Invoice Number	Invoice Date	Description	Amount
2671-1	5/28/2025		5,026.49

For a valuable consideration (in the amount of $5,026.49), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 11th day of September, 2025.

Name of VENDOR: Iowa Pump & Compressor

By: Thomas Hamik, Owner
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this _____ day of _____, 20 _____.

_____

Notary Public

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Woodman Electrical Contractors
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
940-6	7/14/2025		10,940.68

For a valuable consideration (in the amount of $10,940.68), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 9 day of Sept, 20 25.

Name of VENDOR: Woodman Controls Co

By: _____
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 9 day of Sept, 20 25.

Andrea Bohnenkamp

Notary Public

ANDREA BOHNENKAMP
Commission Number 782840
My Commission Expires
February 25, 2026

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Iowa Insulation Inc.
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
HM630 7-25	7/11/2025		6,650.00

For a valuable consideration (in the amount of $6,650.00), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 8 day of Sept, 20 25.

Name of VENDOR: Iowa Insulation Inc

By: Darrell Bunting, President
(Owner, Partner, Officer) (Please Designate)

NOTARIAL SEAL IOWA
David P Freeman
Commission No. 854179
My Commission Expires
02/26/2027

Sworn to and subscribed before the undersigned this 8th day of September, 20 25.

Notary Public

VENDOR LIEN WAIVER AND RELEASE - ALL STATES

VENDOR: Ferguson Enterprises, Inc.
CONTRACTOR: Kruck Plumbing & Heating Co., Inc.
OWNER: City of Grimes
PROJECT: Grimes Public Safety Center

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
1620909	7/16/2025		261.95
1762092	7/3/2025		531.00
1773144	7/3/2025		33.54
1773429	7/9/2025		176.53
1784501	7/11/2025		70.30
1785681	7/11/2025		23.72
1788315	7/11/2025		7.97
1790345	7/14/2025		91.56
1790356	7/11/2025		169.04
1795602	7/16/2025		20.70
1799111	7/16/2025		80.11
1803697	7/16/2025		22.86
1823271	7/24/2025		30.47
1830451	7/31/2025		31.80

For a valuable consideration (in the amount of $1,551.55), the receipt of which is hereby acknowledged:

1. Effective upon receipt from CONTRACTOR of the amount stated to be due in said Final Request for Payment or such lesser amount as CONTRACTOR may acknowledge to be due in accordance with the provision of the CONTRACT, VENDOR does now hereby absolutely waive all liens and rights or claims of lien against the PROPERTY which VENDOR ever had, has or may have, and does release the CONTRACTOR and OWNER from any claim, liability or debt by reason of labor, services, equipment, materials and rentals which have been or will be performed or furnished by VENDOR to or for the Project under the CONTRACT, including, without limitation, all "claims", "changes", "extras" and other charges of any description.

2. VENDOR further represents and certifies that no lien has been filed against the PROPERTY by VENDOR or any laborer, sub-contractor or material-man who has directly or indirectly furnished labor, services, equipment, rentals or materials to or for the PROJECT under the CONTRACT, and the VENDOR has paid all bills, taxes (including applicable Sales and Use Taxes) and charges at the agreed prices for all of said labor, services, equipment, rentals and materials which have been or are to be furnished to or for the PROJECT under the CONTRACT.

3. VENDOR authorizes CONTRACTOR to complete any blank spaces in this Document.

IN WITNESS WHEREOF, VENDOR has either individually or by its duly authorized representative set his hand and seal hereto this 28 day of August, 20 25.

Name of VENDOR: Ferguson Enterprises LLC

By: Andrea Barger
(Owner, Partner, Officer) (Please Designate)

Sworn to and subscribed before the undersigned
this 28 day of August, 20 25.

Notary Public

NOTARIAL SEAL IOWA

SAMANTHA RICKLEFS
Commission Number 809780
My Commission Expires
March 29, 2027

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Hopkins Roofing		
Address:	929 Opportunity Lane, Pella, IA 50219		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4798

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 7

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 310,250.00		
Net change by Change Orders:	$ -		
Contract Amount to Date: (line 1 ± 2)		$ 310,250.00	
Total completed and stored to date:	$ 295,236.23		
Retainage: 5 % of Completed Work:	$ 14,761.81		
Total Earned less Retainage:		$ 280,474.42	
Less previous applications for payment:		$ 266,723.91	
SUBTOTAL			$ 13,750.51
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 13,750.51
Balance to finish, including retainage:		$ 29,775.58	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Hopkins Roofing
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	April 22, 2025	$ 163,467.17
2	May 27, 2025	$ 30,161.15
3	June 24, 2025	$ 28,874.99
4	July 22, 2025	$ 11,550.00
5	August 26, 2025	$ 11,550.00
6	September 23, 2025	$ 21,120.60
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 266,723.91**

Record of Change Orders

No.	Date	Amount
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22		
23		
24		
25		

TOTAL **$ -**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25,2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO: 09/01/25 – 09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Weitz Company
611 5th Ave Suite 300
Des Moines IA 50309

FROM CONTRACTOR:
Hopkins Roofing Inc
929 Opportunity Lane
Pella IA 50219

CONTRACT FOR:

PROJECT:
Grimes Public Safety Center
20001 SW 6th St
Grimes IA 50111

VIA ARCHITECT:

APPLICATION #: 7
PERIOD TO: 09/30/25
PROJECT NOS:
CONTRACT DATE: 10/30/2024

Distribution to:
- [ ] Owner
- [ ] Const. Mgr
- [ ] Architect
- [ ] Contractor
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM----------	$	310,250.00
2. Net change by Change Orders----------	$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)-----	$	310,250.00
4. TOTAL COMPLETED TO DATE---------- (Column G on Continuation Sheet)	$	295,236.23
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	$	14,761.81
b. 5.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet--------	$	14,761.81
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	280,474.42
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------	$	266,723.91
8. CURRENT PAYMENT DUE----------	$	13,750.51
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	29,775.58

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

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

CONTRACTOR:

By: Tiffany Visser Date: 9.19.25

State of: Iowa
County of: Marion
Subscribed and sworn to before me this 19 day of September

Notary Public: Kristine Kramer
My Commission expires: 11-11-27

Kristine Lynn Kramer
Commission Number 860295
My Commission Expires
November 11, 2027

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED ----------

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Grimes Public Safety Center
20001 SW 6th St
Grimes IA 50111

APPLICATION NUMBER: 7
APPLICATION DATE: 08/19/25
PERIOD TO: 30-Sep-25
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	**Low Slope Material**	167,905.39	150,575.30	8,395.27		158,970.57	95%	8,934.82	7,948.53
2	**Low Slope Labor**	121,578.93	109,421.03	6,078.95		115,499.98	95%	6,078.95	5,775.00
3	**Equipment Rental**	4,700.00	4,700.00			4,700.00	100%		235.00
4	**Low Slope Miscellaneous**	16,065.68	16,065.68			16,065.68	100%		803.28
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	SUBTOTALS PAGE 2	310,250.00	280,762.01	14,474.22		295,236.23	95%	15,013.77	14,761.81

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	DDVI		
Address:	1817 N. 7th Street, Indianola, IA 50125		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4793

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 9

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 1,365,000.00		
Net change by Change Orders:	$ 19,248.33		
Contract Amount to Date: (line 1 ± 2)		$ 1,384,248.33	
Total completed and stored to date:	$ 1,314,769.80		
Retainage: 5 % of Completed Work:	$ 65,738.49		
Total Earned less Retainage:		$ 1,249,031.31	
Less previous applications for payment:		$ 926,469.41	
SUBTOTAL			$ 322,561.90
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 322,561.90
Balance to finish, including retainage:		$ 135,217.02	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: DDVI
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	December 24, 2024	$ 197,600.48
2	January 28, 2025	$ 19,374.96
3	April 22, 2025	$ 97,052.54
4	May 27, 2025	$ 186,795.84
5	June 24, 2025	$ 314,898.88
6	July 22, 2025	$ 56,978.67
7	August 26, 2025	$ 38,405.06
8	September 23, 2025	$ 15,362.98
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 926,469.41**

Record of Change Orders

No.	Date	Amount
1	November 26,2026	$ 1,162.44
2	February 11, 2025	$ 751.37
3	March 25, 2025	$ 2,738.32
4	May 27, 2025	$ 436.59
5	June 24, 2025	$ 1,631.87
6	August 26, 2025	$ 1,914.00
7	September 23,2025	$ 10,613.74
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TOTAL **$ 19,248.33**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Grimes
101 NE Harvey St
Grimes, IA 50111

PROJECT: Grimes Public Safety

APPLICATION NO: 9

PERIOD TO: 09/25/25

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ]
- [ ]

FROM CONTRACTOR:
DDVI Inc
PO Box 743
Indianola, IA 50125

VIA ARCHITECT: SVPA Architects
1466 28th St, Suite 200
West Des Moines 50266

PROJECT NOS: 24-652

CONTRACT FOR: Grimes Public Safety

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM			$ 1,365,000.00
2. Net change by Change Orders			$ 19,248.33
3. CONTRACT SUM TO DATE (Line 1 & 2)			$ 1,384,248.33
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 1,314,769.80
5. RETAINAGE:			
a. 5 % of Completed Work (Column D + E on G703)	$	65,738.49	
b. 5 % of Stored Material (Column F on G703)	$	0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 65,738.49
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 1,249,031.31
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 926,469.41
8. CURRENT PAYMENT DUE			$ **322,561.90**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 135,217.02

ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$8,634.59	
Total approved this Month	$10,613.74	
TOTALS	$19,248.33	$0.00
NET CHANGES by Change Order	$19,248.33	

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

CONTRACTOR:

By: Rich Piper Date: 9/22/2025

State of: Iowa County of: Warren
Subscribed and sworn to before me this 21 day of Sept 2025
Notary Public: Rich Piper
My Commission expires: 2/14/2026

RICH O PIPER JR.
COMMISSION NO. 732989
Iowa
MY COMM. EXPIRES 2/14/2026
NOTARIAL SEAL

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

Grimes

AIA DOCUMENT G703

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

APPLICATION NO: 9
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	General Conditions								
1.000	General Conditions/Overhead/Profit	$206,090.00	$144,263.00	$45,339.80		$189,602.80	92.00%	$16,487.20	$9,480.14
1.001	Insurance/Bonds	$25,793.00	$25,793.00			$25,793.00	100.00%		$1,289.65
	Temp Heat	$8,500.00	$8,500.00			$8,500.00	100.00%		$425.00
	Temp Barricades	$27,800.00	$20,850.00	$0.00		$20,850.00	75.00%	$6,950.00	$1,042.50
	Jobsite Cleaning	$14,000.00	$2,100.00	$6,300.00		$8,400.00	60.00%	$5,600.00	$420.00
	Submittals	$20,000.00	$18,000.00	$2,000.00		$20,000.00	100.00%		$1,000.00
	Allowance	$2,000.00					0.00%	$2,000.00	
							#DIV/0!		
							#DIV/0!		
	Staking	$2,500.00	$2,500.00			$2,500.00	100.00%		$125.00
							#DIV/0!		
	Flag Pole & Base/bumper post - labor	$650.00		$650.00		$650.00	100.00%		$32.50
	Flag Pole & Base/bumper post - Material	$1,000.00		$1,000.00		$1,000.00	100.00%		$50.00
							#DIV/0!		
	Screen Wall - Labor	$4,044.00		$4,044.00		$4,044.00	100.00%		$202.20
	Screen Wall - Material	$10,858.00		$10,858.00		$10,858.00	100.00%		$542.90
	Trash Enclosure - Labor	$2,534.00		$2,534.00		$2,534.00	100.00%		$126.70
	Trash Enclosure - Material	$17,452.00		$17,452.00		$17,452.00	100.00%		$872.60
							#DIV/0!		
	Site Improvements/bike Racks - labor	$125.00					0.00%	$125.00	
	Site Improvements/bike Racks - material	$1,050.00					0.00%	$1,050.00	
							#DIV/0!		
	Slab - Labor	$65,277.00	$65,277.00			$65,277.00	100.00%		$3,263.85
	Slab - Material	$88,480.00	$88,480.00			$88,480.00	100.00%		$4,424.00
	Slab on Deck - Labor	$6,160.00	$6,160.00			$6,160.00	100.00%		$308.00
	Slab on Deck - Material	$4,564.00	$4,564.00			$4,564.00	100.00%		$228.20
	Footings/Formed Curb - Labor	$50,787.00	$50,787.00			$50,787.00	100.00%		$2,539.35
	Footings/Formed Curb - Material	$85,693.00	$85,693.00			$85,693.00	100.00%		$4,284.65
	Washout	$1,880.00	$1,880.00			$1,880.00	100.00%		$94.00
	Trash Enclosure - Labor	$7,511.00	$7,511.00			$7,511.00	100.00%		$375.55
	Trash Enclosure - Material	$7,272.00	$7,272.00			$7,272.00	100.00%		$363.60
	Misc Concrete - Labor	$630.00	$630.00			$630.00	100.00%		$31.50
	Misc Concrete - Material	$746.00	$746.00			$746.00	100.00%		$37.30
							#DIV/0!		
	Sub Total	$663,396.00	$541,006.00	$90,177.80		$631,183.80	95.14%	$32,212.20	$31,559.19

5FAIA DOCUMENT G703 · CONTINUATION SHEET FOR G702 · 1992 EDITION · AIA · © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292||05F4FbG703-1992

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: #REF!
APPLICATION DATE: #REF!
PERIOD TO: #REF!
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Polished Concrete - Labor	$30,000.00	$15,000.00	$15,000.00		$30,000.00	100.00%		$1,500.00
	Polished Concrete - Material	$17,200.00	$11,500.00	$5,700.00		$17,200.00	100.00%		$860.00
	Caulking	$3,900.00	$1,950.00	$1,950.00		$3,900.00	100.00%		$195.00
	Conrete Sealers - Labor	$3,750.00		$3,750.00		$3,750.00	100.00%		$187.50
	Conrete Sealers - Material	$2,400.00		$2,400.00		$2,400.00	100.00%		$120.00
							#DIV/0!		
	Masonry - Labor	$500.00	$500.00			$500.00	100.00%		$25.00
	Masonry - Material	$600.00	$600.00			$600.00	100.00%		$30.00
							#DIV/0!		
	Structural Steel	$3,500.00	$3,500.00			$3,500.00	100.00%		$175.00
							#DIV/0!		
	Blocking/Plywood sheathing - Labor	$1,380.00	$1,380.00			$1,380.00	100.00%		$69.00
	Blocking/Plywood sheathing - Material	$3,802.00	$3,802.00			$3,802.00	100.00%		$190.10
							#DIV/0!		
	Casework - Labor	$11,330.00		$11,330.00		$11,330.00	100.00%		$566.50
	Casework - Material	$120,838.00	$12,083.80	$108,754.20		$120,838.00	100.00%		$6,041.90
							#DIV/0!		
	Roof Plate - Labor	$4,900.00	$4,900.00			$4,900.00	100.00%		$245.00
	Roof Plate - Material	$12,500.00	$12,500.00			$12,500.00	100.00%		$625.00
							#DIV/0!		
	Caulking - Labor	$4,100.00	$1,230.00	$2,870.00		$4,100.00	100.00%		$205.00
	Caulking - Material	$4,100.00	$1,230.00	$2,870.00		$4,100.00	100.00%		$205.00
							#DIV/0!		
	Doors - Labor	$9,920.00	$2,976.00	$1,200.00		$4,176.00	42.10%	$5,744.00	$208.80
	Doors - Material	$84,824.00	$82,185.40			$82,185.40	96.89%	$2,638.60	$4,109.27
							#DIV/0!		
	Section Doors - Labor	$8,000.00	$8,000.00			$8,000.00	100.00%		$400.00
	Section Doors - Material	$55,400.00	$55,400.00			$55,400.00	100.00%		$2,770.00
	Section Doors - Shop Drawings	$4,000.00	$4,000.00			$4,000.00	100.00%		$200.00
	Four-Fold Doors - Labor	$12,000.00	$12,000.00			$12,000.00	100.00%		$600.00
	Four-Fold Doors - Material	$152,800.00	$152,800.00			$152,800.00	100.00%		$7,640.00
	Four-Fold Doors - Shop Drawings	$4,000.00	$4,000.00			$4,000.00	100.00%		$200.00
							#DIV/0!		
	Sub Total	$555,744.00	$391,537.20	$155,824.20		$547,361.40	98.49%	$8,382.60	$27,368.07

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 9
APPLICATION DATE: #REF!
PERIOD TO: 9/25/25
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
							#DIV/0!		
	Window Blocking - Labor	$5,000.00	$5,000.00			$5,000.00	100.00%		$250.00
	Window Blocking - Material	$4,400.00	$4,400.00			$4,400.00	100.00%		$220.00
							#DIV/0!		
	Ceramic Tile - Labor	$13,620.00		$13,620.00		$13,620.00	100.00%		$681.00
	Ceramic Tile - Material	$12,020.00		$12,020.00		$12,020.00	100.00%		$601.00
							#DIV/0!		
	Epoxy Flooring - Labor	$4,150.00		$4,150.00		$4,150.00	100.00%		$207.50
	Epoxy Flooring - Material	$1,150.00		$1,150.00		$1,150.00	100.00%		$57.50
							#DIV/0!		
	Resilient - Labor	$2,990.00		$2,990.00		$2,990.00	100.00%		$149.50
	Resilient - Material	$6,060.00	$6,060.00			$6,060.00	100.00%		$303.00
	Carpet - Labor	$1,570.00		$1,570.00		$1,570.00	100.00%		$78.50
	Carpet - Material	$10,680.00	$10,680.00			$10,680.00	100.00%		$534.00
							#DIV/0!		
	Chalk & Tack - Labor	$975.00					0.00%	$975.00	
	Chalk & Tack - material	$5,570.00		$5,570.00		$5,570.00	100.00%		$278.50
							#DIV/0!		
	Toilet Partitions & accessories - Labor	$1,150.00					0.00%	$1,150.00	
	Toilet Partitions & accessories - Material	$15,500.00	$11,600.00	$3,900.00		$15,500.00	100.00%		$775.00
							#DIV/0!		
	Corner Guards - Labor	$300.00					0.00%	$300.00	
	Corner Guards - Material	$2,600.00		$2,600.00		$2,600.00	100.00%		$130.00
							#DIV/0!		
	Flag Poles - Labor	$350.00		$350.00		$350.00	100.00%		$17.50
	Flag Poles - Material	$3,881.00		$3,881.00		$3,881.00	100.00%		$194.05
							#DIV/0!		
							#DIV/0!		
							#DIV/0!		
	Sub Total	$91,966.00	$37,740.00	$51,801.00		$89,541.00	97.36%	$2,425.00	$4,477.05

CONTINUATION SHEET

Grimes Public Safety

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 9
APPLICATION DATE: #REF!
PERIOD TO: 9/25/25
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE
	Signage - Labor	$18,884.00					0.00%	$18,884.00	
	Signage - Material						#DIV/0!		
							#DIV/0!		
	Fire Ext - Labor	$150.00					0.00%	$150.00	
	Fire Ext - Material	$1,336.00		$1,336.00		$1,336.00	100.00%		$66.80
							#DIV/0!		
	Mail Boxes - Labor	$40.00					0.00%	$40.00	
	Mail Boxes - Material	$500.00					0.00%	$500.00	
							#DIV/0!		
	Knox Box - Labor	$40.00					0.00%	$40.00	
	Knox Box - Material	$300.00					0.00%	$300.00	
							#DIV/0!		
	Kitchen Appliances - Labor	$1,100.00		$1,100.00		$1,100.00	100.00%		$55.00
	Kitchen Appliances - Material	$25,000.00		$25,000.00		$25,000.00	100.00%		$1,250.00
							#DIV/0!		
	Blinds - L abor	$1,349.00					0.00%	$1,349.00	
	Blinds - Material	$5,195.00					0.00%	$5,195.00	
							#DIV/0!		
	CO#1	$1,162.44	$581.22	$581.22		$1,162.44	100.00%		$58.12
	CO#2	$751.37	$375.69	$375.69		$751.38	100.00%	($0.01)	$37.57
	CO#3	$2,738.32	$2,738.32			$2,738.32	100.00%		$136.92
	CO#4	$436.59	$436.59			$436.59	100.00%		$21.83
	CO#5	$1,631.87	$815.94	$815.93		$1,631.87	100.00%		$81.59
	CO#6	$1,914.00		$1,914.00		$1,914.00	100.00%		$95.70
	CO#7	$10,613.74		$10,613.00		$10,613.00	99.99%	$0.74	$530.65
							#DIV/0!		
	Sub Total	$73,142.33	$4,947.76	$41,735.84		$46,683.60	63.83%	$26,458.73	$2,334.18
	GRAND TOTALS	**1,384,248.33**	**975,230.96**	**339,538.84**	**0.00**	**1,314,769.80**	94.98%	**69,478.53**	**65,738.49**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	1st Interiors, Inc.		
Address:	1100 SE Westbrooke Dr., Waukee, IA 50263		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4804

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 11

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 495,335.00		
Net change by Change Orders:	$ 5,271.00		
Contract Amount to Date: (line 1 ± 2)		$ 500,606.00	
Total completed and stored to date:	$ 473,715.00		
Retainage: 5 % of Completed Work:	$ 23,685.75		
Total Earned less Retainage:		$ 450,029.25	
Less previous applications for payment:		$ 433,348.20	
SUBTOTAL			$ 16,681.05
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 16,681.05
Balance to finish, including retainage:		$ 50,576.75	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: 1st Interiors, Inc.
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	$ 6,650.00
2	January 28, 2025	$ 4,750.00
3	February 25, 2025	$ 119,355.15
4	March 25, 2025	$ 86,868.95
5	April 22, 2025	$ 4,047.00
6	May 27, 2025	$ 35,103.45
7	June 24, 2025	$ 45,815.65
8	July 22, 2025	$ 48,854.70
9	August 26, 2025	$ 31,350.00
10	September 23, 2025	$ 50,553.30
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Previous Applications for Payment

No.	Date	Amount
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TOTAL **$ 433,348.20**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	$ 155.00
2	March 25, 2025	$ 2,557.00
3	August 26, 2025	$ 2,559.00
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TOTAL **$ 5,271.00**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed		Balance	
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATE FOR PAYMENT

G732 Cma (formerly G702 Cma)

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

FROM CONTRACTOR:
1st Interiors, Inc.
1100 SE Westbrooke Drive
Waukee, IA 50263

PROJECT:
Grimes Public Safety Center
Drywall, Framing, ACT, Painting

VIA CONSTRUCTION MANAGER:
The Weitz Company
611 5th Ave, Des Moines, IA

VIA ARCHITECT:

APPLICATION NO: 11
APPLICATION DATE: 9/20/2025
PERIOD TO: 9/30/2025
INVOICE #: DW5745-11
PROJECT NOS:

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [X] CONSTRUCTION MANAGER
- [ ] CONTRACTOR
- [ ] OTHER

CONTRACT FOR: BP 7 Drywall, Framing, Accoustic & Paint

CONTRACT DATE: March 21, 2022

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 495,335.00
2. Net change by Change Orders		$ 5,271.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 500,606.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$473,715.00
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$23,685.75	
b. 5 % of Stored Material (Column F on G703)	$ -	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 23,685.75
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 450,029.25
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 433,348.20
8. CURRENT PAYMENT DUE		$ 16,681.05
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 50,576.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 2,712.00	$ -
Total approved this Month	$ 2,559.00	$ -
TOTALS	$ 5,271.00	$ -
NET CHANGES by Change Order	$ 5,271.00	

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

CONTRACTOR:
By: _____ Date: 09/19/2025

State of: Iowa County of Dallas

Subscribed and sworn to before me this 19 day of September 2025

The above personally appeared before me the undersigned notary public and provided satisfactory evidenc of identification to be the person who signed this document in my presence and swore or affirmed to me t the contents of this document are truthful and accurate to the best of his/her knowledge and belief.

Notary Public: _____
My Commission expires: 11/15/2027

JAIME LYNN MARTIN
Commission Number 835673
My Commission Expires

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

G703

G732 Cma,formerly G702 CMa, APPLICATION AND CERTIFICATEFOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 11
APPLICATION DATE: 9/20/25
PERIOD TO: 9/30/25
ARCHITECT'S PROJECT NO: 0

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	Engineering	$5,000.00	$5,000.00	$0.00	$0.00	$5,000.00	100.00%	$0.00	$250.00
2	Bonding	$7,000.00	$7,000.00	$0.00	$0.00	$7,000.00	100.00%	$0.00	$350.00
3	Allowance	$20,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$20,000.00	$0.00
4	Ext Framing/Sheathing Material	$100,808.00	$100,808.00	$0.00	$0.00	$100,808.00	100.00%	$0.00	$5,040.40
5	Ext Framing/Sheathing Labor	$85,197.00	$85,197.00	$0.00	$0.00	$85,197.00	100.00%	$0.00	$4,259.85
6	Interior Framing/Drywall Material	$80,188.00	$80,188.00	$0.00	$0.00	$80,188.00	100.00%	$0.00	$4,009.40
7	Interior Framing/Drywall Labor	$107,295.00	$104,837.00	$0.00	$0.00	$104,837.00	97.71%	$2,458.00	$5,241.85
8	Acoustical Material	$14,602.00	$14,602.00	$0.00	$0.00	$14,602.00	100.00%	$0.00	$730.10
9	Acoustical Labor	$10,468.00	$10,468.00	$0.00	$0.00	$10,468.00	100.00%	$0.00	$523.40
10	Painting	$64,777.00	$45,344.00	$15,000.00	$0.00	$60,344.00	93.16%	$4,433.00	$3,017.20
11		$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
12	CO#1 - PR 2 Wall Type Kitchen 104	$155.00	$155.00	$0.00	$0.00	$155.00	100.00%	$0.00	$7.75
13	CO#2 - RFI 37 Insulation Change	($661.00)	($661.00)	$0.00	$0.00	($661.00)	100.00%	$0.00	($33.05)
14	CO#2 - PR8 Envelope Change	$2,768.00	$2,768.00	$0.00	$0.00	$2,768.00	100.00%	$0.00	$138.40
15	CO#2 - Vestibule Wall Change	$450.00	$450.00	$0.00	$0.00	$450.00	100.00%	$0.00	$22.50
16	CO#3 - PCO 22 Plywood IT Closet	$400.00	$0.00	$400.00	$0.00	$400.00	100.00%	$0.00	$20.00
17	CO#3 - PCO 23 Phoenix Boxes	$2,159.00	$0.00	$2,159.00	$0.00	$2,159.00	100.00%	$0.00	$107.95
18			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
19			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
20			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
21			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
22			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
23			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
24			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
25			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
26			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
27			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
28			$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
	PAGE TOTALS	$500,606.00	$456,156.00	$17,559.00	$0.00	$473,715.00	94.63%	$26,891.00	$23,685.75

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Henkel Construction Company		
Address:	208 East State Street, Mason City, IA 50401		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4796

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 5

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 1,273,000.00		
Net change by Change Orders:	$ 2,323.82		
Contract Amount to Date: (line 1 ± 2)		$ 1,275,323.82	
Total completed and stored to date:	$ 1,269,931.82		
Retainage: 5 % of Completed Work:	$ 63,496.59		
Total Earned less Retainage:		$ 1,206,435.23	
Less previous applications for payment:		$ 1,140,339.93	
SUBTOTAL			$ 66,095.30
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 66,095.30
Balance to finish, including retainage:		$ 68,888.59	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Henkel Construction Company
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

Submit to: *Engineering Department*

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

Date Printed: 9/23/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	January 28, 2025	$ 30,390.50
2	February 25, 2025	$ 761,852.50
3	March 25, 2025	$ 244,020.80
4	June 24, 2025	$ 104,076.13
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Previous Applications for Payment

No.	Date	Amount
36		
37		
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TOTAL **$ 1,140,339.93**

Record of Change Orders

No.	Date	Amount
1	April 8, 2023	$ 2,323.82
2		
3		
4		
5		
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23		
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25		

TOTAL **$ 2,323.82**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

TO OWNER/CLIENT:
Weitz
611 5th Ave
Des Moines, Iowa 50309

PROJECT:
Grimes Public Safety Ctr BP 03
2001 SW 6th St
Grimes, Iowa 50111

APPLICATION NO: 5
INVOICE NO: 2421A.05
PERIOD: 06/01/25 - 08/31/25
PROJECT NO: 2421A
CONTRACT DATE:

FROM CONTRACTOR:
Henkel Construction Company
208 East State St
Mason City, Iowa 50401

VIA ARCHITECT/ENGINEER:
Casey White (SVPA Architects)
Des Moines, Iowa 50310

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum		$1,273,000.00
2.	Net change by change orders		$2,323.82
3.	Contract Sum to date (Line 1 ± 2)		$1,275,323.82
4.	Total completed and stored to date (Column G on detail sheet)		$1,269,931.82
5.	Retainage:		
	a. 5.00% of completed work	$63,496.59	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$63,496.59
6.	Total earned less retainage (Line 4 less Line 5 Total)		$1,206,435.23
7.	Less previous certificates for payment (Line 6 from prior certificate)		$1,140,339.93
8.	Current payment due:		$66,095.30
9.	Balance to finish, including retainage (Line 3 less Line 6)		$68,888.59

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$2,323.82	$0.00
Total approved this month:	$0.00	$0.00
Totals:	$2,323.82	$0.00
Net change by change orders:	$2,323.82	

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

CONTRACTOR: Henkel Construction Company

By: _____ Date: August 26, 2025
Mason Harms, Controller

State of: Iowa
County of: Cerro Gordo
Subscribed and sworn to before me this 26th day of August 2025
Notary Public: Darci Mallo
My commission expires: June 28, 2027

NOTARIAL SEAL IOWA
DARCI MALLO
Commission Number 856976
My Commission Expires
June 28, 2027

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: $66,095.30

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

ARCHITECT/ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 5
APPLICATION DATE: 8/31/2025
PERIOD: 06/01/25 - 08/31/25

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	1.C General Conditions.Misc. Credit	Supervision and Management-L	$19,600.00	$19,208.00	$0.00	$0.00	$19,208.00	98.00%	$392.00	$960.40
2	1.C General Conditions.Misc. Credit	Bond and Insurance	$10,300.00	$10,300.00	$0.00	$0.00	$10,300.00	100.00%	$0.00	$515.00
3	1.C General Conditions.Misc. Credit	Allowance for patching damage	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
4	1.C General Conditions.Misc. Credit	Tools, Fuel and Equipment	$93,700.00	$91,826.00	$1,874.00	$0.00	$93,700.00	100.00%	$0.00	$4,685.00
5	3.C Concrete.Misc. Credit	Set Precast Walls-L	$54,700.00	$54,700.00	$0.00	$0.00	$54,700.00	100.00%	$0.00	$2,735.00
6	3.C Concrete.Misc. Credit	Furnish All Precast-M	$583,400.00	$525,060.00	$58,340.00	$0.00	$583,400.00	100.00%	$0.00	$29,170.00
7	3.C Concrete.Misc. Credit	Grouting & Caulking-L/M	$14,400.00	$5,040.00	$9,360.00	$0.00	$14,400.00	100.00%	$0.00	$720.00
8	5.C Steel.Misc. Credit	Set Structural Steel and Stairs-L	$88,800.00	$88,800.00	$0.00	$0.00	$88,800.00	100.00%	$0.00	$4,440.00
9	5.C Steel.Misc. Credit	Furnish Structural Steel and Stairs-M	$403,100.00	$403,100.00	$0.00	$0.00	$403,100.00	100.00%	$0.00	$20,155.00
		TOTALS:	**$1,273,000.00**	**$1,198,034.00**	**$69,574.00**	**$0.00**	**$1,267,608.00**	**99.58%**	**$5,392.00**	**$63,380.40**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
10	PCCO#001 CO 01 PR08 Exterior Envelope Changes	$2,323.82	$2,323.82	$0.00	$0.00	$2,323.82	100.00%	$0.00	$116.19
	TOTALS:	**$2,323.82**	**$2,323.82**	**$0.00**	**$0.00**	**$2,323.82**	**100.00%**	**$0.00**	**$116.19**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$1,275,323.82**	**$1,200,357.82**	**$69,574.00**	**$0.00**	**$1,269,931.82**	**99.58%**	**$5,392.00**	**$63,496.59**

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

CITY OF GRIMES

Project Title:	Grimes Public Safety Center		
Contractor:	Core Construction Services, LLC		
Address:	3093 NW Prairie Lane, Des Moines, IA 50313		
Finance Budget Code:	378-150-6499	***Finance Project #***	
Vendor Project or Invoice #:	X242400	***PO #***	
Original Contract Date:	June 25, 2024	***Vendor #***	4794

Date of Council Meeting: November 10, 2025 **PAYMENT REQUEST #** 6

PAYMENT PERIOD: From: September 1, 2025 Through: September 30, 2025

Contract Summary

Original Contract Amount:	$ 471,000.00		
Net change by Change Orders:	$ (1,057.05)		
Contract Amount to Date: (line 1 ± 2)		$ 469,942.95	
Total completed and stored to date:	$ 444,515.95		
Retainage: 5 % of Completed Work:	$ 22,225.80		
Total Earned less Retainage:		$ 422,290.15	
Less previous applications for payment:		$ 353,185.51	
SUBTOTAL			$ 69,104.64
OTHER CHARGES (Attach an itemized list)			$ -
CURRENT PAYMENT DUE			$ 69,104.64
Balance to finish, including retainage:		$ 47,652.80	
Contract Time Remaining (If applicable)	-	CALENDAR DAYS	

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

Construction Contractor Approval: Core Construction Services, LLC
Firm Name

Signature Date

Engineer / Consultant Approval: SVPA Architects Inc.
Firm Name

Signature 10.01.25
Date

City of Grimes Staff Approval:

Signature 10-31-25
Date

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

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

Date Printed: 9/22/2025

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	August 27, 2024	$ 4,921.00
2	November 26, 2024	$ 102,639.90
3	December 24,2024	$ 35,997.40
4	July 22, 2025	$ 403.75
5	September 23, 2025	$ 209,223.46
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
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35		

Previous Applications for Payment

No.	Date	Amount
36		
37		
38		
39		
40		
41		
42		
43		
44		
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51		
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66		
67		
68		
69		
70		

TOTAL **$ 353,185.51**

Record of Change Orders

No.	Date	Amount
1	November 26, 2024	$ (1,057.05)
2		
3		
4		
5		
6		
7		
8		
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14		
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17		
18		
19		
20		
21		
22		
23		
24		
25		

TOTAL **$ (1,057.05)**

Contract Time Remaining

Contract Period:	CALENDAR DAYS
Original Contract Date:	June 25, 2024
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

APPLICATION AND CERTIFICATE FOR PAYMENT

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

PROJECT: Grimes Public Safety Center
PROJECT: # X242400

Distribution to:
OWNER (1)
ARCHITECT (3)
CONTRACTOR (1)

APPLICATION NO: 15
PERIOD TO:
09/01/25
09/30/25

PRIME CONTRACT VOLUME SUMMARY

This coversheet is a summary of all of the payments to be issued this pay period to the prime contractors.

ARCHITECT:
SVPA Architects
1466 28th Street
West Des Moines, IA 50266

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0	0
Approved this Month		
Date / Description		
8/27/2024 & 11/26/24 — PCO 001: PR 1 ; PCO 003, 004 & 006	28,660.20	
PCO 002, 005, 007, 008 & 009	19,757.67	
1/14/25 — PCO 010 - 2/11/25 PCO 011 - 3/25/25 PC	12,827.24	
4/22/25 — PCO015, 017 & 5/27/25 PCO 018	13,355.27	($436.59)
6/24/25 — PCO 019, & 7/22/2025 PCO 020	6,617.87	
8/26/25 — PCO 022 & 023	6,189.00	
9/23/25 — PCO 026, 025, & 024	10,613.74	
TOTALS	98,020.99	($436.59)
Net change by Change Order		97,584.40

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

1.ORIGINAL CONTRACT SUM		7,953,842.00
2.Net change by Change Order		97,584.40
3.CONTRACT SUM TO DATE (Line 1+2) (Column C on G703)		8,051,426.40
4.TOTAL COMPLETED & STORED TO DATE (Column G on G703)		7,692,019.60
5. RETAINAGE:		
a. 5% completed work (Column D + E on G703)	$384,600.98	
b. 5% of Stored Material (Column F on G703) included in above number		
TOTAL RETAINAGE (Line 5a + 5b or Total in Column 1 of G703)		384,600.98
6.TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		7,307,418.62
7.LESS PREVIOUS CERTIFICATES FOR PAYMENTS		6,648,346.77
8.CURRENT PAYMENT NOW DUE		659,071.85
9.BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		744,007.78

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

CONTRACTOR: THE WEITZ COMPANY, LLC

By : Stephanie Morrison September 30, 2025

State of: IOWA County of: POLK
subscribed and sworn to before me this September 30, 2025

NOTARY PUBLIC: Jeni Day
My Commission Expires: Notary Public

JENI DAY
Commission Number 751935
My Commission Expires
March 25, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED. . . . . $ 659,071.85
(Attach explanation if certified differs from the amount applied for.)

ARCHITECT: SVPA Architects

By: _____ Date: _____

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

Prj #	X242400		App # :	15				Pd From:	9/1/2025
Prj Name	Grimes Public Safety Center		App Date:	9/30/2025				PD TO :	9/30/2025
Sub:			Retain :	5.00%					
A	**B**	**C1**	**D**	**E**	**F**	**G**		**H**	**I**
			WORK COMPLETED		MATERIALS PRESENTLY	Total Completed			
Item Number	Description of Work	Updated SOV	PREVIOUS (D+E)	This Period	STORED (NOT IN D OR E)	And Stored (D+E+F)	Percent (G%C)	Balance To Finish (C-G)	Retainage
	Prime Volume								
1	BP #01 - Grading & Utilities - Sandstone	$588,790	526,905.40	26,688.50		553,593.90	94%	35,197	27,679.70
2	BP #02 - General Construction - DDVI	$1,384,248	975,230.96	339,538.84		1,314,769.80	95%	69,479	65,738.49
3	BP #03 - Precast & Steel M&L - Henkel	$1,275,324	1,200,357.82	69,574.00		1,269,931.82	100%	5,392	63,496.59
4	BP #04 - Masonry - Forrest & Associate	$271,501	271,501.27			271,501.27	100%		13,575.06
5	BP #05 - Roofing & Sheetmetal - Hopkins Roofing	$310,250	280,762.01	14,474.22		295,236.23	95%	15,014	14,761.81
6	BP #06 - Aluminum & Glazing- MAGS	$407,072	347,726.00	46,649.00		394,375.00	97%	12,697	19,718.75
7	BP #07 - Drywall, Framing, Acoustical & Paint - 1st Interiors	$500,606	456,156.00	17,559.00		473,715.00	95%	26,891	23,685.75
8	BP #08 - Fire Sprinkler - Midwest Automatic Fire Sprinkler	$76,800	73,000.00			73,000.00	95%	3,800	3,650.00
9	BP #09 - Mechanical - Kruck Plumbing & Heating	$1,754,839	1,690,872.29	28,774.00		1,719,646.29	98%	35,193	85,982.31
10	BP #10 - Electrical - Renda Electric	$923,174	803,973.79	77,760.55		881,734.34	96%	41,440	44,086.72
11	BP #11 - Paving - Core Construction	$469,943	371,774.22	72,741.73		444,515.95	95%	25,427	22,225.80
12	BP #12 - Landscaping - Alpha Landscapes	$88,878						88,878	
	GRAND TOTAL	**8,051,426.40**	**6,998,259.76**	**693,759.84**		**7,692,019.60**	**96%**	**359,407**	**384,600.98**

APPLICATION AND CERTIFICATE FOR PAYMENT (G702)

TO:	City of Grimes 101 NE Harvey Street Grimes, IA 50111 ATTN:	PROJECT:	Grimes Public Safety Center 2001 SW 6th Street Grimes, IA 50111 Bib Package 11 Site Paving
FROM:	Core Construction Services, LLC 3093 NW Prairie Lane Des Moines, IA 50313 BP03-3 PO# 062981	VIA ARCHITECT:	Email

Application No:	06
App. Date:	9/25/25
Period To:	9/30/25
Project #:	
Contract Date:	6/17/24

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [x] OTHER
- [ ]
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

1. **ORIGINAL CONTACT SUM**			$ 471,000.00
2. **Net change by Change Orders**			$ (1,057.05)
3. **CONTRACT SUM TO DATE (Line 1 + 2)**			$ 469,942.95
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on G703)			$ 444,515.95
5. **RETAINAGE:**			
a. 5.00 % of Completed Work (Column D + E on G703)	$ 22,225.80		
b. 5.00 % of Stored Material (Column F on G703)	$ -		
Total Retainage (Line 5a + 5b or Total in Column I of G703)			$ 22,225.80
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)			$ 422,290.15
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificate)			$ 353,185.51
8. **CURRENT PAYMENT DUE**			$ 69,104.64
9. **BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)			$ 47,652.80

CONTRACTOR: Core Structural Services, LLC

By: [signature] Date: 9/22/25

State of: Iowa County of: Polk

Subscribed and sworn to ~~before me~~ this 22 day of Sept, 20 25

Notary Public: [signature]

My Commission expires: 4/14/26

KATHERINE L. OGLE
Commission Number 767580
My Commission Expires
April 14, 2026

Change Order Summary			
		Additions	Deductions
Change Orders approved in previous months by Owner			
TOTAL		$ -	$ -
Approved this Month			
Number	Date Approved		
01	11/26/24		$ 1,057.05
TOTALS		$ -	$ (1,057.05)
Net change by Change Orders		$ -	$ (1,057.05)

CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

By: _____ Date: _____

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

CONTINUATION SHEET (G703)

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

APPLICATION NUMBER: **06**
APPLICATION DATE: **9/25/25**
PERIOD TO: **9/30/25**
ARCHITECT'S PROJECT NO:

A		B	C	D	E	F	G	%	H	I
ITEM NO	Division	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED From Previous Application (D+E)	WORK COMPLETED This Period	MATERIALS PRESENTLY STORED (not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G /C)	BALANCE TO FINISH (C-G)	RETAINAGE
1							-		-	-
2	010000						-		-	-
3		Bond	$ 5,180.00	5,180.00			5,180.00	100.00%	-	259.00
4		General Conditions	$ 30,314.00	25,595.00	4,719.00		30,314.00	100.00%	-	1,515.70
5		Owner Contingency	$ 10,000.00	-			-	0.00%	10,000.00	-
6		Survey	$ 5,800.00	4,400.00	1,400.00		5,800.00	100.00%	-	290.00
7	320013			-			-		-	-
8		Paving Labor	$ 67,217.00	67,217.00			67,217.00	100.00%	-	3,360.85
9		Paving Material	$ 257,978.00	257,978.00			257,978.00	100.00%	-	12,898.90
10	320019			-			-		-	-
11		Site Drilled Piers L	$ 2,183.00	425.00	1,758.00		2,183.00	100.00%	-	109.15
12		Site Drilled Piers M	$ 1,500.00	1,500.00			1,500.00	100.00%	-	75.00
13		Walks Labor	$ 30,594.00	-	30,594.00		30,594.00	100.00%	-	1,529.70
14		Walks Material	$ 43,932.00	-	43,932.00		43,932.00	100.00%	-	2,196.60
15	321723			-			-		-	-
16		Bollard Covers	$ 875.00	875.00			875.00	100.00%	-	43.75
17		Expansion Joint Seal	$ 1,716.00	-			-	0.00%	1,716.00	-
18		HC Signs	$ 1,035.00	-			-	0.00%	1,035.00	-
19		Joint Sealant	$ 10,291.00	-			-	0.00%	10,291.00	-
20		Striping	$ 2,385.00	-			-	0.00%	2,385.00	-
21				-			-		-	-
22		Change Order #01 - PR #05 Reduced Scope at Trail	$ (9,661.27)	-	(9,661.27)		(9,661.27)	100.00%	-	(483.06)
23		Change Order #01 - PR #06 Revised Joint Plan	$ 8,604.22	8,604.22			8,604.22	100.00%	-	430.21
24							-		-	-
25							-		-	-
		TOTAL Scheduled Values	$ 469,942.95	$ 371,774.22	$ 72,741.73	$ -	$ 444,515.95	94.59%	$ 25,427.00	$ 22,225.80

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Grimes Public Administration Building – Setting the dates for the bid letting and public hearing.

BACKGROUND: The action that is in front of the council is to set the bid letting and public hearing dates for the Grimes Public Administration Building project. The proposed schedule for this project is to set the dates for the bid letting and public hearing on November 10th, hold the bid opening on December 9th @ 10:30 AM, hold the public hearing on December 16th @ 5:30 PM and award the project following the public hearing.

This project includes the construction of a new public administration building located at the NW corner of 1st St/Hwy 44 and James Street (address TBD) in Grimes Iowa. The public administration building is approximately 18,288 sf and consists of one level. The exterior skin is insulated precast panels, curtainwall, storefront and metal panels. The project includes a new parking lot with associated site improvements.

BUDGETARY CONSIDERATIONS: This project is being funded through various sources included for this item in the prior and current CIP.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: None

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of December 9th @ 10:30 AM and public hearing date of December 16th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Matt Ahrens
Return to: Matt Ahrens

RESOLUTION 11-0525 ORDERING CONSTRUCTION OF THE GRIMES PUBLIC ADMIINISTRATION BUILDING, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 11-0525

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

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

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

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

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

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

The New Grimes Public Administration Building project includes the construction of a new public administration building located at the NW corner of 1st St/Hwy 44 and James Street (address TBD) in Grimes Iowa. The public administration building is approximately 18,288 sf and consists of one level. The exterior skin is insulated precast panels, curtainwall, storefront and metal panels. The project includes a new parking lot with associated site improvements.

Separate prime contracts will be issued for the following packages:
BP#1 Demo, Site Utilities & Grading
BP#2 General Construction
BP#3 Steel/Precast Material & Erection
BP#4 Roofing & Sheetmetal
BP#5 Aluminum & Glazing
BP#6 Drywall, Framing, Acoustic and Paint
BP#7 Fire Protection
BP#8 Mechanical
BP#9 Electrical
BP#10 Audio/Video

BP#11 Site Paving
BP#12 Landscaping

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to December 9, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Administrator or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on December 16, 2025, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish Notice of Hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on December 16, 2025.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

SECTION 00 11 13

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING

Grimes Public Administration Building

CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **Grimes Public Administration Building** project at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in the City Council Chambers, Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Council Chambers on the **9th day of December, 2025,** at the reception desk in Grimes Community Complex, 410 SE Main Street #102, Grimes, Iowa, 50111. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Clerk and bids tabulated **at 10:30 A.M. on the 9th day of December, 2025,** in said City Council Chambers, 410 SE Main Street #202, Grimes, Iowa, 50111. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued and shall be completed as stated below. The Notice to Proceed will be issued after the City of Grimes City Council Meeting on **the 16th day of December, 2025**.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost will be on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111 starting **the 12th day of November, 2025.**

An electronic copy of the Contract Documents will be available at www.beelineplanroom.com for no cost. Project information, estimated total cost and plan holder information will be available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership.

Paper copies of the Contract Documents will be available from Beeline & Blue, 2507 Ingersoll Avenue, Des Moines, IA 50312, for an approximate fee of Three Hundred Seventy Five Dollars ($375.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar

days after the award of the project. You must call 515-244-1611 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

Prebid Conference

A pre-bid conference will be held on Thursday, November 20, 2025 at 1:30 P.M., at the Grimes Public Library, at 200 NE Beaverbrooke Blvd, Grimes, IA, 50111. All prime contract and major subcontract Bidders and Suppliers are invited. A walk through of the old library that will be demolished as part of this project will occur immediately after the pre-bid meeting. Attendance is strongly recommended, but not mandatory.

General Nature of the Public Improvement

The New Grimes Public Administration Building project includes the construction of a new public administration building located at the NW corner of 1st St/Hwy 44 and James Street (address TBD) in Grimes Iowa. The public administration building is approximately 18,288 sf and consists of one level. The exterior skin is insulated precast panels, curtainwall, storefront and metal panels. The project includes a new parking lot with associated site improvements.

Separate prime contracts will be issued for the following packages:
BP#1 Demo, Site Utilities & Grading
BP#2 General Construction
BP#3 Steel/Precast Material & Erection
BP#4 Roofing & Sheetmetal
BP#5 Aluminum & Glazing
BP#6 Drywall, Framing, Acoustic and Paint
BP#7 Fire Protection
BP#8 Mechanical
BP#9 Electrical
BP #10 Audio/Video
BP#11 Site Paving
BP#12 Landscaping

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insurance bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States, or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance & Payment Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the warranty of the improvement as required by the Contract Documents.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Architect, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Architect will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

Construction shall start on-site on **March 16, 2026**. The Contractor shall substantially complete the overall project by **March 31, 2027.** Substantial completion for the overall project shall be defined as all work is sufficiently complete, in accordance with the contract documents, so the Owner may occupy and use the space for its intended purpose. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **Two Thousand Five Hundred Dollars ($2,500.00) per calendar day**

will be assessed for work not substantially completed within the designated Contract term(s).

The contractor shall fully complete the overall project by **May 28, 2027**. Full completion for the overall project shall be defined as the Architect finding the work acceptable under the contract documents and the contract fully performed and the Architect and Construction Manager issuing the final certificate for payment. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Two Hundred Fifty Dollars ($250.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **10th day of November, 2025.**

_____

Scott Mikkelsen, Mayor

ATTEST:

_____

Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **14th day of November, 2025**

Published in a newspaper with local circulation the **2nd day of December, 2025.**

END OF SECTION 00 11 13

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution 11-0625 Approving Corrected Development Agreement with Rock Creek Investments, LLC

BACKGROUND: In 2022, the City Council approved a development agreement with Rock Creek Investments, LLC, to provide an incentive for the construction of a medical campus. The development agreement was written with an incorrect date for the base value to be used for the TIF calculation, and the proposed amendment corrects the date.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: City Council approved the development agreement on July 5, 2022.

STAFF RECOMMENDATION: Staff recommends approval of the amendment.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Katie Lord, Economic Development Director, klord@grimesiowa.gov

Prepared by:	Katie Lord, Economic Development Director, klord@grimesiowa.gov
Return to:	Katie Lord, Economic Development Director, klord@grimesiowa.gov

DORSEY
DORSEY + WHITNEY LLP

October 28, 2025

Via Email
Katie Lord
Economic Development Director/City Hall
Grimes, IA

Re: Rock Creek Investments, LLC Corrected Development Agreement
File No. 419552-86

Dear Katie:

Attached please find updated proceedings covering the adoption of a resolution approving the correction of a clerical error in the Rock Creek Investments, LLC development agreement.

We would appreciate receiving one fully executed copy of these proceedings as soon as they are available.

Please contact John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachments

cc: Alex Pfaltzgraff
Rachel Greving
Marcia Woodke

APPROVE CORRECTED DEVELOPMENT AGREEMENT

(Rock Creek Investments, LLC)

419952-111

Grimes, Iowa

November 10, 2025

The City Council of the City of Grimes, Iowa, met on November 10, 2025, at 5:30 p.m., at the Grimes Community Complex, Grimes, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION_____

Resolution Approving Correction of Clerical Error to Rock Creek Investments, LLC Development Agreement

WHEREAS, the City of Grimes, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Grimes Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted certain ordinances providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has previously entered into a certain development agreement dated July 5, 2022 (the "Original Agreement") with Rock Creek Investments, LLC (the "Company") pursuant to which the Company has undertaken the construction of a new multi-building medical campus and the corresponding installation of public infrastructure improvements (the "Project") in the Urban Renewal Area; and

WHEREAS, under the Original Agreement, the City agreed to provide financial incentives to the Company in the form of (i) annual appropriation incremental property tax payments (the "Payments") in an amount not to exceed $19,900,000 under the authority of Section 403.9(1) of the Code of Iowa; and (ii) an economic development grant (the "Grant") in an amount not to exceed $140,000; and

WHEREAS, the City and the Company now propose to amend the Original Agreement in order to update a clerical error to the Base Valuation Date (as defined in the Original Agreement) of the Property (as defined in the Original Agreement and the Amended Agreement); and

WHEREAS, an amended agreement (the "Amended Agreement") has been prepared to set forth the new understanding between the City and the Company with respect to the corrected base valuation date; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds and reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Grimes and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation of jobs and income, which are warranted in comparison to the amount of the proposed Grant and the Payments.

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Amended Agreement and providing the Payments and the Grant to the Company as provided for therein.

Section 3. The Amended Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Amended Agreement on behalf of the City, in substantially the form and content in which the Amended Agreement has been presented to this City Council. The Mayor, the Economic Development Director, the Development Services Director and the City Administrator are authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Amended Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Amended Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Amended Agreement shall continue to be payable solely from a subfund (the "Rock Creek Investments, LLC Subfund") which was established by prior resolution of the Council, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

OUTLOT "A" EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89°31'52" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", 59.82 FEET; THENCE NORTH 58°29'11" EAST, 70.42 FEET TO THE EAST LINE OF SAID OUTLOT "A"; THENCE SOUTH 00°19'39" WEST ALONG SAID EAST LINE, 37.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,116 S.F.) ALL IN GLENSTONE TRAIL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

Section 5. The City hereby reaffirms the pledge of the Rock Creek Investments, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund to the payment of the Agreement, provided, however, that no payment

will be made under the Amended Agreement unless and until monies from the Rock Creek Investments, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved on November 10, 2025.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
POLK AND DALLAS COUNTIES SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the aforementioned City, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an Amended Development Agreement.

WITNESS MY HAND hereto affixed this ___ day of _____, 2025.

_____
City Clerk

AMENDED DEVELOPMENT AGREEMENT

This Amended Development Agreement is entered into between the City of Grimes, Iowa (the "City") and Rock Creek Investments, LLC (the "Company") as of the ~~28th day of October~~, 2025 (the "Commencement Date"). 10th day of November

WHEREAS, the City has established the Grimes Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company has proposed to acquire certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"); and

WHEREAS, the Company has proposed to undertake the construction of a new multi-building medical campus (the "Medical Campus Project") on the Property; and

WHEREAS, in order to support the Medical Campus Project, the Company will undertake the construction of certain public infrastructure improvements (the "Infrastructure Project") on the Property; and

WHEREAS, the Company has expressed a willingness to dedicate approximately 3.83 acres of real property (the "Parkland"), as shown on Exhibit B, to the City for use as municipal parkland; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in (i) paying the costs of constructing the Infrastructure Project; and (ii) constructing and maintaining the Medical Campus Project; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of an economic development grant in the amount of $140,000 (the "Grant") in connection with the Parkland dedication; and

WHEREAS, in order to support the development of Property and the Medical Campus Project, the City will undertake the construction of certain public infrastructure improvements (the "City Infrastructure Project"); and

WHEREAS, the City and the Developer entered into a Development Agreement (the "Original Agreement") dated July 5, 2022, to set forth the mutual understanding of the City and the Company with respect to the obligations of the City and the Company in connection with the Medical Campus Project; and

WHEREAS, it is now necessary to amend the Original Agreement to adjust the Base Taxable Valuation (as herein defined) of the Property; and

WHEREAS, this Amended Development Agreement (the "Agreement") has been prepared to set forth the updated, mutual understanding between the City and the Developer and to replace the Original Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. Property Acquisition; Medical Campus Project Construction. The Company hereby agrees to acquire the Property by no later than December 31, 2022.

The Company agrees to construct the Medical Campus Project on the Property. Furthermore, the Company expects to invest approximately $90,000,000 into capital improvements for a multiple phase Medical Campus Project, including construction work, equipment, furnishings and other capital improvements. The Company agrees to submit a detailed site plan (the "Site Plan") for the development of the Medical Campus Project to the City Council for approval. Upon approval by the City Council, the Site Plan shall be attached hereto as Exhibit C. The Company agrees to construct the Medical Campus Project in accordance with the Site Plan and to substantially complete such construction by no later than December 31, 2032 provided the Company does not experience Unavoidable Delays (defined below). Subject to the discretion of the Company, the Company may construct the phases identified on Exhibit C in a different order than set forth in the Site Plan or consolidate two or more phases. Further, the Company agrees to maintain compliance with local zoning, land use, building and safety codes and regulations.

Unavoidable Delays (the "Unavoidable Delays") means delays resulting from acts or occurrences outside the reasonable control of the Company including but not limited to acts of God, storms, floods, fires, explosions, or other casualty losses, unusual weather conditions, strikes, boycotts, lockouts, or other labor disputes, delays in transportation or lack of availability of raw materials or energy, delivery of material or equipment, litigation commenced by third parties, epidemic, pandemic, quarantine, riots, civil unrest, imposition of civil authority by any federal, State or local government or the acts or omissions of any federal, State, or local governmental unit. Should Unavoidable Delays occur, the City and the Company agree to communicate regarding the Unavoidable Delays and negotiate extensions to the timelines set forth in this Agreement, in good faith, and an amendment to this Agreement, if necessary.

The Company agrees to use the completed Medical Campus Project in its business operations throughout the Term (as hereinafter defined) of this Agreement (the "Business Operations Requirement").

Further, the Company agrees to maintain, preserve, and keep the Property, including but not limited to the Medical Campus Project, useful and in good repair and working order, ordinary wear and tear excepted, and from time to time will make reasonably necessary repairs, replacements, renewals, and additions.

2. Infrastructure Project Construction. The Company agrees to cause the construction of the Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit D hereto. Prior to constructing the Infrastructure Project, the Company will submit copies of all engineering documents related to the proposed Infrastructure Project to the

City for review. The City may request reasonable changes in such documents, to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the completed Infrastructure Project for quality of work and full compliance with City Code. Nothing in this subsection shall be interpreted as limiting the City's rights to not accept the work if the Infrastructure Project is not completed to the satisfaction of the City.

Upon completion of the Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City; (ii) the City confirms to the Company in writing that such completed improvements meet City requirements; and (iii) the City accepts such Infrastructure Project in accordance with State law, the Company will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Infrastructure Project, which shall thereafter be maintained by the City.

3. Property Taxes. The Company agrees to make or ensure timely payment of all property taxes as they come due with respect to the Property with the completed Medical Campus Project thereon throughout the Term of this Agreement and to submit a receipt or cancelled check in evidence of each such payment.

4. Triggering Certifications-Base Taxable Valuation. The Company shall have the right to divide the taxable parcels comprising the Property into six (6) phases (the "Phases" and, individually, each "Phase") for purposes of calculating and administering the Medical Campus Payments, as hereinafter defined. The Company agrees to certify (a "Triggering Certification") to the City of its intent for the Medical Campus Payments, as hereinafter defined, to commence for each Phase. Each Triggering Certification shall be made by no later than October 15 of the year immediately preceding the fiscal year in which the Company intends for the Medical Campus Payments for a particular Phase to begin. The Company hereby acknowledges that the submission of the initial Worksheet, as defined in Section A.5 of this Agreement, for any particular Phase will satisfy the requirements of this Section A.4.

The Company agrees that the base taxable valuation (the "Base Taxable Valuation") of the taxable parcels comprising each Phase for purposes of calculating Incremental Property Tax Revenues (as hereinafter defined) under Section 403.19 of the Code of Iowa and this Agreement shall be the aggregate taxable valuation of all such taxable parcels per Phase, reflected on the property tax rolls of Polk County, as of January 1, 2022, which Base Taxable Valuation is stipulated to be $45,550.00.

(It is hereby acknowledged that the City's fiscal year begins on July 1 and ends on the following June 30.)

5. Property Tax Payment Certification. For purposes of this Agreement "Annual Percentage" shall mean the annual percentage in effect from time to time as set forth in the following table:

Payment Year	Annual Percentage
First through Sixth Payment Years	100%

Seventh Payment Year	80%
Eighth Payment Year	60%
Ninth Payment Year	40%
Tenth Payment Year	20%

The Company agrees to certify to the City by no later than October 15 of each year, commencing October 15 of the year in which the Triggering Certification is made for the first Phase and each subsequent Phase, an amount (each, the "Company's Estimate") equal to the estimated Medical Campus Incremental Property Tax Revenues anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property factored by the appropriate Annual Percentage of each of then-certified Phases of the Property. However, the Company shall only have the right to include incremental valuation from a particular Phase in the Company's Estimate for a period not in excess of ten (10) years for each Phase.

In submitting the Company's estimate for each Phase, the Company will complete and submit the worksheet attached hereto as Exhibit E. A separate Worksheet must be submitted for each Phase. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted.

For purposes of this Agreement, Medical Campus Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Polk County, above and beyond the Base Taxable Valuation; and (4) deducting any property tax credits which shall be available with respect to the taxable incremental valuation of the Property.

Upon request by the Company, the City staff shall provide reasonable assistance to the Company in completing the worksheet required under this Section A.5.

6. <u>Parkland Dedication.</u> The Company hereby agrees to dedicate by special warranty deed approximately 3.83 acres of real property to the City for use as a municipal park and green space. The Parkland to be dedicated is illustrated on Exhibit B hereto. The Parkland will be deeded to the City for future use and all maintenance and liability associated with these parcels/acres will reside with the City.

7. <u>Legal and Administrative Costs.</u> The Company hereby agrees to pay for the legal fees and administrative costs incurred by the City in connection with the drafting, negotiation and authorization of this Agreement, including the prerequisite amendment to the urban renewal plan, up to an amount not in excess of $7,000. The Company agrees to remit payment to the City within 30-days of the submission of reasonable documentation by the City to the Company evidencing such costs.

8. <u>Default Provisions.</u>

a. Event of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Company to construct and maintain the Medical Campus Project pursuant to the terms and conditions of this Agreement.

(ii) Failure by the Company to construct the Infrastructure Project pursuant to the terms and conditions of this Agreement.

(iii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.

(iv) Failure by the Company to comply with Sections A.4 through A.7 of this Agreement.

b. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have forty-five (45) calendar days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, the City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement.

(ii) Withhold the Medical Campus Payments provided for under Section B.2 below.

B. City's Obligations

1. Design and Construction of City Infrastructure Project. The City agrees to cause the construction of the City Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit F hereto.

The City agrees to procure construction contracts for the City Infrastructure Project through the statutory process for public bid letting set forth in Chapter 26 of the Code of Iowa and otherwise in accordance with applicable law.

2. Medical Campus Payments. In recognition of the Company's obligations set out above to complete the Medical Campus Project, the City agrees to make a series of semiannual economic development tax increment payments (the "Medical Campus Payments," and, individually, each a "Medical Campus Payment") to the Company as hereinafter set forth during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Medical Campus Payments (the "Medical Campus Maximum Payment Total") shall not exceed $19,900,000. The Medical Campus Payments shall be funded from the incremental valuation of each Phase for a period not in excess of ten (10) years after the certification of such Phase. All Medical Campus Payments under this Agreement shall be subject to annual appropriation by the City Council.

The Medical Campus Payments with respect to each Phase will be made on December 1 and June 1 of each fiscal year of the City, following an affirmative appropriation decision as provided for under Section B.3 below, beginning on December 1 of the fiscal year immediately succeeding the year in which the Company files the Triggering Certification for such Phase with the City, and continuing for a total of ten (10) fiscal years for each Phase (twenty (20) semi-annual payments for each Phase), provided, however, that no Medical Campus Payments shall be made after the date the earlier of which is (i) June 1, 2047; (ii) June 1 of the fiscal year which is nineteen (19) years after the fiscal year in which the first Medical Campus Payments are made; or (iii) such earlier date upon which total Medical Campus Payments equal to the Medical Campus Maximum Payment Total have been made.

Subject to the right of annual appropriation set forth in Section B.3 below, each Medical Campus Payment for each Phase shall be in an amount equal to the Annual Percentage of the actual Medical Campus Incremental Property Tax Revenues for each Phase (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) attributable to the Property, resulting from that Phase of the Medical Campus Project and received from the Polk County Treasurer in the six (6) months preceding the respective Medical Campus Payment due date.

For example, assuming that the Triggering Certification for the first Phase will occur on or before October 15, 2025 and that the City Council makes the necessary affirmative appropriation decisions as provided for in Section B.3 below, then the Medical Campus Payments for the first Phase will be made on December 1 and June 1 of each fiscal year, beginning December 1, 2026, and continuing through and including June 1, 2036 or until such earlier date upon which the total sum of Medical Campus Payments equal to the Maximum Payment Total have been made.

3. <u>Medical Campus Payments Security And Annual Appropriation.</u> The Medical Campus Payments shall not constitute general obligations of the City, but such Medical Campus Payments shall be made solely and only from the Medical Campus Incremental Property Tax Revenues received by the City from the Polk County Treasurer which are attributable to the Property.

The Medical Campus Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term (as hereinafter defined) of this Agreement, beginning in the calendar year in which the Triggering Certification is filed for the first Phase, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Medical Campus Payments due in the following fiscal year, an amount (the "Medical Campus Payments Appropriated Amount") of Medical Campus Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Medical Campus Payments Appropriated Amount, then the City will be under no obligation to fund the Medical Campus Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Medical Campus Payments, to seek damages relative thereto or to compel the funding of such Medical Campus Payments in future fiscal years. A determination by the City Council to not obligate funds for any

particular fiscal year's Medical Campus Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.5 above, and the Company may include with such Estimate a resubmission of the Company's Estimate for any Medical Campus Payments which were declined for appropriation. In such instance, the City Council may choose to appropriate funds relative to the resubmission and thereby provide for supplemental Medical Campus Payments in the next succeeding fiscal year, provided however that no Medical Campus Payment shall be made after the expiration of the Term.

4. **Economic Development Grant** The City hereby agrees to advance the proceeds of the Grant in the amount of $140,000 in immediately available funds to the Company upon dedication of the Parkland to the City. Parkland has been dedicated to the City and the City paid Rock Creek Investments LLC $140,000 on February 14, 2023.

5. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate some or all of the then-considered Medical Campus Payments Appropriated Amount as set forth in Sections B.3 above, then the City Clerk will certify by December 1 of each such year to the Polk County Auditor an amount equal to the most recently obligated Medical Campus Payments Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Medical Campus Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Medical Campus Project or the Infrastructure Project, without further action on the part of the City.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on date the earlier of which is (i) June 1, 2047; (ii) June 1 of the fiscal year which is nineteen (19) years after the fiscal year in which the first Medical Campus Payments are made; or (iii) such earlier date upon which total Medical Campus Payments equal to the Medical Campus Maximum Payment Total have been made.

4. **Choice of Law**. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

5. **Notices.** Except as otherwise expressly provided in this Agreement, a notice or other communication under the Agreement, by either the City or the Company to the other, shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and:

a. In the case of the Company, is addressed to or delivered personally to: Administrative Manager, Rock Creek Investment, LLC, 450 Laurel Street, Des Moines, IA 50314.

b. In the case of City, is addressed to or delivered personally to: City Administrator, City Hall, City of Grimes, 101 NE Harvey Street, Grimes, IA 50111

c. The City or the Company may upon written notice to the other, change the address to which such notices and demands are made.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF GRIMES, IOWA

By:_____
Scott Mikkelsen, Mayor

Attest:_____
Rachel Greving, City Clerk

ROCK CREEK INVESTMENTS, LLC

By: _____
Chinedu Nwosa, Manager

By: _____
Scott Shumway, Manager

4938-5070-9875\1

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

OUTLOT "A" EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE NORTH 89°31'52" WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A", 59.82 FEET; THENCE NORTH 58°29'11" EAST, 70.42 FEET TO THE EAST LINE OF SAID OUTLOT "A"; THENCE SOUTH 00°19'39" WEST ALONG SAID EAST LINE, 37.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,116 S.F.) ALL IN GLENSTONE TRAIL PLAT 2, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

EXHIBIT B
ILLUSTRATION OF PARKLAND PROPERTY

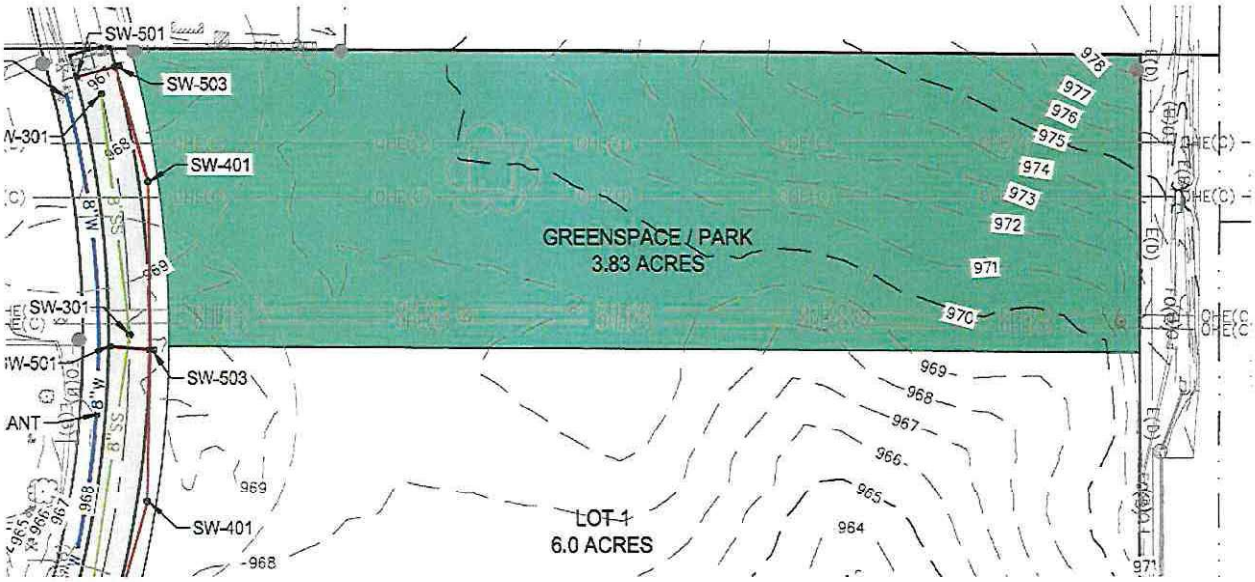

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EXHIBIT C
SITE PLAN

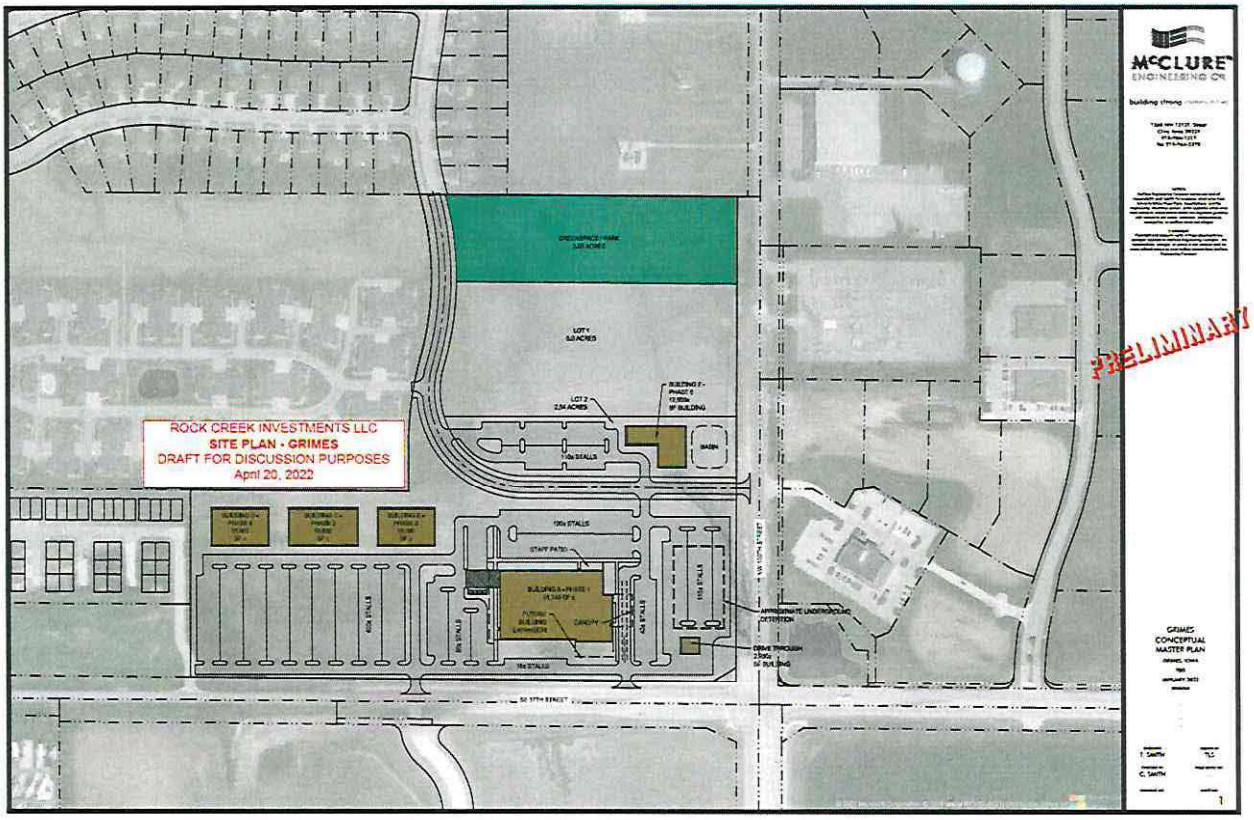

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EXHIBIT D
TIMELINE AND SPECIFICATIONS OF INFRASTRUCTURE PROJECT

1. Timeline will be done in accordance with the master public improvements development plan, and fully approved by the City of Grimes, prior to proceeding.

2. All construction shall be completed in accordance with the 2022 Iowa Statewide Urban Design Standard and Specifications for Public Improvements as accepted by the City of Grimes and the Grimes Supplemental Specifications except where altered or amended by the City of Grimes.

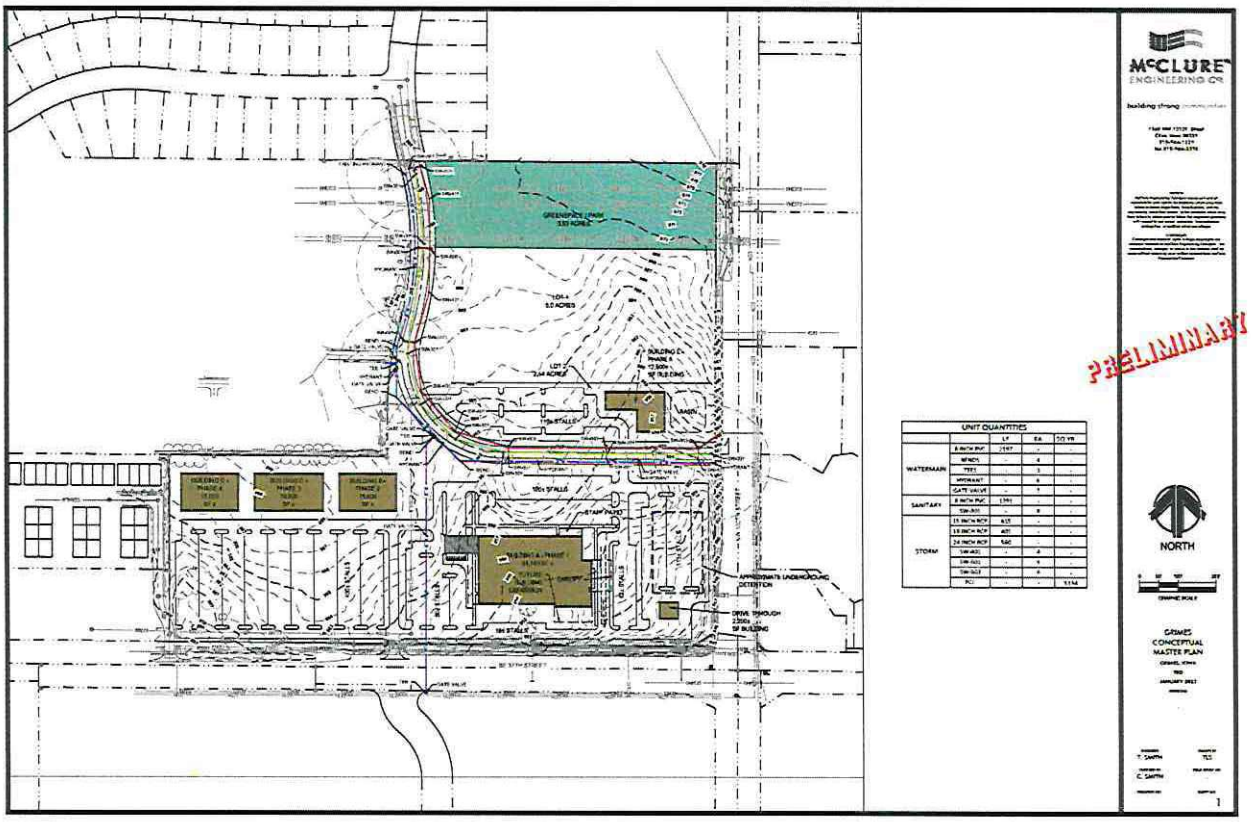

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EXHIBIT E
COMPANY'S ESTIMATE WORKSHEET
COMPLETE ONE FOR EACH OPERATIVE PHASE
PHASE ___

- **Contains the following described taxable parcels:**

_____
_____
_____
_____
_____

(1) Date of Preparation: October _____, 20____.

(2) Assessed Taxable Valuation of Property as of January 1, 20_____:

$_____.

(3) Base Taxable Valuation of Property:

$_____.

(4) Incremental Taxable Valuation of Property (2 minus 3):

$_____ (the "TIF Value").

(5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):

$_____ per thousand of value.

(6) The TIF Value (4) factored by the Adjusted Levy Rate (5).

$_____ x $_____/1000 = $_____ (the "TIF Estimate")

(7) TIF Estimate ($_____ x Annual Percentage* (____%) = Company's Estimate ($_____).

Payment Year	Annual Percentage
First through Sixth Payment Years	100%
Seventh Payment Year	80%
Eighth Payment Year	60%
Ninth Payment Year	40%
Tenth Payment Year	20%

EXHIBIT F
TIMELINE AND SPECIFICATIONS OF CITY INFRASTRUCTURE PROJECT

The conversion of approximately 1,200 feet of above ground electrical lines to underground along SE 37th Street situated adjacent to the Property by December 31, 2028.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution 11-0725 Approving Corrected Development Agreement with Signature Ernst Holdings, LLC

BACKGROUND: In 2022, the City Council approved a development agreement with Signature Ernst Holdings, LLC, to provide an incentive for the extension of NE Destination Drive and improvements to NE Beaverbrooke Blvd. The development agreement was written with an incorrect date for the base value to be used for the TIF calculation, and the proposed amendment corrects the date.

BUDGETARY CONSIDERATIONS: None

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: City Council approved the development agreement November 22, 2022

STAFF RECOMMENDATION: Staff recommends approval of the amendment.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Katie Lord, Economic Development Director, klord@grimesiowa.gov

Prepared by:	Katie Lord, Economic Development Director, klord@grimesiowa.gov
Return to:	Katie Lord, Economic Development Director, klord@grimesiowa.gov

DORSEY
DORSEY + WHITNEY LLP

October 28, 2025

Via Email
Katie Lord
Economic Development Director/City Hall
Grimes, IA

Re: Signature Ernst Holdings, LLC Corrected Development Agreement
File No. 419552-86

Dear Katie:

Attached please find updated proceedings covering the adoption of a resolution approving the correction of a clerical error in the Signature Ernst Holdings, LLC development agreement.

We would appreciate receiving one fully executed copy of these proceedings as soon as they are available.

Please contact John Danos or me if you have questions.

Kind regards,

Amy Bjork

Attachments

cc: Alex Pfaltzgraff
Rachel Greving
Marcia Woodke

APPROVE CORRECTED DEVELOPMENT AGREEMENT

(Signature Ernst Holdings, LLC)

419952-111

Grimes, Iowa

November 10, 2025

The City Council of the City of Grimes, Iowa, met on November 10, 2025, at 5:30 p.m., at the Grimes Community Complex, Grimes, Iowa.

The meeting was called to order by the Mayor, and the roll was called showing the following Council Members present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared said resolution duly adopted, as follows:

RESOLUTION_____

Resolution Approving Correction of Clerical Error to Signature Ernst Holdings, LLC Development Agreement

WHEREAS, the City of Grimes, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Grimes Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this City Council has adopted certain ordinances providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal of and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, the City has previously entered into a certain development agreement dated November 2, 2022 (the "Original Agreement") with Signature Ernst Holdings, LLC (the "Company") in connection with the development of certain real property in the Urban Renewal Area for commercial uses (the "Project"), including the construction of public infrastructure improvements; and

WHEREAS, under the Original Agreement, the City agreed to provide annual appropriation incremental property tax payments (the "Payments") to the Company in an amount not to exceed $8,000,000 under the authority of Section 403.9(1) of the Code of Iowa; and

WHEREAS, the City and the Company now propose to correct the Original Agreement in order to update a clerical error to the Base Valuation (as defined in the Original Agreement) of the Property (as defined in the Original Agreement and the Amended Agreement); and

WHEREAS, an amended agreement (the "Amended Agreement") has been prepared to set forth the new understanding between the City and the Company with respect to the corrected base valuation date; and

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that before public funds are used for grants, loans, tax incentives or other financial assistance, a City Council must determine that a public purpose will reasonably be accomplished by the spending or use of those funds; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors; and

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds and reaffirms that:

(a) The Project will add diversity and generate new opportunities for the Grimes and Iowa economies;

(b) The Project will generate public gains and benefits, particularly in the creation and retention of jobs and income, which are warranted in comparison to the amount of the proposed Payments.

Section 2. The City Council further finds and reaffirms that a public purpose will reasonably be accomplished by entering into the Amended Agreement and providing the Payments to the Company as provided for therein.

Section 3. The Amended Agreement is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the Amended Agreement on behalf of the City, in substantially the form and content in which the Amended Agreement has been presented to this City Council. The Mayor, the Economic Development Director, the Development Services Director and the City Administrator are authorized to make such changes, modifications, additions or deletions as they, with the advice of bond counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 4. All payments by the City under the Amended Agreement shall be subject to annual appropriation by the City Council, in the manner set out in the Amended Agreement. As provided and required by Chapter 403 of the Code of Iowa, the City's obligations under the Amended Agreement shall continue to be payable solely from a subfund (the "Signature Ernst Holdings, LLC Subfund") which was established by prior resolution of the Council, into which shall be paid that portion of the income and proceeds of the Urban Renewal Tax Revenue Fund attributable to property taxes derived from the property as described as follows:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33 EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD;

THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

And

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°20'06" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1325.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 193.29 FEET; THENCE NORTH 00°20'06" EAST, 120.36 FEET; THENCE SOUTH 89°39'54" EAST, 71.79 FEET; THENCE NORTH 00°20'06" EAST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 179.05 FEET; THENCE NORTH 00°20'06" EAST, 87.38 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°49'33" EAST ALONG SAID NORTHERLY LINE, 300.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.26 ACRES (185397 SQUARE FEET).

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

Section 5. The City hereby reaffirms the pledge of the Signature Ernst Holdings, LLC Subfund and the taxes referred to in Subsection 2 of Section 403.19 of the Code of Iowa to be paid into such Subfund to the payment of the Agreement, provided, however, that no payment will be made under the Amended Agreement unless and until monies from the Signature Ernst Holdings, LLC Subfund are appropriated for such purpose by the City Council.

Section 6. All resolutions or parts thereof in conflict herewith are hereby repealed.

Passed and approved on November 10, 2025.

_____
Mayor

Attest:

_____
City Clerk

• • • • •

On motion and vote the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
POLK AND DALLAS COUNTIES SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the aforementioned City, hereby certify that the foregoing is a true and correct copy of the minutes of the Council of the City relating to adopting a resolution to approve an Amended Development Agreement.

WITNESS MY HAND hereto affixed this ___ day of _____, 2025.

_____
City Clerk

AMENDED DEVELOPMENT AGREEMENT

This Amended Development Agreement is entered into between the City of Grimes, Iowa (the "City") and Signature Ernst Holdings, LLC (the "Company") as of the 10th day of November, 2025 (the "Commencement Date").

WHEREAS, the City has established the Grimes Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain real property, which is situated in the City, lies within the Urban Renewal Area and is more specifically described on Exhibit A hereto (the "Property"), and the Company has undertaken the development of the Property, including for commercial uses (the "Development Project"); and

WHEREAS, in order to support the Development Project, (i) the Company will undertake the construction of certain public infrastructure improvements (the "Company Infrastructure Project"); and (ii) the City will undertake the construction of certain public infrastructure improvements (the "City Infrastructure Project"); and

WHEREAS, the Company will pay for the costs of the Company Infrastructure Project and the City Infrastructure Project; and

WHEREAS, the Company has requested that the City provide financial assistance in the form of incremental property tax payments to be used by the Company in paying the costs of the Company Infrastructure Project and the City Infrastructure Project, and the City is willing to provide such financial assistance; and

WHEREAS, the City and the Developer entered into a Development Agreement (the "Original Agreement") dated November 22, 2022, to set forth the mutual understanding of the City and the Company with respect to the obligations of the City and the Company in connection with the Development Project, the Company Infrastructure Project and the City Infrastructure Project; and

WHEREAS, it is now necessary to amend the Original Agreement to adjust the Base Valuation (as herein defined) of the Property; and

WHEREAS, this Amended Development Agreement (the "Agreement") has been prepared to set forth the updated, mutual understanding between the City and the Developer and to replace the Original Agreement; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. **Company's Covenants**

1. **Development Project.** The Company agrees to undertake the Development Project and to use best efforts to thereby promote the development of a portion of the Property to its highest and best commercial uses. The Company will maintain compliance with all local zoning, land use, building and safety codes and regulations in the undertaking of the Development Project.

The Company acknowledges that the Payments (as hereinafter defined) to be provided hereunder are not necessary for or related to any residential aspects of the Development Project, and the Company has the financial ability to develop such residential aspects without aid from the City.

2. **Company Infrastructure Project Construction.** The Company agrees to cause the construction of the Company Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit B hereto. Prior to constructing the Company Infrastructure Project, the Company will submit copies of all engineering documents related to the proposed Company Infrastructure Project to the City for review. The City may request reasonable changes in such documents, to ensure compliance with any applicable ordinances or regulations.

The City shall retain all rights to inspect the completed Company Infrastructure Project for quality of work and full compliance with City Code. All inspections must be completed in a timely manner consistent with standard construction practices. Nothing in this subsection shall be interpreted as limiting the City's rights to not accept the work if the Company Infrastructure Project is not completed to the satisfaction of the City.

Upon completion of the Company Infrastructure Project, provided that (i) such improvements are of the type ordinarily dedicated to the City; (ii) the City confirms to the Company in writing that such completed improvements meet City requirements; and (iii) the City accepts such Company Infrastructure Project in accordance with State law, the Company will provide the City with either a deed or permanent easement to the improvements and related right-of-way comprising the Company Infrastructure Project, which shall thereafter be maintained by the City.

3. **Company Infrastructure Project Costs Documentation**. Upon completion of the Company Infrastructure Project, the Company agrees to provide documentation (the "Costs Documentation") detailing the costs (the "Company Infrastructure Costs") incurred in the completion thereof, including invoices and such other documentation as is reasonably requested by the City, confirming that such Company Infrastructure Costs detailed in such Costs Documentation were in fact incurred in the construction of the Company Infrastructure Project and that such Company Infrastructure Costs are of an amount reasonably to have been expected with respect to such construction. The Company will include a cover page in the form attached hereto as Exhibit C with its submittal of the Costs Documentation.

The Company Infrastructure Costs may include costs relating to infrastructure-related land acquisition costs, designing and constructing the Company Infrastructure Project, landscaping and grading the Company Infrastructure Project, interest expense and other costs of financing, and

other reasonably related costs of carrying out the Company Infrastructure Project. The Company may also include costs relating to interest expense and other costs of financing related to the payment of costs for the City Infrastructure Project with its submittal of the Costs Documentation.

4. **Payment of Costs of City Infrastructure Project.** The Company agrees to pay the costs of the City Infrastructure Project in accordance with the terms and conditions of this Agreement. Upon receipt from the City of a Payment Request, as defined Section B.3 below, the Company agrees to remit payment to the City for the amount reflected on such Payment Request within ten (10) days of the date thereof.

5. **Property Tax Payment Certification.** The Company agrees to certify to the City by no later than October 15 of each year during the Term (as hereinafter defined), commencing October 15 of the year in which substantially all of the new taxable valuation from the first facility or facilities constructed on any portion of the Property is determined by the Polk County Assessor and placed upon the property tax rolls, an amount (the "Company's Estimate") equal to the estimated Incremental Property Tax Revenues (as hereinafter defined) anticipated to be paid in the fiscal year immediately following such certification with respect to the taxable valuation of the Property factored by eighty percent (80%) (the "Annual Percentage"). The first such certification made hereunder shall be hereinafter referred to as the "Triggering Certification". In submitting each such Company's Estimate, the Company will complete and submit the worksheet (the "Worksheet") attached hereto as Exhibit D. The City reserves the right to review and request revisions to each such Company's Estimate to ensure the accuracy of the figures submitted. The Triggering Certification must be made by no later than October 15, 2025.

For purposes of this Agreement, Incremental Property Tax Revenues are calculated by: (1) determining the consolidated property tax levy (city, county, school, etc.) then in effect with respect to taxation of the Property; (2) subtracting (a) the debt service levies of all taxing jurisdictions, (b) the school district instructional support and physical plant and equipment levies and (c) any other levies which may be exempted from such calculation by action of the Iowa General Assembly; (3) multiplying the resulting modified consolidated levy rate times any incremental growth in the taxable valuation of the Property, as shown on the property tax rolls of Polk County, above and beyond that of the Base Valuation (as hereinafter defined); and (4) deducting any property tax credits which shall be available with respect to the incremental valuation of the Property.

The "Base Valuation" of the Property for purposes of calculating Incremental Property Tax Revenues under this Agreement and Section 403.19 of the Code of Iowa shall the assessed taxable valuation of the Property as of January 1, 2022.

Upon request, the City staff shall provide reasonable assistance to the Company in completing the worksheet(s) required under this Section A.5.

6. **Property Taxes.**

Payment of Taxes. The Company agrees to make or ensure timely payment of all property taxes for which the Company is responsible under the laws of the State of Iowa as they

come due with respect to the Property throughout the Term, and, upon request, to submit to the City a receipt or cancelled check in evidence of each such payment.

7. Default Provisions.

A. Events of Default. The following shall be "Events of Default" under this Agreement, and the term "Event of Default" shall mean, whenever it is used in this Agreement (unless otherwise provided), any one or more of the following events:

(i) Failure by the Company to undertake the Development Project pursuant to the terms and conditions of this Agreement.

(ii) Failure by the Company to complete construction of the Company Infrastructure Project pursuant to the terms and conditions of this Agreement.

(iii) Failure by the Company to fully and timely remit payment of property taxes when due and owing.

(iv) Failure by the Company to comply with sections A.3, A.4 and A.5 of this Agreement.

(v) Failure by the Company to observe or perform any material covenant on its part, to be observed or performed hereunder.

B. Notice and Remedies. Whenever any Event of Default described in this Agreement occurs, the City shall provide written notice to the Company describing the cause of the default and the steps that must be taken by the Company in order to cure the default. The Company shall have thirty (30) days after receipt of the notice to cure the default or to provide assurances satisfactory to City that the default will be cured as soon as reasonably possible. If the Company fails to cure the default or provide assurances, City shall then have the right to:

(i) Pursue any action available to it, at law or in equity, in order to enforce the terms of this Agreement;

(ii) Withhold the Payments under Section B.4 of this Agreement.

B. City's Obligations

1. Review of Public Infrastructure Cost Documentation. The City public works and engineering personnel will review the Costs Documentation within fourteen (14) days of receipt thereof from the Company. If the City determines the costs set forth in the Costs Documentation are costs reasonably incurred in the construction of the Company Infrastructure Project, the City shall record a summary of the date, amount and nature of the costs (the "Accepted Company Infrastructure Costs") on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit E, and such summary shall be the official record of the Company Infrastructure Costs for purposes of tallying the Maximum Payment Total, as defined in Section B.4 of this Agreement.

If the City determines the Company Infrastructure Costs set forth in the Costs Documentation are not costs reasonably incurred in the construction of the Company Infrastructure

Project, the City shall notify the Company of such determination within fifteen (15) days of such determination in order to allow an opportunity for the Company to cure the noted deficiencies.

2. **Design and Construction of City Infrastructure Project**. The City agrees to cause the construction of the City Infrastructure Project in accordance with the timeline and specifications set forth on Exhibit F hereto. The current cost estimate for the Infrastructure Project at the time of execution of this Agreement is $2,000,000 (the "City Infrastructure Cost Estimate"), including costs associated with the planning and design of the City Infrastructure Project.

The City agrees to procure construction contracts for the City Infrastructure Project through the statutory process for public bid letting set forth in Chapter 26 of the Code of Iowa and otherwise in accordance with applicable law. If the bids received for the construction of the City Infrastructure Project are higher than the City Infrastructure Cost Estimate such that the actual costs of the City Infrastructure Project are projected to exceed the City Infrastructure Cost Estimate by a factor of twenty-five percent (25%) then the City will consult with the Company prior to awarding the contract, and the two parties will negotiate in good faith an arrangement to deal with such cost overruns. Any changes to the specifications or the timeline for completion for the City Infrastructure Project resulting from such negotiations shall be reflected on Exhibit F hereto.

3. **Request for Payment of Costs of Infrastructure Project.** Within five (5) days of incurring costs (the "City Infrastructure Costs") for the City Infrastructure Project, the City will submit a request (each, a "Payment Request") for payment of such City Infrastructure Costs to the Company.

For purposes of this Agreement, City Infrastructure Costs may include all costs incurred by the City related to the infrastructure-related land acquisition costs, designing and constructing the City Infrastructure Project, landscaping and grading the City Infrastructure Project, and other reasonably related costs of carrying out the City Infrastructure Project.

Each Payment Request made by the City under this Section B.3 will be accompanied by invoices, billing statements, payment requests and such other documentation as is reasonably requested by the Company, confirming that the City Infrastructure Costs detailed in such documentation were incurred in the installation of the City Infrastructure Project and that such City Infrastructure Costs are of an amount reasonably to have been expected with respect to such installation.

Upon receipt of each payment from the Company for the City Infrastructure Costs, the City shall record a summary of the date, amount and nature of such costs (the "Accepted City Infrastructure Costs") on the Summary of Accepted Infrastructure Costs attached hereto as Exhibit E, and such summary shall be the official record of the City Infrastructure Costs for purposes of tallying the Maximum Payment Total, as defined in Section B.4 of this Agreement.

4. **Payments**. In recognition of the Company's obligations set out above, the City agrees to make semiannual economic development tax increment payments (the "Payments" and, individually, each a "Payment") to the Company during the Term, pursuant to Chapters 15A and 403 of the Code of Iowa, provided however that the aggregate, total amount of the Payments (the "Maximum Payment Total") shall not exceed the lesser of (i) the sum of the Accepted Company

Infrastructure Costs plus the Accepted City Infrastructure Costs, or (ii) $8,000,000. The Payments shall be funded from the incremental valuation of the Property for a period not in excess of ten (10) fiscal years. All Payments under this Agreement shall be subject to annual appropriation by the City Council, as provided hereunder.

The Payments shall not constitute general obligations of the City but shall be made solely and only from the Annual Percentage of Incremental Property Tax Revenues received by the City from the Polk County Treasurer attributable to the taxable valuation of the Property.

The Payments will be made on December 1 and June 1 of each fiscal year following an affirmative appropriation decision as provided for under Section B.5 below, beginning on December 1 of the fiscal year immediately succeeding the year in which the Triggering Certification is made, and continuing for a period of a total of ten (10) fiscal years, provided, however, that no Payments will be made after the sooner of (i) the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total; or (ii) June 1, 2043.

For example, assuming the Triggering Certification is made October 15, 2025 and all appropriation determinations are approved affirmatively by the City Council under Section B.5 below, then Payments will be made on each December 1 and June 1, beginning December 1, 2026, and continuing through and including the sooner of June 1, 2036 (or any succeeding year(s) through June 1, 2043 if the City elects not to appropriate funds for one or more Payment(s) during any intervening year) or the date on which the aggregate sum of Payments made hereunder equals the Maximum Payment Total.

5. **Annual Appropriation.** The Payments shall be subject to annual appropriation by the City Council. Prior to December 1 of each year during the Term of this Agreement, beginning in the fiscal year in which the Triggering Certification is filed, the City Council of the City shall consider the question of obligating for appropriation to the funding of the Payments due in the following fiscal year, an amount (the "Appropriated Amount") of Incremental Property Tax Revenues to be collected in the following fiscal year equal to or less than the most recently submitted Company's Estimate.

In any given fiscal year, if the City Council determines to not obligate the then-considered Appropriated Amount, then the City will be under no obligation to fund the Payments scheduled to become due in the following fiscal year, and the Company will have no rights whatsoever to compel the City to make such Payments or to seek damages relative thereto or to compel the funding of such Payments in future fiscal years. A determination by the City Council to not obligate funds for any particular fiscal year's Payments shall not render this Agreement null and void, and the Company shall make the next succeeding submission of the Company's Estimate as called for in Section A.5 above, provided however notwithstanding anything to the contrary set forth in this Agreement, in the event the City Council determines not to obligate funds for any particular fiscal year's Payments shall extend the expiration of the Company's right to seek Payments by one year for each year the City Council determines not to so obligate funds; further provided, however that no Payment shall be made after June 1, 2043.

6. **Payment Amounts.** The aggregate Payments to be made in a fiscal year shall not exceed an amount equal to the corresponding Appropriated Amount (for example, for the

Payments due on December 1, 2026 and on June 1, 2027, the aggregate maximum amount of such Payments would be determined by the Appropriated Amount determined for certification by December 1, 2025). Furthermore, the amount of each such Payment shall not exceed the amount of Incremental Property Tax Revenues (excluding allocations of "back-fill" or "make-up" payments from the State of Iowa for property tax credits or roll-back) actually received by the City from the Polk County Treasurer attributable to the taxable incremental valuation of the Property in the six (6) months immediately preceding the extant Payment due date.

7. **Certification of Payment Obligation.** In any given fiscal year, if the City Council determines to obligate the then-considered Appropriated Amount, as set forth in Section B.5 above, then the City Clerk will certify by December 1 of each such year to the Polk County Auditor an amount equal to the most recently obligated Appropriated Amount.

C. **Administrative Provisions**

1. **Amendment and Assignment.** Neither party may cause this Agreement to be amended, assigned, assumed, sold or otherwise transferred without the prior written consent of the other party. However, the City hereby gives its permission that the Company's rights to receive the Payments hereunder may be assigned by the Company to a private lender, as security on a credit facility taken with respect to the Development Project, the Company Infrastructure Project, and/or the City Infrastructure Project without further action on the part of the City.

2. **Successors.** This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. **Term.** The term (the "Term") of this Agreement shall commence on the Commencement Date and end on June 1, 2043 or on such earlier date upon which the aggregate sum of Payments made to the Company equals the Maximum Payment Total.

4. **Choice of Law.** This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF GRIMES, IOWA

By: _____
Mayor Scott Mikkelsen

Attest:

_____
Rachel Greving, City Clerk

SIGNATURE COMPANIES LLC

By: Clint Ackerman
Title: Managing Member

4920-5212-2484\1

EXHIBIT A
LEGAL DESCRIPTION OF THE PROPERTY

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF OUTLOT 'X', NORTH POINTE PLAT 1, AN OFFICIAL PLAT IN SAID CITY OF GRIMES; THENCE SOUTH 89°49'33 EAST ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 763.49 FEET; THENCE SOUTH 00°20'06" WEST, 87.38 FEET; THENCE SOUTH 89°39'54" EAST, 179.05 FEET; THENCE SOUTH 00°20'06" WEST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 71.79 FEET; THENCE SOUTH 00°20'06" WEST, 120.36 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG SAID SOUTH LINE, 825.10 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NE GRIMES BOULEVARD; THENCE NORTH 01°38'20" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1325.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.42 ACRES (1,194,434 SQUARE FEET).
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

And

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF GRIMES, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 00°20'06" WEST ALONG THE EASTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 1325.74 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 89°46'05" WEST ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 193.29 FEET; THENCE NORTH 00°20'06" EAST, 120.36 FEET; THENCE SOUTH 89°39'54" EAST, 71.79 FEET; THENCE NORTH 00°20'06" EAST, 1117.50 FEET; THENCE NORTH 89°39'54" WEST, 179.05 FEET; THENCE NORTH 00°20'06" EAST, 87.38 FEET TO THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°49'33" EAST ALONG SAID NORTHERLY LINE, 300.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.26 ACRES (185397 SQUARE FEET).

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

EXHIBIT B
TIMELINE AND SPECIFICATIONS OF COMPANY INFRASTRUCTURE PROJECT

TIMELINE AND SPECIFICATIONS OF COMPANY INFRASTRUCTURE PROJECT

1. Extension of NE Beaverbrook Blvd from Highway 141, east approximately 877 feet to the termination of the existing NE Beaverbrooke Blvd. Details shown on approved construction drawings. To be completed by July 1st, 2024.

2. Extension of NE Destination Drive through the Property. Details shown on approved construction drawings. To be completed by July 1st, 2024.

3. Roundabout at the intersection of NE Beaverbrooke Blvd and NE Destination Drive. Details shown on approved construction drawings. To be completed by July 1st, 2024.

4. Extension of NE Destination Drive, north of the roundabout, approximately 250 feet. Details shown on approved construction drawings. To be completed by July 1st, 2024.

EXHIBIT C
FORM OF COVER PAGE FOR COMPANY INFRASTRUCTURE PROJECT COSTS DOCUMENTATION

Date submitted: _____

Submitted by: _____

Contact information: _____

Index of Invoices/Statements Attached to substantive request:

_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____
_____

I, the undersigned hereby certify that the costs shown on the documents referred in the index above are legitimate costs reasonably incurred in the undertaking of the Company Infrastructure Project.

SIGNATURE COMPANIES LLC

By: _____

Title: Managing Member

Reviewed and accepted by the City of Grimes, Iowa this _____ day of _____, 20__.

By: _____
City Administrator

4920-5212-2484\1

EXHIBIT D
COMPANY'S ESTIMATE WORKSHEET

(1) Date of Preparation: October _____, 20____.

(2) Assessed Valuation of Property as of January 1, 20_____:

$_____.

(3) Base Taxable Valuation of Property:

$_____.

(4) Incremental Taxable Valuation of Property (2 minus 3):

$_____ (the "TIF Value").

(5) Current City fiscal year consolidated property tax levy rate for purposes of calculating Incremental Property Tax Revenues (the "Adjusted Levy Rate"):

$_____ per thousand of value.

(6) The TIF Value (4) factored by the Adjusted Levy Rate (5).

$_____ x $_____/1000 = $_____ (the "TIF Estimate")

(7) TIF Estimate ($_____ x .80 (80%) = Company's Estimate ($_____).

4920-5212-2484\1

EXHIBIT E

SUMMARY OF ACCEPTED INFRASTRUCTURE COSTS

Date of Cost	Amount of Cost	Nature of Cost (Specify type of Cost and whether Cost is related to Company Infrastructure Project or City Infrastructure Project)	Date Accepted by City

4920-5212-2484\1

EXHIBIT F
TIMELINE AND SPECIFICATIONS OF CITY INFRASTRUCTURE PROJECT

1. Intersection and Signalization Improvements at Highway 141 and NE Destination Drive. Details shown on approved construction drawings. To be completed by July 1st, 2024.

2. Extension of NE Destination Drive south of Property to termination of existing NE Designation Drive within Lot B, Destination Market Plat 1. Details shown on approved construction drawings. To be completed by July 1st, 2026.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM:

BACKGROUND: The property owners, DeCarlo Properties, Inc. and Kelly DeCarlo, desire to tie the three existing lots together for the purpose of allowing resurfacing of the outdoor storage area and other accessory structures to be built on the lots adjoining Lot 5 where the proposed building will be. A declaration of site restrictions is necessary to ensure the lots are not sold independently of one another, and are all maintained to an equal condition.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

RESOLUTION 11-0825 APPROVING DECLARATION OF SITE RESTRICTIONS FOR LOT 5 & PORTIONS OF LOT 1 IN CAPITOL CITY PARK

Grimes Resolution No. 11-0825

WHEREAS, DeCarlo Properties, Inc. and Kelly DeCarlo (“Owners”) own Lot 5 & portions of Lot 1 in Capitol City Park (the "Property"); and

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

WHEREAS, the Owners have requested to construct accessory structures on the Property; and

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

WHEREAS, Owner has agreed to enter into a Declaration of Site Restrictions ("Agreement") declaring certain site restrictions.

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

1. That the Agreement is hereby accepted and approved by the City Council of the City of Grimes, Iowa.

2. That the Mayor is hereby authorized to execute such Agreement on behalf of the City, and the City Clerk to attest to his signatures.

3. That the City Clerk is hereby authorized and directed to file the Agreement with the Polk County Recorder.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, City of Grimes, 410 SE Main Street, Suite 102, Grimes, Iowa 50111 Phone (515) 986-4050
Return To: Grimes City Clerk, 101 NE Harvey Street Grimes, Iowa 50111 Phone (515) 986-3036

DECLARATION OF SITE RESTRICTIONS

THIS DECLARATION OF SITE RESTRICTIONS ("Agreement") is made and entered into this 27th day of October, 2025, by and between the CITY OF GRIMES, IOWA, a municipal corporation (the "City") and DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation, and Kelly DeCarlo, formerly known as Kelly L Zastrow, and Daniel L. DeCarlo, a married couple (collectively, the "Property Owners").

RECITALS:

A. Property Owners are the owners of certain real property located in the City of Grimes, Polk County, Iowa at 3905 SE Capitol Circle and, legally described as:

> Lot 5 in Capitol City Park, being an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property A"); and
>
> The West 135 feet of Lot 1 (Except the North 400 feet) in Capitol City Park, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property B"); and
>
> The South 310 feet of the North 660.00 feet, except the West 135.00 feet of Lot One (1) in Capitol City Park, being an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property C"); and
>
> Lot 1, except the west 135.00 feet, and except the north 660.00 feet, Capitol City Park, an Official Plat in Polk County, Iowa containing 1.56 Acres More or Less ("Property D").

B. The Property Owners desires to integrate the four (4) lots into one property for the purpose of constructing accessory structures.

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

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

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

2. Conveyance of All Lots to Same Owner Required. For as long as the accessory structures are located on Property B, Property C and Property D, the Property Owners agrees that Property A shall not be conveyed independently of Property B, Property C, and Property D and that Property B, Property C, and Property D shall be equally maintained in a manner that is consistent with the neighborhood.

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

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

5. Warranty of Title. Property Owners hereby warrants to the City that the Property Owners are the owners of the Property and hereby covenants to defend Property Owners' title to the Property for purposes of this Agreement.

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

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

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

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

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

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

PROPERTY OWNER

DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation

By: Kelly DeCarlo
Kelly DeCarlo, President

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 27th day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly DeCarlo, the President of DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

NOTARIAL SEAL IOWA
BROOKE LYNN NELSON
Commission Number 830102
My Commission Expires
02-10-2027

Brooke Lynn Nelson
Notary Public in and for the
State of Iowa

PROPERTY OWNER

Kelly DeCarlo
Kelly DeCarlo

Daniel L. DeCarlo 10-27-2025
Daniel L. DeCarlo

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 27th day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly DeCarlo and Daniel L. DeCarlo, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that the persons executed the instrument as the voluntary act of the persons.

NOTARIAL SEAL IOWA
BROOKE LYNN NELSON
Commission Number 830102
My Commission Expires
02-10-2027

Brooke Lynn Nelson
Notary Public in and for the
State of Iowa

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

_____
Rachel Greving, City Clerk

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2024, and that Scott Mikkelsen and Rachel Greving acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

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

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM:

BACKGROUND: The site plan for 3905 SE Capitol Circle identifies the required construction of a sidewalk along the east side of SE Capitol Circle. Due to the uncertainty related to improvements on SE Capitol Circle, Staff has concluded that delaying the construction of the sidewalk to align with future improvements to SE Capitol Circle is the best option.

That being said, Staff has developed the attached Agreement Regarding Sidewalk Construction. The agreement identifies that the property owner/developer will construct the sidewalk at their own cost within one year of the completion of the SE Capitol Circle improvements. At the time SE Capitol Circle is improved, the City will give notice to the property owner/developer to complete the construction of the sidewalk.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the Resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

RESOLUTION 11-0925 APPROVING AGREEMENT REGARDING SIDEWALK CONSTRUCTION FOR 3905 SE CAPITOL CIRCLE

Grimes Resolution No. 11-0925

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a permit for the construction of a commercial building located at 3905 SE Capitol Circle on Lot 5 of Capitol City Park, Grimes, Iowa, Polk Iowa (the “Project”); and,

WHEREAS, the Project identified the construction of a 5’ sidewalk adjacent to the east side of SE Capitol Circle (the “Improvements”); and,

WHEREAS, due to the lack of an existing sidewalk network along SE Capitol Circle, the Developer does not wish to install the Improvements at this time; and,

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa: That the City approves the Agreement Regarding Sidewalk Construction for 3905 SE Capitol Circle.

BE IT FURTHER RESOLVED that the Mayor and City Clerk are hereby authorized and directed to execute the Agreement and file the Agreement with the Polk County Recorder.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

PREPARED BY: Alivia Hoodjer, City of Grimes, 410 SE Main Street, Suite 102 Grimes, IA 50111 (515) 986-4050
RETURN TO: Rachel Greving, Grimes City Clerk, 101 NE Harvey Street Grimes, Iowa 50111 (515) 986-3036

AGREEMENT REGARDING SIDEWALK CONSTRUCTION FOR LOT 5 CAPITOL CITY PARK

This Agreement Regarding Sidewalk Construction ("Agreement") made and entered into this _____ day of _____ 20___, by and between DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation ("Property Owner") and the City of Grimes, Iowa, an Iowa municipal corporation ("Grimes").

WHEREAS, Property Owner has plans to develop property legally described on Exhibit A, attached hereto and incorporated herein by this reference (the "Property"), which is located within the City of Grimes; and

WHEREAS, Property Owner has previously submitted to Grimes, for its consideration, and Grimes has approved a site plan for the construction of a commercial building generally located at 3905 SE Capitol Circle, Grimes, Iowa, Polk Iowa (the "Project"); and

WHEREAS, the Project identified the construction of a 5' sidewalk adjacent to the east side of SE Capitol Circle (the "Improvements"); and

WHEREAS, due to the lack of existing sidewalk network along SE Capitol Circle, the Property Owner does not wish to install the Improvements at this time; and

WHEREAS, Grimes agrees that the delayed installation of the Improvements will allow for a more efficient future construction process.

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

1. The Property Owner or future property owner agrees to construct the sidewalk at their own cost in accordance to the approved site plan and attached Exhibit A.
2. The construction of the sidewalk along SE Capitol Circle shall occur by the Property Owner or future property owner within 60 days following written notice by the City of Grimes. If the Property Owner or future property owner does not comply with this provision, the City shall construct the sidewalk and bill the Property Owner or future property owner for the cost incurred by the City to construct the improvements.

3. This Agreement shall be recorded with the Polk County Recorder.

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

Signed this _____ day of _____, 20___.

Property Owner:
DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation,

By: _____
Kelly DeCarlo, President

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly DeCarlo, formerly known as Kelly DeCarlo, President of DeCarlo Properties, Inc., f/k/a The Grounds Keeper, Inc., an Iowa corporation to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

_____
Notary Public in and for the
State of Iowa

My Commission expires _____

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

_____
Rachel Greving, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

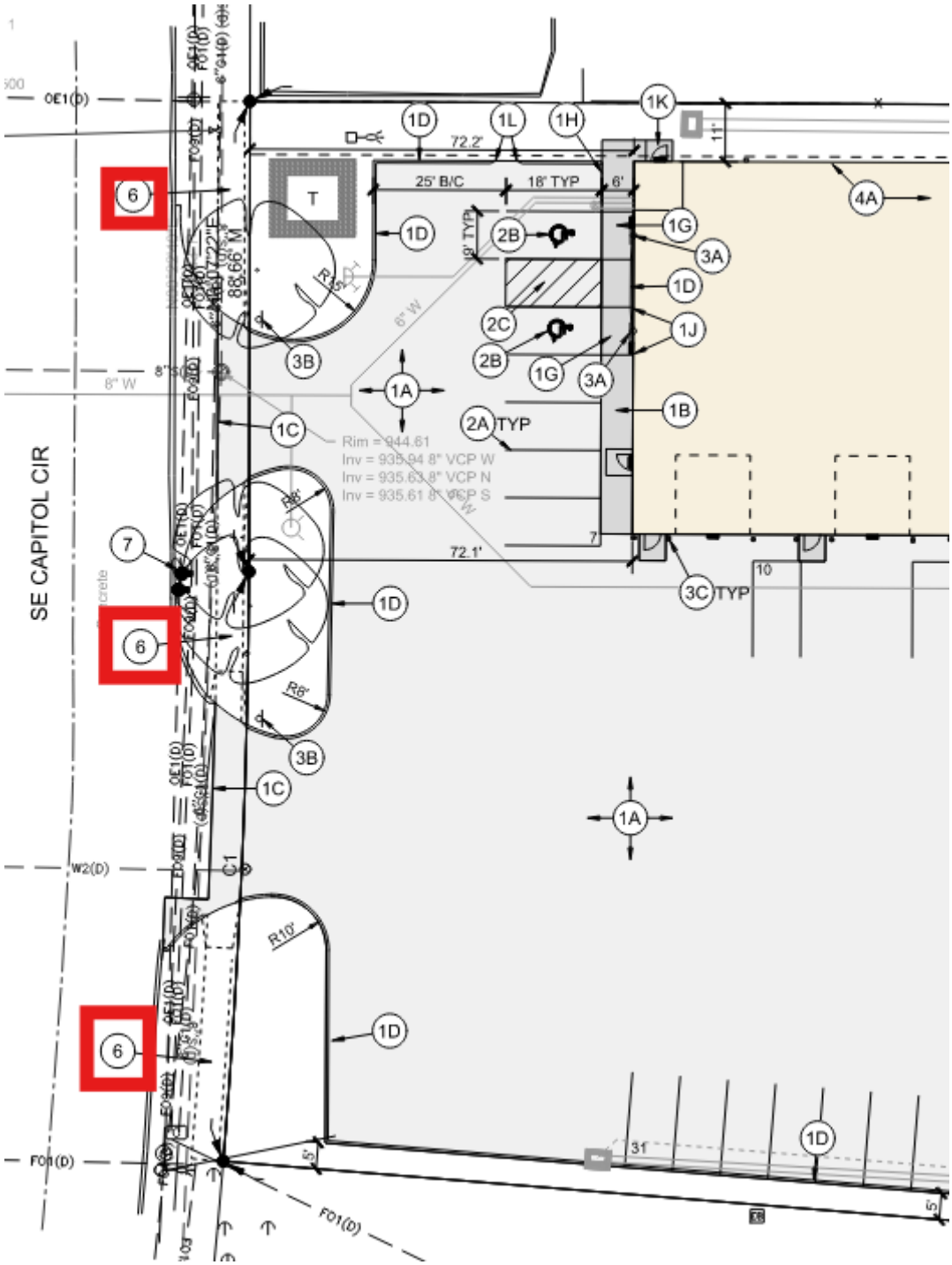
On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rachel Greving, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of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

_____
Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

Lot 5 in Capitol City Park, being an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.



CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM:

BACKGROUND: The owners of 2501 NE Ewing Court have requested approval to install a fence within a certain surface water flotage easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Approved Final Plat for Chevalia Trace Plat 1 - 2010

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

RESOLUTION 11-1025 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A SURFACE WATER FLOWAGE EASEMENT FOR LOT 12 OF CHEVALIA TRACE PLAT 1 - 2501 NE EWING COURT

Grimes Resolution No. 11-1025

WHEREAS, the owners of Lot 12 of Chevalia Trace Plat 1 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain surface water flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the surface water flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the surface water flowage easement ("Consent and Agreement") regarding Lot 12 of Chevalia Trace Plat 1 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Jordan Lloyd and Maggie Lloyd, *a married couple* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

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

   Lot 12 of Chevalia Trace Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain Surface Water Flowage Easement, as shown in the Chevalia Valley Plat 1 dated June 23, 2006, recorded on July 6, 2006, in Book 11733, Page 983-987 in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.

3. IMPROVEMENTS. The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.

4. CITY CONSENT TO INSTALLATION OF IMPROVEMENTS. The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.

6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.

8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.

9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this ___ day of _____, 20__.

PROPERTY OWNERS

Jordan Lloyd

Maggie Lloyd

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 27th day of October, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jordan Lloyd, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 27th day of October, 2025 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Maggie Lloyd, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

_____
Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

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

_____
Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in a surface water flowage easement on Lot 12 of Chevalia Valley Plat 1 (2501 NE Ewing Ct) in accordance to permit number FN-25-084.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM:

BACKGROUND: The owners of 1812 NW 8th Street have requested approval to install a fence within a certain surface water flowage easement on the subject property. The proposed installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the easements.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: No

BOARD/COMMISION ACTIONS: Approved Final Plat for Autumn Park West Plat 1 - 2018

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alivia Hoodjer, Assistant Planner , ahoodjer@grimesiowa.gov

Prepared by:	Alivia Hoodjer, Assistant Planner
Return to:	Alivia Hoodjer, Assistant Planner

RESOLUTION 11-1125 APPROVING CONSENT AND AGREEMENT TO IMPROVEMENTS WITHIN A SURFACE WATER FLOWAGE EASEMENT FOR LOT 34 OF AUTUMN PARK WEST PLAT 1 - 1812 NW 8TH STREET

Grimes Resolution No. 11-1125

WHEREAS, the owners of Lot 34 of Autumn Park West Plat 1 in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within a certain surface water flowage easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, the City desires to accept the Consent and Agreement for improvements within the surface water flowage easement.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Consent and Agreement for Improvements within the surface water flowage easement ("Consent and Agreement") regarding Lot 34 of Autumn Park West Plat 1 is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signatures and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Preparer Information: Alivia Hoodjer, Assistant Planner, 410 SE Main St Ste. 102 Grimes, IA 50111 (515) 986-4050
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rachel Greving, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Chad Campbell and Kris Campbell, *a married couple* (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

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

   Lot 34 of Autumn Park West Plat 1, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. EXISTING EASEMENT. The Property Owner or Property Owner's predecessor in title, granted that certain surface water flowage easement, as shown in the Autumn Park West Plat 1 dated November 2, 2018, recorded on November 30, 2018, in Book 17164, Page 765-769 in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.

3. IMPROVEMENTS. The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.

4. CITY CONSENT TO INSTALLATION OF IMPROVEMENTS. The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.

6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.

8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.

9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 30th day of October, 2025

PROPERTY OWNERS

Chad Campbell

Chad Campbell

Kris Campbell

Kris Campbell

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 30th day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chad Campbell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Evann Martin

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

STATE OF IOWA)
) SS
COUNTY OF Polk)

On this 30th day of October, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Chad Campbell, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.

NOTARIAL SEAL IOWA
EVANN MARTIN
Commission Number 833219
My Commission Expires
07/20/2027

Evann Martin

Notary Public in and for the
State of Iowa

My Commission expires 07/20/2027

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

_____
Rachel Greving
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

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

_____
Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' chain-link fence has been proposed to be constructed in a surface water flowage easement on Lot 34 of Autumn Park West Plat 1 (1812 NW 8th Street) in accordance to permit number FN-25-089.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution Approving Offer to Purchase and Agreement - 142nd ST Reconstruction - Mid American Energy

BACKGROUND:

The Cities of Urbandale and Grimes are jointly undertaking the 142nd Street Reconstruction Project, which involves the widening and reconstruction of 142nd Street from Meredith Drive north to Waterford Road. The project is a cooperative effort in which the City of Urbandale is serving as the lead agency, managing the design, coordination, and construction on behalf of both cities. Each respective City is handing ROW acquisition.

As part of the required right-of-way acquisition for this project, a parcel of land owned by MidAmerican Energy Company has been identified as necessary to accommodate roadway widening, grading, and utility relocations. Due to the size of the acquisition, staff developed a compensation estimate, based upon recent land sales in the immediate vicinity.

BUDGETARY CONSIDERATIONS: $6,120.00, funded from the proejct capital account.

STRATEGIC PLANNING:
Prioritized: ____YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP
Return to: Alex Pfaltzgraff, AICP

RESOLUTION APPROVING OFFER TO PURCHASE AND AGREEMENT - 142ND ST RECONSTRUCTION - MID AMERICAN ENERGY

Grimes Resolution No. 11-1225

WHEREAS, the City of Grimes and City of Urbdandale have previously entered into a 28E Agreement, pertaining to the widening and improvement to 142nd Street from Meredith Drive to Waterford Road (the "Improvements")

WHEREAS, the City of Urbandale has developed plans to construct the Improvements and has determined that certain easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the “Offer”), provided as Exhibit A, to the property owner (the “Owner”); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

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

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor and/or City Manager are authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Prepared by/Return to: Alex Pfaltzgraff, City of Grimes, 410 SE Main Street, Unit 102, Grimes, IA 50111 515.986.4050

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

PARCEL NO. **7925-07-300-002**
COUNTY: **Polk**
PROJECT NO. **N/A**
PROJECT NAME: **142nd Street Paving Project**

TO: MIDAMERICAN ENERGY CO

On this 26th day of September 2025, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Easement Exhibit. This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER acknowledges that Subject to Iowa Code Sec. 6B.52 and Section 11 of this Agreement, SELLER acknowledges and agrees that the compensation provided under this Agreement represents the fair and reasonable market value for the property interests described herein.**

2. **SELLER grants Buyer the immediate right to enter the premises for sole the purpose of gathering survey and soil data.**

3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
$	on right of possession	
$	on conveyance of title	
$	on surrender of possession	
$ 6,120.00	on possession and conveyance	Within 30 Days of BUYER Approval
$ 6,120.00	TOTAL LUMP SUM	

BREAKDOWN: ac. = acres / sq.ft. = square feet

Land by Fee Title	3,060	sq.ft.	$ 6,120.00
Underlying Fee Title	0	sq.ft.	$ 0.00
Permanent Easement	0	sq.ft.	$ 0.00
Temporary Easement(s)	0	sq.ft.	$ 0.00
Landscaping/Other			$ 0.00
Total			$ 6,120.00

Additional Damages None

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: N/A

5. Each page and each attachment is by this reference made part hereof.

6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: None

7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.

8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.

9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.

10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.

11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.

12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.

13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: None

14. BUYER shall be responsible for the removal and relocation of any fences.

15. BUYER shall be responsible for all restoration disturbed area within the easements.

16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.

17. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.

18. GENERAL PROVISIONS.

    a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
    b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
    c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

By:_____
Benjamin T. Keith, Vice President, Electric Transmission

By:_____
Mark D. Lowe, Senior Vice President, General Counsel & Assistant Corporate Secretary

ACKNOWLEDGMENT

STATE OF Iowa)
) ss
COUNTY OF Scott)

This record was acknowledged before me on 10/24, 2025, by Benjamin T. Keith as Vice President, Electric Transmission of MidAmerican Energy Company.

NOTARIAL SEAL IOWA
JOSHUA T. MORSE
COMMISSION NUMBER 842583
MY COMMISSION EXPIRES
September 27, 2026

Signature of Notary Public

ACKNOWLEDGMENT

STATE OF Iowa)
) ss
COUNTY OF Polk)

This record was acknowledged before me on November 3, 2025, by Mark D. Lowe as Senior Vice President, General Counsel & Assistant Corporate Secretary of MidAmerican Energy Company.

NOTARIAL SEAL IOWA
DEBORAH S BORCHERT
Commission Number 720034
My Commission Expires
12/17/2026

BUYER'S APPROVAL

_____
Signed by: Scott Mikkelsen (Date)

_____
Attested by: Rachel Greving (Date)

BUYER'S ACKNOWLEDGMENT

STATE OF _____}
COUNTY OF _____} ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

ACQUISITION PLAT

PREPARED FOR

CITY OF GRIMES
101 NE HARVEY ST
GRIMES, IOWA 50111

PROPRIETOR

MIDAMERICAN ENERGY CO
PO BOX 657
DES MOINES, IOWA 50306-0657

LEGEND

- SUBJECT ACQUISITION AREA
- EXISTING BOUNDARY LINE
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- P.O.B. — POINT OF BEGINNING
- FOUND MONUMENT AS NOTED
- SET MONUMENT 5/8" IR WITH BLUE CAP #26306
- IR — ROUND IRON REBAR (OUTSIDE DIAMETER)
- FOUND SECTION CORNER AS NOTED

SUBJECT PROPERTY LEGAL DESCRIPTION

THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA

DESCRIPTION OF ACQUISITION AREA

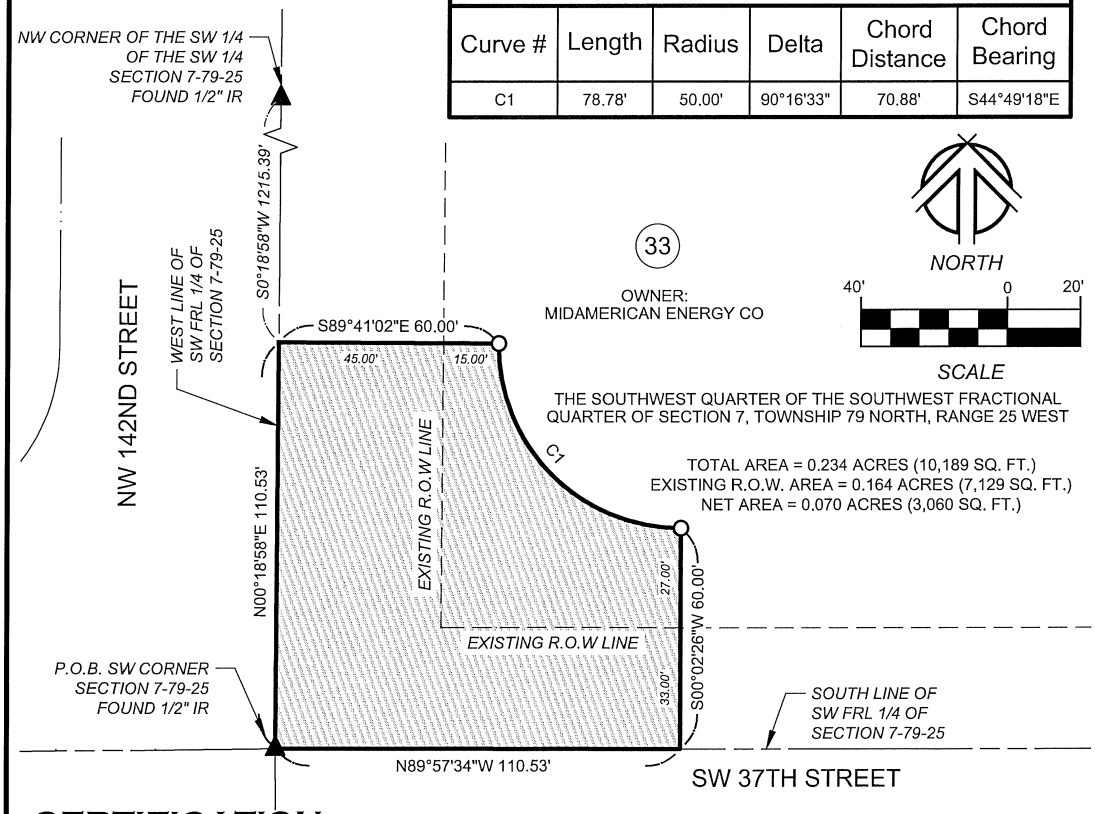
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 7, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., POLK COUNTY, IOWA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID SECTION 7; THENCE N 00° 18' 58" E, ALONG THE WEST LINE OF THE SW FRL 1/4 OF SAID SECTION 7, A DISTANCE OF 110.53 FEET; THENCE S 89° 41' 02" E, A DISTANCE OF 60.00 FEET; THENCE SOUTHEASTERLY 78.78 FEET ALONG A CURVE TO THE LEFT, NOT TANGENT TO THE LAST DESCRIBED LINE, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 90° 16' 33" AND A CHORD DISTANCE OF 70.88 FEET WHICH BEARS S 44° 49' 18" E; THENCE S 00° 02' 26" W, A DISTANCE OF 60.00 FEET, TO THE SOUTH LINE OF THE SW FRL 1/4 OF SAID SECTION 7; THENCE N 89° 57' 34" W, ALONG SAID SOUTH LINE OF THE SW FRL 1/4 OF SECTION 7, A DISTANCE OF 110.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.234 ACRES (10,189 SQ. FT.) MORE OR LESS, INCLUDING 0.164 ACRES (7,129 SQ. FT.) OF EXISTING R.O.W. FOR A NET AREA OF 0.070 ACRES (3,060 SQ. FT.).

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	78.78'	50.00'	90°16'33"	70.88'	S44°49'18"E



CERTIFICATION

LICENSED PROFESSIONAL LAND SURVEYOR
ADAM D. SCHOEPPNER
26306
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature: _____

Name: Adam D. Schoeppner, P.L.S. No. 26306 Date

My license renewal date is December 31, 2025 Date of survey: 12/28/23

Pages or sheets covered by this seal: This sheet only

NILES ASSOCIATES
1933 SW MAGAZINE ROAD
ANKENY, IOWA
50023-2555
(515) 965-0123 PHONE
(515) 965-3322 FAX
www.nillesinc.com

PROJECT:	NAI No.:	DRAWN BY:	DWG No.:
142ND STREET PAVING PROJECT	23112	JHP	1/1
LOCATION: GRIMES, IOWA	DATE: 09/06/24	CHECKED BY: ADS	SHEET TITLE: RW-33

V:\NAI 2017\Projects 2017\23112\Documents-Easements\23112-EX.dwg

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Approving Offer to Purchase and Agreement - Johnson Development, L.C. - Gateway Dr & E 1st St Intersection Improvements

BACKGROUND: With the development of the plans for the Gateway Drive & E 1st Street Improvements, it has been determined that certain easements will be necessary to construct the project.

An estimate of value has been prepared for the easements, and an offer made to the property owner. The offer indicates that the City will pay a total of $12,050.00 for the permanent and temporary easements.

The owner reviewed the offer and accepted it.

BUDGETARY CONSIDERATIONS: $12,050.00 covered with project funds.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION APPROVING OFFER TO PURCHASE AND AGREEMENT — JOHNSON DEVELOPMENT, L.C. - GATEWAY DRIVE AND E. 1ST STREET IMPROVEMENTS

Grimes Resolution No. 11-1325

WHEREAS, the City of Grimes is developing plans to construct the Gateway Drive and E.1st Street Improvements (the “Project”) and has determined that certain right of way and easements are necessary in order to construct the Project; and

WHEREAS, the City of Grimes has extended an Offer to Purchase and Agreement (the “Offer”), provided as Exhibit A, to the property owner (the “Owner”); and

WHEREAS, the Owner has reviewed the Offer and has accepted the Offer.

NOW, THEREFORE, be it resolved by the City Council of the City of Grimes, Iowa:

That, the Offer to Purchase Easement and Agreement is approved by the Grimes City Council, and the Mayor or City Manager is authorized to execute, on behalf of the City of Grimes, such documents as are necessary and appropriate to effectuate the terms pursuant to the Offer, including, without limitation, any agreements, easements or other documents, and the City Clerk is authorized to attest to their signatures.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Prepared by/Return to: Alex Pfaltzgraff, City of Grimes, 410 SE Main Street, Unit 102, Grimes, IA 50111 515.986.4050

SPACE ABOVE THIS LINE FOR RECORDER

OFFER TO PURCHASE AND AGREEMENT

PARCEL NO. **8025-32-452-025**
COUNTY: **Polk**
PROJECT NO. **123.0366.01**
PROJECT NAME: **Gateway Drive and E. 1st Street Intersection Improvements**

TO: Johnson Development, L.C.

On this 20th day of June 2023, the City of Grimes, Iowa, a municipal corporation organized under the laws of the State of Iowa (hereinafter referred to as "CITY" or "BUYER") acting by and through the undersigned, its authorized Agent, hereby offers to buy the real estate situated in Polk County, Iowa, and legally described on the attached **Easement Exhibit. This offer shall terminate on 30 days from offer date.** If accepted by SELLER, as evidenced by SELLER'S signature below, the parties agree as follows:

1. **SELLER AGREES to sell and furnish to BUYER a conveyance document, on form(s) furnished by Buyer, and Buyer agrees to buy the following real estate, hereinafter referred to as the premises as described on EXHIBIT A and which include the following buildings, improvements and other property: LAND ONLY. SELLER CONSENTS to any change of grade related to the project and accepts payment under this agreement for any and all damages arising therefrom. SELLER ACKNOWLEDGES full settlement and payment from Buyer for all claims per the terms of this agreement and discharges Buyer from liability because of this agreement and the construction of this public improvement project.**

2. **Possession of the premises is the essence of this agreement and Buyer may enter and assume full use and enjoyment of the premises per the terms of this agreement. SELLER grants Buyer the immediate right to enter the premises for the purpose of gathering survey and soil data. SELLER may surrender possession of the premises or building or improvement or any part thereof prior to the time at which SELLER has hereinafter agreed to do so, and agrees to give Buyer ten (10) days' notice of SELLER'S intention to do so in writing.**

3. **Buyer agrees to pay and SELLER AGREES to grant the right of possession, convey title and to surrender physical possession of the premises as shown on or before the dates listed below.**

PAYMENT AMOUNT	AGREED PERFORMANCE	DATE
$	on right of possession	
$	on conveyance of title	
$	on surrender of possession	
$ 12,050.00	on possession and conveyance	Within 30 Days of BUYER Approval

$ 12,050.00 TOTAL LUMP SUM

BREAKDOWN:	ac. = acres / sq.ft. = square feet	
Land by Fee Title	0 sq.ft.	$ 0.00
Underlying Fee Title	0 sq.ft.	$ 0.00
Permanent Easement	1,260 sq.ft.	$ 10,395.00
Temporary Easement(s)	1,249 sq.ft.	$ 1,655.00
Landscaping/Other		$ 0.00
Total		$ 12,050.00

Additional Damages None

DISTRIBUTION: ONE COPY RETURNED TO BUYER -- ONE COPY RETAINED BY SELLER

4. SELLER WARRANTS that there are no tenants on the premises holding under lease except: NA

5. Each page and each attachment is by this reference made part hereof.

6. This agreement shall apply to and bind the legal successors in interest of the Seller and SELLER AGREES to pay all liens and assessments against the premises, including all taxes and special assessments payable until surrender of possession as required by the Code of Iowa, and agrees to warrant good and sufficient title. Names and addresses of lienholders are: NA

7. SELLER agrees that amounts payable by SELLER for real estate taxes, special assessments, mortgage payoffs, liens, or judgments shall be deducted at closing from the purchase price. SELLER AGREES to obtain court approval of this contract, if requested by Buyer, if title to the premises becomes an asset of any estate, trust, conservatorship or guardianship. Buyer agrees to pay court approval costs and all other costs necessary to transfer the premises to Buyer, but not attorney fees. Claims for such transfer costs shall be paid in amounts supported by paid receipts or signed bills.

8. BUYER agrees that any drain tile and/or underground irrigation systems which are located within the premises and are damaged by construction shall be repaired at no expense to SELLER. BUYER shall have the right of entry upon SELLER'S remaining property along the right of way line, if necessary, for the purpose of connecting said drain tile and/or underground irrigation systems.

9. If SELLER holds title to the premises in joint tenancy with full rights of survivorship and not as tenants in common at the time of this agreement, Buyer will pay any remaining proceeds to the survivor of that joint tenancy and will accept title solely from that survivor, provided the joint tenancy has not been destroyed by operation of law or acts of SELLER.

10. These premises are being acquired for public purposes and this transfer is exempt from the requirements for the filing of a Declaration of Value by the Code of Iowa.

11. BUYER hereby gives notice of SELLER's five-year right to renegotiate construction or maintenance damages not apparent at the time of the signing of this agreement as required by the Code of Iowa.

12. BUYER hereby agrees to additionally warrant the project against any defects against the property as a result of the project for a period of one year following the completion and acceptance of the project. Defects may include, but are not limited to insufficient seeding/stabilization or settling of the property within the easement.

13. SELLER states and warrants that there is no well, solid waste disposal site, hazardous substances, nor underground storage tanks on the premises described and sought herein, except: NA

14. BUYER shall be responsible for the removal and relocation of any fences.

15. BUYER shall be responsible for all restoration disturbed area within the easements.

16. SELLER agrees to cooperate with BUYER in removing liens and encumbrances in order to convey marketable title to BUYER in conformity with Iowa law and the Title Standards of the Iowa State Bar Association. If possession and conveyance are delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. SELLER understands that if necessary property rights cannot be acquired by voluntary purchase, BUYER may initiate action to acquire the property interests contemplated in this Agreement under power of eminent domain.

17. SELLER'S spouse, if not a title holder immediately preceding acceptance, executes this Agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the conveyance documents for this purpose.

18. This Agreement shall not be binding until it has received the final approval by Resolution of the Grimes City Council.

19. GENERAL PROVISIONS.

    a. This Agreement contains the entire agreement of the parties and no waiver, modification, release, or cancellation of this Agreement or any portion of this Agreement shall be binding unless evidenced by writing.
    b. This Agreement shall be binding on the heirs, personal representatives, assigns, and successors of the parties.
    c. This Agreement shall be governed by, construed, and enforced in accordance with the law of the State of Iowa.

SELLER'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the Buyer, we the undersigned claimants certify the total lump sum payment shown herein is just and unpaid.

Sign: _____

Print: John Ferguson

Title: Vice President

ALL PURPOSE ACKNOWLEDGMENT

STATE OF Iowa }
COUNTY OF Polk } ss:

On this 10 day of October, A.D. 20 25, before me, the undersigned, a Notary Public in and for said State, personally appeared ___ _____,

✓ to me personally known
or _____ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(NOTARY SEAL) Jody Jones (Sign in Ink)
Jody Jones (Print/Type Name)
Notary Public in and for the State of _____

NOTARIAL SEAL IOWA
JODY A. JONES
Commission Number 829053
My Commission Expires
December 18, 2026

CAPACITY CLAIMED

BY SIGNER:
_ INDIVIDUAL
X CORPORATE
Title(s) of Corporate Officer(s): Vice President
__ Corporate Seal is affixed
__ No Corporate Seal procured
_ PARTNER(s): __ Limited Partnership
__ General Partnership
_ ATTORNEY-IN-FACT
_ EXECUTOR(s) or TRUSTEE(s)
_ GUARDIAN(s) or CONSERVATOR(s)
_ OTHER: _____

SIGNER IS REPRESENTING:
List name(s) of person(s) or entity(ies)
Johnson Development, L.C.

BUYER'S APPROVAL

_____
Signed by: Scott Mikkelsen (Date)

_____
Attested by: Rachel Greving (Date)

BUYER'S ACKNOWLEDGMENT

STATE OF _____}
COUNTY OF _____} ss:

On this _____ day of _____, 20_____, before me, the undersigned, personally appeared _____, known to me to be an agent of the City of Grimes, Iowa and who did say that said instrument was signed on behalf of City by its authority duly recorded in its minutes, and said agent acknowledged the execution of said instrument, which signature appears hereon, to be the voluntary act and deed of the City and by it voluntarily executed.

_____
Notary Public in and for the State of Iowa

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
TERRY COADY
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 51
HOPE COMMERCIAL PLAT 4
SECTION 32-80N-25W
REQUESTED BY:
CITY OF GRIMES, IOWA

EASEMENT PLAT

SIDEWALK EASEMENT:
A PART OF LOT 51, HOPE COMMERCIAL PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 51; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 51 AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 795.00 FEET, WHOSE ARC LENGTH IS 91.94 FEET, AND WHOSE CHORD BEARS SOUTH 24°12'03" WEST, 91.89 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 51 AND ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENTH IS 37.59 FEET, AND WHOSE CHORD BEARS SOUTH 63°57'53" WEST, 34.15 FEET; THENCE NORTH 72°57'29" WEST ALONG THE SOUTH LINE OF SAID LOT 51, A DISTANCE OF 3.40 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 430.00 FEET, WHOSE ARC LENGTH IS 23.72 FEET, AND WHOSE CHORD BEARS NORTH 74°32'18" WEST, 23.71 FEET; THENCE NORTHEASTERLY ALONG A CURVE WHOSE RADIUS IS 67.36 FEET, WHOSE ARC LENGTH IS 46.01 FEET, AND WHOSE CHORD BEARS NORTH 84°18'52" EAST, 45.12 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 805.00 FEET, WHOSE ARC LENGTH IS 100.26 FEET, AND WHOSE CHORD BEARS NORTH 23°56'28" EAST, 100.20 FEET TO THE NORTH LINE OF SAID LOT 51; THENCE SOUTH 62°50'55" EAST ALONG SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES(1,260 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1 M	06°37'34"LT	795.00'	91.94'	46.02'	S24°12'03"W 91.89'
C1 P	06°37'34"LT	795.00'	91.94'		S24°17'45"W 91.89'
C2 M	86°09'16"RT	25.00'	37.59'	23.38'	S63°57'53"W 34.15'
C2 P	86°09'15"RT	25.00'	37.59'		S64°03'35"W 34.15'
C3	03°09'37"LT	430.00'	23.72'	11.86'	N74°32'18"W 23.71'
C4	39°08'02"LT	67.36'	46.01'	23.94'	N84°18'52"E 45.12'
C5	07°08'10"RT	805.00'	100.26'	50.20'	N23°56'28"E 100.20'

DATE OF SURVEY

JULY 10, 2023

OWNER

JOHNSON DEVELOPMENT, LC
251 NE CYPRESS DR
GRIMES, IA 50111

BASIS OF BEARING

THE NORTH LINE OF SAID LOT 51 BEARS SOUTH 62°50'55" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	H
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Corner	+	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Terry Coady, PLS — Date 2-8-2024

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

E. GATEWAY DRIVE & E. 1ST STREET

PARCEL 4 - JOHNSON DEVELOPMNET, LC

SNYDER & ASSOCIATES
2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2
PN: 123.0366.01
Bk 1284A, Pg 76
DATE: 07-10-23
PM/TECH: TLC/DCG

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LEGALPLAT

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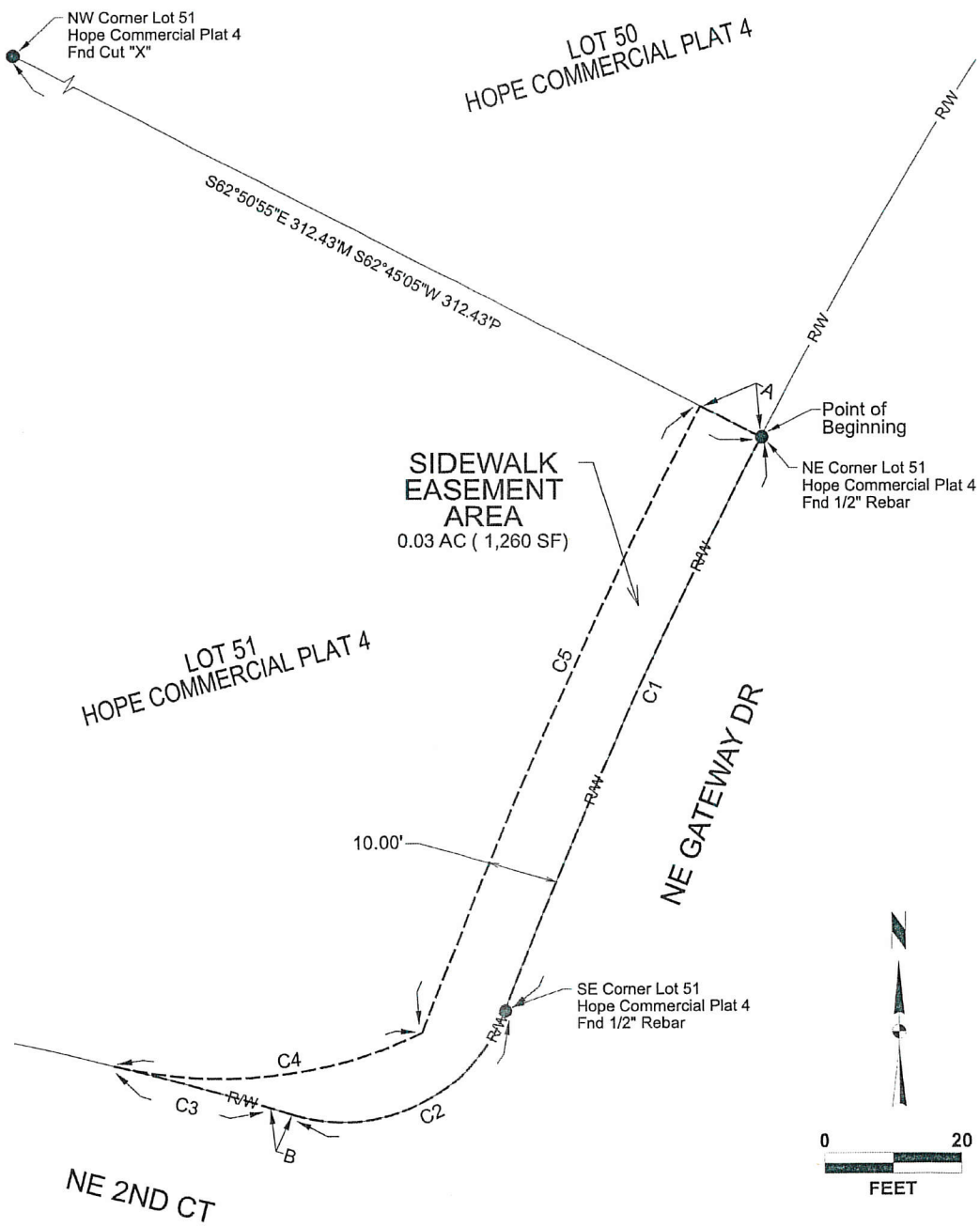
2/8/2024
OpenRoadsDesigner_SAA

EASEMENT PLAT



LINE DIMENSIONS

A S62°50'55"E 10.00'
B N72°57'29"W 3.40'M N72°51'47"W 3.40'P

E. GATEWAY DRIVE & E. 1ST STREET	SHEET 2 OF 2
PARCEL 4 - JOHNSON DEVELOPMNET, LC	PN: 123.0366.01
	Bk 1284A, Pg 76
SNYDER & ASSOCIATES — 2727 S.W. SNYDER BLVD. ANKENY, IA 50023 (515) 964-2020	DATE: 07-10-23
	PM/TECH: TLC/DCG

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LEGALPLAT

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2/7/2024
OpenRoadsDesigner_SAA

INDEX LEGEND

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SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
TLCOADY@SNYDER-ASSOCIATES.COM
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
LOT 51
HOPE COMMERCIAL PLAT 4
SECTION 32-80N-25W
REQUESTED BY:
CITY OF GRIMES, IOWA

EASEMENT PLAT

TEMPORARY CONSTRUCTION EASEMENT:
A PART OF LOT 51, HOPE COMMERCIAL PLAT 4, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 51; THENCE NORTH 62°50'55" WEST ALONG THE NORTH LINE OF SAID LOT 51, A DISTANCE OF 10.00 FEET AND TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 805.00 FEET, WHOSE ARC LENGTH IS 100.26 FEET, AND WHOSE CHORD BEARS SOUTH 23 D56'28" WEST, 100.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 67.36 FEET, WHOSE ARC LENTH IS 30.87 FEET, AND WHOSE CHORD BEARS SOUTH 77°52'27" WEST, 30.60 FEET; THENCE NORTH 17°22'47" EAST, 15.11 FEET; THENCE SOUTH 72°37'13" EAST, 16.62 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 815.00 FEET, WHOSE ARC LENGTH IS 101.92 FEET, AND WHOSE CHORD BEARS NORTH 23°55'20" EAST, 101.86 FEET TO THE NORTH LINE OF SAID LOT 51; THENCE SOUTH 62°50'55" EAST ALONG SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRES (1,249 S.F.).

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

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C2	7°08'10"LT	805.00'	100.26'	50.20'	S23°56'28"W 100.20'
C3	26°15'13"RT	67.36'	30.87'	15.71'	S77°52'27"W 30.60'
C4	7°09'56"RT	815.00'	101.92'	51.03'	N23°55'20"E 101.86'

DATE OF SURVEY

JULY 10, 2023

OWNER

JOHNSON DEVELOPMENT, LC
251 NE CYPRESS DR
GRIMES, IA 50111

BASIS OF BEARING

THE NORTH LINE OF SAID LOT 51 BEARS SOUTH 62°50'55" EAST FOR THE PURPOSE OF THIS SURVEY.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #18643 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail	H	H
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Corner	+	
Yellow Plastic Cap	YPC	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
TERRY COADY
18643
IOWA

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Terry Coady, PLS — Date 2-8-2024

License Number 18643

My License Renewal Date is December 31, 2025

Pages or sheets covered by this seal:

E. GATEWAY DRIVE & E. 1ST STREET

PARCEL 4 - JOHNSON DEVELOPMNET, LC

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET 1 OF 2
PN: 123.0366.01
Bk 1284A, Pg 76
DATE: 02-05-24
PM/TECH: TLC/JDP

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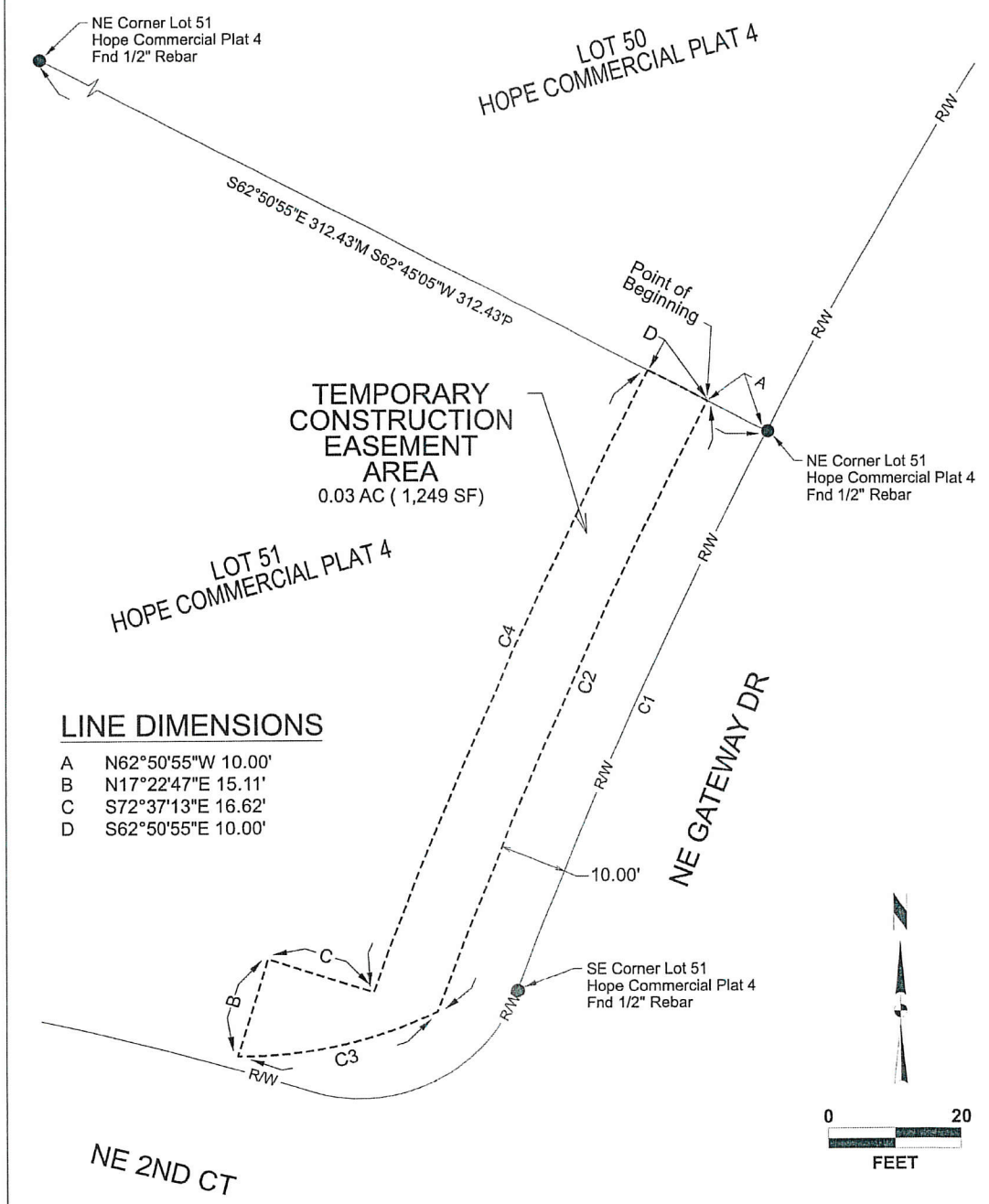
2/8/2024
OpenRoadsDesigner_SAA

EASEMENT PLAT



LINE DIMENSIONS

A	N62°50'55"W 10.00'
B	N17°22'47"E 15.11'
C	S72°37'13"E 16.62'
D	S62°50'55"E 10.00'

E. GATEWAY DRIVE & E. 1ST STREET	SHEET 2 OF 2
PARCEL 4 - JOHNSON DEVELOPMNET, LC	PN: 123.0366.01
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LEGALPLAT

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2/6/2024
OpenRoadsDesigner - SAA

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Approving Cigarette/Tobacco, Alternative Nicotine and Vapor Permits for 2025-2026 for 250 SE Destination Drive, Suite 700

BACKGROUND: Iowa retail tobacco permits are valid for a 12-month period that follows the fiscal year, running from July 1 through June 30 of the following year. 250 SE Destination Drive, Suite 700 has come under new ownership, and the new owner is required to apply for a new license.

BUDGETARY CONSIDERATIONS:

STRATEGIC PLANNING:
Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS:

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:
Rachel Greving, City Clerk, 515-986-4050, rgreving@grimesiowa.gov

Prepared by: Rachel Greving
Return to: Rachel Greving

RESOLUTION 11-1425 APPROVING CIGARETTE/TOBACCO, ALTERNATIVE NICOTINE AND VAPOR PERMITS FOR 2025-2026 FOR 250 SE DESTINATION DRIVE, SUITE 700

Grimes Resolution No. 11-1425

WHEREAS, establishments within a city's limits may apply for cigarette/tobacco, alternative nicotine or vapor product permits with the city;

WHEREAS, permits for tobacco, alternative nicotine and vapor are renewed and approved annually by the Grimes City Council and run July 1st through June 30th of each year;

WHEREAS, approved/completed applications for which the permit fees have been paid to the City of Grimes are filed with Iowa Alcoholic Beverage Division;

WHEREAS, 250 SE Destination Drive has new ownership, which also requires a new alcohol license.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the attached *Exhibit A* be approved for permits and authorizing the city clerk to issue permits.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

City Council Meeting November 10, 2025
Tobacco License

1. **Grimes Smoke & Vape** – 250 SE Destination Drive, Suite 700

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: S James Street and S 19th Street Improvements Field and Laboratory Testing – TEAM Services Professional Services Agreement.

BACKGROUND: The City of Grimes needs to contract independent field and laboratory testing and inspection services for the construction of the S James Street and S 19th Street Improvements project. TEAM Services is currently performing these services on other projects in the area and staff has worked with them before and feels comfortable working with them on this project.

BUDGETARY CONSIDERATIONS: This agreement provides a basis for the costs associated with the testing and observations required for this project. The estimated cost is approximately $63,539.00. This number may go up or down based off the actual testing and observations performed during construction, which are unknown at the beginning of the project's construction phase.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

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

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 11-1525 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH TEAM SERVICES FOR S JAMES STREET & S 19TH STREET IMPROVEMENTS

Grimes Resolution No. 11-1525

WHEREAS, the City of Grimes (Grimes) needs to contract for independent field and laboratory testing and inspection services for the S James Street and S 19th Street Improvements project; and,

WHEREAS, the geotechnical & material consultant firm of TEAM Services (Consultant), has substantial experience in field and laboratory testing, and is qualified to provide inspection services for said project; and,

WHEREAS, Consultant has proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Consultant and compensation to be paid by Grimes for their consulting services related to the S James Street and S 19th Street Improvements testing and inspection;

WHEREAS,

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

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

October 30, 2025

TEAM *Services*

Geotechnical & Material Consultants

A2LA Testing Lab Cert 576.01 (Des Moines)
Validated by the U.S. Army Corps of Engineers

City of Grimes
101 N Harvey Street
Grimes IA 50111

Attn: Aaron Jarosh

PROPOSAL FOR SERVICES

Re: **Construction Testing & Inspection Services**
South James Street & 19th Street Improvements
Grimes IA
Proposal No. 4-6490.0

Thank you for giving us the opportunity to provide you with a scope of services and fee estimate for this project. We can provide these services from our Des Moines office.

Qualified engineering technicians will be assigned to do the laboratory and field testing along with the observation services. These services would be done on a part-time basis with scheduling by a representative of your firm.

Written reports of tests and inspection results will be submitted promptly to your attention; report copies can be provided to a report distribution list that you specify. You can also be provided online access to your project test data and invoicing information and receive concrete, density, and asphalt reports by email as soon as they are approved. By communicating test results through email, your concerns and input can be responded to within hours.

With our accreditations and certifications, you can rest assured that you will receive high quality, reliable services when you entrust your projects to us.

Estimating of actual costs for our field services can be difficult due to factors, such as scheduling and weather conditions, which are out of our control. Whenever possible, sample pick-up will be incorporated into concrete or soil observation trips. Our fee will be based on the actual quantity of work performed in accordance with the attached fee schedule. Invoices will be submitted regularly. The following scope and fees are based on the information available and our experience with similar projects. This proposal does not include applicable sales tax unless specifically itemized. If requested, a more accurate scope could be produced when the construction schedule and other relevant factors are known.

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Proposal No. 4-6490.0 October 30, 2025

	Observations/tests to be performed	No. of Visits	Hours / visit	Total # units	$ Unit rates	Extension
1.	Services of Principal Engineer			16 hours	$177.00	$2,832.00
2.	Coordination & Project Management			80 hours	$81.00	$6,480.00
3.	• Field Testing of Compacted Trench Backfill	40	2.5	100 hours	$73.00	$7,300.00
4.	• Field Testing of Compacted Subgrade/Granular Subbase	30	2.5	75 hours	$73.00	$5,475.00
5.	• Field Inspection of Proofrolling	10	3	30 hours	$83.00	$2,490.00
6.	• Field Inspection of PCC Paving - Mainline	10	8	80 hours	$73.00	$5,840.00
7.	• Field Inspection of PCC Paving - Handwork	40	2.5	100 hours	$73.00	$7,300.00
8.	• Field Inspection of PCC Paving - Shared Use Path	12	2.5	30 hours	$73.00	$2,190.00
9.	• Field Inspection of PCC Paving - Sidewalk & Driveway	12	2.5	30 hours	$73.00	$2,190.00
10.	• Sample Pickup	40	1.5	60 hours	$73.00	$4,380.00
11.	Compressive Strength Tests of 4 x 8 in. Cylinder, including Molds			336 tests	$23.00	$7,728.00
12.	Standard Proctor Test (ASTM D-698)			5 tests	$170.00	$850.00
13.	Standard Proctor - Cement Treated D698			3 tests	$196.00	$588.00
14.	Transportation Charges, Private Car or Company Vehicle			5700 miles	$1.35	$7,695.00
15.	Project Setup Fee			1 each	$201.00	$201.00
					ESTIMATED FEE FOR ABOVE SCOPE	**$63,539.00**

Increase hourly rate by 1.5 for Saturday or regular days before 7 a.m. and after 5 p.m.
Increase hourly rate by 2.0 for Sunday or holiday work.
Increase hourly rate by 1.5 for deposition and 2.0 for courtroom testimony.
Divide direct cost by 0.85 for subcontracting services.
Minimum 2.5 hours invoiced for all site visits.

Please note our attached general terms and conditions. These should be considered a part of our contract for services. Should you find that this proposal meets your needs, please sign in the space provided below and return a signed copy to us. If you have any questions regarding this proposal, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Sincerely,
TEAM Services

(es) Andy Eisinger
Des Moines Construction Services Manager

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Attachments: General Terms and Conditions

ACCEPTANCE

BY: _____ FOR: _____ DATE: _____
(Name of Individual) (Name of Firm)

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In the event Client requests termination of the services prior to completion, a termination charge in an amount not to exceed thirty per cent of all charges incurred through the date services are stopped plus any shutdown costs may, at the discretion of TEAM Services be made. If during the execution of the services, TEAM Services is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

INSURANCE _ TEAM Services maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with limits of $1,000,000/$1,000,000, Professional Liability Insurance in the amount of $2,000,000 (per claim & aggregate), and Pollution Liability Insurance in the amount of $1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation. Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, TEAM Services will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE _ The only warranty or guarantee made by TEAM Services in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports. Unless specified by the client in writing, the client agrees to a "Simple Acceptance" as a decision rule, i.e. the tolerance and/or results will not be evaluated by any measurement uncertainty when deciding in/out of tolerance, complies (yes/no) or meets/does not meet project specifications noted on any test report.

LIMITATION OF LIABILITY – Client agrees that TEAM Services' liability of any damage on account of any error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or TEAM Services fee, whichever is greater. If client prefers to have higher limits on professional liability TEAM Services agrees to increase the limits up to a maximum of $1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to Pay an additional consideration of two percent of our total fee, or $200, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SAMPLING OR TESTING LOCATION _ The fees included in this proposal do not include costs associated with surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in TEAM Services' report or shown on sketches are based on specific information furnished by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

RIGHT_OF_ENTRY _ Unless otherwise agreed, Client will furnish right of entry on the property for us to make the planned borings, surveys, tests, and/or explorations. We will take reasonable precautions to minimize damage to the property caused by our operations, but we have not included in our fee the cost of restoration of damage which may result. If Client desires us to restore the property to its former condition, we will accomplish this and add the cost to our fee.
DAMAGE TO EXISTING MANMADE OBJECTS _ It shall be the responsibility of the Client or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man_made objects relative to field tests or boring locations. TEAM Services' field personnel are trained to recognize clearly identifiable stakes or markings in the field and without special written instructions to initiate field testing drilling and/or sampling within a reasonable distance of each designated location. If TEAM Services is cautioned, advised or given data in writing that reveal the presence or potential presence of underground or overground obstructions, such as utilities, TEAM Services will give special instructions to its field personnel. As evidenced by Client's acceptance of this proposal, Client agrees to indemnify and save harmless from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed services, whose presence and exact locations were not revealed to TEAM Services in writing, and to reimburse TEAM Services for expenses in connection with any such claims or suits, including reasonable attorney's fees.

SAMPLE DISPOSAL AGREEMENT _ Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and drilling samples or other specimens will be disposed of 60 days after submission of our report. Upon written request, TEAM Services will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

OWNERSHIP OF DOCUMENTS _ All documents, including, but not limited to, drawings, specifications. reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by TEAM Services are instruments of service pursuant to this Agreement, shall be the sole property of TEAM Services. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without the written permission of TEAM Services. At the request and expense of Client, TEAM Services will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the report contemplated by this Agreement.

SAFETY _ Should TEAM Services provide periodic observations or monitoring services at the job site during construction, Client agrees that in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by TEAM Services is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.
SITE VISITS _ Client agrees that TEAM Services will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that TEAM Services will not assume responsibility for the contractor's means, methods, techniques, sequences or procedures of construction, and it is understood that field services provided by TEAM Services will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision," "inspection," or "control" are used to mean periodic observation of the work and the conducting of tests by TEAM Services to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees does not mean that TEAM Services is observing placement of all materials. Full_time inspections mean that an employee of TEAM Services has been assigned for eight_hour days during regular business hours.

GOVERNING LAW _ This agreement shall be governed in all respects by the laws of the State of Iowa.

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SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005
TEAM SERVICES, INC.
717 SE 6th Street
Des Moines, IA 50309
Jeff Roberts Phone: 515 282 8818

Valid To: April 30, 2027 Certificate Number: 0576.01

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory for:

CONSTRUCTION MATERIALS ENGINEERING

ASTM: C1077 (concrete), D3666 (bituminous), D3740 (soils), E329 (construction materials), E543 (NDT)

CONSTRUCTION MATERIALS TESTING

Concrete:
ASTM: C31* C39 C42 C78* C138* C143* C172* C173* C174
C192 C231* C293 C617 C805* C1064* C1231 C1260 C1567
E1155

Cement:
ASTM: C109 *(Compression only)*

Masonry:
ASTM: C140 C780* (Annex 1 and 7) C1019* C1314

Aggregates:
ASTM: C29 C40 C70 C88 Cl17 C123 C127 C131 C136
C142 C535 C566 C702 D75* D2419 D4791 D5821
AASHTO: T304

Soils:
ASTM: D421 D7928 D698 Dl140 D1556* D1557 D1883 D2166
D2216 D2419 D2434 D2435 D2487 D2488* D3080 D2850 D4253
D4254 D5084 D5856 D4318 D4643 D4718 D4767 D6938*

Bituminous:
ASTM: D75 D979* D2041 D2726 D2950* D3203
D3549* D3665 D4867 D6307 D6925 D5444
AASHTO: TP4

Steel NDT: E165 E1444
Field: AWS, Dl.l, Visual Welder Inspection AISC 360 RCSC Fabrication & Erection - Visual & Bolting

Fireproofing:
ASTM: E605 E736

*This laboratory performs field testing activities for these tests.

** This laboratory meets A2LA R104 -General Requirements: Accreditation of Field Testing and Field Calibration Laboratories for these tests or calibrations*

(A2LA Cert. No. 0576.01) 2/9/21 Page 1 of 1

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DEPARTMENT OF THE ARMY

ENGINEER RESEARCH AND DEVELOPMENT CENTER, CORPS OF ENGINEERS
GEOTECHNICAL AND STRUCTURES LABORATORY
WATERWAYS EXPERIMENT STATION, 3909 HALLS FERRY ROAD
VICKSBURG, MISSISSIPPI 19180-6199Y

November 18, 2024

Reply to the attention of:

Concrete and Materials Branch

TEAM Services, Inc.
717 S E. 6th Street
Des Moines, IA 50309

ISG-TEAM, Inc.
4722 S 135th St.
Omaha, NE 68137

. An inspection of required records, equipment, procedures, facilities, and final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

All methods listed on this certificate of validation will expire on 10/15/2026.

Aggregate Tests: ASTM D75, C117, C127, C128, C131, C136, C535, C702, C1077 and C1260.

Bituminous Tests: ASTM D140, D2041, D2726, D3203, D3666, D5444, D6926, D6927 and D6927.

Concrete Tests: C31, C39, C78, C138, C143, C172, C173, C231, C1064, C470, C511, C1077 and C1231.

Masonry, Mortar & Grout Tests: ASTM C780, C1019 and C1093

Soil Tests: ASTM D421, D422, D698, D1556, D1557, D1883, D2168, D2216, D2487, D3740, D4253, D4254, D4318, D4643, D5084 and D6938.

. We will add your laboratory to the list of commercial laboratories qualified to conduct material tests for the U.S. Army Corps of Engineers; see the MTC page at http://gsl.erdc.usace.army.mil/SL/MTC.
All Corps offices will be notified of this decision and will have the opportunity to use your services. TEAM Services, Inc., Des Moines, IA will remain on our list of laboratories qualified to conduct material tests until **October 11, 2024** two (2) years from the date of the inspection.

Sincerely,

Alfred B. Crawley, PE
Director
Materials Testing Center

Individual location Certificates available upon request.

Copy Furnished:
Doug Comer / Louisville District
Louis Richardson / Omaha District

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AASHTO ACCREDITED

CERTIFICATE OF ACCREDITATION

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AASHTO

Copper State Engineering, Inc.

in

Scottsdale, Arizona, USA

has demonstrated proficiency for the testing of construction materials and has conformed to the requirements established in AASHTO R 18 and the AASHTO Accreditation policies established by the AASHTO Committee on Materials and Pavements.

The scope of accreditation can be viewed on the Directory of AASHTO Accredited Laboratories (aashtoresources.org).

Jim Tymon,
AASHTO Executive Director

Matt Linneman,
AASHTO COMP Chair

This certificate was generated on 08/27/2025 at 7:53 AM Eastern Time. Please confirm the current accreditation status of this laboratory at aashtoresources.org/aap/accreditation-directory

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CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: SW 19th Street SRF Pond Field and Laboratory Testing – TEAM Services Professional Services Agreement.

BACKGROUND: The City of Grimes needs to contract independent field and laboratory testing and inspection services for the construction of the SW 19th Street SRF Pond project. TEAM Services is currently performing these services on other projects in the area and staff has worked with them before and feels comfortable working with them on this project.

BUDGETARY CONSIDERATIONS: This agreement provides a basis for the costs associated with the testing and observations required for this project. The estimated cost is approximately $4,935.00. This number may go up or down based off the actual testing and observations performed during construction, which are unknown at the beginning of the project's construction phase.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

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

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 11-1625 TO ENTER INTO CONTRACT FOR PROFESSIONAL SERVICES WITH TEAM SERVICES FOR SW 19TH STREET SRF POND TESTING

Grimes Resolution No. 11-1625

WHEREAS, the City of Grimes (Grimes) needs to contract for independent field and laboratory testing and inspection services for the SW 19th Street SRF Pond project; and,

WHEREAS, the geotechnical & material consultant firm of TEAM Services (Consultant), has substantial experience in field and laboratory testing, and is qualified to provide inspection services for said project; and,

WHEREAS, Consultant has proposed the attached Standard Professional Services Agreement that has a scope of work to be supplied by the Consultant and compensation to be paid by Grimes for their consulting services related to the SW 19th Street SRF Pond testing and inspection;

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

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

October 30, 2025

TEAM *Services*

Geotechnical & Material Consultants

A2LA Testing Lab Cert 576.01 (Des Moines)
Validated by the U.S. Army Corps of Engineers

City of Grimes
101 N Harvey Street
Grimes IA 50111

Attn: Aaron Jarosh

PROPOSAL FOR SERVICES

Re: **Construction Testing & Inspection Services**
SW 19th Street SRF Pond
Grimes IA
Proposal No. 4-6491.0

Thank you for giving us the opportunity to provide you with a scope of services and fee estimate for this project. We can provide these services from our Des Moines office.

Qualified engineering technicians will be assigned to do the laboratory and field testing along with the observation services. These services would be done on a part-time basis with scheduling by a representative of your firm.

Written reports of tests and inspection results will be submitted promptly to your attention; report copies can be provided to a report distribution list that you specify. You can also be provided online access to your project test data and invoicing information and receive concrete, density, and asphalt reports by email as soon as they are approved. By communicating test results through email, your concerns and input can be responded to within hours.

With our accreditations and certifications, you can rest assured that you will receive high quality, reliable services when you entrust your projects to us.

Estimating of actual costs for our field services can be difficult due to factors, such as scheduling and weather conditions, which are out of our control. Whenever possible, sample pick-up will be incorporated into concrete or soil observation trips. Our fee will be based on the actual quantity of work performed in accordance with the attached fee schedule. Invoices will be submitted regularly. The following scope and fees are based on the information available and our experience with similar projects. This proposal does not include applicable sales tax unless specifically itemized. If requested, a more accurate scope could be produced when the construction schedule and other relevant factors are known.

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Proposal No. 4-6491.0 October 30, 2025

	Observations/tests to be performed	No. of Visits	Hours / visit	Total # units	$ Unit rates	Extension
1.	Coordination & Project Management			6 hours	$81.00	$486.00
2.	• Field Compaction Testing	16	2.5	40 hours	$73.00	$2,920.00
3.	Standard Proctor Test (ASTM D-698)			4 tests	$170.00	$680.00
4.	Transportation Charges, Private Car or Company Vehicle			480 miles	$1.35	$648.00
5.	Project Setup Fee			1 each	$201.00	$201.00
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Divide direct cost by 0.85 for subcontracting services.
Minimum 2.5 hours invoiced for all site visits.

Please note our attached general terms and conditions. These should be considered a part of our contract for services. Should you find that this proposal meets your needs, please sign in the space provided below and return a signed copy to us. If you have any questions regarding this proposal, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Sincerely,
TEAM Services

(es) Andy Eisinger
Des Moines Construction Services Manager

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ACCEPTANCE

BY: _____ FOR: _____ DATE: _____
(Name of Individual) (Name of Firm)

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STANDARD OF CARE _ The only warranty or guarantee made by TEAM Services in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports. Unless specified by the client in writing, the client agrees to a "Simple Acceptance" as a decision rule, i.e. the tolerance and/or results will not be evaluated by any measurement uncertainty when deciding in/out of tolerance, complies (yes/no) or meets/does not meet project specifications noted on any test report.

LIMITATION OF LIABILITY – Client agrees that TEAM Services' liability of any damage on account of any error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or TEAM Services fee, whichever is greater. If client prefers to have higher limits on professional liability TEAM Services agrees to increase the limits up to a maximum of $1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to Pay an additional consideration of two percent of our total fee, or $200, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SAMPLING OR TESTING LOCATION _ The fees included in this proposal do not include costs associated with surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in TEAM Services' report or shown on sketches are based on specific information furnished by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

RIGHT_OF_ENTRY _ Unless otherwise agreed, Client will furnish right of entry on the property for us to make the planned borings, surveys, tests, and/or explorations. We will take reasonable precautions to minimize damage to the property caused by our operations, but we have not included in our fee the cost of restoration of damage which may result. If Client desires us to restore the property to its former condition, we will accomplish this and add the cost to our fee.
DAMAGE TO EXISTING MANMADE OBJECTS _ It shall be the responsibility of the Client or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man_made objects relative to field tests or boring locations. TEAM Services' field personnel are trained to recognize clearly identifiable stakes or markings in the field and without special written instructions to initiate field testing drilling and/or sampling within a reasonable distance of each designated location. If TEAM Services is cautioned, advised or given data in writing that reveal the presence or potential presence of underground or overground obstructions, such as utilities, TEAM Services will give special instructions to its field personnel. As evidenced by Client's acceptance of this proposal, Client agrees to indemnify and save harmless from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed services, whose presence and exact locations were not revealed to TEAM Services in writing, and to reimburse TEAM Services for expenses in connection with any such claims or suits, including reasonable attorney's fees.

SAMPLE DISPOSAL AGREEMENT _ Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and drilling samples or other specimens will be disposed of 60 days after submission of our report. Upon written request, TEAM Services will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

OWNERSHIP OF DOCUMENTS _ All documents, including, but not limited to, drawings, specifications. reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by TEAM Services are instruments of service pursuant to this Agreement, shall be the sole property of TEAM Services. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without the written permission of TEAM Services. At the request and expense of Client, TEAM Services will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the report contemplated by this Agreement.

SAFETY _ Should TEAM Services provide periodic observations or monitoring services at the job site during construction, Client agrees that in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by TEAM Services is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.
SITE VISITS _ Client agrees that TEAM Services will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that TEAM Services will not assume responsibility for the contractor's means, methods, techniques, sequences or procedures of construction, and it is understood that field services provided by TEAM Services will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision," "inspection," or "control" are used to mean periodic observation of the work and the conducting of tests by TEAM Services to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees does not mean that TEAM Services is observing placement of all materials. Full_time inspections mean that an employee of TEAM Services has been assigned for eight_hour days during regular business hours.

GOVERNING LAW _ This agreement shall be governed in all respects by the laws of the State of Iowa.

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SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005
TEAM SERVICES, INC.
717 SE 6th Street
Des Moines, IA 50309
Jeff Roberts Phone: 515 282 8818

Valid To: April 30, 2027 Certificate Number: 0576.01

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory for:

CONSTRUCTION MATERIALS ENGINEERING

ASTM: C1077 (concrete), D3666 (bituminous), D3740 (soils), E329 (construction materials), E543 (NDT)

CONSTRUCTION MATERIALS TESTING

Concrete:
ASTM: C31* C39 C42 C78* C138* C143* C172* C173* C174
C192 C231* C293 C617 C805* C1064* C1231 C1260 C1567
E1155

Cement:
ASTM: C109 *(Compression only)*

Masonry:
ASTM: C140 C780* (Annex 1 and 7) C1019* C1314

Aggregates:
ASTM: C29 C40 C70 C88 Cl17 C123 C127 C131 C136
C142 C535 C566 C702 D75* D2419 D4791 D5821
AASHTO: T304

Soils:
ASTM: D421 D7928 D698 Dl140 D1556* D1557 D1883 D2166
D2216 D2419 D2434 D2435 D2487 D2488* D3080 D2850 D4253
D4254 D5084 D5856 D4318 D4643 D4718 D4767 D6938*

Bituminous:
ASTM: D75 D979* D2041 D2726 D2950* D3203
D3549* D3665 D4867 D6307 D6925 D5444
AASHTO: TP4

Steel NDT: E165 E1444
Field: AWS, Dl.l, Visual Welder Inspection AISC 360 RCSC Fabrication & Erection - Visual & Bolting

Fireproofing:
ASTM: E605 E736

*This laboratory performs field testing activities for these tests.

** This laboratory meets A2LA R104 -General Requirements: Accreditation of Field Testing and Field Calibration Laboratories for these tests or calibrations*

(A2LA Cert. No. 0576.01) 2/9/21 Page 1 of 1

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DEPARTMENT OF THE ARMY

ENGINEER RESEARCH AND DEVELOPMENT CENTER, CORPS OF ENGINEERS
GEOTECHNICAL AND STRUCTURES LABORATORY
WATERWAYS EXPERIMENT STATION, 3909 HALLS FERRY ROAD
VICKSBURG, MISSISSIPPI 19180-6199Y

November 18, 2024

Reply to the attention of:

Concrete and Materials Branch

TEAM Services, Inc.
717 S E. 6th Street
Des Moines, IA 50309

ISG-TEAM, Inc.
4722 S 135th St.
Omaha, NE 68137

. An inspection of required records, equipment, procedures, facilities, and final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

All methods listed on this certificate of validation will expire on 10/15/2026.

Aggregate Tests: ASTM D75, C117, C127, C128, C131, C136, C535, C702, C1077 and C1260.

Bituminous Tests: ASTM D140, D2041, D2726, D3203, D3666, D5444, D6926, D6927 and D6927.

Concrete Tests: C31, C39, C78, C138, C143, C172, C173, C231, C1064, C470, C511, C1077 and C1231.

Masonry, Mortar & Grout Tests: ASTM C780, C1019 and C1093

Soil Tests: ASTM D421, D422, D698, D1556, D1557, D1883, D2168, D2216, D2487, D3740, D4253, D4254, D4318, D4643, D5084 and D6938.

. We will add your laboratory to the list of commercial laboratories qualified to conduct material tests for the U.S. Army Corps of Engineers; see the MTC page at http://gsl.erdc.usace.army.mil/SL/MTC.
All Corps offices will be notified of this decision and will have the opportunity to use your services. TEAM Services, Inc., Des Moines, IA will remain on our list of laboratories qualified to conduct material tests until **October 11, 2024** two (2) years from the date of the inspection.

Sincerely,

Alfred B. Crawley, PE
Director
Materials Testing Center

Individual location Certificates available upon request.

Copy Furnished:
Doug Comer / Louisville District
Louis Richardson / Omaha District

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AASHTO ACCREDITED

CERTIFICATE OF ACCREDITATION

AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AASHTO

Copper State Engineering, Inc.

in

Scottsdale, Arizona, USA

has demonstrated proficiency for the testing of construction materials and has conformed to the requirements established in AASHTO R 18 and the AASHTO Accreditation policies established by the AASHTO Committee on Materials and Pavements.

The scope of accreditation can be viewed on the Directory of AASHTO Accredited Laboratories (aashtoresources.org).

Jim Tymon,
AASHTO Executive Director

Matt Linneman,
AASHTO COMP Chair

This certificate was generated on 08/27/2025 at 7:53 AM Eastern Time. Please confirm the current accreditation status of this laboratory at aashtoresources.org/aap/accreditation-directory

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CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: S James Street Improvements from SE 37th St. to SE 11 St – Foth Infrastructure and Environment, LLC Professional Services Agreement Amendment No. 1 for engineering services.

BACKGROUND: S James Street Improvements from SE 37th St. to SE 11 St - Phase A project has recently gone out to bid, which moved the project from the design phase to the construction phase. This is the second of three reconstruction projects along the S James Street corridor. The first project along the corridor will be wrapping up in spring of next year with the third project consisting of the improvements from S 19th St to S 37th St, which will be design next year with construction to follow. The PSA with Foth Infrastructure and Environment, LLC (Foth) was setup to add the engineering services required during construction after the design phase. Foth will be providing the following engineering construction services: construction administration, construction observation, and construction survey. The construction schedule is to hold the preconstruction meeting in winter with construction starting in the spring. Project substantial and final completion will be fall of 2027.

This PSA also covers the cost for additional design and survey due to the recent development of the James Street and S 19th Street corridors along with added contractual elements.

BUDGETARY CONSIDERATIONS: The total fee proposed for the construction engineering services and easement preparation is $863,100.00. The construction portion is about a 9.0% fee compared to the engineer's opinion of probable cost. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 11-1725 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR S JAMES STREET IMPROVEMENTS FROM SE 37TH ST TO SE 11TH ST

Grimes Resolution No. 11-1725

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with Foth Infrastructure and Environment, LLC (Foth) for consulting services for the S James Street Improvements from SE 37th St. to SE 11 St. on February 27, 2024; and,

WHEREAS, it was determined that there was a need for design and construction services to be added to the PSA consisting of project coordination and design, construction administration, construction observation, and construction survey for the first phase of construction from SE 11th Street to S 19th St; and

WHEREAS, Foth has proposed the attached PSA Amendment No. 1 with a scope of work to be supplied by Foth and compensation to be paid by Grimes for their additional consulting services related to the first phase of the S James Street Improvements from SE 37th St. to SE 11 St; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the PSA Amendment No. 1 with Foth on behalf of the City of Grimes.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

PROFESSIONAL CONSULTING SERVICES AMENDMENT NO. 1
PROJECT NO. 0023G023.00

THIS AMENDMENT, made and entered into this 10 day of November, 2025 by and between**,** the **CITY OF GRIMES, IOWA,** hereinafter referred to as the "City", and **FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.,** hereinafter referred to as the "Consultant", for professional services in connection with S James Street Improvements from SE 37th St to SE 11th St, hereby amends the original Agreement dated February 27, 2024 to include additional services associated with the following tasks:

I. BASIC SERVICES OF THE CONSULTANT

The Consultant shall consult on a regular basis with the City to clarify and define the City's requirements for the Project and review available data. The City agrees to furnish to the Consultant full information with respect to the City's requirements, including any special or extraordinary considerations for the Project or special services needed, and to make available pertinent existing data. The Consultant shall provide the following basic services regarding the Project:

A. PROJECT COORDINATION AND DESIGN

Design review meetings, coordination, and communication with other consultants, developers, regulatory agencies, and private utilities. Completion of new design elements or revision of existing design elements for incorporation into the project.

Task 1 – Acquisition Plats

Complete modifications to acquisition plats and legal descriptions as required due to changes to development agreements, property owner negotiations, and change of ownership of parcels along the S James St, SE 19th St, and SW 19th St corridors. Includes modification to Plats and Exhibits for the parcels listed below:

Parcel No.	Reason for Changes
20	Change of Ownership and Norton St ROW
29	Change of Ownership
32	Change of Ownership and Split of Parcel
33	Additional Temp to accommodate Summit Creek Design
40	Revision for Norton Street ROW
43	Added as part of Split of Parcel 32.
44	Change of Ownership and Norton St ROW
46	Easement for Trail Reconstruction

Task 2 – Private Development Coordination – SW 19th Street

Coordinate with private developers and consultants for James Place, Harvest Point, and Founders Glen. Task includes modifications and development of proposed linework, profiles, storm sewer and roadway culverts, water main, sanitary sewer, and other design aspects of future SW 19th Street improvements. Also includes development of geometrics and profiles for proposed access points and future Norton Street. Changes to be documented by updates to existing plan and profile displays.

Task 3 – Private Development Coordination - SW 28th Street
Coordinate with private developer and consultant for Legacy at James. Task includes modifications and development of intersection geometrics, alignment, profile, typical cross-section, and other design aspects for future construction of SE 28th Street and SW 28th Street. Resulting design to be incorporated into the construction documents for Phase B of the project.

Task 4 – Jacob Street Trail Replacement
Complete design of alignment, geometric, profile, typical section, and other design aspects for the replacement of existing HMA recreational trail along SE 19th Street east of the existing project limits and S Jacob Street, north of SE 19th Street. Includes incorporation of the design into the construction documents for the project.

Task 5 – Sanitary Sewer Rehabilitation
Includes the investigation of apparent sag in the S 19th Street Sanitary Sewer discovered during the review of inspection videos and development of up to three (3) alternatives to address the issue. Includes field inspection and measurements to confirm as-built flow lines, additional video review, flow analysis, and cost estimating for each alternative. The Consultant will present the alternatives to the City and incorporate the preferred alternative into the project construction documents.

Task 6 – Additional Geotechnical Exploration
Includes up to four (4) additional soil borings as required for the design of SW 19th Street 700-ft beyond the original project limits and at the S 28th Street intersection. Task is for additional borings only. Analysis and incorporation into the Geotechnical Report as original project scope.

Task 7 – Additional Phase I Cultural Resource Survey
Complete, at the direction of the Iowa DOT, additional field archeological survey. Item includes additional coordination with the Iowa DOT Cultural Resources Manager to clarify the limits and delineation between Phase A and Phase B of the project.

Task 8 – Project Manual and Conversion to SUDAS
The original scope for the project assumed that Segment A would be let through the Iowa DOT, utilizing Iowa DOT Specifications and Bid Items, with no preparation of a Project Manual

As necessary to convert Segment A to a Locally let project, this task adds the preparation of a Project Manual for Segment A utilizing the standard City front-end documents, including Notice of Hearing and Letting, Instruction to Bidders, Bid forms, Bond Forms, Agreement Forms, General Conditions of Construction Contract, Supplementary General Conditions, and Detailed Construction Specifications. The Statewide Urban Design and Specifications (SUDAS) manuals shall be utilized for this Segment A and this task also includes changes to bid items and reference notes as necessary to align with SUDAS Specifications.

Task also includes updating Contract Documents to coordinate with the SW 19th Street SRF Sponsored Pond Project and modify Letting dates. Includes updating plan sheets, staging notes, notices, and bid documents.

II. CONSTRUCTION PERIOD SERVICES

The work tasks to be performed or coordinated by the Consultant during the Construction Period Services for Phase A – S James St and S 19th Street shall include the following:

A. CONSTRUCTION ADMINISTRATION

Construction Administration services shall consist of services to assist the City in implementing the construction contract for this project. The items below are the major work tasks to complete the construction administration services and are not intended to include all items of work related.

Task 1 - Project Management and Coordination

The project manager will be responsible for the development and tracking of the Consultants project plan and project development. This task includes task identifications, staff scheduling and coordination, project communications, progress reporting, invoicing, and other important elements of the project. For estimating purposes, it is assumed that the project will be completed in September 2027.

Task 2 - Pre-construction Meeting

The Consultant shall conduct a pre-construction meeting prior to construction beginning for the City's Contractor, subcontractors, utility companies, and other interested parties.

Task 3 - Public Information Meetings

The Consultant shall attend and participate in a Public Information Meeting prior to construction beginning. For estimating purposes, it is assumed that a total of one (1) meeting will be held. This task includes preparation of display materials and hand out information for the meeting.

Task 4 - Shop Drawings

The Consultant shall review shop drawings, samples, and other data which the Contractor is required to submit, but only for conformance with design concept of the Project and conformance with the information given in the contract documents. The Consultant shall evaluate and determine the acceptability of substitute materials and equipment proposed by the Contractor. The Consultant shall have authority to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing, and approvals required.

Task 5 - Site Visits

In connection with observations of the Contractor's work while it is in progress:

a. The Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary (estimated to be one site visit per month minimum) or as requested by the City to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor's work. Based on information obtained during such visits and on such observations, the Consultant shall determine, in general, if such work is proceeding in accordance with the Plans, and the Consultant shall keep the City informed of the progress of the work

b. The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out his duties and responsibilities during the construction phase and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the City a greater degree of confidence that the completed work of the Contractor will conform to the Plans, and that the integrity of the design concept as reflected in the Plans has been implemented and preserved by the Contractor.

c. The Consultant shall not during such visits supervise, direct, or have control over the Contractor's work, nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor for safety precautions and programs incident to the work or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes, or orders applicable to the Contractor furnishing and performing his work.

d. During such visits, the Consultant may notify the City if the Consultant believes the Contractors work will not produce a completed Project that conforms to the Plans, or that it will prejudice the integrity of the design concept of the Project as reflected in the Plans.

Task 6 - Pay Requests
The Consultant shall prepare contractor pay requests with the assistance of the Contractor.

Task 7 - Design Interpretation Questions
The Consultant shall answer design interpretation questions from the City, Contractor, review agencies, and utilities.

Task 8 - Minor Plan Modifications
The Consultant shall provide minor design modifications during construction necessary due to changed field conditions, such as utility conflicts, and as requested by the City. Item includes creating and issuing revised plan sheets. For budget considerations it is assumed that there will be five (5) minor plan modifications requiring revised plan sheets.

Task 9 - Change Order Preparation
The Consultant shall issue necessary interpretations and clarifications of the Plans, and in connection therewith, prepare change orders as required. For budget considerations, it is assumed that there will be five (5) Change Orders required.

Task 10 - Record Drawings
The Consultant shall prepare record drawings showing those changes made during construction, based on plan changes issued and the marked-up drawings and other data furnished by the Contractor and the City Construction Observer. The Consultant will prepare a draft of the record drawings in electronic form at the conclusion of 2027 construction and make it available to the City for review. Following the conclusion of the project, the Consultant shall provide the City with one (1) reproducible copy of the record drawings.

Task 11 - Construction Meetings
The Consultant shall attend update construction meetings (assumed to be weekly) with the City and the Contractor to monitor progress, answer questions, resolve issues and look to the schedule in the future. The Consultant shall prepare an agenda and issue minutes.

Task 12 - Utility Coordination
The Consultant will coordinate with individual utility companies to coordinate on-going utility relocations. It is anticipated that there will be five (5) meetings during the project with representatives of the various utility companies to coordinate construction activities.
For estimating purposes, it is assumed 40 hours of effort is required for this task.

Task 13 - Limited Private Utility Observation
The Consultant will answer private utilities questions and monitor the installation and assist in the coordination of private utility relocations. This shall include poles, utility lines, pedestals, handholes, valves, meters and features above or below ground associated with private utilities. Should the Consultant observe the incorrect location or an incorrect construction practice of a utility or its features, the Consultant shall notify the utility company and the City.
For estimating purposes, it is assumed 80 hours of effort is required for this task.

Task 14 - Final Inspections and Project Close-Out
The Consultant shall conduct an inspection in the company of the City to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable. The Consultant may recommend, in writing, final payment to the Contractor and may give written notice to the City and the Contractor that the work is acceptable. This task will also include assembling final project documentation, certifications, and attendance at the project audits.

The above resident Construction Administration estimated effort includes a maximum of 940 hours throughout the expected duration of construction (Spring 2026 – Fall 2027). In the event the construction period extends beyond the expected completion date or unanticipated conditions require construction administration in excess of stated hours, the Consultant shall notify the City as it approaches this limit and determine the additional effort to complete the project. The Consultant and City shall work to develop a mutual resolution for the remaining effort.

B. RESIDENT ENGINEER/CONSTRUCTION OBSERVATION
The work to be performed under this phase of the Project shall include frequent resident observation of the construction work in addition to that included under Phase II –Construction Administration.

The Consultant shall determine the amounts owing to the Contractor and recommend, in writing, payments to the Contractor in such amounts. Such recommendations of payment will constitute a representation to the City, based on such observations and review that the work progressed to the point indicated, and that to the best of the Consultant's knowledge, information, and belief, quality of such work is generally in accordance with the Plans. In the case of unit-price work, the Consultant's recommendation of payment will include final determinations of the quantities and classifications of such work.

This phase consists of coordinating field-testing of construction materials incorporated into the project with the City's independent testing consultant and preparation written reports that document compliance or non-compliance of construction materials. Also included is observing the performance of construction work and advising the Contractor and the City of non-complying work or materials incorporated into the project.

For budget purposes, it is assumed that construction will occur between March 2026 and October 2027. It is estimated that one full-time staff member of the Consultant will be available for a duration of ten (10) months in 2026 and nine (9) months in 2027. Additionally, one part-time staff member for a duration of three (3) months in each of 2026 and 2027.

The above resident engineering/observation estimated effort includes a maximum of 1,820 hours in 2026 and 1,760 hours in 2027. In the event the construction period exceeds the contract working day or unanticipated conditions require resident engineering/observation in excess of stated hours, the Consultant shall notify the City as it approaches this limit and determine the additional effort to complete the project. The Consultant and City shall work to develop a mutual resolution for the remaining effort.

C. CONSTRUCTION SURVEY
Construction Survey shall only be completed upon written authorization to proceed by the City and consist of the following tasks to be performed by the Consultant:

Task 1 - Project Control

a. Verify existing horizontal and vertical control as shown in the project plans and supplement with additional control points as-need to complete the project.
b. Reset land corners and permanent reference markers as indicated on the plans.
c. Tie-ins with existing roadways shall be checked for correctness of alignment prior to construction staking.
d. This task does not include resetting all property corners disturbed by construction.

Task 2 - Property Lines and Temporary Easement
Stake temporary easements, permanent right-of-way corners at 50 foot intervals, or less if needed. These points shall be marked by placement of a metal pin or wood hub, flat, and lath at the same location as the slope stakes.

Task 3 - Construction Staking

a. **Sanitary Sewer, Storm Sewers, Water Mains**
Locations and elevations shall be marked with metal pin or tack in a wood hub, flat, and lath. The flat shall be clearly marked with the station location, pipe number, cut/fill elevation to flow line (or top of pipe for water main) and form grade, and offset distance to centerline of pipe.

b. **Intakes and Utility Accesses**
Locations and elevations shall be marked with metal pin or tack in a wood hub, flat, and lath. The flat shall be clearly marked with the station location; intake or utility access number; cut/fill elevation, including bottom of well and form grade; and offset distance to the Station Location.

c. **Pavement (PCC)**
   i. Elevations (graded 4' offset paving hubs) at 25 foot intervals for finished grading and paving.
   ii. At intersections, graded offset hubs will be set at each end of radius, and radius points will be set where radius distance is less than 100 feet. Also graded midpoint offsets will be set on radii where curve length is greater than 40 feet.
   iii. After grading and paving is complete, reset plan control points and land corner monuments.

   *Note: the survey scope of services <u>does not</u> include blue-top staking for finished grading.

d. **Signalization and Interconnect Fiber Optics**
Locations and elevations shall be marked with metal pin or tack in a wood hub, flat, and lath. The flat shall be clearly marked with the station location, cut/fill elevation to top of conduit or finished grade, and offset distance to centerline of equipment, handholes, or conduit.

e. **Private Utility Relocation Staking**
This task consists of location staking for relocations of private utilities required to accommodate the project construction.

f. **Removals**
Staking will be provided for pavement removals at the project limits only. It is assumed that limits other removals will be determined by the Contractor and verified by the onsite engineer.

The above tasks qualified personnel, equipment and supplies required for a one-time construction staking for the project to establish the line and grade for the proposed improvements. Estimated effort includes a maximum 360 hours for Construction Staking. Replacement costs of any survey stakes or marks that are destroyed or disturbed by the Contractor shall be charged to the Contractor.

Construction staking for removals, silt fence, grading (stakeless), revetment limits, erosion control lining, surface restoration, landscaping, traffic control, signing and pavement markings, rock excavation volumes, and other miscellaneous items are not included in this scope of services. It is assumed that the on-site construction technician for the project will provide these services where appropriate. Existing and final cross-sections for earthwork computations are also not included in the above.

Task 4 - Monumentation of Fee-title Right-of-Way and Permanent Easements

This task consists of monumentation of the easements acquired as part of this project which will be performed upon completion of construction of the proposed improvements. The monumentation shall comply with requirements of the Iowa Code and shall be performed by or under the direct supervision of a duly licensed land surveyor under the laws of the State of Iowa.

In consideration for these services, the City agrees to increase the compensation for services performed by the Consultant. These fees are based on the current standard hourly rates of the Consultant's personnel engaged in the performance of the services, plus direct out-of-pocket costs for expenses incurred by personnel who are engaged in the work and other direct costs. The total Hourly Not-to-Exceed fees for the professional engineering services as described in this amendment are as follows:

I. Basic Services of the Consultant

A.	Project Coordination and Design	$	115,100.00
B.	Construction Administration	$	162,900.00
C.	Construction Observation$	$	505,000.00
D.	Construction Survey	$	80,100.00
	Total	$	863,100.00

THIS AMENDMENT is subject to all provisions of the original Agreement.

THIS AMENDMENT, together with the original Agreement represents the entire and integrated AGREEMENT between the City and Engineer.

THIS AMENDMENT executed the day and year written above.

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.

By: _____

Jared Rokke, P.E.
Lead Engineer/Project Manager

CITY OF GRIMES, IOWA

By: _____

Scott Mikkelsen, Mayor

WITNESS

By: _____

Joshua C. DeBower, P.E.
Local Municipal Lead

ATTEST

By: _____

_____

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: SW 19th Street SRF Sponsored Pond – Foth Infrastructure and Environment, LLC Professional Services Agreement Amendment No. 1 for engineering services.

BACKGROUND: SW 19th Street SRF Sponsored Pond project has recently gone out to bid, which moved the project from the design phase to the construction phase. The PSA with Foth Infrastructure and Environment, LLC (Foth) was setup to add the engineering services required during construction after the design phase. Foth will be providing the following engineering construction services: construction administration, construction observation, and construction survey. The construction schedule is to hold the preconstruction meeting in winter with construction starting in the spring. Project final completion will be in the fall of 2026.

BUDGETARY CONSIDERATIONS: The total fee proposed for the construction engineering services and easement preparation is $176,700.00. The construction portion is about a 7% fee compared to the engineer's opinion of probable cost. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 11-1825 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC FOR SW 19TH STREET SRF SPONSORED POND

Grimes Resolution No. 11-1825

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with Foth Infrastructure and Environment, LLC (Foth) for consulting services for the SW 19th Street SRF Sponsored Pond on April 22, 2025; and,

WHEREAS, it was determined that there was a need for construction services to be added to the PSA consisting of construction administration, construction observation, and construction survey for the SW 19th Street SRF Sponsored Pond; and

WHEREAS, Foth has proposed the attached PSA Amendment No. 1 with a scope of work to be supplied by Foth and compensation to be paid by Grimes for their additional consulting services related to the SW 19th Street SRF Sponsored Pond; and,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the PSA Amendment No. 1 with Foth on behalf of the City of Grimes.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

PROFESSIONAL CONSULTING SERVICES AMENDMENT NO. 1
PROJECT NO. 0025021.00

THIS AMENDMENT, made and entered into this 10 day of November, 2025 by and between**,** the **CITY OF GRIMES, IOWA,** hereinafter referred to as the "City", and **FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.,** hereinafter referred to as the "Consultant", for professional services in connection with SW 19th Street SRF Sponsored Pond, hereby amends the original Agreement dated April 22, 2025 to include additional services associated with the following tasks:

I. CONSTRUCTION PERIOD SERVICES

The work tasks to be performed or coordinated by the Consultant during the Construction Period Services shall include the following:

A. CONSTRUCTION ADMINISTRATION

Construction Administration services shall consist of services to assist the City in implementing the construction contract for this project. The items below are the major work tasks to complete the construction administration services and are not intended to include all items of work related.

Task 1 - Project Management and Coordination

The project manager will be responsible for the development and tracking of the Consultants project plan and project development. This task includes task identifications, staff scheduling and coordination, project communications, progress reporting, invoicing, and other important elements of the project. For estimating purposes, it is assumed that the project will be completed in September 2026.

Task 2 - Pre-construction Meeting

The Consultant shall conduct a pre-construction meeting prior to construction beginning for the City's Contractor, subcontractors, utility companies, and other interested parties.

Task 3 - Public Information Meetings

The Consultant shall attend and participate in a Public Information Meeting prior to construction beginning. For estimating purposes, it is assumed that a total of one (1) meeting will be held. This task includes preparation of display materials and hand out information for the meeting.

Task 4 - Shop Drawings

The Consultant shall review shop drawings, samples, and other data which the Contractor is required to submit, but only for conformance with design concept of the Project and conformance with the information given in the contract documents. The Consultant shall evaluate and determine the acceptability of substitute materials and equipment proposed by the Contractor. The Consultant shall have authority to require special inspection or testing of the work, and shall receive and review all certificates of inspections, testing, and approvals required.

Task 5 - Site Visits
In connection with observations of the Contractor's work while it is in progress:

a. The Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary (estimated to be one site visit per month minimum) or as requested by the City to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor's work. Based on information obtained during such visits and on such observations, the Consultant shall determine, in general, if such work is proceeding in accordance with the Plans, and the Consultant shall keep the City informed of the progress of the work

b. The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out his duties and responsibilities during the construction phase and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the City a greater degree of confidence that the completed work of the Contractor will conform to the Plans, and that the integrity of the design concept as reflected in the Plans has been implemented and preserved by the Contractor.

c. The Consultant shall not during such visits supervise, direct, or have control over the Contractor's work, nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by the Contractor for safety precautions and programs incident to the work or for any failure of the Contractor to comply with laws, rules, regulations, ordinances, codes, or orders applicable to the Contractor furnishing and performing his work.

d. During such visits, the Consultant may notify the City if the Consultant believes the Contractors work will not produce a completed Project that conforms to the Plans, or that it will prejudice the integrity of the design concept of the Project as reflected in the Plans.

Task 6 - Pay Requests
The Consultant shall prepare contractor pay requests with the assistance of the Contractor.

Task 7 - Design Interpretation Questions
The Consultant shall answer design interpretation questions from the City, Contractor, review agencies, and utilities.

Task 8 - Minor Plan Modifications
The Consultant shall provide minor design modifications during construction necessary due to changed field conditions, such as utility conflicts, and as requested by the City. Item includes creating and issuing revised plan sheets. For budget considerations it is assumed that there will be two (2) minor plan modifications requiring revised plan sheets.

Task 9 - Change Order Preparation
The Consultant shall issue necessary interpretations and clarifications of the Plans, and in connection therewith, prepare change orders as required. For budget considerations, it is assumed that there will be one (1) Change Order required.

Task 10 - Record Drawings
The Consultant shall prepare record drawings showing those changes made during construction, based on plan changes issued and the marked-up drawings and other data furnished by the Contractor and the City Construction Observer. The Consultant will prepare a draft of the record drawings in electronic form at the conclusion of 2027 construction and make it available to the City for review. Following the conclusion of the project, the Consultant shall provide the City with one (1) reproducible copy of the record drawings.

Task 11 - Construction Meetings
The Consultant shall attend update construction meetings (assumed to be weekly) with the City and the Contractor to monitor progress, answer questions, resolve issues and look to the schedule in the future. The Consultant shall prepare an agenda and issue minutes.

Task 12 - Utility Coordination
The Consultant will coordinate with individual utility companies to coordinate on-going utility relocations. It is anticipated that there will be two (2) meetings during the project with representatives of the various utility companies to coordinate construction activities.
For estimating purposes, it is assumed 16 hours of effort is required for this task.

Task 13 - Limited Private Utility Observation
The Consultant will answer private utilities questions and monitor the installation and assist in the coordination of private utility relocations. This shall include poles, utility lines, pedestals, handholes, valves, meters and features above or below ground associated with private utilities. Should the Consultant observe the incorrect location or an incorrect construction practice of a utility or its features, the Consultant shall notify the utility company and the City.
For estimating purposes, it is assumed 20 hours of effort is required for this task.

Task 14 - Final Inspections and Project Close-Out
The Consultant shall conduct an inspection in the company of the City to determine if the work is substantially complete and a final inspection to determine if the completed work is acceptable. The Consultant may recommend, in writing, final payment to the Contractor and may give written notice to the City and the Contractor that the work is acceptable. This task will also include assembling final project documentation, certifications, and attendance at the project audits.

The above resident Construction Administration estimated effort includes a maximum of 322 hours throughout the expected duration of construction (Spring 2026 – Fall 2026). In the event the construction period extends beyond the expected completion date or unanticipated conditions require construction administration in excess of stated hours, the Consultant shall notify the City as it approaches this limit and determine the additional effort to complete the project. The Consultant and City shall work to develop a mutual resolution for the remaining effort.

B. RESIDENT ENGINEER/CONSTRUCTION OBSERVATION

The work to be performed under this phase of the Project shall include frequent resident observation of the construction work in addition to that included under Phase II –Construction Administration.

The Consultant shall determine the amounts owing to the Contractor and recommend, in writing, payments to the Contractor in such amounts. Such recommendations of payment will constitute a representation to the City, based on such observations and review that the work progressed to the point indicated, and that to the best of the Consultant's knowledge, information, and belief, quality of such work is generally in accordance with the Plans. In the case of unit-price work, the Consultant's recommendation of payment will include final determinations of the quantities and classifications of such work.

This phase consists of coordinating field-testing of construction materials incorporated into the project with the City's independent testing consultant and preparation written reports that document compliance or non-compliance of construction materials. Also included is observing the performance of construction work and advising the Contractor and the City of non-complying work or materials incorporated into the project.

For budget purposes, it is assumed that construction will occur between March 2026 and September 2026. It is estimated that one full-time staff member of the Consultant will be available for full-time observation for the duration of the first three (3) months of construction and part-time observation for the duration of the next (4) months in 2026.

The above resident engineering/observation estimated effort includes a maximum of 600 hours in 2026. In the event the construction period exceeds the contract working day or unanticipated conditions require resident engineering/observation in excess of stated hours, the Consultant shall notify the City as it approaches this limit and determine the additional effort to complete the project. The Consultant and City shall work to develop a mutual resolution for the remaining effort.

C. CONSTRUCTION SURVEY

Construction Survey shall only be completed upon written authorization to proceed by the City and consist of the following tasks to be performed by the Consultant:

Task 1 - Project Control

a. Verify existing horizontal and vertical control as shown in the project plans and supplement with additional control points as-need to complete the project.
b. Reset land corners and permanent reference markers as indicated on the plans.
c. Tie-ins with existing roadways shall be checked for correctness of alignment prior to construction staking.
d. This task does not include resetting all property corners disturbed by construction.

Task 2 - Property Lines and Temporary Easement

Stake temporary easements, permanent right-of-way corners at 50 foot intervals, or less if needed. These points shall be marked by placement of a metal pin or wood hub, flat, and lath at the same location as the slope stakes.

Task 3 - Construction Staking

a. Storm Sewers

Locations and elevations shall be marked with metal pin or tack in a wood hub, flat, and lath. The flat shall be clearly marked with the station location, pipe number, cut/fill elevation to flow line (or top of pipe for water main) and form grade, and offset distance to centerline of pipe.

b. Intakes and Utility Accesses

Locations and elevations shall be marked with metal pin or tack in a wood hub, flat, and lath. The flat shall be clearly marked with the station location; intake or utility access number; cut/fill elevation, including bottom of well and form grade; and offset distance to the Station Location.

c. Pavement (PCC)

- **i.** Elevations (graded 4' offset paving hubs) at 25 foot intervals for finished grading and paving.
- **ii.** At intersections, graded offset hubs will be set at each end of radius, and radius points will be set where radius distance is less than 100 feet. Also graded midpoint offsets will be set on radii where curve length is greater than 40 feet.
- **iii.** After grading and paving is complete, reset plan control points and land corner monuments.

*Note: the survey scope of services <u>does not</u> include blue-top staking for finished grading.

d. Private Utility Relocation Staking

This task consists of location staking for relocations of private utilities required to accommodate the project construction.

e. Removals

Staking will be provided for pavement removals at the project limits only. It is assumed that limits other removals will be determined by the Contractor and verified by the onsite engineer.

The above tasks qualified personnel, equipment and supplies required for a one-time construction staking for the project to establish the line and grade for the proposed improvements. Estimated effort assumes a maximum 120 hours of Construction Staking. Replacement costs of any survey stakes or marks that are destroyed or disturbed by the Contractor shall be charged to the Contractor.

Construction staking for removals, silt fence, grading (stakeless), revetment limits, erosion control lining, surface restoration, landscaping, traffic control, signing and pavement markings, rock excavation volumes, and other miscellaneous items are not included in this scope of services. It is assumed that the on-site construction technician for the project will provide these services where appropriate. Existing and final cross-sections for earthwork computations are also not included in the above.

Task 4 - Monumentation of Fee-title Right-of-Way and Permanent Easements

This task consists of monumentation of the easements acquired as part of this project which will be performed upon completion of construction of the proposed improvements. The monumentation shall comply with requirements of the Iowa Code and shall be performed by or under the direct supervision of a duly licensed land surveyor under the laws of the State of Iowa.

In consideration for these services, the City agrees to increase the compensation for services performed by the Consultant. These fees are based on the current standard hourly rates of the Consultant's personnel engaged in the performance of the services, plus direct out-of-pocket costs for expenses incurred by personnel who are engaged in the work and other direct costs. The total Hourly Not-to-Exceed fees for the professional engineering services as described in this amendment are as follows:

I.	Basic Services of the Consultant		
	A. Construction Administration	$	54,800.00
	B. Construction Observation	$	93,300.00
	C. Construction Survey	$	28,600.00
	Total	$	176,700.00

THIS AMENDMENT is subject to all provisions of the original Agreement.

THIS AMENDMENT, together with the original Agreement represents the entire and integrated AGREEMENT between the City and Engineer.

THIS AMENDMENT executed the day and year written above.

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC.

By: _____

Jared Rokke, P.E.
Lead Engineer/Project Manager

CITY OF GRIMES, IOWA

By: _____

Scott Mikkelsen, Mayor

WITNESS

By: _____

Joshua C. DeBower, P.E.
Local Municipal Lead

ATTEST

By: _____

_____

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: SE 2nd Street Water Main – MSA Professional Services, Inc. Professional Services Agreement Amendment No. 1 for engineering construction services.

BACKGROUND: The SE 2nd Street Water Main project will go out to bid in December, which moved the project from the design phase to the construction phase. The PSA with MSA Professional Services, Inc. (MSA) was set up to add the engineering services required during construction after the design phase. MSA will be providing the following engineering construction services: construction administration, and construction staking. The construction schedule is to hold the preconstruction meeting in the winter with construction starting in the summer. Project substantial completion will be in the fall of 2026 with final completion to follow.

BUDGETARY CONSIDERATIONS: The total fee proposed for the construction engineering services is $30,900.00. The construction portion is about a 5.8% fee compared to the engineer's opinion of probable costs. Following our review, this appears to be a reasonable fee for this work.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: The staff has reviewed the Professional Services Agreement Amendment No. 1 and recommends approval by the City Council.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Aaron Jarosh

RESOLUTION 11-1925 TO AMEND CONTRACT FOR PROFESSIONAL SERVICES WITH MSA PROFESSIONAL SERVICES, INC. FOR THE SE 2ND STREET WATER MAIN

Grimes Resolution No. 11-1925

WHEREAS, the City of Grimes (Grimes) entered into a Professional Services Agreement (PSA) with MSA Professional Services, Inc. (MSA) for consulting services for the SE 2nd Street Water Main on July 22, 2025; and,

WHEREAS, it was determined that there was a need for additional services to be added to the PSA consisting of construction administration, and construction staking; and

WHEREAS, MSA has proposed the attached Professional Services Agreement Amendment that has a scope of work to be supplied by MSA and compensation to be paid by Grimes for their additional consulting services related to the SE 2nd Street Water Main; and,

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

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Amendment

Amendment No: 1

MSA Project Number: 09410030
Date of Issuance: November 10, 2025

This is an amendment to the Agreement dated July 22, 2025 and does acknowledge that MSA Professional Services, Inc. (MSA) is authorized to begin work on the following project amendment:

MSA PROFESSIONAL SERVICES, INC (**MSA**)
Address: 1555 SE Delaware Avenue, Suite F, Ankeny, IA 50021
Phone: 515-964-2021
Representative: Nichole Sungren Email: nsungren@msa-ps.com

CITY OF GRIMES (OWNER)
Address: 101 NE Harvey Street, Grimes, IA 50111
Phone: 515-986-3036
Representative: Matt Ahrens Email: mahrens@grimesiowa.gov

Project Name: SE 2nd Street Water Main CRS

The project scope has changed due to: Addition of Construction Services

The scope of the work authorized is: See Attachment A: Scope of Services

The estimated fee for the work is: $30,900

Any attachments or exhibits referenced in this Amendment are made part of the original Agreement. Payment for these services will be on a time and expense basis. Attachment B: Rate Schedule is attached and made part of this Agreement

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

CITY OF GRIMES	**MSA PROFESSIONAL SERVICES, INC.**
	Nichole Sungren
Scott Mikkelsen	Nichole Sungren, P.E
Mayor	Team Leader/Project Manager
Date:	Date: 10/31/2025

PROJECT DESCRIPTION
The project consists of Construction Services for the SE 2nd Street Water Main Project.

SCOPE OF SERVICES
MSA will provide services as set forth below.

1. **Construction Administration**
    - Project Administration: Manage and coordinate project team, budget and schedules. Maintain communication with Owner and stakeholders on project.
    - QA/QC: Employ documented quality-assurance/quality-control procedures throughout project.
    - Pre-Construction Meeting: Coordinate and Conduct Preconstruction Meeting
        i. Set up meeting and distribute electronic meeting invitation
        ii. Prepare and distribute minutes and agenda
    - Construction Progress Meetings: Facilitate and attend bi-weekly (every 2 weeks) meetings
        i. An assumption of eight (7) onsite meetings is with this scope.
    - Contractor Communication: Respond to Contractor Requests for Information and assist in interpretation of contract documents in person, in writing, or by telephone.
    - Utility Coordination: Continue the utility coordination with contacts from the design phase and provide the Contractor with any utility contacts, utility relocation plans and pothole information, if received from the utility. Meet with the Contractor onsite with utilities to discuss any relocations and any design changes, if required.
    - Submittal Review: Review Contractor Shop Drawings, Submittals, Schedules and Samples for compliance with Construction Documents.
    - Site Visits: Make periodic site visits to observe contractor's work in progress
        i. Onsite engineering site visits by project manager and/or site engineer have been estimated to be 20 hours during project construction for any questions from the Contractor or City inspector.
    - Change Orders: Review Change Order requests from Contractor; recommend Change Orders to Owner as appropriate.
    - Project Closeout: Prepare punch list (items to be completed or corrected). Attend punchlist walkthrough with City, Engineer and Contractor. Review Contractor work and completion documents for compliance with construction contract and readiness for final payment.
        i. It is assumed that the Engineer will prepare a total of one (1) punchlist
        ii. It is assumed that one (1) walkthrough meetings will take place onsite

2. **Construction Staking**
    - Provide onsite construction staking to meet the requirements of SUDAS section 11,010 – Construction Survey.
    - Provide line and grade stakes for:
        - Water Main
        - Pavement patches
    - An assumption of three (3) site visits for site staking has been assumed in this scope. Any additional staking requirements by the Contractor due to staging will at the Contactor's expense. Any stakes that need to be replaced due to the Contractor's negligence will be at the Contractor's expense.

DELIVERABLES
MSA will provide the following deliverables:
1. N/A

ADDITIONAL SERVICES
Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:
1. Attendance of additional meetings that are not specifically addressed above shall be considered above and beyond the scope of services as identified herein.
2. Additional site visits to review project progress or to review contractor punch list progress that are not specifically addressed above shall be considered above and beyond the scope of services as identified herein.
3. Additional stakes, due to the Contractor's negligence, will be at the Contractor's expense. The Engineer will notify the City, in writing (email) of the staking needs prior to staking in the field.

EXCLUSIONS
MSA will not provide the following services related to this project:
1. Construction Administration
    a. Applications for Payment: City Staff will review Contractor Applications for Payment
2. Post Construction
    a. Record Drawings: Preparation of Record Drawings will be done by City Staff.

OWNER'S RESPONSIBILITIES
- Owner is responsible for accuracy and completeness of the information provided to MSA.
- Owner will provide MSA with full information as to Owner's requirements for the project.
- Owner will pay MSA as follows:

FEE SUMMARY
The Owner will compensate MSA for the Scope of Services listed above (exclusive of Construction Observation) as follows:

Construction Administration	$25,600
Construction Staking	$ 5,300
Total	**$30,900**

ATTACHMENT B:
RATE SCHEDULE

CLASSIFICATION	LABOR RATE
Administrative	$ 85 – $154/hr.
Architects	$ 85 – $198/hr.
Community Development Specialists	$137 – $198/hr.
Digital Design	$115 – $151/hr.
Environmental Scientists/Hydrogeologists	$110 – $193/hr.
Geographic Information Systems (GIS)	$100 – $193/hr.
Housing Administration	$ 97 – $198/hr.
Inspectors/Zoning Administrators	$110 – $160/hr.
IT Support	$175 – $193/hr.
Land Surveying	$ 85 – $198/hr.
Landscape Designers & Architects	$ 85 – $220/hr.
Planners	$ 85 – $215/hr.
Principals	$225 – $314/hr.
Professional Engineers/Designers of Engineering Systems	$155 – $204/hr.
Project Managers	$120 – $248/hr.
Real Estate Professionals	$140 – $193/hr.
Staff Engineers	$ 85 – $149/hr.
Technicians	$100 – $151/hr.
Wastewater Treatment Plant Operator	$ 92 – $118/hr.

Labor rates represent an average or range for a particular job classification. These rates are in effect until December 31, 2025.

REIMBURSABLE EXPENSES	
Copies/Prints	Rate based on volume
Specs/Reports	$10
Copies	$0.14/ page
	$0.16/page for DOT
Plots	$0.01/sq.in.
Flash Drive	$10
GPS Equipment	$20/hour - $11.25/hour for DOT
GPS R2 Equipment	$20/hour - $2/hour for DOT
Dini Laser Level	$85/per day - $86/day for DOT
Mailing/UPS	At cost
Mileage – Reimbursement	IRS Rate – IRS Rate + $5/day
Mileage – MSA Vehicle	$0.70/mile standard/
	$0.74/mile for DOT
Nuclear Density Testing	$30/day - $35/day for DOT
Organic Vapor Field Meter	$100/day
PC/CADD Machine	Included in labor rates
Robotic Survey Equipment	$20/hour - $11/hour for DOT
Stakes/Lath/Rods	At cost
Travel Expenses, Lodging, & Meals	At cost
Traffic Counting Equipment & Data Processing	At cost
Geodimeter	$30/hour
Drone Flight	$375/flight - $330/flight for DOT

Reimbursable Expense rates represent an average or range for a particular category. These rates are in effect until December 31, 2025.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: SE 41st Street and SE Park Drive Extension – Setting the dates for the bid letting and public hearing.

BACKGROUND: The action that is in front of the council is to set the bid letting and public hearing dates for the SE 41st Street and SE Park Drive Extension project. The proposed schedule for this project is to set the dates for the bid letting and public hearing November 10th, hold the bid opening on December 9th @ 10:30 AM, hold the public hearing on December 16th @ 5:30 PM and award the project following the public hearing.

BUDGETARY CONSIDERATIONS: The engineer's opinion of probable construction cost is estimated to be approximately $1,925,877.00. This project will be funded through the IDOT "Revitalize Iowa's Sound Economy" (R.I.S.E.) and developer contributions.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of December 9th @ 10:30 AM and public hearing date of December 16th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Matt Ahrens, City Engineer, 515-986-4050, mahrens@grimesiowa.gov

Prepared by: Aaron Jarosh
Return to: Matt Ahrens

RESOLUTION 11-2025 ORDERING CONSTRUCTION OF THE SE 41ST STREET AND SE PARK DRIVE EXTENSION, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR

Grimes Resolution No. 11-2025

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as the SE 41st Street and SE Park Drive Extension; and

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

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

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

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as the SE 41st Street and SE Park Drive Extension, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the posted Notice to Bidders and published Notice of Public Hearing; the public improvements being more generally described as follows:

SE 41st Street and SE Park Drive Extension - includes construction of SE 41st Street from 1,200 LF east of South James Street to approximately 500 LF west of SE Beisser Drive, and SE Park Drive between SE 41st Street SE 37th Street The project consists of earthwork, PCC pavement, PCC sidewalk, water main, storm sewer, and other associated work.

The Improvements include approximately 3,500 CY of earthwork, 1,300 LF of trenched RCP storm sewer between 15” and 30” in diameter, 3,000 LF of subdrain, 650 LF of water main, 11 storm sewer structures, 7,500 SY of 9” PCC roadway pavement, 2,400 SY of PCC sidewalk, subgrade preparation, modified subbase, temporary traffic control, erosion control, permanent seeding, and other associated work.

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

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to post a Notice to Bidders once in a relevant contractor plan room service with statewide circulation and a

relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City or a statewide association that represents the City. Posting shall be not less than thirteen clear days nor more than forty-five days prior to December 9, 2025, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:30 A.M., on such date.

The City Council hereby delegates to the City Administrator or his designee the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on December 16, 2025, at 5:30 P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish Notice of Hearing once in a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 5:30 P.M. on December 16, 2025.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

SE 41ST STREET AND SE PARK DRIVE EXTENSION
CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **SE 41st Street and SE Park Drive Extension** project at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in the City Council Chambers, Grimes Community Complex, 410 SE Main Street #202, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Council Chambers on the **9th day of December, 2025,** at the reception desk in Grimes Community Complex, 410 SE Main Street #102, Grimes, Iowa, 50111. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Clerk and bids tabulated at **10:30 A.M. on the 9th day of December, 2025,** in said City Council Chambers, 410 SE Main Street #202, Grimes, Iowa, 50111. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 1, 2026 and no later than April 17, 2026,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur in January 2026.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111.

An electronic copy of the Contract Documents is available at www.grimesiowa.gov under the "Business" section by selecting "Bids & RFPs" then "Project Bids" for no cost. Project information, estimated total cost and plan holder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than QuestCDN or from the Engineer.

Paper copies of the Contract Documents are available from McClure at 1535 SW Market St, Suite 200, Ankeny, IA 50023, for a fee of Fifty Dollars ($50.00) per set and a non-refundable (separate check) shipping fee of $10.00. The printing is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call McClure at 515-512-1361 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

General Nature of the Public Improvement

SE 41ST STREET AND SE PARK DRIVE EXTENSION

The SE 41st Street and SE Park Drive Extension project includes construction of SE 41st Street from 1,200 LF east of South James Street to approximately 500 LF west of SE Beisser Drive, and SE Park Drive between SE 41st Street SE 37th Street The project consists of earthwork, PCC pavement, PCC sidewalk, water main, storm sewer, and other associated work.

The Improvements include approximately 3,500 CY of earthwork, 1,300 LF of trenched RCP storm sewer between 15" and 30" in diameter, 3,000 LF of subdrain, 650 LF of water main, 11 storm sewer structures, 7,500 SY of 9" PCC roadway pavement, 2,400 SY of PCC sidewalk, subgrade preparation, modified subbase, temporary traffic control, erosion control, permanent seeding, and other associated work.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 95% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project by **October 31, 2026**. Substantial completion for the overall project shall be defined as all utility, grading, and pavement construction completed, with the new streets, driveways, and sidewalks fully open to traffic. Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project by **May 31, 2027**. Full completion for the overall project shall be defined as all improvements, including seeding and surface restoration, ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **10th day of November, 2025.**

_____

Scott Mikkelsen, Mayor

ATTEST:

_____

Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **12th day of November, 2025.**

Published in the Des Moines Register on the **2nd day of December, 2025.**

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: NE Destination Drive Extension – Setting the dates for the bid letting and public hearing.

BACKGROUND: The action that is in front of the council is to set the bid letting and public hearing dates for the NE Destination Drive Extension project. The proposed schedule for this project is to set the dates for the bid letting and public hearing November 10th, hold the bid opening on December 9th @ 10:30 AM, hold the public hearing on December 16th @ 5:30 PM and award the project following the public hearing.

This project includes the south extension of NE Destination Drive located south of NE Beaverbrooke Blvd. NE Destination Drive extension includes approximately 1,600 LF of a three-lane urban roadway section. This project is scheduled to start spring of 2026 after the preconstruction meeting, which is expected to occur in winter and reach substantial completion within 80 working days and full completion within 5 working days after substantial completion. The project includes $1,000/calendar day liquidated damages for non-compliance with substantial and $500/calendar day liquidated damages past the final completion provisions.

BUDGETARY CONSIDERATIONS: The engineer's opinion of probable construction cost is estimated to be approximately $2,096,000.00. This project will be funded through reimbursements from the developer per the development agreement.

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities ____
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: The staff recommends that the City Council approves the resolution to set the bid letting date of December 9th @ 10:30 AM and public hearing date of December 16th @ 5:30 PM.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Aaron Jarosh, Civil Engineer, AJarosh@grimesiowa.gov

Prepared by: Aaron Jarosh

Return to: Aaron Jarosh

NOTICE TO BIDDERS AND
NOTICE OF PUBLIC HEARING

NE DESTINATION DRIVE EXTENSION
CITY OF GRIMES, IOWA PUBLIC IMPROVEMENT PROJECT

Public Hearing on Proposed Contract Documents and Estimated Costs for Improvement

Notice is hereby given that a public hearing will be held by the **City of Grimes, Iowa** on the proposed Contract Documents (plans, specifications, and form of contract), and estimated total cost for the **NE Destination Drive Extension** project at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in the City Council Chambers, Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, 50111.

Time and Place for Filing Sealed Proposals

Sealed bids for the work comprising the improvements as stated below must be filed before **10:30 A.M.** according to the clock in the Grimes City Council Chambers on the **9th day of December, 2025,** at the reception desk in Grimes Community Complex, 410 SE Main Street #102, Grimes, Iowa, 50111. Bids received after the deadline for submission of bids as stated herein shall not be considered and shall be returned to the late bidder unopened.

Time and Place Sealed Proposals Will be Opened and Considered

Sealed proposals will be opened by the City Clerk and bids tabulated at **10:30 A.M. on the 9th day of December, 2025,** in said City Council Chambers, 410 SE Main Street #102, Grimes, Iowa, 50111. Bids will be considered by the City of Grimes City Council at its meeting at **5:30 P.M. on the 16th day of December, 2025,** in said City Council Chambers. The City Council may award a Contract at said meeting, or at such other time and place as shall then be announced.

Commencement of Work

Work on the improvement shall be commenced any time after a written Notice to Proceed is issued, **no earlier than March 16, 2026 and no later than April 20, 2026,** and shall be completed as stated below. The Notice to Proceed will be issued after the preconstruction conference, which is expected to occur over the winter months following the City Council public hearing on proposed contract documents and estimated costs for improvements.

Contract Documents

A copy of said plans, specifications, and form of contract, and estimated total cost is now on file in the office of the City Clerk and may be examined at Grimes City Hall, 101 NE Harvey Street, Grimes, Iowa, 50111.

An electronic copy of the Contract Documents is available at https://www.grimesiowa.gov/ under the "Business" section by selecting "Bids & RFPs" then "Project Bids" for no cost. Project information, estimated total cost and plan holder information is available for no cost at the same link. Downloads of the Contract Documents require the user to register for a free membership at www.QuestCDN.com.

Paper copies of the Contract Documents are available from Snyder and Associates, Inc., 2727 SW Snyder Boulevard, Ankeny, IA 50023, for a fee of Fifty Dollars ($50.00) per set. This fee is refundable, provided the following conditions are met: (1) The Contract Documents are returned complete and in a reusable condition, and (2) they are returned within fourteen (14) calendar days after the award of the project. You must call 515-964-2020 in advance to reserve a paper copy.

Preference of Products and Labor

By virtue of statutory authority, a preference will be given to products and provisions grown and coal produced within the State of Iowa.

In accordance with Iowa statutes, a resident bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to bidders from that state or foreign country, including but not limited to any preference to bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident bidder is a resident. In the instance of a resident labor force preference, a nonresident bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident bidder is a resident.

Failure to submit a fully completed and accurate Bidder Status Form with the Proposal may result in the Proposal being deemed non-responsive and may result in the Proposal being rejected.

General Nature of the Public Improvement

NE DESTINATION DRIVE EXTENSTION

The NE Destination Drive Extension project includes the south extension of NE Destination Drive located south of NE Beaverbrooke Blvd. NE Destination Drive extension includes approximately 1,600 LF of a three-lane urban roadway section. The project includes earthwork, storm sewer, water main, roadway paving, sidewalk ramps, signing, pavement marking, traffic control, erosion control, and final surface restoration.

Bid Security

Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Grimes, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on an FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate Surety satisfactory to the City of Grimes. The bid shall contain no condition except as provided in the specifications.

The City of Grimes reserves the right to defer acceptance of any bid for a period of sixty (60) calendar days after receipt of bids and no bid may be withdrawn during this period.

Performance, Payment, and Maintenance Bond

Each successful Bidder will be required to furnish a corporate Surety Bond in an amount equal to one hundred percent (100%) of its Contract price. Said Bond shall be issued by a responsible Surety approved by the City of Grimes and shall guarantee the faithful performance of the Contract and the terms and conditions therein contained and shall guarantee the prompt payment of all material and labor, and protect and save harmless the City of Grimes from claims and damages of any kind caused by the operations of the Contract and shall also guarantee the maintenance of the improvement caused by failures in materials and construction for a period of **four (4)** years from and after acceptance of the Contract.

Title VI Compliance

The City of Grimes, Iowa, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

Payment

Payments will be made on the basis of estimates prepared by the Contractor and approved by the Engineer, solely for the purpose of payment; approval by the Engineer, or the City Council, shall not be deemed as approval or acceptance of the workmanship or materials. The Contractor will be compensated for 97% of the work completed during a payment period, with the remaining 3% being retained in accordance with the Iowa Code. Regular payments approved by the Engineer will be made following the next scheduled City Council meeting. The retainage payment will be released following acceptance of the project by the City of Grimes and satisfaction of the retainage payment provisions and requirements stipulated in the Iowa Code.

Sales Tax Exemption

The City of Grimes will issue a sales tax exemption certificate to the Contractor for all material purchased for incorporation into the project. Tax exemption certificates are applicable only for the specific project for which the tax exemption certificate is issued.

Completion of Work

The Contractor shall substantially complete the overall project within **eighty (80) working days.** Substantial completion for the overall project shall be defined as all construction work except for final surface restoration**.** Should the Contractor fail to substantially complete the work within this timeframe, liquidated damages of **One Thousand Dollars ($1,000.00) per calendar day** will be assessed for work not substantially completed within the designated Contract term(s).

The Contractor shall fully complete the overall project within **five (5) working days** of the substantial completion. Full completion for the overall project shall be defined as all surface restoration and all improvements ready for final acceptance. Should the Contractor fail to fully complete the work within this timeframe, liquidated damages of **Five Hundred Dollars ($500.00) per calendar day** will be assessed for work not fully completed within the designated Contract term(s).

The City of Grimes does hereby reserve the right to reject any or all bids, to waive informalities, and to enter into such contract, or contracts, as it shall deem to be in the best interest of the City.

This Notice is given by authority of the City Council of the City of Grimes, Iowa.

Dated at Grimes, Iowa, this **10th day of November, 2025.**

_____
Scott Mikkelsen, Mayor

ATTEST:

_____
Rachel Greving, City Clerk

Posted to the Iowa League of Cities and the Master Builders of Iowa websites the **11th day of November, 2025.**
Published in a newspaper with local circulation the **2nd day of December, 2025**

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution Approving the Annual TIF Indebtedness Certification

BACKGROUND: The city is required to provide information to the County Auditors by December 1st of each year for the TIF certification. The attached report outlines the TIF rebates and other TIF debts the city has incurred and is certifying for the following year's taxes. The form also provides the County with the total TIF dollars requested by the city for the following tax season.

BUDGETARY CONSIDERATIONS: The city is certifying $4,606,797 for planned TIF rebate payments in Fiscal Year 2026-2027. We are certifying the TIF portion of the 2025A GO bond debt that was issued in May 2025 and a portion of the 2024A GO bond debt not previously certified for a total of $19,538,563. We are also certifying the planned reimbursement for the admin and professional support program of $899,166 for FY27 and $98,363 of additional expense realized in FY25. The total TIF dollars request for next year will be $11,096,144.

STRATEGIC PLANNING:
Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities X
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: Council has approved all TIF rebate agreements. The remaining 2024A GO bond debt that is being certified to the County was approved on May 9, 2024, and the 2025A GO bond debt that is being certified was approved on May 14, 2025. Council approved the Internal Advance for the admin and professional support program for inclusion in this report on October 14, 2025.

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke
Return to: Marcia Woodke

RESOLUTION 11-2225 APPROVING THE ANNUAL TIF INDEBTEDNESS CERTIFICATION

Grimes Resolution No. 11-2225

WHEREAS, the city is required to file the Annual TIF Indebtedness Certification report to the County Audior by December 1st of each year, and;

WHEREAS, the city of Grimes has incurred new GO TIF debt to certify, and;

WHEREAS, the city of Grimes has annual TIF rebate agreement appropriations to certify, and;

WHEREAS, the City Council of the city of Grimes has approved the Internal Advance resolution for the admin and professional support program to certify;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that upon review of the attached report, said report is approved and adopted as the city's official TIF indebtedness Certification to be filed with the Polk County Auditor no later than December 1, 2025, and the Mayor and City Clerk are hereby authorized to execute said resolution.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal TIF Area

TIF Authority (Name of City or County Operating the TIF): Grimes

County (Where TIF is Located): Polk

Urban Renewal Area Name: Grimes Urban Renewal

Urban Renewal Area Number: 77044 (Use State five-digit Area Number)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and/or County named above the TIF Authority has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: $ **25,205,472.00**

*There must be attached a **'FORM 1.1'** showing an itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body.

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the TIF Authority. However, for any fiscal year a TIF Authority may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. File **'FORM 2'** with the County Auditor by the preceding December 1 for any fiscal year where all of the TIF increment tax is not requested.

A TIF Authority reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. File **'FORM 3'** with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.

Dated this 10th day of November, 2025

Marcia Brodke
Signature of Authorized Official

515-986-3036
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEAR

TIF Authority: Grimes County: Polk

Urban Renewal Area Name: Grimes Urban Renewal

Urban Renewal Area Number: 77044

	Individual TIF Indebtedness Type/Description:	Date Approved*: (Format: XX/XX/20XX)	Total Amount:
1	Hope K Farms LLC Supplemental payment #6 FY27	10/27/2020	387,000.00
2	Hope K Farms LLC-rebate agreement-subject to annual appropriation FY27	10/27/2020	184,527.00
3	Hope Dev & Realty-rebate agreement- subject to annual appropriation FY27	5/12/2020	397,119.00
4	2024A GO Bonds- TIF portion not previously certified	5/9/2024	12,288,667.00
5	2025A GO Bonds- TIF portion	5/14/2025	7,249,896.00
6	Prairie Bus.Park (R&R -PMR) #3 rebate agreement annual appropriation FY27	5/22/2018	111,670.00
7	Anderson Four LLC rebate agreement-subject to annual appropriation FY27	4/28/2020	30,401.00
8	Destination Market rebate agreement-subject to annual appropriation FY27	12/12/2017	724,026.00
9	Thielke Trust/Top Tract rebate agreement-subject to annual approp. FY27	12/12/2017	277,827.00
10	Hy-Vee #2-Phase 1 &2 rebate agreement-subject to annual approp. FY27	8/28/2018	725,818.00
11	Rock Creek Investments-rebate agreement-sub to annual approp. FY27	7/12/2022	948,381.00
12	Signature Companies rebate agreement-subject to annual approp. FY27	11/22/2022	352,821.00
13	Urban Renewal Admin & Professional Support Program-FY27 annual reimb	10/22/2024	899,166.00
14	Urban Renewal Admin & professional Support Program-Add'l Amt FY25	11/10/2020	98,363.00
15	Prairie Bus. Park #4 rebate agreement-subject to annual approp. FY27	10/8/2019	467,207.00
16	Hope Dev & Realty-rebate agreement-annual approp. Add'l FY26 rebate	5/12/2020	15,170.00
17	Destination Market -Rebate agreement-annual approp. Add'l FY26 rebate	12/12/2017	29,704.00
18	Thielke Trust/Top Tract-rebate agreement-annual approp. Add'l FY26 rebate	12/12/2017	17,709.00
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		Total TIF Indebtedness NOT Previously Certified:	**25,205,472.00**

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

FORM 2

SPECIFIC URBAN RENEWAL TIF AREA TOTAL TAX DOLLAR REQUEST FOR NEXT FISCAL YEAR
CERTIFICATION TO COUNTY AUDITOR

Due To County Auditor By December 1 Prior To The Fiscal Year
Where Less Than The Legally Available TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area

TIF Authority: Grimes County: Polk

Urban Renewal Area Name: Grimes Urban Renewal

Urban Renewal Area Number: 77044

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and/or County named above, the TIF Authority requests less than the maximum legally available TIF increment tax as totaled below.

Typically There Would Only Be A Single Entry In 'Tax Amount Requested'	Tax Amount Requested:
	11,096,144
Total TIF Increment Tax Request For This Urban Renewal Area:	**11,096,144**

Dated this 10th day of November, 2025

Marcia Woodke
Signature of Authorized Official

515-986-3036
Telephone

FORM 3

TIF INDEBTEDNESS HAS BEEN REDUCED BY REASON OTHER THAN APPLICATION OF TIF INCREMENT TAX RECEIVED FROM THE COUNTY TREASURER
CERTIFICATION TO COUNTY AUDITOR
Use One Certification Per Urban Renewal Area

TIF Authority: Grimes County: Polk

Urban Renewal Area Name: Grimes Urban Renewal

Urban Renewal Area Number: 77044

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and/or County named above, the TIF Authority has reduced previously certified indebtedness, by reason other than application of TIF tax received from the County Treasurer, by the total amount as shown below.

	Individual TIF Indebtedness Type/Description/Details:	Date Indebtedness Reduced: (Format: XX/XX/20XX)	Amount Reduced:
1	Hope K Farms- lower rebate payment FY26	12/1/2025	59,347.00
2	Prairie Bus. Park (R&R/PMR) #3- lower rebate payment FY26	12/1/2025	2,030.00
3	Anderson Four LLC- lower rebate payment FY26	12/1/2025	1,466.00
4	Hy-Vee #2 Phase 1 & 2- lower rebate payment FY26	12/1/2025	6,792.00
5	Signature Holdings Company- lower rebate payment FY26	12/1/2025	825,000.00
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
	Total Indebtedness Reduction For This Urban Renewal Area:		**894,635.00**

Dated this 10th day of November, 2025

Marcia Woodke
Signature of Authorized Official

515-986-3036
Telephone

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution Setting the date for public hearing on the proposed first amendment to the fiscal year 2025-2026 budget

BACKGROUND: The city is required to hold a public hearing when proposing to amend the budget. This is the first amendment to the fiscal year 2025-2026 budget and will provide for the expenditure of additional funds for the capital buy-in to CIWW, as we did not have a final number at the time the budget was finalized. We will also receive bond funds to offset the expenditure. There will be additional interest paid on bonds, expenses for the new City Manager contract, two insurance claim expenses and receipts, expense for the new ERP system, additional sales tax received and paid to the state, and additional Flex benefit expenditures and employee contributions.

BUDGETARY CONSIDERATIONS: $5,314,367 in additional expense and $5,002,683 in additional revenue are included in this amendment.

STRATEGIC PLANNING:
Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities X
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: Council approved the fiscal year 2025-2026 budget on April 22, 2025.

STAFF RECOMMENDATION: Staff recommends setting November 25, 2025 for the public hearing date.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke
Return to: Marcia Woodke

RESOLUTION 11-2325 SETTING THE DATE FOR PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET

Grimes Resolution No. 11-2325

WHEREAS, the City Council of the city of Grimes, Iowa desires to consider the proposed first amendment to the fiscal year 2025-2026 budget, and;

WHEREAS, a public hearing is required for all budget amendments, and;

WHEREAS, a public hearing on the proposed first amendment to the fiscal year 2025-2026 budget shall be held and a time and place for the hearing thereon should be fixed.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that a public hearing be held on the proposed first amendment to the fiscal year 2025-2026 budget at the Grimes Community Center, 410 SE Main St, Grimes, Iowa, at 5:30 p.m. on the 25th day of November 2025, and the City Clerk is hereby directed to publish the attached notice.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET
City of GRIMES
Fiscal Year July 1, 2025 - June 30, 2026

The City of GRIMES will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

Meeting Date/Time: 11/25/2025 05:30 PM	**Contact:** Marcia Woodke	**Phone:** (515) 986-3036

Meeting Location: Grimes Community Center, 101 SE Main St, Grimes, IA 50111

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-gov-appeals.

REVENUES & OTHER FINANCING SOURCES		**Total Budget as Certified or Last Amended**	**Current Amendment**	**Total Budget After Current Amendment**
Taxes Levied on Property	1	14,818,461	0	14,818,461
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	14,818,461	0	14,818,461
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	9,672,071	0	9,672,071
Other City Taxes	6	3,091,721	0	3,091,721
Licenses & Permits	7	523,500	0	523,500
Use of Money & Property	8	2,278,509	0	2,278,509
Intergovernmental	9	7,563,045	0	7,563,045
Charges for Service	10	18,508,481	6,933	18,515,414
Special Assessments	11	0	0	0
Miscellaneous	12	4,084,740	52,851	4,137,591
Other Financing Sources	13	10,825,000	5,000,000	15,825,000
Transfers In	14	18,342,215	0	18,342,215
Total Revenues & Other Sources	15	89,707,743	5,059,784	94,767,527
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	6,902,226	0	6,902,226
Public Works	17	3,514,933	20,000	3,534,933
Health and Social Services	18	1,500	0	1,500
Culture and Recreation	19	3,340,798	9,250	3,350,048
Community and Economic Development	20	3,679,466	0	3,679,466
General Government	21	2,564,996	61,894	2,626,890
Debt Service	22	9,736,579	20,540	9,757,119
Capital Projects	23	35,391,849	200,000	35,591,849
Total Government Activities Expenditures	24	65,132,347	311,684	65,444,031
Business Type/Enterprise	25	15,922,023	5,002,683	20,924,706
Total Gov Activities & Business Expenditures	26	81,054,370	5,314,367	86,368,737
Transfers Out	27	18,342,215	0	18,342,215
Total Expenditures/Transfers Out	28	99,396,585	5,314,367	104,710,952
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-9,688,842	-254,583	-9,943,425
Beginning Fund Balance July 1, 2025	30	64,111,054	0	64,111,054
Ending Fund Balance June 30, 2026	31	54,422,212	-254,583	54,167,629

Explanation of Changes: The city will be issuing debt and making a payment to CIWW for our portion of the capital buy-in. We also need to pay some additional debt interest incurred, the costs for the new ERP system, and have receipts and expenditures for additional Flex benefits and two insurance claims.

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution approving the Fiscal Year 2024-2025 Annual Urban Renewal Report

BACKGROUND: The City is required to provide information to the State by December 1st of each year on the City's Urban Renewal Area. The attached report provides the projects listed in our Urban Renewal Plan and debts the City has incurred through our various projects and TIF agreements. The report provides information about revenues and expenses in the TIF special revenue fund during the fiscal year ended on June 30, 2025.

BUDGETARY CONSIDERATIONS: In Fiscal Year 2024-2025, the City paid $3,790,027 in TIF rebate payments, spent $3,483,191 to partially fund GO debt obligations, and spent $599,372 to reimburse the general fund for expenses in the City Admin Support Program. The City realized $8,650,326 in TIF tax revenue. The TIF special revenue fund had a beginning balance on July 1, 2024, of $1,208,751 and ended the fiscal year on June 30, 2025, with an ending balance of $1,986,487.

STRATEGIC PLANNING:
Prioritized: X YES ____NO

*High-Performing Organization/Exception Professional Services ____
*Great Place to Live/Expanded Quality of Life Amenities X
*Dynamic Town/Strong Sense of Community ____
*More Beautiful/Vibrant Community ____

BOARD/COMMISION ACTIONS: Council approved all TIF rebate payments, the transfer for the City Admin Support Program and the payments for all GO debt.

STAFF RECOMMENDATION: Staff recommends approval.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Marcia Woodke, Finance Director, 515-986-3036, mwoodke@grimesiowa.gov

Prepared by: Marcia Woodke
Return to: Marcia Woodke

RESOLUTION 11-2425 APPROVING THE FISCAL YEAR 2024-2025 ANNUAL URBAN RENEWAL REPORT

Grimes Resolution No. 11-2425

WHEREAS, the State of Iowa requires each city to provide an Annual Urban Renewal Report to the State by December 1st of each year, and;

WHEREAS, the City of Grimes' Fiscal Year 2024-2025 TIF special revenue fund information has been compiled and input into the Department of Management's form;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that upon review of the attached report, said report is approved and adopted as the City's official Fiscal Year 2024-2025 Annual Urban Renewal Report and the Mayor and City Clerk are hereby authorized to execute said resolution.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GRIMES
Local Government Number: 77G719

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GRIMES URBAN RENEWAL	77044	23

TIF Debt Outstanding:		**137,242,981**	
TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**1,208,751**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	8,650,326		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**8,650,326**		
Rebate Expenditures:	3,790,027		
Non-Rebate Expenditures:	4,082,563		
Returned to County Treasurer:	0		
Total Expenditures:	**7,872,590**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**1,986,487**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**
Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance:		**127,383,904**	

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name:	GRIMES (77G719)
Urban Renewal Area:	GRIMES URBAN RENEWAL
UR Area Number:	77044
UR Area Creation Date:	05/1987
UR Area Purpose:	The goal is to stimulate, through public involvement and commitment, private investments in commercial and industrial development and the creation of a sound economic base as the foundation of future growth and development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
GRIMES CITY/DC-GRIMES SCH/92 AMD TIF INCR	770181	770182	32,019,024
GRIMES CITY AG/DC-GRIMES SCH/92 AMD TIF INCR	770183	770184	0
GRIMES CITY/JOHNSTON SCH/17 ORD 687 AMD TIF INCR	770185	770186	7,605,591
GRIMES CITY AG/JOHNSTON SCH/17 ORD 687 AMD TIF INCR	770187	770188	0
GRIMES CITY/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR	770239	770240	115,020,299
GRIMES CITY AG/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR	770241	770242	0
GRIMES CITY/JOHNSTON SCH/17 ORD 690 AMD TIF INCR	770243	770244	23,866,058
GRIMES CITY AG/JOHNSTON SCH/17 ORD 690 AMD TIF INCR	770245	770246	0
GRIMES CITY/DC-GRIMES SCH/87 & 90 TIF INCR	770261	770263	84,950,749
GRIMES CITY/JOHNSTON SCH/87 & 90 TIF INCR	770353	770265	5,067,167
GRIMES CITY AG/DC-GRIMES SCH/87 & 90 TIF INCR	770262	770516	0
GRIMES CITY AG/JOHNSTON SCH/87 & 90 TIF INCR	770264	770517	0
GRIMES CITY/URB SCH/87 & 90 TIF INCR	770570	770571	48,053
GRIMES CITY AG/URB SCH/87 & 90 TIF INCR	770569	770598	0
GRIMES CITY/JOHNSTON SCH/03 AMD TIF INCR	770645	770646	30,881,314
GRIMES CITY AG/JOHNSTON SCH/03 AMD TIF INCR	770644	770653	0
GRIMES CITY/JOHNSTON SCH/18 ORD 712 NOV ADDITION AMD TIF INCR	770925	770926	444,332
GRIMES CITY/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR	770949	770950	698,566
GRIMES CITY AG/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR	770951	770952	0
GRIMES CITY/JOHNSTON SCH/22 ORD 767 JUNE ADD AMD TIF INCR	771046	771047	0
GRIMES CITY AG/JOHNSTON SCH/22 ORD 767 JUNE ADD AMD TIF INCR	771048	771049	0
GRIMES CITY/DC-GRIMES SCH/22 ORD 773 AMD TIF INCR	771052	771053	0
GRIMES CITY AG/DC-GRIMES SCH/22 ORD 773 AMD TIF INCR	771054	771055	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	4,051,537	1,793,746,590	634,994,220	83,222,000	0	-1,308,000	2,512,831,097	0	2,512,831,097
Taxable	2,910,505	831,272,274	551,522,038	73,917,996	0	-1,308,000	1,456,439,563	0	1,456,439,563
Homestead Credits									3,281

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	**1,208,751**	**0**	**Amount of 07-01-2024 Cash Balance Restricted for LMI**
TIF Revenue:	0		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	8,650,326		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**8,650,326**		
Rebate Expenditures:	3,790,027		
Non-Rebate Expenditures:	4,082,563		
Returned to County Treasurer:	0		
Total Expenditures:	**7,872,590**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	**1,986,487**	**0**	**Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For GRIMES URBAN RENEWAL

Hunter Farms Agreement

Description:	Rebate conditional on development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Park Systems Infrastructure

Description:	Improvements to existing Sports Complex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

Grimes Community Complex

Description:	Bldg Improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Park Systems Trail Construction

Description:	Linked trail system with Johnston
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

James Street Improvements

Description:	Improvements to Major collector
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Hwy 44 Construction

Description:	Improvements, signals and lane widening to Hwy 44
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

CRC Development Agreement

Description:	New construction development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2012 Bond Issue/Reissue 2020B

Description:	SE Main Street and Road Improvement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2014 TNC rebate

Description:	reconstruction of commerical building
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2015 Bond Issue

Description:	North Sports Complex and NE James, NE Main and BB Boulevard
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2015 Prairie Business Park rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2016 RO System

Description:	New Water Treatment System to provide better quality water
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

2017 Hy-Vee Rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2017 C2P2 rebate

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2017 Daimler Trucks

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2018A Bond Issue

Description:	Infrastructure, Roads, Ambulance
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2018 Grimes Ind Park #5 Hubbell

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

2018 Thieleke Trust

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2018 PMR Realty Group (R & R)

Description:	New Construction
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	No
Payments Complete:	No

2018 Destination Market (Menards)

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2017 Street/Trail/Infrastructure/Amb

Description:	Street/Trail/Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2019A Bond Issue

Description:	Roads, Utilities, Storm water mitigation
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2018 Hy-Vee #2 Rebate

Description:	New Construction
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2018 Hope K Farm Rebate

Description:	New Construction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2020A Bond Issue

Description:	Roads, Utilities,Equipment, Land,Infras.
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Anderson Four LLC Rebate

Description:	New Construction
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

Golden Rule Rebate

Description:	New Construction

Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Hope K Farms Phase 1

Description:	New Construction SportsPlex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

City Admin Support Program

Description:	Administrative Support for TIF
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

2021A GO Bond Issue

Description:	Library new construction, roads, infrastructure, splashpad
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

2022A GO Bond Issue

Description:	Parks, streets, signals, equipment, trails
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

2022 Wallace Farm Park Project

Description:	Park, parking lots, storm sewers, playground
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

2022 Medical Campus Dev Project

Description:	Medical campus
Classification:	Commercial-Medical
Physically Complete:	No
Payments Complete:	No

37th St Widening Project

Description:	Street improvements, lighting, sidewalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

100th St Widening Project

Description:	Street Improvements, lighting, sidewalk
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

MidAmerican Electrical Imp

Description:	Electrical line installations on 37th St
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

NE Destination Dr Ext & Intersection Imp

Description:	Intersection Signalization & Imp & NE Destination ext
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2023B GO UR Bond Issue

Description:	Sports Complex Development Project-GrimesPlex
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Park & Trail Imp Projects

Description:	Parks & Trails Improvements
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

2023A GO Bond Issue

Description:	Streets, Parks, Infrastructure, Planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

New Fire Station

Description:	Fire Station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

S. James St Reconstruction

Description:	South James Street Reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2024A GO Bond Issue

Description:	Streets, Parks, Infrastructure,trails, planning
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

2024 Street Intersections Improvements

Description:	Streets, Storm drainage, sidewalks, retaining walls
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Lion's Park Improvments

Description:	Pickleball, wiffleball, parking, grading, landscape
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

Autumn Park Trail Replacement

Description:	Replacement of Trail
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

City Hall Project

Description:	Construction, furnishing, equipping new city hall
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

City Admin Support Program 2026-2030

Description:	UR & TIF Administrative Support
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For GRIMES URBAN RENEWAL

2012 Bond Issue/Reissue 2020B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,350,000
Interest:	96,440
Total:	1,446,440
Annual Appropriation?:	No
Date Incurred:	12/03/2012
FY of Last Payment:	2032

2014 TNC

Debt/Obligation Type:	Rebates
Principal:	429
Interest:	0
Total:	429
Annual Appropriation?:	Yes
Date Incurred:	01/14/2014
FY of Last Payment:	2025

2015 Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,630,000
Interest:	537,074
Total:	3,167,074
Annual Appropriation?:	No
Date Incurred:	04/14/2015
FY of Last Payment:	2035

2015 Prairie Business Park

Debt/Obligation Type:	Rebates
Principal:	749,980
Interest:	0
Total:	749,980
Annual Appropriation?:	Yes
Date Incurred:	04/14/2015
FY of Last Payment:	2026

2017 C2P2 LLC Rebates

Debt/Obligation Type:	Rebates
Principal:	224,402
Interest:	0
Total:	224,402
Annual Appropriation?:	Yes
Date Incurred:	05/23/2017
FY of Last Payment:	2026

2017 Daimler Trucks Rebates

Debt/Obligation Type:	Rebates
Principal:	364,891
Interest:	0
Total:	364,891
Annual Appropriation?:	Yes
Date Incurred:	06/13/2017
FY of Last Payment:	2025

2018 Thieleke Trust

Debt/Obligation Type:	Rebates
Principal:	1,177,933
Interest:	0
Total:	1,177,933
Annual Appropriation?:	Yes
Date Incurred:	12/12/2017
FY of Last Payment:	2028

2018 PMR Realty Group (R&R)

Debt/Obligation Type:	Rebates
Principal:	320,310
Interest:	0
Total:	320,310
Annual Appropriation?:	Yes
Date Incurred:	05/22/2018
FY of Last Payment:	2027

2018 Destination Market (Menards)

Debt/Obligation Type:	Rebates
Principal:	2,751,267
Interest:	0
Total:	2,751,267
Annual Appropriation?:	Yes
Date Incurred:	12/13/2017
FY of Last Payment:	2028

2018A GO Bond issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,127,500
Interest:	688,641
Total:	4,816,141
Annual Appropriation?:	No
Date Incurred:	06/27/2018
FY of Last Payment:	2033

2019A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,235,000
Interest:	123,255
Total:	1,358,255
Annual Appropriation?:	No
Date Incurred:	06/26/2019
FY of Last Payment:	2033

2016 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	887,500
Interest:	87,124
Total:	974,624
Annual Appropriation?:	No
Date Incurred:	05/25/2016
FY of Last Payment:	2031

2018 Hy-Vee #2

Debt/Obligation Type:	Rebates
Principal:	2,355,447
Interest:	0

Total:	2,355,447
Annual Appropriation?:	Yes
Date Incurred:	08/14/2018
FY of Last Payment:	2028

2018 Hope K Farm

Debt/Obligation Type:	Rebates
Principal:	4,910,273
Interest:	0
Total:	4,910,273
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2035

2020A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,902,500
Interest:	360,600
Total:	3,263,100
Annual Appropriation?:	No
Date Incurred:	06/25/2020
FY of Last Payment:	2035

2020 Golden Rule

Debt/Obligation Type:	Rebates
Principal:	53,743
Interest:	0
Total:	53,743
Annual Appropriation?:	Yes
Date Incurred:	02/20/2020
FY of Last Payment:	2026

2020 Anderson Four LLC

Debt/Obligation Type:	Rebates
Principal:	377,024
Interest:	0
Total:	377,024
Annual Appropriation?:	Yes
Date Incurred:	04/28/2020
FY of Last Payment:	2027

Hope K Farms GrimesPlex

Debt/Obligation Type:	Rebates
Principal:	23,816,981
Interest:	0
Total:	23,816,981
Annual Appropriation?:	Yes
Date Incurred:	09/22/2020
FY of Last Payment:	2036

City Admin Support Program

Debt/Obligation Type:	Internal Loans
Principal:	795,054
Interest:	0
Total:	795,054
Annual Appropriation?:	Yes
Date Incurred:	11/10/2020
FY of Last Payment:	2025

2021A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,742,500
Interest:	642,625
Total:	4,385,125
Annual Appropriation?:	No
Date Incurred:	06/23/2021
FY of Last Payment:	2036

2022A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,030,000
Interest:	955,125
Total:	3,985,125
Annual Appropriation?:	No
Date Incurred:	05/24/2022
FY of Last Payment:	2037

Rock Creek/Iowa Ortho 2022 Rebate Agreement

Debt/Obligation Type:	Rebates
Principal:	19,900,000
Interest:	0
Total:	19,900,000
Annual Appropriation?:	Yes
Date Incurred:	07/12/2022
FY of Last Payment:	2047

Signature Ernst Holdings LLC

Debt/Obligation Type:	Rebates
Principal:	8,000,000
Interest:	0
Total:	8,000,000
Annual Appropriation?:	Yes
Date Incurred:	11/02/2022
FY of Last Payment:	2043

2023B GO UR Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,355,000
Interest:	6,436,000
Total:	20,791,000
Annual Appropriation?:	No
Date Incurred:	05/11/2023
FY of Last Payment:	2042

2023A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,005,000
Interest:	1,557,175
Total:	5,562,175
Annual Appropriation?:	No
Date Incurred:	05/11/2023
FY of Last Payment:	2038

2024A GO Bond Issue

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,930,000
Interest:	5,166,188

Total:	17,096,188
Annual Appropriation?:	No
Date Incurred:	05/11/2024
FY of Last Payment:	2043

CIty Admin Support Program

Debt/Obligation Type:	Internal Loans
Principal:	4,600,000
Interest:	0
Total:	4,600,000
Annual Appropriation?:	Yes
Date Incurred:	10/22/2024
FY of Last Payment:	2031

Non-Rebates For GRIMES URBAN RENEWAL

TIF Expenditure Amount:	287,412
Tied To Debt:	2015 Bond Issue
Tied To Project:	2015 Bond Issue

TIF Expenditure Amount:	397,460
Tied To Debt:	2019A GO Bond Issue
Tied To Project:	2019A Bond Issue

TIF Expenditure Amount:	181,580
Tied To Debt:	2012 Bond Issue/Reissue 2020B
Tied To Project:	2012 Bond Issue/Reissue 2020B

TIF Expenditure Amount:	274,516
Tied To Debt:	2018A GO Bond issue
Tied To Project:	2018A Bond Issue

TIF Expenditure Amount:	599,372
Tied To Debt:	City Admin Support Program
Tied To Project:	City Admin Support Program

TIF Expenditure Amount:	366,175
Tied To Debt:	2021A GO Bond Issue
Tied To Project:	2021A GO Bond Issue

TIF Expenditure Amount:	295,550
Tied To Debt:	2020A GO Bond Issue
Tied To Project:	2020A Bond Issue

TIF Expenditure Amount:	139,396
Tied To Debt:	2016 GO Bonds

TIF Expenditure Amount:	336,200
Tied To Debt:	2022A GO Bond Issue
Tied To Project:	2022A GO Bond Issue

TIF Expenditure Amount:	397,750
Tied To Debt:	2023A GO Bond Issue
Tied To Project:	2023A GO Bond Issue

TIF Expenditure Amount:	807,152
Tied To Debt:	2024A GO Bond Issue
Tied To Project:	2024A GO Bond Issue

Rebates For GRIMES URBAN RENEWAL

TNC

TIF Expenditure Amount:	429
Rebate Paid To:	TNC LLC
Tied To Debt:	2014 TNC
Tied To Project:	2017 C2P2 rebate
Projected Final FY of Rebate:	2025

2017 Daimler Trucks

TIF Expenditure Amount:	364,891
Rebate Paid To:	Daimler Trucks in America
Tied To Debt:	2017 Daimler Trucks Rebates
Tied To Project:	2017 Daimler Trucks
Projected Final FY of Rebate:	2025

2015 Praire Business Park

TIF Expenditure Amount:	510,755
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2015 Prairie Business Park
Tied To Project:	2015 Prairie Business Park rebate
Projected Final FY of Rebate:	2024

Hope K Farm Phase 1

TIF Expenditure Amount:	139,107
Rebate Paid To:	Hope Development & Realty
Tied To Debt:	Hope K Farms GrimesPlex
Tied To Project:	Hope K Farms Phase 1
Projected Final FY of Rebate:	2038

Prairie Bus Park #2 C2P2

TIF Expenditure Amount:	139,443
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2017 C2P2 LLC Rebates
Tied To Project:	2017 C2P2 rebate
Projected Final FY of Rebate:	2026

2018 Hy-Vee #2

TIF Expenditure Amount:	704,594
Rebate Paid To:	Hy-Vee
Tied To Debt:	2018 Hy-Vee #2
Tied To Project:	2018 Hy-Vee #2 Rebate
Projected Final FY of Rebate:	2039

2018 Prairie Business Park 3

TIF Expenditure Amount:	223,169
Rebate Paid To:	R & R Realty Group
Tied To Debt:	2018 PMR Realty Group (R&R)
Tied To Project:	2018 PMR Realty Group (R & R)
Projected Final FY of Rebate:	2029

Hope K Farms GrimesPlex

TIF Expenditure Amount:	547,737

Rebate Paid To:	Hope Deveopment & Realty
Tied To Debt:	Hope K Farms GrimesPlex
Tied To Project:	2018 Hope K Farm Rebate
Projected Final FY of Rebate:	2036

2018 Thielke Trust

TIF Expenditure Amount:	305,906
Rebate Paid To:	Top Tract Corp
Tied To Debt:	2018 Thieleke Trust
Tied To Project:	2018 Thieleke Trust
Projected Final FY of Rebate:	2033

2020 Anderson Four LLC

TIF Expenditure Amount:	195,955
Rebate Paid To:	Anderson Four LLC
Tied To Debt:	2020 Anderson Four LLC
Tied To Project:	Anderson Four LLC Rebate
Projected Final FY of Rebate:	2027

2020 Golden Rule

TIF Expenditure Amount:	30,816
Rebate Paid To:	Golden Rule Plumbing
Tied To Debt:	2020 Golden Rule
Tied To Project:	Golden Rule Rebate
Projected Final FY of Rebate:	2027

2018 Destination Market(Menards)

TIF Expenditure Amount:	627,225
Rebate Paid To:	Destination Market LLC
Tied To Debt:	2018 Destination Market (Menards)
Tied To Project:	2018 Destination Market (Menards)
Projected Final FY of Rebate:	2033

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/92 AMD TIF INCR
TIF Taxing District Inc. Number: 770182

TIF Taxing District Base Year: 1991
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	265,445,410	36,357,900	0	0	-152,000	301,485,560	0	301,485,560
Taxable	0	123,014,837	32,127,149	0	0	-152,000	154,824,236	0	154,824,236
Homestead Credits									362

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,050,115	154,824,236	32,019,024	122,805,212	3,562,450

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/92 AMD TIF INCR
TIF Taxing District Inc. Number: 770184

TIF Taxing District Base Year: 1991
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	10,940	0	0	0	0	0	10,940	0	10,940
Taxable	7,859	0	0	0	0	0	7,859	0	7,859
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,940	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/17 ORD 687 AMD TIF INCR
TIF Taxing District Inc. Number: 770186

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	41,444,300	0	0	0	41,444,300	0	41,444,300
Taxable	0	0	36,775,942	0	0	0	36,775,942	0	36,775,942
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	17,388	36,775,942	7,605,591	29,170,351	822,560

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/17 ORD 687 AMD TIF INCR
TIF Taxing District Inc. Number: 770188

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	40,570	0	0	0	0	0	40,570	0	40,570
Taxable	29,145	0	0	0	0	0	29,145	0	29,145
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	40,570	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR
TIF Taxing District Inc. Number: 770240

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,063,985,290	50,312,300	26,092,100	0	-828,000	1,138,381,940	0	1,138,381,940
Taxable	0	493,080,480	41,874,414	23,220,033	0	-828,000	556,167,177	0	556,167,177
Homestead Credits									2,108

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	541,698,277	556,167,177	115,020,299	441,146,878	12,797,208

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/17 ORD 690 AMD TIF INCR
TIF Taxing District Inc. Number: 770242

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,483,180	0	0	0	0	0	1,483,180	0	1,483,180
Taxable	1,065,474	0	0	0	0	0	1,065,474	0	1,065,474
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,483,180	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/17 ORD 690 AMD TIF INCR
TIF Taxing District Inc. Number: 770244

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,408,920	40,530,000	0	0	-88,000	212,750,170	0	212,750,170
Taxable	0	79,899,103	35,691,172	0	0	-88,000	115,401,525	0	115,401,525
Homestead Credits									237

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	89,061,890	115,401,525	23,866,058	91,535,467	2,581,161

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/17 ORD 690 AMD TIF INCR
TIF Taxing District Inc. Number: 770246

TIF Taxing District Base Year: 2016
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	205,890	0	0	0	0	0	205,890	0	205,890
Taxable	147,906	0	0	0	0	0	147,906	0	147,906
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	205,890	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770263

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 1989
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	160,283,290	330,338,630	51,203,500	0	-92,000	541,596,920	0	541,596,920
Taxable	0	74,279,778	291,043,335	45,674,779	0	-92,000	410,769,392	0	410,769,392
Homestead Credits									286

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	2,012,470	410,769,392	84,950,749	325,818,643	9,451,657

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770265

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,671,680	20,058,700	0	0	-28,000	35,702,380	0	35,702,380
Taxable	0	7,262,692	17,267,000	0	0	-28,000	24,501,692	0	24,501,692
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	37,400	24,501,692	5,067,167	19,434,525	548,024

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770516

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 2001
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	1,399,740	0	0	0	0	0	1,399,740	0	1,399,740
Taxable	1,005,531	0	0	0	0	0	1,005,531	0	1,005,531
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	1,399,740	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770517

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 1993
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	53,940	0	0	0	0	0	53,940	0	53,940
Taxable	38,749	0	0	0	0	0	38,749	0	38,749
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	53,940	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/URB SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770571

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	273,000	235,400	0	0	0	505,150	0	505,150
Taxable	0	126,516	109,091	0	0	0	232,357	0	232,357
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	232,357	48,053	184,304	5,338

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/URB SCH/87 & 90 TIF INCR
TIF Taxing District Inc. Number: 770598

TIF Taxing District Base Year: 1986
FY TIF Revenue First Received: 2003
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	05/1987

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	372,480	0	0	0	0	0	372,480	0	372,480
Taxable	267,578	0	0	0	0	0	267,578	0	267,578
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	372,480	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/03 AMD TIF INCR
TIF Taxing District Inc. Number: 770646
TIF Taxing District Base Year: 2002
FY TIF Revenue First Received: 2006
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2003

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	115,674,660	109,338,490	5,926,400	0	-120,000	230,530,300	0	230,530,300
Taxable	0	53,606,857	91,102,182	5,023,184	0	-120,000	149,322,973	0	149,322,973
Homestead Credits									287

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	25,700,735	149,322,973	30,881,314	118,441,659	3,339,875

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/03 AMD TIF INCR
TIF Taxing District Inc. Number: 770653
TIF Taxing District Base Year: 2002
FY TIF Revenue First Received:
Subject to a Statutory end date? Yes
Fiscal year this TIF Taxing District statutorily ends: 2022

	UR Designation
Slum	No
Blighted	No
Economic Development	12/2003

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	298,197	0	0	0	0	0	298,197	0	298,197
Taxable	214,217	0	0	0	0	0	214,217	0	214,217
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	298,197	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/18 ORD 712 NOV ADDITION AMD TIF INCR
TIF Taxing District Inc. Number: 770926

TIF Taxing District Base Year: 2017
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,460,000	0	0	0	2,460,000	0	2,460,000
Taxable	0	0	2,148,516	0	0	0	2,148,516	0	2,148,516
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	4,180	2,148,516	444,332	1,704,184	48,055

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR
TIF Taxing District Inc. Number: 770950

TIF Taxing District Base Year: 2019
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,340	3,902,500	0	0	0	3,906,840	0	3,906,840
Taxable	0	2,011	3,375,822	0	0	0	3,377,833	0	3,377,833
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,248	3,377,833	698,566	2,679,267	77,723

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/20 ORD 741 SEPT ADD AMD TIF INCR
TIF Taxing District Inc. Number: 770952

TIF Taxing District Base Year: 2019
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	88,860	0	0	0	0	0	88,860	0	88,860
Taxable	63,834	0	0	0	0	0	63,834	0	63,834
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	88,860	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/JOHNSTON SCH/22 ORD 767 JUNE ADD AMD TIF INCR
TIF Taxing District Inc. Number: 771047

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/JOHNSTON SCH/22 ORD 767 JUNE ADD AMD TIF INCR
TIF Taxing District Inc. Number: 771049

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	45,550	0	0	0	0	0	45,550	0	45,550
Taxable	32,722	0	0	0	0	0	32,722	0	32,722
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	45,550	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY/DC-GRIMES SCH/22 ORD 773 AMD TIF INCR
TIF Taxing District Inc. Number: 771053

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	16,000	0	0	0	16,000	0	16,000
Taxable	0	0	7,415	0	0	0	7,415	0	7,415
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	16,000	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRIMES (77G719)
Urban Renewal Area: GRIMES URBAN RENEWAL (77044)
TIF Taxing District Name: GRIMES CITY AG/DC-GRIMES SCH/22 ORD 773 AMD TIF INCR
TIF Taxing District Inc. Number: 771055

TIF Taxing District Base Year: 2021
FY TIF Revenue First Received:
Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	52,190	0	0	0	0	0	52,190	0	52,190
Taxable	37,490	0	0	0	0	0	37,490	0	37,490
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	52,190	0	0	0	0

FY 2025 TIF Revenue Received: 0

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM: Resolution Setting Date and Time (December 16, 2025 at 5:30) to Consider the Approval and Adoption of the City of Grimes "Grimes 2050" Comprehensive Plan

BACKGROUND:

The City of Grimes has been working collaboratively with residents, business owners, City staff, and elected and appointed officials over the past year to prepare the *Grimes 2050 Comprehensive Plan*. The Plan serves as the City's long-range policy document, guiding future land use, infrastructure, economic development, parks and recreation, housing, transportation, community facilities, and environmental stewardship decisions through the year 2050.

The document represents an update to the City's previous comprehensive plan, adopted in 2018, and aligns with the rapid growth and transformation occurring throughout the Grimes community. The *Grimes 2050 Plan* establishes a cohesive community vision, updated future land use map, and a detailed implementation framework to ensure that future investments and development decisions align with City priorities for sustainability, quality of life, and fiscal responsibility.

Public Engagement & Development Process

The plan's development was guided by an extensive public engagement process, including:

- A **Comprehensive Plan Advisory Committee (CPAC)** composed of community members, City Council, Planning & Zoning Commission, and City staff.
- **Community workshops, stakeholder interviews,** and **online surveys** to gather input on growth, housing, transportation, and parks priorities.
- **Joint Council - Commission Workshops** to foster collaboration between the recommending body and legislative bodies of the City of Grimes on land use and planning initiatives.

The draft plan will be reviewed by the Planning & Zoning Commission on December 2nd, 2025, following which a recommendation will be forward to the City Council for their consideration in the approval and adoption of the plan.

Purpose of the Public Hearing

Pursuant to Iowa Code Section 414.3 and 414.4, the City Council must hold a public hearing prior to adopting or amending a comprehensive plan. The public hearing provides an opportunity for the community to offer formal comments on the Plan prior to Council consideration of adoption by resolution.

Staff recommends that the City Council set a public hearing for December 16, 2025, at 5:30 PM in the Council Chambers at City Hall to consider adoption of the *Grimes 2050 Comprehensive Plan.*

Next Steps

Following the public hearing, the City Council will have the opportunity to consider a resolution formally adopting the *Grimes 2050 Comprehensive Plan*. Once adopted, the Plan will serve as the City's official statement of policy on future growth and development and will inform updates to the zoning ordinance, capital improvements plan, and other policy documents.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: __X__YES ____NO

*High-Performing Organization/Exception Professional Services __X__
*Great Place to Live/Expanded Quality of Life Amenities __X__
*Dynamic Town/Strong Sense of Community __X__
*More Beautiful/Vibrant Community _X___

BOARD/COMMISION ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends approval of the resolution.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Alex Pfaltzgraff, Development Services Director/Assistant City Manager , 515-986-4050, apfaltzgraff@grimesiowa.gov

Prepared by: Alex Pfaltzgraff, AICP
Return to: Alex Pfaltzgraff, AICP

RESOLUTION SETTING DATE AND TIME (DECEMBER 16, 2025 AT 5:30) TO CONSIDER THE APPROVAL AND ADOPTION OF THE CITY OF GRIMES "GRIMES 2050" COMPREHENSIVE PLAN

Grimes Resolution No. 11-2525

WHEREAS, the City of Grimes is considering adopting a comprehensive plan pursuant to the requirements of Iowa Code Chapter 414; and

WHEREAS, it is the desire of the Grimes City Council to hold a public hearing regarding a proposed comprehensive plan prior to consideration of adoption of the comprehensive plan.

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

1. That a public hearing be held by the Grimes City Council on the proposed comprehensive plan at the Grimes Community Complex, 410 SE Main Street, in the City of Grimes, Polk County, Iowa, at 5:30 p.m. on Tuesday, the 16th day of December 2025 at which time the Grimes City Council will consider and will hear all interested persons who wish to speak and/or provide written comment on the proposed comprehensive plan.
2. That the Mayor and City Clerk are authorized and instructed to give all public notices of said public hearing as required by law.

PASSED and APPROVED on November 10, 2025.

_____
Scott Mikkelsen, Mayor

Attested:

_____
Rachel Greving, City Clerk

NOTICE OF PUBLIC HEARING ON ADOPTION OF PROPOSED COMPREHENSIVE PLAN BY THE CITY OF GRIMES, POLK COUNTY, IOWA

NOTICE IS HEREBY GIVEN that the Grimes City Council of the City of Grimes, Iowa will be considering adoption of a proposed comprehensive plan for the City of Grimes pursuant to Iowa Code Chapter 414. A public hearing will be held in person at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa, at 5:30 p.m. on Tuesday, December 16, 2025.

Immediately after completion of the public hearing, the Grimes City Council will consider adopting the proposed comprehensive plan. Pursuant to Iowa Code Section 414.3, the Grimes City Council may amend this proposed comprehensive plan prior to adoption. A copy of the proposed comprehensive plan may be viewed at the Grimes City Hall at the office of the Grimes City Clerk.

All interested persons may appear at the public hearing and/or submit written comments to the Grimes City Clerk prior to the public hearing. At the public hearing, the Grimes City Council will consider any oral or written comments to the proposed comprehensive plan.

This Public Notice is given by order of the Grimes City Council of the City of Grimes, Iowa, on this ____ day of November, 2025.

Rachel Greving
Grimes City Clerk
Grimes City Hall
101 NE Harvey St,
Grimes, IA 50111

EXHIBIT A

GRIMES ANNEXATION BOUNDARY

THE EAST HALF OF THE NORTHWEST FRACTIONAL QUARTER, ALL BEING IN SECTION 30, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M.

AND

LOTS 'A', 'B', 1 AND 2, PUTNEY PLAT, AN OFFICIAL PLAT

ALL BEING IN POLK COUNTY, IOWA AND CONTAINING 94.8 ACRES MORE OR LESS.

TOTAL ANNEXATION AREA EQUALS 94.8 ACRES

CITY COUNCIL COMMUNICATION
Meeting Date: 11/10/2025

AGENDA ITEM:

BACKGROUND: Over the past year, City staff has been working to update the Building Code, transitioning from the 2021 International Codes to the 2024 editions. Prior to this effort, the plumbing, electrical, and mechanical codes had already been brought up to the most current standards. As part of this update, staff has focused on minimizing local amendments wherever feasible, aiming to align more closely with the base codes.

BUDGETARY CONSIDERATIONS: N/A

STRATEGIC PLANNING:
Prioritized: NO

BOARD/COMMISION ACTIONS: The City of Grimes Board of Appeals met and reviewed the proposed amendments to Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code. Unanimously the Board approved the proposed amendments. The Board recommends approval of the proposed amendments.

The Johnston Grimes Fire Board are meeting November 18th to review the proposed 11-6 Fire Code amendments and will be making their recommendations at that time.

STAFF RECOMMENDATION: Approve First Consideration of Ordinance 803 Amending Grimes Code of Ordinance Chapters 3-6 Board of Appeals, 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-6 Fire Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code.

RESPONSIBLE STAFF/CONTACT INFORMATION:
Steve Tibbles, Deputy Building Official, STibbles@grimesiowa.gov

Prepared by:	Steve Tibbles; Building Official
Return to:	Steve Tibbles; Building Official

ORDINANCE 803

AN ORDINANCE AMENDING GRIMES CODE OF ORDINANCES TITLE 3 BOARD AND COMMISSIONS AND TITLE 11 BUILDING REGULATIONS ASSOCIATED WITH CHAPTERS 3-6 BOARD OF APPEALS, 11-3 PROPERTY MAINTENANCE CODE, 11-4 FUEL GAS CODE, 11-6 FIRE CODE, 11-8 RESIDENTIAL BUILDING CODE, 11-11 BUILDING CODE, 11-12 EXISTING BUILDING CODE, AND CREATION OF 11-13 SWIMMING POOL AND SPA CODE.

BE IN ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to amend Grimes Code of Ordinance Title 3 Boards and Commissions and Title 11 Building Regulations which defines the requirements for construction of buildings and property maintenance.

SECTION 2. Amendment. The Grimes Code of Ordinance Chapter 3-6 Board of Appeals is amended.

See attached Exhibit A

SECTION 3. Amendment. The Grimes Code of Ordinance Chapter 11-3 Property Maintenance Code is amended.

See attached Exhibit B

SECTION 4. Amendment. The Grimes Code of Ordinance Chapter 11-4 Fuel Gas Code is amended.

See attached Exhibit C

SECTION 5. Amendment. The Grimes Code of Ordinance Chapter 11-6 Fire Code is amended.

See attached Exhibit D

SECTION 6. Amendment. The Grimes Code of Ordinance Chapter 11-8 Residential Building Code is amended.

See attached Exhibit E

SECTION 7. Amendment. The Grimes Code of Ordinance Chapter 11-11 Building Code is amended.

See attached Exhibit F

SECTION 8. Amendment. The Grimes Code of Ordinance Chapter 11-12 Existing Building Code is amended.

See attached Exhibit G

SECTION 9. Amendment. The Grimes Code of Ordinance Chapter 11-13 Swimming Pool and Spa Code is Created.

See attached Exhibit H

SECTION 10. Amendment. As part of making the City of Grimes Code of Ordinances available online, editors may make certain formatting and typographical changes, such as renumbering or re-designating sections; adding or modifying subsection headings; modifying bracketed or referenced citations for uniformity; or changing cross-references, dates of enactment, or classification information, which are purely technical and do not change the meaning of the Code.

SECTION 11. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 12. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 13. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this___day of _____and approved on this___ day of ____, 2025.

_____
Scott Mikkelsen, Mayor

_____
Rachel Greving , City Clerk

3-6 Building Regulations Board of Appeals

Contents:

3-6-1 Board Created
3-6-2 Organization
3-6-3 Election of Officers
3-6-4 Powers and Duties
3-6-5 Procedures
3-6-6 Open Hearing
3-6-7 Board Decision
3-6-8 Records and Copies
3-6-9 Court Review
3-6-10 Stays of Enforcement

3-6-1 Board Created:

A Building Regulations Board of Appeals is created to accomplish the following purpose:

1. To hear an appeal filed by any property owner adversely affected by a decision, order or determination of the Development Services Director, Building Administrator, Code Enforcement Officer, Fire Chief, Fire Marshal or other Building or Fire Department Representative, relative to the application of Building Codes, Fire Codes, City Ordinances, and any City adopted International Building Code, International Residential Code, International Existing Building Code or International Property Maintenance Code with regard to property maintenance, fire or building code compliance.
2. To formulate and report to the appropriate governing body from time to time recommendations for action by them upon such amendments to the City Ordinances relating to City Building Codes as the public welfare, health and safety may require.

Draft

3-6-2 Organization:

The Building Regulations Board of Appeals shall consist of not less than five (5) members who are qualified by experience and training to act on matters pertaining to building construction, property maintenance, hazards of fire or hazardous conditions and who are not employees of the City. Members shall be appointed by the Mayor and approved by City Council for five-year terms. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matters relating to the powers and duties of the Appeals Board shall be as provided by any applicable state statutory provisions and the terms of this chapter.

1. Chairperson. The duties of the Chairperson shall be:
   A. To preside over all meetings of the Board.
   B. To call special meetings.
   C. To represent or designate a representative of the Board at public affairs.
   D. To act as the liaison between the Board and the Council.
2. Vice Chairperson. The duties of the Vice Chairperson shall be:
   A. To act as the Acting Chairperson in the event that the office of the Chairperson is vacated due to illness, resignation, absence or other cause.
   B. To perform other duties as assigned at the request of the Chairperson.
3. Secretary. The duties of the Secretary shall be:

A. To review and maintain a permanent record of and sign the proceedings of all Appeals Board meetings.
B. To be responsible for forwarding copies of all proceedings to the office of the City Clerk.
C. To notify Appeals Board members and others entitled to be informed of any special meetings.
D. Perform other duties as assigned at the request of the Chairperson.

The Appeals Board shall be appointed by the Mayor and approved by the Grimes City Council, and shall serve staggered and overlapping terms.

An Appeals Board member shall not vote on an appeal in which that member has a personal, professional or financial interest.

3-6-3 Election of Officers:

1. The officers of the Appeals Board will be a Chairperson, Vice Chairperson and Secretary.
2. The Chairperson, Vice Chairperson and the Secretary will be elected by the Appeals Board at the first meeting in January, nomination having been made from the floor. A majority vote of those present shall constitute an election, providing a quorum is present.
3. Tenure of Office. The tenure of an officer shall be for a period of one (1) year. An officer may be elected for a succeeding year but not more than three (3) years.

3-6-4 Powers and Duties:

Hearing appeals based on claims that the true intent of the City Building Code, City Ordinances or any City adopted International Building Code, International Existing Building Code, International Fire Code, International Residential Code or International Property Maintenance Code have been incorrectly interpreted or that the provisions of those codes or ordinances do not apply to a specified circumstance on appeal.

The Board shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the Chairperson, or Acting Chairperson in the absence of a Chairperson, and at such other times as the Board may determine. The Chairperson, or in the Chairperson's absence the Acting Chairperson, may administer oaths. All meetings shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep a record of any appeal hearing and the Appeals Board's written decision on any appeal, all of which shall be of public record and be immediately filed in the office of the City Clerk.

3-6-5 Procedures:

Any person directly affected by a decision, notice or order of the Development Services Director, Building Official, Fire Chief, Fire Marshal, Code Enforcement Officer, or other Building or Fire Department Representative issued under this code shall have the right to appeal to the Building Regulations Board of Appeals, provided that a written application for appeal is filed within ten (10) days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the building code or ordinance has been incorrectly interpreted, the provisions of the building code or ordinance provisions in question do not apply, or the requirements of the building code or ordinance are adequately satisfied by other means. When an appeal is filed with the Board, the appellant shall pay a fee to the Clerk to be credited to the General Fund of the City in accordance to the City fee schedule as adopted by resolution by City Council from time to time.

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The Development Service Director shall forthwith transmit to the Appeals Board all papers constituting the record upon which the action appealed from was taken. The Appeals Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person, by designee or attorney.

3-6-6 Open Hearing:

Hearings before the Appeals Board shall be open to the public. The appellant, the appellant's representative, the Development Services Director, Building Administrator, Fire Chief, Fire Marshal and/or the Building or Fire Department Official's designee, witnesses of the parties and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of three-fifths of the Board membership.

3-6-7 Board Decision:

The Appeals Board shall modify or reverse the decision of the Development Services Director, Building Administrator, Fire Chief, Fire Marshal, Code Enforcement Officer or other Building Department Representative only by a concurring vote of a majority of the total number of appointed Board members. The Development Services Director or Fire Chief shall take immediate action in accordance with the decision of the Board.

3-6-8 Records and Copies:

The decision of the Board shall be recorded with the City Clerk. Copies shall be sent to the Appellant and to the Development Services Director.

3-6-9 Court Review:

The Appellant shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision with the City Clerk.

3-6-10 Stays of Enforcement:

Appeals to the Building Regulations Board of Appeals ~~Appeals Board~~ of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is decided by the Appeals Board.

Draft

11-3 Property Maintenance Code

Contents:

11-3-1 Adoption of International Property Maintenance Code
11-3-2 Applicability
11-3-3 Deletions
11-3-4 Amendments, Modifications, Additions, Deletions and Definitions
11-3-5 Residential Rental Program

11-3-1 Adoption of International Property Maintenance Code

Pursuant to published notice and public hearing as required by law, the ~~2021~~2024 International Property Maintenance Code and Appendix A is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Property Maintenance Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-3-2 Applicability

The ~~2021~~2024 International Property Maintenance Code applies to all properties within the City of Grimes.

(Ord. # 787, 05/28/2024)

11-3-3 Deletions

The following sections are deleted from the International Property Maintenance Code, ~~2021~~2024 Edition, and are of no force or effect in this chapter:

1. Section 103 Department of Property Maintenance.
2. Section 106 Violations.
3. Section 111 Means of Appeal.

(Ord. # 787, 05/28/2024)

11-3-4 Amendments, Modifications, Additions, Deletions and Definitions

The following amendments, modifications, and additions to the International Property Maintenance Code (IPMC) ~~2021~~2024, Edition, are hereby made:

1. Amend Section 101.1 Title, by inserting City of Grimes, Iowa as name of jurisdiction.

3. Amend Section 102.1 of IPMC, "Applicability, Sub-section 102.1 General," by inserting the following after the first paragraph: Partial Invalidity: In the event that any part or provision of this code is held to be illegal, invalid, or void, this shall not cause any other part or provision of this code to illegal, invalid, or void.

4. Amend Section 102.11 Applicability by adding the following subsection thereto: Section 102.11 Permits required. No structures regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has been obtained from the Building Official in the manner and according to the applicable conditions prescribed in the Building Codes.

5. Amend Section 102.3 By deleting "International Zoning Code" and inserting "applicable zoning codes that are adopted by the City of Grimes."

Draft

6. Amend Section 103.1. Creation of Agency, by inserting "Development Services Department."

7. Amend Section 105.2, Inspections of the IPMC, by inserting the following after the first paragraph: Personnel currently employed by the City of Grimes and actively working in the Building Department as a Building Inspector, Building Official, or working in the Fire Department as a Fire Fighter, Fire Marshall or Fire Chief or any similar position as determined by the City, are hereby deemed as qualified, certified, licensed or otherwise authorized to perform electrical, mechanical, plumbing, fire, building, rental housing and property maintenance inspections and to perform any similar duties necessary to enable compliance with the adopted code provisions of the City, and to fulfill the duties and responsibilities specifically listed in the job descriptions of said personnel.

9. Delete Chapter 108 Board of Appeals - Replace with: City Ordinance Chapter 3-6 Board of Appeals

11. Amend Section 202. General Definitions, by adding the following definitions:

"Agent" means an individual of legal majority who has been designated by the owner as the agent of the owner or manager of the property under the provisions of this chapter.

"Apartment house or multi-family residence" means any building or portion thereof which is designed, rented, leased, hired out to be occupied, or which is occupied as a dwelling or residence of two or more families living independently of each other and doing their own cooking in said building.

"Bed and breakfast" means an owner-occupied dwelling unit that contains more than one guest room where lodging, with or without meals, is provided for compensation.

"Dwelling unit" means a single unit providing complete independent living facilities for a family, including permanent provisions for living, sleeping, eating, cooking, and sanitation. For the purposes of this definition, a bed, day bed, couch, futon, or other similar multipurpose sleeping furniture shall constitute the provisions for sleeping. Similarly, a hotplate, microwave, toaster oven, or similar cooking appliance shall constitute the provisions for cooking.

"Hotel" means one or more buildings containing six or more guest rooms, with such rooms being designed, intended to be used, or are used as temporary or overnight accommodations for guests in which daily services of linen change, central telephone switchboard, towel change, general cleaning, and a registration lobby staffed on a 24 hour daily basis are provided by the management. Access to all rooms shall be provided through one or more common entrance(s). All hotels shall be licensed and inspected by the State of Iowa in accordance with Iowa Code Chapter 137C.

"Hotel, extended stay" means one or more buildings containing six or more guest rooms with the provisions necessary for living, sleeping, eating, cooking, and sanitation, with such guest rooms being designed, intended to be used, or are used as a temporary residence not exceeding six months, which weekly services of linen change, central telephone switchboard, towel change, general cleaning, and a registration lobby staffed on a 24 hour daily basis are provided by the management. Access to all rooms shall be provided through one or more common entrance(s). All extended stay hotels shall be licensed and inspected by the State of Iowa in accordance with Iowa Code Chapter 137C.

"Kitchen" means any room or portion of rooms which are occupied or are intended and designed to be used for cooking and preparation of food, including any room having a sink and provisions for either a gas or electric stove.

In addition to the above definitions, the following criteria shall be utilized to determine if the intent of a single family dwelling unit has been met:

There shall not be more than one kitchen for each single family zoned property address with the following exception: additional sinks, wet-bars, or kitchen areas will not be considered an additional kitchen provided walls, floors, and locking doors, as specified below, do not separate the dwelling into multiple tenant use.

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There shall not be more than one electric meter, gas meter, or water meter for each single family zoned property address.

There shall not be any walls or floor/ceiling assemblies in any single family zoned property address, which separates the one-family dwelling into more than one unit. Determining factors shall include locked or locking interior doors and separate entrances, which make portions of the unit inaccessible to all "family" members.

"Motel" means one or more buildings containing six or more guest rooms, with such rooms being designed, intended to be used, or are used as temporary or overnight accommodations for guests in which daily services of linen change, central telephone switchboard, towel change, general cleaning, and a registration lobby staffed on a 24 hour daily basis are provided by the management. Individual access to each room shall be provided from outside of the building. Each room may be equipped with cooking facilities. All motels shall be licensed and inspected by the State of Iowa in accordance with Iowa Code Chapter 137C.

"Rental certificate" means a certificate that is issued by the Development Services Department after written application if the dwelling unit, at the date of such application, is entitled thereto. Such a certificate shall thereafter be known as a rental certificate.

"Rental unit" means any house or building or portion thereof which is occupied in whole or part as a home or residence of one or more tenants, on a rental basis, or when, in return for housing, a tenant agrees to occupy and maintain the premises and pay utilities. A dwelling unit or portion of such dwelling unit that is being rented for a period of no more than 30 days in a single instance and no more than 90 days in a single calendar year.

"Tenant" means: (i) a person occupying a dwelling unit who pays (or has payments made on their behalf) a stated payment at fixed intervals for the use of the dwelling unit; or (ii) a person occupying a dwelling unit owned by another individual, who, in return for housing, agrees to occupy and maintain the premises and pay utilities.

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12. Amend Section 302.4. Weeds, by deleting "jurisdiction to insert height in inches" and inserting "twelve inches on the average."

13. Amend Section 303.2., by deleting Enclosures and inserting "Enclosures, covers, and gates protecting swimming pools and hot tubs and spas shall be installed and maintained in accordance with TITLE 11 of the city code."

14. Amend Section 304.14. Insect Screens, by inserting "April 1st to November 1st" as applicable dates.

15. Amend Section 307.1 Handrails and Guardrails by deleting this section and inserting the following "General. Existing handrails and guardrails as constructed in accordance with standards in place at the time of the building's construction may be maintained. Handrails and guardrails undergoing any change, remodel or replacement shall be installed in accordance with the Grimes Building Code."

16. Amend Section 404.4.1 Room Area by deleting this section and inserting the following: "Every living room shall contain not less than 120 square feet and every bedroom shall contain not less than 70 square feet."

17. Amend Section 404.5 Overcrowding by deleting this section in its entirety, including table 404.5, and replace with the following.

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of the following table.

Room Type	Room Area	Maximum Occupant Load
Bedroom	At least 70 sq. ft. but less than 120 sq. ft.	1 per room
Bedroom	120 sq. ft. to 180 sq. ft.	2 per room
Bedroom	180 sq. ft. or more	3 per room
Multipurpose Room	At least 70 sq. ft.	1 per room, not more than 2 per dwelling unit

See Section 202 for bedroom definition

For the purposes of this section, a multi-purpose room may include a living room, den, study, or other similar room that by design or layout is not primarily intended to be used as a bedroom, but that is otherwise habitable and provides accommodations for sleeping such as a bed, daybed, couch, futon or similar multipurpose sleeping furniture.

18. Amend Section 602.3. Heat Supply, by inserting "September 1st to May 30th" as applicable dates.

19. Amend Section 602.4. Occupiable Work Spaces, by inserting "September 1st to May 30th" as applicable dates.

20. Add Section 603.7 Corrugated Stainless Steel Tubing (CSST) Corrugated stainless steel tubing shall be bonded to the electrical grounding system or panelboard utilized by the existing electrical service. This shall be done in accordance with the tubing manufacturer's recommendations.

21. Amend Section 604.2 Service by adding the following sentence thereto:

"Single Family, Duplex and Row Townhomes shall have a minimum of 100 amperes."

22. Amend Section 604.2 Service by inserting the following subparagraph thereto: "Exception: For buildings constructed prior to the adoption of this chapter, services that are below 100 Amps but no less than 60 Amps, and in good, safe and operational order as required by the building code when the structure was originally constructed."

23. Add Section 605.2.1 Kitchen Receptacles: All 15 and 20 amp receptacle outlets that serve kitchen countertop areas shall be ground fault circuit interrupter (GFCI) protected.

24. Add Section 605.2.2 Bathroom Receptacles: All 15 and 20 amp receptacle outlets located within bathrooms shall be ground fault circuit interrupter (GFCI) protected.

25. Add Section 605.2.3 Other Receptacle Outlet: All 15 and 20 amp receptacle outlets located within 6' of a sink shall be ground fault circuit interrupter (GFCI) protected.

26 . Add Section 605.2.4 Garage/Accessory Building Receptacles: All 15 and 20 amp receptacle outlets located within garages/accessory buildings shall be ground fault circuit interrupter (GFCI) protected.

27. Add Section 605.2.5 Outdoor Receptacles: All 15 and 20 amp receptacle outlets located outdoors shall be ground fault circuit interrupter (GFCI) protected.

28. Amend Section 705.1 to add the following language to the end of the paragraph: In addition, carbon monoxide alarms and detectors shall be installed in accordance with Iowa Administrative Code Sections 661-221.1 to 661-221.8.

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29. Add new Section 705.3 with the following language: 705.3 Installation Locations. Installation locations shall be in conformance with the International Building Code, International Fire Code, International Residential Code, Iowa Code, and at the location closest to the hazard of an attached garage or fuel-fired appliance.

(Ord. # 787, 05/28/2024)

11-3-5 Residential Rental Program

Contents:

11-3-5A Purpose
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11-3-5J Collection of Fees, Fines and Costs
11-3-5K Appeals
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11-3-5A Purpose

In compliance with Iowa Code Section 364.17, it is the purpose of this section to require property owners, their agents and others who rent residential dwelling/sleeping units to meet their responsibilities with respect to premise safety and to provide for inspection as a means of compelling compliance therewith. It is not the purpose of this section to create any duty on the part of the City, its officers, agents or employees, owing to any individual member of the public or to protect any particular or circumscribed class of persons. Specifically, it is not the intent of this section to create any duty or liability by the City, its officers, agents or employees, to premises' occupants, owners, tenants or any other person.

(Ord. # 787, 05/28/2024)

11-3-5B Scope

The provisions of this section shall apply to the maintenance, repair, equipment, use, and occupancy of all residential rental buildings and accessory structures now in existence or hereafter constructed, habilitated, renovated, or converted to residential use within the corporate limits, including, but not limited to, single- and two-family dwellings, multiple-family dwellings and rooming/sleeping units with the following exceptions:

1. Single-family dwellings occupied by the owner, or members of that owner's immediate family. Such members are defined as parents, grandparents, children, grandchildren, and siblings.
2. A duplex, at least one of the units of which is occupied by the owner, and the other unit is occupied by a member of that owner's immediate family. Such members are defined as parents, grandparents, children, grandchildren and siblings.
3. Transient shelters and group homes subject to state licensing.
4. Hotels, motels, extended stay hotels, and other similar uses subject to state licensing.

(Ord. # 787, 05/28/2024)

11-3-5C Code Reference

1. Building Codes Referenced. The International Building Code, International Residential Code, International Fire Code, National Electrical Code, International Plumbing Code, International Mechanical Code, and International Fuel Gas Code that are adopted and enforced at the time of inspection are adopted, as referenced for requirements, location, and maintenance of building elements needed to provide structural, fire, and building safety for occupants. This enforcement includes, but is not limited to, stairways, smoke detectors, sprinklers, handrails/guardrails, lighting, and exits unless otherwise stated in this section.
2. Public Health. Those nuisances and public health conditions not addressed by this Code of Ordinances shall be governed and regulated by the respective County Department(s) of Health.

(Ord. # 787, 05/28/2024)

11-3-5D Interpretations

1. In interpreting and applying the provisions of this section, such provisions shall be held to the minimum requirements for the promotion of the public health, safety, and welfare. These regulations shall be construed broadly to promote the purposes for which they are adopted.
2. These regulations are not intended to interfere with, abrogate, or annul any other ordinance, rule, or regulation, statute, private covenants, or other provision of law except as provided in these regulations. If a conflict between requirements appears within this section, the most restrictive requirement shall prevail.
3. Information erroneously presented by any official or employee of the City does not negate or diminish the provisions of this section pertaining thereto.
4. Whenever a number of days is specified in this section, or in any permit, condition of approval or notice issued or given as set forth in this section, such number of days shall be deemed to be consecutive calendar days, unless otherwise specified.
5. Whenever application of this section results in standards being expressed in fractions of whole numbers, such fractions are to be rounded to the next higher whole number.
6. No action of the City, its City Council, Development Services Department staff, or the Board of Appeals shall be deemed invalid by reason of failure to comply with or conform to the provisions of this section, provided that the procedural requirements of the Iowa Code have been met.
7. It is the intent of this section that all questions of interpretation and enforcement shall be first presented to the administrative official, and that such questions shall be presented to the Board of Appeals only on appeal from the decision of the administrative official and that recourse from the decision of the Board of Appeals shall be as provided by law.

(Ord. # 787, 05/28/2024)

11-3-5E Indemnification

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The applicant of any rental certificate under this section, by making such application, assumes and agrees to pay for all loss or damage to property whatsoever, and injury to or death of any person or persons whomsoever, including all costs and expenses incident thereto, however arising from or in connection with or related to the issuance of such rental certificate or the doing of anything thereunder, or the failure of such applicant, or the agents, employees, or servants of such applicant, to abide by or comply with any of the provisions of this section or any other ordinance of the City; and such applicant, by making such application, forever indemnifies the City, its officers and employees and agrees to save it and them harmless from any and all claims, demands, lawsuits, or liability whatsoever for any loss, damage, injury or death, costs and expenses, caused by any negligent, gross negligent, willful, wanton, or reckless action of applicant. The foregoing provisions shall be deemed to be a part of any application or certificate issued under this section, if expressly referenced therein.

(Ord. # 787, 05/28/2024)

11-3-5F Code Official

It shall be the duty of the Building Official, appointed under provisions and direction of the Development Services Director, to administer and enforce the provisions of this section and to make any required inspections or tests. For the purposes of this Residential Rental Code they may also be referred to as the Code Official. A person or persons may be appointed as assistants or agents of the Building Official or Development Services Director as may be necessary to carry out the provisions of this section. For the purpose of making inspections, tests, or otherwise discharging their official duties, the Code Official or inspector shall have the authority to enter at any time any building, site, or manhole upon notifying the company or individual owning or having charge or control of the same.

(Ord. # 787, 05/28/2024)

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11-3-5G Rental Certification Requirements and Conditions

1. Required Registration. After the effective date hereof, no person shall rent, lease, let, operate, or otherwise allow the occupancy of any dwelling unit or any portion of any dwelling unit (including sleeping rooms) unless they hold a valid rental inspection certificate issued by the Development Services Department. Properties are required to register with the City of Grimes within 30 days of establishment of a new rental unit.
2. Issuance. Following submission of a proper registration application, self-inspection checklist on forms provided by the Development Services Department, and review of the residential rental unit for compliance with the provisions of this section, the Development Services Department shall issue a rental certificate to the owner.
3. Rental Certificate Displayed. The owner of a multiple-family dwelling shall display a copy of the rental certificate in a common hallway or each building or in the on-site management office. The owner of a single-family or duplex dwelling must be able to show a copy of the rental certificate upon request.
4. New Units. New construction projects, which have received a final inspection and have passed and hold a full certificate of occupancy within the last two years from the adoption date of this section and has all required owner/agent information on file with the City, shall be considered to be in compliance with the provisions of this section for a period of two years from the adoption date.
5. Expiration. Prior to the expiration date of the rental certificate, the Development Services Department shall mail a renewal notice to the owner advising of the requirements for renewal of the rental certificate. Failure of the owner to complete the requirements for renewal will result in a late payment penalty being applied to the balance owed. If the renewal is not completed within 30 days following expiration of the rental certificate, a notice of violation will be issued to the property owner.

6. Revocation. Any rental certificate may be summarily revoked by the Board of Appeals upon the review of a notice of violation of any provision of this section. If, at the discretion of the Building Official, an emergency exists which threatens the immediate health, safety, or general welfare of the occupant(s) or general public, the Building Official may immediately issue an order suspending the rental certificate. Upon issuance of the order, the occupant(s) of the unit(s) shall immediately vacate the premises until the rental certificate is reinstated.
7. Transfer. Rental certificates shall not be transferable to succeeding owners. Rental certificates shall automatically terminate and become null and void, without further action of the City, upon transfer of property ownership or upon execution of an agreement to purchase property on contract.
8. Every seller of a residential rental property shall give notice to the Development Service Department within seven days after closing or execution of a contract for sale. This notice shall include the name and address of the buyer.
9. Every buyer of a residential rental property, including contract buyer, shall give notice to the Development Services Department within seven days after closing. This notice shall include the name and address of the buyer and their agent.
10. Outstanding Issues. If an owner has outstanding fees, fines, or violations on any property within the City, the issuance of a rental certificate may be withheld by the Development Services Department.

(Ord. # 787, 05/28/2024)

11-3-5H Inspections

1. Self-Inspection. The owner of the rental unit shall provide, on forms provided by the Development Services Department, a certification of self-inspection. The self-inspection checklist shall be provided for every unit being registered, and shall be provided every two (2) years with the submission of registration and certification forms.
2. Audit-Inspection. The Development Services Department shall seek to conduct an audit inspection of every rental unit within the corporate limits of the City every four (4) years. As part of the inspection process, the City may determine to extend or shorten the timeframe to the next scheduled inspection. Factors that may influence the City to inspect more or less frequently include, but are not limited to, the following:
    A. Age and condition of building or unit;
    B. Inspection history;
    C. Tenant/management/resident complaints;
    D. Natural disasters such as flooding;
    E. Delayed maintenance/repairs, follow-up, or fee payments by the owner.
3. Inspections shall not be conducted with a minor as the sole representative of the owner(s)/agent. Inspections shall not be conducted against the will of the tenant without the building owner(s)/agent being present. Inspections shall not be conducted without prior notice to the tenant, as required by Iowa Law.

(Ord. # 787, 05/28/2024)

11-3-5I Complaint by Tenant

Unless there are significant health, safety, or general welfare issues, a tenant must first complain to the owner or agent. Complaint forms for that purpose will be available from the Development Services Department.

1. An owner or agent shall have seven days to address the complaint. If the complaint is not remedied to the tenant's satisfaction within ten (10) days, the Development Services Department will schedule an

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inspection with the tenant and owner. If violations are found, an inspection fee shall be charged to the owner.

2. No person shall pursue an action for eviction because the occupant has reported a violation of this section to the Development Services Department.
3. No person shall cause any service, facility, equipment, or utility required under this section to be removed, shut off, or discontinued in retaliation for a complaint.

(Ord. # 787, 05/28/2024)

11-3-5J Collection of Fees, Fines and Costs

1. The fees for activities and services performed by the Development Services Department in carrying out its responsibilities under this Residential Rental Code shall be as indicated in a fee schedule adopted from time to time by the City Council.
2. All fees, fines, penalties, and costs imposed upon an owner in the enforcement of this section shall be due when notice of the amount of such fees, fines, penalties, and costs is mailed to the owner.
   A. If notice containing the information required by Iowa Code Section 364.17 is given and the total amount of such fees, fines, penalties, and costs is not paid within thirty (30) days of when due, or within ten (10) days of the final action of the Board of Appeals, then:
      (1) The owner shall be charged a late payment penalty in the amount set forth in the fee schedule adopted by the City Council from time to time;
      (2) Interest shall thereafter accrue on the unpaid balance at the rate of one and one-half (1.5) percent per month; and,
      (3) The City may certify the unpaid balance, interest, and late payment penalty to the County Auditor as a lien upon the rental property for collection in the same manner as a property tax.

(Ord. # 787, 05/28/2024)

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11-3-5K Appeals

Any person affected by a decision of the Building Official may request and shall be granted a hearing on the decision before the Board of Appeals as set forth in Chapter 3-6 of this Code of Ordinances. Such appeal shall be taken within ten (10) days by filing an application request on the forms provided by the Development Services Department. Additionally, the application must be accompanied with the appropriate fee as determined in the fee schedule adopted from time to time by the City Council. An appeal stays all proceedings in furtherance of the action appealed from, unless the Building Official certifies to the Board of Appeals after notice of appeal shall have been filed that by reason of facts stated in the certificate a stay would, in the opinion of the Building Official, cause imminent peril to life or property. In such case proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Appeals or by a court of record on application, on due cause shown.

(Ord. # 787, 05/28/2024)

11-3-5L Violations

Violations of the provisions of this section, or failure to comply with any of its requirements, shall constitute a municipal infraction as set forth in Chapter 1-3 of this Code of Ordinances. Each day that a violation occurs shall constitute a separate offense. In the event that the City seeks court intervention for a violation of any provision of this section, the City may seek reimbursement for reasonable attorney fees and additional costs. Nothing herein contained shall prevent the City from taking such other lawful actions as necessary to prevent or remedy violations.

(Ord. # 787, 05/28/2024)

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11-4 Fuel Gas Code

Contents:

11-4-1 Adoption of International Fuel Gas Code
11-4-2 Amendments, Modifications and Deletions
11-4-3 Conflicts with State Law

11-4-1 Adoption of International Fuel Gas Code

Pursuant to published notice and public hearing as required by law, the ~~2021~~2024 International Fuel Gas Code, and all the provisions of the International Fuel Gas Code Standards, published in the ~~2021~~2024 International Fuel Gas Code are hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Fuel Gas Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-4-2 Amendments, Modifications and Deletions

The following amendments, modifications, additions and deletions to the 202~~1~~4 International Fuel Gas Code are hereby made:

Amend Code Section to 403.4.5:

Add the following language:

~~Section 402~~ 403.4.5 Corrugated Stainless Steel Tubing. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufacturer's instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

(Ord. # 787, 05/28/2024)

11-4-3 Conflicts with State Law

Nothing in this chapter or in the International Fuel Gas Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

(Ord. # 787, 05/28/2024)

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11-6 Fire Code

Contents:

11-6-1 Purpose
11-6-2 Warning-Reliance upon Chapter
11-6-3 Interpretation
11-6-4 Adoption of International Fire Code
11-6-5 Enforcement
11-6-6 Department of Fire Prevention
11-6-7 Definitions
11-6-8 Establishment of Limits of Districts in Which Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks are to be Prohibited
11-6-9 Establishment of Limits in Which Bulk Storage of Liquefied Petroleum Pass are to be Restricted
11-6-10 Requirements for Temporary Installations of Liquified Petroleum Tanks
11-6-11 Establishment of Limits in Which Storage of Explosive and Blasting Agents is to be Prohibited
11-6-12 Additions, Deletions, Modifications and Amendments
11-6-13 New Materials, Processes or Occupancies which Require Permits
11-6-14 Outstanding Permits

11-6-1 Purpose

The purpose of this chapter is to prescribe regulations governing conditions hazardous to life and property from fire and explosion, handling or use of hazardous materials and the use and occupancy of buildings and premises.

(Ord. # 787, 05/28/2024)

11-6-2 Warning-Reliance upon Chapter

No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy on any premises. A certification that a premise has been inspected pursuant to this chapter shall not, in any way, constitute a warranty or guarantee of the safety or quality of that premises.

(Ord. # 787, 05/28/2024)

11-6-3 Interpretation

The statements of legislative intent made in Section 11-6-12 shall govern and take precedence over any other language contained in this chapter or the International Fire Code, 202~~1~~4 Edition, adopted in this chapter.

(Ord. # 787, 05/28/2024)

11-6-4 Adoption of International Fire Code

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The International Fire Code, 202~~1~~4 Edition, published by the International Code Council, commencing with Chapter 1, except those provisions thereof which are, in this chapter, deleted, modified or amended, is ~~adopted~~ incorporated by reference as and shall constitute the "Fire Code of the City," prescribing regulations governing conditions hazardous to the general welfare of the City and the same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter subject to the foregoing. The Fire Code of the City may also be known, referred to and cited as the "Fire Code." An official copy of the International Fire Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-6-5 Enforcement

The fire code shall be enforced by the Fire Chief of the Fire Department, Building Official or their designees.

(Ord. # 787, 05/28/2024)

11-6-6 Department of Fire Prevention

The department of fire prevention is established within the City of Grimes under the direction of the Fire Chief which shall consist of such fire department personnel as may be assigned thereto by the Fire Chief and who shall be designated by the Fire Chief. The function of the department of fire prevention shall be to assist the Fire Chief in the performance of his/her duties and to assist the Building Official in the performance of the inspection duties. It is the intent that the inspection assistance rendered to the Building Official or such designated persons shall be in the form of technical assistance and advice upon request and the inspection herein prescribed as designated by the City Council.

(Ord. # 787, 05/28/2024)

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11-6-7 Definitions

For use in this chapter the following terms are defined:

~~1.~~ Wherever the word "jurisdiction" is used in the International Fire Code, it shall be held to mean City of Grimes, Iowa.

~~2.~~ Wherever the term "Fire Code Official" is used it shall be held to mean "Fire Chief" or a duly authorized representative.

(Ord. # 787, 05/28/2024)

11-6-8 Establishment of Limits of Districts in Which Storage of Flammable or Combustible Liquids in Outside Aboveground Tanks are to be Prohibited

~~1.~~ The limits that are placed on IFC Chapter 57 in which outside aboveground storage of flammable or combustible liquids is restricted are hereby established as follows: the entire City of Grimes, Iowa.

Exceptions:

~~A.~~ An aggregate amount of one thousand (1,000) gallons or less may be stored above ground on a premise if used exclusively for heating of such premises. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.

~~B.~~ Any new outside installation of a generator that is not fueled by natural gas shall be limited to a maximum of one thousand five hundred (1,500) gallons of Class II fuel in a NFPA/UL compliant sub-base tank; quantities greater than one thousand five hundred (1,500) gallons but less than five thousand one (5,001) gallons of a Class II fuel shall be stored in an approved vaulted tank, if the

application and installation is otherwise authorized. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.

~~C.~~ Approved bulk storage facility for the sale or storage of fuels as permitted by TITLE 12 (Zoning Regulations).

~~2.~~ The limits that are placed on IFC Chapter 57 in which new bulk plants of flammable or combustible liquids are prohibited unless explicitly permitted by the Zoning Ordinance of the City of Grimes. ~~are hereby established as all zoning districts in the City except "M-2" General Industrial.~~ A site plan must be submitted, identifying the desired location of the proposed tank(s) and a permit will be required.

(Ord. # 787, 05/28/2024)

11-6-9 Establishment of Limits in Which Bulk Storage of Liquefied Petroleum Pass are to be Restricted

The limits that are placed on Section 6104.2 in which storage of liquefied petroleum gases is to be restricted to are hereby established as follows: the entire City of Grimes, Iowa.

(Ord. # 787, 05/28/2024)

11-6-10 Requirements for Temporary Installations of Liquified Petroleum Tanks

Temporary installations LP tanks in excess of four hundred ninety-nine (499) lbs., individually or in aggregate, require a permit and the location must be identified with the permit application. Permits are good for thirty (30) calendar days. Installations requiring more than thirty (30) days will require a permit renewal. Residential properties will have a maximum of six hundred (600) lbs., individually or in aggregate.

(Ord. # 787, 05/28/2024)

11-6-11 Establishment of Limits in Which Storage of Explosive and Blasting Agents is to be Prohibited

The limits that are placed on Section 5601.1 in which storage of explosives and blasting agents is to be restricted to are hereby established as all zoning districts in the City except "M-2" General Industrial.

(Ord. # 787, 05/28/2024)

11-6-12 Additions, Deletions, Modifications and Amendments

The following additions, deletions, modifications and amendments are made to the International Fire Code (IFC), 2021 Edition:

Section 102 amended –Applicability

Section 102.3, of the IFC, is hereby amended by deleting the exception.

Section 105 amended – Permits

Section 105.1.2, of the IFC, is hereby amended by deleting 1.1 under Operational Permit and replacing with:

Section 105.1.2 Types of permits. 1. Operational permit 1.1 Expire after one (1) calendar year, requires renewal.

Section 105.6.~~27~~16 amended -LP-Gas

Section 105.6.~~27~~16, of the IFC, is hereby amended by adding the following exception:

Section 105.6.27 -LP-Gas Exception #~~2~~1 Permanent installations, if used exclusively for heating of such premises, in excess of 999 lbs., will require an operational permit.

Section ~~109~~ 112 amended – Board of Appeals

Section ~~109~~112, of the IFC is hereby amended by deleting sections ~~108.~~112.1, ~~108~~112.2, and ~~108~~112.3. and inserting in lieu thereof the following:

Section ~~109.~~112.1 Board of appeals established. City Ordinance Chapter ~~2~~83-6 Board of Appeals

~~**Section 308 amended - Open Flames**~~

~~Section 308, of the IFC, is hereby amended by deleting Section 308.1.4 and inserting in lieu thereof the following:~~

~~**Section 308.1.4 Open-flame cooking devices**. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3,048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.~~

~~**Exceptions:**~~

1. ~~One- and two-family dwellings, constructed in accordance with the International Residential Code.~~
2. ~~Where buildings, balconies, and decks are protected by an automatic sprinkler system.~~

Section 503 amended – Fire Apparatus Access Roads

Section 503.1.4, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access road designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

Exception: The Fire Code Official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

Section 503.2.1, of the IFC, is hereby amended by deleting Section 503.2.1, and inserting in lieu thereof the following:

Section 503.2.1 – Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

Section 505 amended – Premises Identification

Section 505, of the IFC, is hereby amended by deleting Section 505.1, and inserting in lieu thereof the following:

Section 505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *Fire Code Official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

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Table 505.1 Minimum Height and Stroke Width[a] [b]			
Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	0.5
100	199	6	0.75
200	299	8	1
For each additional 100		Increase 2	Increase 0.5

[a] Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.
[b] Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Section 506 amended – Key Boxes

Section 506, of the IFC, is hereby amended by deleting Section 506.1, and inserting in lieu thereof the following:

Section 506.1 Where Required. All commercial and multi-tenant buildings and any building provided with a fire alarm system or a sprinkler system shall be provided with a key box at the front of the building typically adjacent to the main entrance or at a location as directed by the Fire Code Official. Key Boxes, manufactured exclusively by the Knox Corporation, shall be acquired, at building owner's expense, from Grimes City Hall. If an existing building (Excluding 1 and 2 family dwellings), not so equipped, is remodeled, this building must install a key box, prior to occupancy.

Section 507 additions and amendments – Fire Protection Water Supplies

Section 507.5.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

~~**Section 507.5.1 Where required.** Where any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided when required by the Fire Code Official.~~

Section 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).

2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

3. For structures and facilities other than one and two family dwellings and their associated accessory structures the required fire flows and number of fire hydrants shall be provided in accordance with Appendix B and Appendix C, on-site fire hydrants and mains shall be provided where required by the fire code official.

Section 507.5.1.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

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Section 507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception:

The distance shall be permitted to exceed 100 feet (30 m) where approved by the Fire Code Official.

Section 507.5.5, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 507.5.5 Clear space around hydrants. A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

Section 507.5, of the IFC, is hereby amended by adding two new sections, 507.5.7 and 507.5.8, as follows:

Section 507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

507.5.8 Fire Hydrant Installation. Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

~~Section 508 amended – Fire Command Center~~

~~Section 508, of the IFC, is hereby amended by deleting Section 508.1, and inserting in lieu thereof the following:~~

~~Section 508.1 General.~~ ~~Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.~~

~~Table 508.1~~ **~~Fire Command Center Thresholds~~**	
~~Occupancy~~	**~~Threshold Requiring a Fire Command Center~~**
~~Group A~~	~~1,000 occupants~~
~~Group E~~	~~100,000 gross s.f.~~
~~Group F~~	~~200,000 gross s.f.~~
~~Group I-2 or I-3~~	~~100,000 gross s.f.~~
~~Group M~~	~~100,000 gross s.f.~~
~~Group R1~~	~~Greater than 200 dwelling units or sleeping units~~

Section 511 addition - Fire Service Features

Chapter 5, of the IFC, is hereby amended by a new section, 511, as follows:

Section 511 Fire and Emergency Vehicle Lanes.

Section 511.1 General. Fire and emergency vehicle lanes shall be provided and maintained in accordance with Sections 511.1 through 511.6, and referred to as fire lanes in this ordinance.

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Section 511.2 Purpose. The requirement that fire lanes be established in certain parking areas and the enforcement of restrictions on parking in such fire lanes established in this chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.

Section 511.3. Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4 Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5 Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

~~1.~~ Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red six (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

   ~~A.~~ The words "NO PARKING – FIRE LANE (Except for Emergency Vehicles)" shall be stenciled with three (3) inch white letters and a minimum three-quarter (¾) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or

   ~~B.~~ The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush-stroke reading: "NO PARKING - FIRE LANE." Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

~~2.~~ Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read "Fire Lane No Parking Except For Emergency Vehicles" or similar verbiage as approved by the Code Official. Fire lane signs shall be placed 2 - 4 feet from the edge of the fire lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

Section 511.6 Maintenance. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

~~Section 608 deletion – Mechanical Refrigeration~~

~~Section 608.13.4 , of the IFC is hereby amended by deleting item #5 "By other approved means."~~

~~Section 806 deletion - Decorative Vegetation in New and Existing Buildings~~

~~Section 806.1, of the IFC is hereby amended by deleting exception #2 "Trees shall be allowed within *dwelling units* in Group R-2 occupancies."~~

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Section 901 addition - General

Section 901, of the IFC (correlation: IBC 901.8), is hereby amended by adding a new section, 901.4.76.1.1, as follows:

Section 901.4.76.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall not be exclusively accessed from an electrical room, but an electrical room may be accessed from the fire sprinkler riser room.

Section 901.4.6, of the IFC (correlation: IBC 902.1.5), is hereby amended by adding a new section, 901.4.6.5, as follows:

901.4.7.3.16.5 Temperature Sensors. Provide a low temperature sensor in the sprinkler riser room to be monitored to prevent freezing.

Section 903 amendments, and additions – Automatic Sprinkler System

Section 903.1, of the IFC (correlation: IBC 903.1), is hereby amended by adding a new section, 903.1.2, as follows:

~~**903.1.2 Existing Buildings.** For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.~~

~~Section 903.2, of the IFC (correlation: 903.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:~~

~~**Section 903.2 Where Required.** An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following:~~

~~**For the purposes of this Section,** "fire separations" shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.~~

~~**For the purposes of this Section,** "story" shall be defined as any level of a structure, whether above or below grade capable of occupancy.~~

~~**Exemption**. To be exempt from meeting the requirements to have fire sprinklers systems installed, the buildings or structures per legal lot or contiguous lots under common ownership, must be separated by twenty (20) feet and have 1 hour rated exterior walls on both buildings or structures so as not to have the combined total of their gross square footage applied to this section of the Code. Note: The square footage used for calculating total "gross square footage" of a building or structure shall be measured using the outside dimensions of the total building or structure to include attached or detached buildings or structures meeting the above requirements.~~

~~**Open Corridors/Hallways** shall be required to have fire sprinklers installed in them when the building they are constructed in is required by this code to have a fire sprinkler system.~~

~~**"An approved automatic fire extinguishing system"** includes but is not limited to a complete automatic fire sprinkler system. The following sections requiring complete automatic fire sprinkler systems shall install the fire sprinkler system following NFPA 13 standard unless otherwise noted. Alternative automatic extinguishing systems may be used if in the opinion of the Code Official the same life safety and property conservation measures are equivalent to the NFPA standard listed in this Code.~~

Section 903.2.3 of the IFC (correlation: 903.2.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

- The fire area exceeds 1,500 square feet (139.4 m2).
- The fire area has an occupant load of 50 or more.
- The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.1 of the IFC (correlation: 903.2.1.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.2.8.1 of the IFC (correlation: 903.2.8.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be required in all buildings containing a Group R-3 occupancy where one of the following conditions exists:

1. The building is a single-family dwelling where the aggregate area of the building exceeds 8,000 square feet to include all floors of the building and attached garages.
2. The building is a townhome complex where the aggregate area of the building exceeds 18,000 square feet to include all floors of each townhome and attached garages.
3. The Building is a townhome complex that contains eight or more dwelling units.

~~Section 903.2.11.1, of the IFC (correlation: 903.2.11.1.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

~~**Section 903.2.11.1.3 Basements.** Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.~~

~~**Section 903.3.1.2 amended – NFPA 13R sprinkler systems**~~

~~Section 903.3.1.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

~~**903.3.1.2 NFPA 13R sprinkler systems.** Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18,288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.~~

Section 903.3.6 amended – Hose Threads

Section 903.3.6, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.3.6 Hose Threads Fire hose threads and fittings used in connection with automatic sprinkler systems shall be approved and shall be a siamese compatible with 2 ½" fire department hose threads, unless approved by the Fire Code Official.

Section 903.4.3~~2~~, of the IFC (correlation: 903.4.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.4.3~~2~~ Alarms. An approved weatherproof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building above the Fire Department connection in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

~~Section 903, of the IFC, is hereby amended by adding a new section, 903.7, as follows:~~

~~Section 903.7 Fire Sprinkler for canopies.~~ ~~A canopy covering a door that is required to be marked as an exit shall be required to have fire sprinklers installed outside that door if the canopy extends more than 4 feet out from the door, regardless of whether the canopy is combustible or non-combustible. Canopies that have vehicle access under them with door openings shall be required to have fire sprinklers installed under the total canopy regardless of whether the canopy is combustible or non-combustible.~~

~~Exception: If the Code does not require a building to have a fire sprinkler system, Section 903.7 does not apply.~~

Section 905 addition – Standpipe Systems

Section 905.3, of the IFC, is hereby amended by adding a new section, 905.3.~~8~~9 (correlation: IBC 905.3.9), as follows:

Section 905.3.~~8~~9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the Fire Code Official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

Section 907 amendments and additions – Fire Alarm and Detection Systems:

Section 907.1, of the IFC (correlation: IBC 907.1.4), is hereby amended by adding a new section, 907.1.4, as follows:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

Section 907.2, of the IFC (correlation: IBC 907.2), is hereby amended by deleting the second paragraph and exceptions of said section, and inserting at the end of the first paragraph in lieu thereof the following:

Section 907.2 Where required - new buildings and structures. ~~An approved fire alarm system meeting provisions of this code and NFPA 72 shall be installed when the gross square footage of a building is equal to or greater than the area as specified in Sections 903.2.1 through 903.2.10 inclusive, subject to the authority having jurisdiction or by Section 907, whichever shall be more restrictive. The fire alarm system shall provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.~~

When an entire building is protected throughout with an NFPA 13 suppression system, then one manual pull station shall be located by the FACP for testing purposes or where approved by the Fire Code Official.

Where corridors and/or hallways are protected by fire sprinkler systems they shall also be protected by smoke detection. Smoke detection shall be of the photoelectric type or as approved by the Fire Code Official.

Exception:

1. Buildings with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.
2. R-3 dwellings are not required to meet Section 907.2 of this Code.
3. Townhomes are required to be monitored only if a single fire sprinkler system is used for multiple units.

Sections 907.2.8 and 907.2.9, of the IFC, are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:

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Section 907.2.8 Group R General. Group R-1; Group R-2 apartment houses, condominiums and boarding houses (non-transient), convents, dormitories, fraternities, sororities, and monasteries; and Group R-4 shall have a monitored addressable fire alarm system.

Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:

907.2.9.4 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.9.4.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
   - 2.1 The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
   - 2.2 The notification appliances will activate upon sprinkler water flow.
   - 2.3 Not fewer than one manual fire alarm box is installed at an *approved* location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.4.9.3 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an exit.

907.2.9.4 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

Section 907.2.11~~10~~, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 907.2.11~~10~~ Single and Multi-station Smoke Alarms. Listed single and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4 and the household fire warning equipment provision of NFPA 72. Smoke alarms in dwelling units shall be addressable with sounder bases and monitored by the building fire alarm system as a supervisory signal only. Mini horns in dwelling units are not required if notification from a building fire alarm system is through the smoke alarms with sounder bases.

Note: Section 907.2.10 only applies to R-1, R-2, R-4, and I-1.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3), is hereby amended by deleting exceptions 1 and 2, and inserting in lieu thereof the following:

Section 907.6.3 Exception 1. Fire alarm systems with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3.2), is hereby amended by adding a new section, 907.6.3.2, as follows:

Section 907.6.3.2 Zone and address location labeling. Fire alarm panels shall have all zones and address points plainly and permanently labeled as to their location on the outside of the panel or on an easily readable map of the building, if no display screen is present.

Section 907.6.6, of the IFC (correlation: IBC 907.6.6), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved ~~and listed under UL 827~~ in accordance with NFPA 72.

Exception: Monitoring station is not required for: 1. Automatic sprinkler and fire alarm systems in one- and two-family dwellings.

~~**Section 910 amendments and additions – Smoke and Heat Vents:**~~

~~Section 910.2, of the IFC, is hereby amended by adding the following exception:~~

~~**Section 910.2 Exception 4.** The Code Official may require smoke removal equipment to be installed if it is deemed necessary for the protection of life and property.~~

~~Section 910.2.1, of the IFC (correlation: IBC 910.2.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

~~**Section 910.2.1 Group F-1 or S-1.** Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2,787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.~~

~~**Exception:** Group S-1 aircraft repair hangars.~~

Section 912 amended – Fire Department Connections

Section 912.4.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 912.4.2 Clear space around connections. A working space of not less than 60 inches in width, 60 inches in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, and if the fire department connection is accessible from a designated parking area, the space in front of the connection shall be marked "No Parking", except as otherwise required or approved by the Fire Chief.

Section 914.3.1.2, of the IFC (correlation: IBC 403.3.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Delete Chapter 10 of the International Fire Code except for section 1032: Maintenance of the Means of Egress. Refer to the Grimes Building Code.

~~Section 1008 amendments and additions - Means of Egress Illumination~~

~~Section 1008.2, of the IFC (correlation: IBC 1008.2.4), is hereby amended by adding a new section, 1008.2.4, as follows:~~

~~Section 1008.2.4 Additional emergency lights.~~ ~~Emergency lights may be required at the discretion of the Code Official to clarify an exit or exit access.~~

~~Section 1008.3.3, of the IFC (correlation: IBC 1008.3.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

~~1008.3.3 Rooms and spaces.~~ ~~In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:~~

1. ~~Electrical equipment rooms~~
2. ~~Fire command centers~~
3. ~~Fire pump rooms~~
4. ~~Generator rooms~~
5. ~~Public restrooms that contain at least one water closet/urinal or that are accessible~~
6. ~~Meeting/conference rooms with an area greater than 400 square feet.~~
7. ~~Classrooms in an E occupancy with an area greater than 400 square feet.~~

~~Section 1009 addition - Accessible Means of Egress:~~

~~Section 1009.2, of the IFC (correlation: IBC 1009.2), is hereby amended by adding Item #11, as follows:~~

11. ~~Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.~~

~~Section 1010 additions - Doors, Gates and Turnstiles:~~

~~Section 1010.1.6, of the IFC (correlation: IBC 1010.1.6.1), is hereby amended by adding a new section, 1010.1.6.1, as follows:~~

~~Section 1010.1.6.1~~ ~~For landings required by Section 1010.1.5 to be at the same elevation on each side of the door, exterior landings at doors shall be provided with frost protection.~~

~~Section 1010.1.9.1, of the IFC (correlation: IBC 1010.1.9.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

~~1010.1.9.1 Hardware.~~ ~~Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.~~

~~Section 1013 addition and deletion – Exit Signs:~~

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~~Section 1013.1 of the IFC (correlation: IBC 1013.1.1), is hereby amended by adding a new section, 1013.1.1, as follows:~~

~~**Section 1013.1.1 Additional Exit Signs:** Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.~~

~~**Section 1015 addition – Guards**~~

~~Section 1015, of the IFC (correlation: IBC 1014.4), is hereby amended by adding a new section, 1015.9, as follows:~~

~~**1015.9 Walking surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.~~

~~**Section 1028 addition - Exit Discharge**~~

~~Section 1028.5, of the IFC (correlation: IBC 1028.5.1), is hereby amended by adding a new section, 1028.5.1, as follows:~~

~~**Section 1028.5.1** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.~~

~~**Section 1030 addition - Emergency Escape and Rescue**~~

~~Section 1030.4, of the IFC (correlation: IBC 1030.4.3), is hereby amended by adding a new section, 1030.4.3, as follows:~~

~~**Section 1030.4.3 Window wells drainage.** All window wells shall be provided with approved drainage.~~

~~**Section 1107 addition – Requirements for Fuel Fired Appliances**~~

~~Chapter 11, of the IFC, is hereby amended by adding a new section, 1107, and subsections 1107.1 through 1107.3 as follows:~~

~~**1107.1 Protection of Fuel Fired Appliances.** Where required or upon notification from the Fire Code Official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.~~

~~**Exception:** Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.~~

~~**1107.2 CSST Bonding Requirements in Rental Dwellings.** All rental dwellings shall be bonded in accordance with the Mechanical Code and Fuel Gas Code, unless deemed technically infeasible by the Code Official.~~

~~**1107.3 CSST Bonding Requirements for Alterations, Repairs, or Additions**. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with the Mechanical Code and Fuel Gas Code, unless deemed technically infeasible by the Code Official.~~

Section 1203 addition – Emergency and Standby Power Systems

Section 1203, of the IFC, is hereby amended by adding new sections, 1203.7 and 1203.8 as follows:

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Section 1203.7 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

~~**Section 1203.8 Emergency Generator Signs.** Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs.~~

~~Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.~~

~~**Section 2306 amended – Flammable and Combustible Liquid Motor Fuel-Dispensing Facilities**~~

~~Section 2306.2.5 Portable Tanks is hereby amended by defining the time limit as thirty calendar days. Uses exceeding thirty calendar days will require a new permit application.~~

~~**Section 3202 amended - Definitions**~~

~~Section 3202, of the IFC, is hereby amended by adding new language as follows:~~

~~**SPECULATIVE BUILDING.** A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.~~

~~**Section 3206 amendments and additions - General Fire Protection and Life Safety Features**~~

~~Section 3206.2, of the IFC, is hereby amended by adding a new section, 3206.2.1, as follows:~~

~~**Section 3206.2.1 Speculative building.** Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.~~

~~Section 3206.4, of the IFC, is hereby amended by adding a new section, 3206.4.2, and subsections 3206.4.2.1 through 3206.4.2.7~~

~~**Section 3206.4.2 Sprinkler design.**~~

~~**Section 3206.4.2.1 General.** The design of *automatic sprinkler systems* for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.^{2} (232 m^2) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.~~

~~**Section 3206.4.2.2 Requirements for all plan submittals.** See Section 903.1.9. and 3201.3 for plan submittal requirements.~~

~~**Section 3206.4.2.3 Minimum design requirements for speculative warehouses.** The design of the *automatic sprinkler system* for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system) for ESFR and 30 inches for area density applications.~~

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Section 3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.

The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator. Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

Section 3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

Section 3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

Section 3206.4.2.6.1 Class I-IV and Group A plastic commodities.

A) An owner's certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.

B) A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal.

C) The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.

D) A description of the stored commodities and how the commodity classification was determined.

E) A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.

F) The aisle dimensions between each storage array.

G) If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.

H) A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.

I) A data sheet for each installed automatic sprinkler.

J) A data sheet for each pipe hanger used to hang or support the sprinkler piping.

K) If a fire pump will be installed or used, the manufacturer's factory test curve shall be included in the submittal.

L) A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

Section 3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a *hazardous materials* technical report.

A) A hazardous materials inventory statement.

B) For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.

C) For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the *automatic sprinkler system*. The sign shall include the following information:

A) The design base or basis, including the edition used.

B) A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.

C) When used, all of the storage conditions stipulated by NFPA 13 for Special Designs.

D) The maximum storage height.

E) The minimum required aisle width.

F) If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.

G) Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system.

H) Limits on storage heights of idle wood and plastic storage.

I) Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage.

J) Locations where in-rack sprinklers are required.

K) Locations where horizontal and/or vertical barriers are required.

L) Information explaining the manufacturer, sprinkler identification number, k-factor, and operating temperature of the overhead sprinklers protecting the high-piled storage.

M) Fire Protection Contractor contact information.

The following example illustrates a suggested label or sign:

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Automatic Sprinkler System Capabilities & Limitations

Stored Commodity	Class I water miscible flammable liquids in 1 & 5 gallon polyethylene containers in fiberboard cartons
Design Documents	NFPA 13, 2013 edition & NFPA 30
Design Type	Control Mode, Density/Area Method
Max. Storage Height	25 feet
Min. Aisle Width	8 feet
Max. Rack Width	9 feet
Flue Dimensions	Longitudinal: Min. 6 inches Transverse: Min. 3 inches
System Capabilities	Class I-IV commodities, stored commodity, solid pile or palletized Group A plastics to 12 feet; rack storage of Group A plastics to 25 feet.
Idle Pallets	6 feet maximum storage height
Tire Storage	5 feet maximum storage height
Rolled Paper Storage	5 feet maximum storage height
In-rack sprinklers	In-rack sprinklers are required at each of 3 rack tiers containing the stored commodity. In-rack sprinklers are Tyco/Central FS-B, 17/32" orifice, QR 155°F element, SIN TY0041
Horizontal Barriers	Required at each rack tier containing the stored commodity.
Ceiling Sprinkler	Tyco ELO-231B, ¾" orifice, SR 286°F element, upright, SIN TY0030
FP Contractor	ABC Sprinkler Co. Designer: John Smith

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~~Section 3301 amended – General~~

~~Section 3301.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof, the following:~~

~~Section 3301.2 Purpose.~~ ~~This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.~~

~~Section 3310 addition - Access for Fire Fighting~~

~~Section 3310.1.1, of the IFC, is hereby amended by adding a new section, 3310.1.1, as follows:~~

~~Section 3310.1.1 Construction Site Access.~~ ~~*Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45,720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.~~

~~Exception:~~ ~~The *Fire Code Official* is authorized to increase the dimension of 100 feet (45,720 mm) where:~~

1. ~~The building is equipped throughout with an *approved automatic sprinkler system* that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.~~
2. ~~Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar~~

~~Section 3311 amended – Means of Egress~~

~~Section 3311.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:~~

3311.1 Stairways required. Where building construction exceeds 30 feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

Section 3313 amended – Standpipes

Section 3313.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

3313.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30 feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

Chapter 40 addition - Special Events

Chapter 40, of the IFC, is hereby added as follows:

CHAPTER 41 SPECIAL EVENTS

SECTION 4101 GENERAL

4101.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4101.2 Site plans.

A detailed site plan shall be submitted to the Fire Code Official with each permit application for approval.

1. **Outdoor events:** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
   1. The means of egress.
   2. Location and width of exits and aisles.
   3. Location of exit signs.
   4. Location of fencing or means used to confine attendees.
   5. Total square footage of enclosed space.
   6. Location and arrangement of all tents, booths or cooking equipment.
   7. Locations of fire apparatus access roads.
   8. Location of fire protection equipment.
   9. Type and location of heating and electrical equipment where applicable.
   10. Location of temporary staffed water stations and permanent water fountains.
2. **Trade shows and exhibitions:** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
   1. The means of egress.
   2. Location and width of exits and aisles.
   3. Location of exit signs.
   4. Total square footage of space.

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5. ~~Location and arrangement of all booths and cooking equipment.~~
6. ~~Location of all fire protection equipment.~~
7. ~~Type and location of heating and electrical equipment where applicable.~~
8. ~~Location of covered or multi-level exhibits or booths.~~

3. ~~**Mazes.** The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:~~
   1. ~~Means of egress.~~
   2. ~~Location and width of exits and aisles.~~
   3. ~~Location of exit signs.~~
   4. ~~Total square footage of space.~~
   5. ~~Location and arrangement of all booths and cooking equipment.~~
   6. ~~Location of all fire protection equipment.~~
   7. ~~Location of means to confine attendees.~~
   8. ~~Locations of *fire apparatus access roads.*~~
   9. ~~Type and location of heating and electrical equipment where applicable.~~
   10. ~~Locations of structures.~~

   ~~At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.~~

4. ~~**Temporary indoor vehicle displays:** The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:~~
   1. ~~The means of egress.~~
   2. ~~Location and width of exits and aisles.~~
   3. ~~Location of exit signs.~~
   4. ~~Total square footage of space.~~
   5. ~~Location and arrangement of all booths and cooking equipment.~~
   6. ~~Location of all fire protection equipment.~~
   7. ~~Type and location of heating and electrical equipment where applicable.~~
   8. ~~Location and size of exhibits and booths.~~
   9. ~~Location of structures.~~
   10. ~~Fuel in fuel tanks does not exceed one-quarter tank or 5 gallons (whichever is least.)~~

   ~~**Exception:** Auto dealerships.~~

5. ~~**Vehicle competition or demonstration.** The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:~~
   1. ~~The means of egress.~~
   2. ~~Location and width of exits and aisles.~~
   3. ~~Location of exit signs.~~
   4. ~~Total square footage of space.~~
   5. ~~Location and arrangement of all booths and cooking equipment.~~

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6. ~~Location of all fire protection equipment.~~
7. ~~Type and location of heating and electrical equipment where applicable.~~
8. ~~Location and size of exhibits and booths.~~
9. ~~Location of structures.~~
10. ~~Location of *fire apparatus access roads* where applicable.~~

~~SECTION 4102 DEFINITIONS~~

~~4102.1 Definitions.~~ ~~The following words and terms are defined in Chapter 2.~~

~~CROSS AISLES.~~

~~EXHIBITS.~~

~~FLAME EFFECT.~~

~~MAIN AISLE.~~

~~MAZE.~~

~~OUTDOOR ASSEMBLY EVENT.~~

~~TEMPORARY STRUCTURES.~~

~~TRADE SHOWS OR EXHIBITIONS.~~

~~4103 GENERAL REQUIREMENTS~~

~~4103.1 Access for firefighting and medical services.~~ ~~Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.~~

~~4103.2 Combustible storage.~~ ~~Combustible materials stored at special events shall be stored in approved locations and containers.~~

~~4103.3 Crowd managers.~~ ~~Crowd managers shall be provided where the Fire Code Official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.~~

~~4103.4 Decorative materials and furnishings.~~ ~~Curtains, drapes and decorations including, but not limited to, drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the Fire Code Official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.~~

~~4103.5 Fire protection equipment clearance.~~ ~~Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.~~

~~4103.6 Fire extinguishers.~~ ~~Fire extinguishers shall be in accordance with Section 906 and NFPA 10.~~

~~4103.7 Fire watch.~~ ~~Fire watch shall be in accordance with Section 403.12.1.~~

~~4103.8 Fireworks, pyrotechnics.~~ ~~Fireworks and pyrotechnics shall comply with Chapter 56.~~

~~4103.9 Housekeeping.~~ ~~The special event area and related areas shall be kept free from combustible debris at all times.~~

~~4103.10 LP-gas heaters.~~ ~~Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.~~

~~4103.11 Open flame devices.~~ ~~Open flame devices shall comply with Section 308.~~

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4103.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4104 TRADE SHOWS AND EXHIBITIONS

4104.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 40.

4104.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motor-craft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4104.3 Means of egress. *Means of egress* shall comply with this section and the requirements of Chapter 10.

4104.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15,240 mm).

4104.3.2 Aisles.

4104.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

Square Footage of Trade Show or Exhibition	Minimum Aisle Width
Greater than 15,000 square feet (1,393m²)	10 feet (3,048 mm)
5,000 square feet (465 m²) to 15,000 square feet (1,393m²)	8 feet (2,438 mm)
Less than 5,000 square feet (465 m²)	6 feet (1,829 mm)

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4104.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including, but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4104.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.

4104.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 3804.4 and Chapter 8

4104.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.
2. Wood that is greater than ¼-inch (6 mm) nominal thickness
3. Wood ¼-inch (6 mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the Fire Code Official.

4104.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4104.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes, shall comply with Chapter 8.

4104.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

4104.5 Combustible materials storage.

4104.5.1 Quantity. Combustible materials shall be limited to a one-day supply.

4104.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including, but not limited to, wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system.

4104.6 Covered exhibits and booths.

4104.6.1 Fire Protection.

4104.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding 300 square feet (2,787 m^2). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

4104.7 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

4104.8 Hazardous Materials. Hazardous materials shall comply with this section and Chapters 50 through 67.

4104.8.1 Specific prohibitions. The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
9. Toxic gases.
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

4104.9 Demonstration cooking and warming equipment or devices.

4104.9.1 General. Cooking and warming devices for demonstration purposes only shall be in accordance with Section 3804.9.

4104.9.2 Public Isolation. Equipment and devices shall be isolated from the public by not less than 4 feet (1,219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.

4104.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (1,858 cm^2).
3. The equipment shall be placed on a noncombustible surface.

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4. ~~The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609 mm).~~
5. ~~A 30 lb. Type K fire extinguisher shall be provided for every cooking site or vendor.~~

~~**4104.9.4** Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609 mm).~~

~~**4104.9.5 Butane.** Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the Fire Code Official.~~

~~**4104.9.5.1 Portable butane-fueled appliances.** Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284 gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance–rated barrier.~~

Section 3107, of the IFC, is hereby amended by inserting said section, including in lieu thereof, the following:

SECTION ~~4105~~3107 OUTDOOR ASSEMBLY EVENTS

~~4105~~3107.1 General. Outdoor assembly events shall be in accordance with this Section, Section 403.11, ~~4005~~ and Chapter 10 of the Grimes Building Code.

~~**4105.2 Occupant load.** The Fire Code Official shall establish an occupant load for the event site.~~

~~4105.3~~3107.3.2.1 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

Occupant Load	Minimum Number of Exits
1 to 500	2
501 to 1,000	3
1,001 or 1,500	4
each additional 500 persons	36 additional inches of exit width

~~4105.3.1~~3107.3.2.2 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914 mm) for each 500 persons to be accommodated.

~~4105.3.2~~3107.3.2.3 Signs. Exits shall be identified with signs that read "EXIT". The signs shall be weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860 mm). Placement of the exit signs shall be approved by the Fire Code Official.

~~**4105.4 Concession stands, food booths, and retail booths.**~~

~~**4105.4.1 General.** Concession stands, food booths and retail booths shall be in accordance with Section 3805.4.~~

~~**4105.4.1.1 Distances.** A minimum of 20 feet (6,096 mm) shall be provided between every 150 linear feet (45,720 mm) of booth space. A minimum of 30 feet (9,144 mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9,144 mm) shall be provided between booths used for cooking and amusement rides or devices.~~

~~**4105.4.2 Cooking appliances or devices.**~~

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4105.4.2.1 Public isolation. Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1,219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.

4105.4.2.2 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (18,580 mm).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609 mm).

4105.4.2.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4105.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95 L) of LP-gas is permitted at one concession stand or booth used for cooking.

4105.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2,413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI (2,413 kPa) WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4,826 kPa). Hose shall not exceed 12 feet (3,638 mm) unless approved by the Fire Code Official.

4105.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 PSIG shall be allowed when a fix regulator is set at 5 PSI and is connected directly to the LP-GAS cylinder. The hose shall not exceed 12 feet (3,658 mm) unless approved by the Fire Code Official.

4105.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4105.4.4 Generators / electrical.

The generators shall be installed at least 10 feet (3,048 mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914 mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.

4105.4.5 Temporary water stations.

When outdoor temperatures are expected to exceed 90ºF (35ºC), the event sponsor shall provide and maintain a minimum of one staffed water station for each 1,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4106 MOBILE FOOD VEHICLES

4106.1.1 Location. Mobile food vehicles shall not be located within 20 feet (6,096 mm) of buildings, tents, canopies or membrane structures.

4106.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.

Draft

4106.2 A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the *International Mechanical Code.*

4106.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the *International Mechanical Code.*

4106.3.12.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4106.4.2.13 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9,144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9,144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4106.4.2.2 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4106.4.2.31 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate water capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4106.4.2.42 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2,413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4,826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4106.1.15 Location. Mobile food vehicles shall not be located within 20 feet (6,096 mm) of buildings, tents, canopies or membrane structures.

SECTION 4107 SPECIAL AMUSEMENT BUILDINGS

4107.1 General. [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4107.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.

4107.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4107.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4107.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously.

Draft

~~The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.~~

~~SECTION 4108 MAZES~~

~~4108.1 General.~~ ~~Mazes including, but not limited to, corn stalk or hedge mazes, shall be in accordance with Section 3808.~~

~~4108.1.2 Safe refuge areas.~~ ~~Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15,240 mm).~~

~~4108.1.3 Paths.~~ ~~Paths throughout the maze shall be a minimum of 36 inches (914 mm) in width and shall be clear and unobstructed width.~~

~~4108.1.4 Separation.~~ ~~A minimum of 20 feet (6,096 mm) shall be provided between mazes and buildings and structures. The 20-foot (6,096 mm) clearance shall be free from vegetation and obstructions.~~

~~4108.1.5 Means of egress.~~ ~~Each exit shall be a minimum of 6 feet (1,828 mm) wide.~~

~~4108.1.5.1 Travel distance.~~ ~~The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860 mm). The travel distance shall be determined by using the maze path.~~

~~4108.1.5.2 Number.~~ ~~The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.~~

~~4108.1.5.3 Exit signs.~~ ~~Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305 mm) high with 2-inch (51 mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign's background.~~

~~4108.2 Event plans.~~ ~~The following plans shall be submitted to the Fire Code Official.~~

~~4108.2.1 General fire safety plan.~~ ~~The plan shall include, but not be limited to, procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.~~

~~4108.2.2 Security plan.~~ ~~The plan shall document who shall provide security (e.g., off-duty police officers, sheriff's posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.~~

~~4108.2.3 Evacuation plans.~~ ~~The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.~~

~~4108.2.4 Maze rules.~~ ~~Maze rules shall be posted at maze entrance.~~

~~4108.3 Employee responsibilities.~~ ~~Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the Fire Code Official.~~

~~4108.3.1 Guides.~~ ~~An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.~~

~~4108.3.2 Main entrance employee.~~ ~~Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.~~

4108.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the Fire Code Official shall issue a stop order.

4108.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4109 COVERED MALL BUILDINGS

4109.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 3809.

4109.2 General requirements.

4109.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3,048 mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4109.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4,572 mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4109.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314. LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4109.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

Section 5601 addition - General

Section 5601.4, of the IFC, is hereby amended by adding an exception, as follows:

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the Fire Code Official.

Section 6104 addition and amendment - Location of LP-Gas Containers

Section 6104.2, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof, the following:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the Fire Code Official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3,785 L) (see Section 3 of the Sample Legislation for Adoption of the *International Fire Code* on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

Section 6104.3, of the IFC, is hereby amended by inserting a new section, 6104.3.3, as follows:

Section 6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.

Adoption Appendix B

Appendix B is being adopted Incorporated by reference by specific reference as the guideline for Fire-Flow Requirements for Buildings.

Draft

Adoption Appendix C

Appendix C is being adopted Incorporated by reference by specific reference as the guideline for Fire Hydrant Locations and Distribution.

Adoption Appendix D

Appendix D is being ~~adopted~~ Incorporated by reference by specific reference as the guideline for Fire Apparatus Access Roads.

Adopting Appendix I

Appendix I is being ~~adopted~~ Incorporated by reference by specific reference as the guideline for Fire Protection Systems - Noncompliant Conditions.

(Ord. # 787, 05/28/2024)

11-6-13 New Materials, Processes or Occupancies which Require Permits

The Building Official and Fire Code Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in either the Building Code or Fire Code. The Fire Code Official shall post such list in a conspicuous place in the building department and distribute copies thereof to interested persons.

(Ord. # 787, 05/28/2024)

11-6-14 Outstanding Permits

If a building permit is outstanding on the effective date of this chapter and the fire code adopted by this chapter, the provisions of this chapter and the fire code adopted by this chapter shall apply to the work authorized by such permit, except to the extent that the Fire Code Official and Building Official shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

(Ord. # 787, 05/28/2024)

Draft

11-8 Residential Building Code

Contents:

11-8-1 Adoption of International Residential Code
11-8-2 Amendments, Modifications and Deletions
11-8-3 Temporary Permit
11-8-4 Conflicts with State Law
11-8-5 Administration and Enforcement

11-8-1 Adoption of International Residential Code

Pursuant to published notice and public hearing as required by law, the ~~2021~~2024~~18~~ International Residential Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Residential Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-8-2 Amendments, Modifications and Deletions

The following amendments, modifications, additions and deletions to the 20~~21~~24 International Residential Code are hereby made:

Section 4. Delete Section R3~~13~~09; refer to Grimes Ordinance Chapter 11-6 Fire Code Section 903

Section 5. Delete IRC 112 Board of Appeals

Section 6. Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.

Section 7. Exterior Walls Exception #1

Accessory structure with an area of 100 square feet or more located less than 10 feet from a dwelling and/or another structure shall be provided with two layers of ⅝" Type X sheetrock or equivalent in throughout the areas of the structure that encroaches the 10 feet.

Modify Code Section: IRC R101.2

Replace with and add the following language:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.
4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section ~~419~~508.5 of the International Building Code.

Draft

5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.
6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.
7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.
8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

Delete 105.5

See Grimes Permit and CO Policy

Insert Definition into Code Section: IRC R202

Add the following language:

CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.

Delete Chapter R113 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Insert Definition into Code Section: IRC R202

Add the following language:

IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

Draft

Modify Table R301.2~~(1)~~ to read as follows:

TABLE R301.2(1) CLIMATE AND GEOGRAPHICAL CRITERIA											
Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topographic effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
~~30~~33 PSF	115	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

Modify Table: IRC R302.6

Replace with the following revised table:

TABLE R302.6 DWELLING-GARAGE SEPARATION	
SEPARATION	**MATERIAL**
From the residence and attics	*Not less than ⅝-inch Type X gypsum board or equivalent applied to the garage side*
From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section	*Not less than ⅝-inch Type X gypsum board or equivalent*
Garages located less than 5 feet from a dwelling unit on the same lot	*Not less than ⅝-inch Type X gypsum board or equivalent applied to the interior side of exterior walls and ceilings within the garage*

~~Delete Code Section: IRC 302.13~~

Modify Code Section: IRC ~~R303.3~~R325.3

Replace with the following language and exception:

Section ~~R303.3~~R325.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

Modify Code Section: IRC ~~R305.1.1~~R313.1.1 Exception

Replace with the following exception:

Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

Modify Code Section: IRC ~~R308.4.2~~R324.4.2 (Existing exceptions to remain)

Replace with the following language:

Section ~~R308.4.2~~R324.4.2 Glazing Adjacent To Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1,524 mm) above the walking surface shall be considered to be a hazardous location.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section ~~R308.4.3~~R324.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC ~~310.2.2~~R319.2.3

Add the following language:

Exception

Draft

A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

~~Modify Exception to Code Section: IRC R310.7~~

~~Replace with the following language:~~

~~**Exception:** New habitable spaces created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1.~~

~~Delete Exception to Code Section: IRC R310.7.1 exceptions 1 & 2. Do not replace with any other language.~~

Modify Exception to Code Section: IRC ~~R311.3.2~~R318.3.2

Replace with the following language:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

Insert Exception #3 into Code Section: IRC ~~311.7.5.1~~318.7.5.1

Add to the following language:

Exception

The dimension of the top and bottom riser of a stair may vary up to 1 inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Draft

Delete Code Section: IRC ~~313.1~~R309.1

Replace with the following language:

~~313.1~~R309.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses.*

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. The building is a townhome complex where the aggregate area of the building does not exceed 18,000 square feet.
3. The building is a townhome complex that contains eight or less dwelling units.

Delete Code Section: IRC ~~313.2~~R309.2

Replace with the following language:

~~313.2~~R309.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. The building is a single-family dwelling where the aggregate area of the building exceeds 8,000 square feet to include all floors of the building and attached garages.

Modify Code Section: IRC R404.1

Replace with the following language:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-½") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.

Add Code Section: IRC R404.1.3.2.3

Insert the following language and Table:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:

Table 404.1.3.2.3
Foundation walls for conventional light frame wood construction

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
		Unit				
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 ½"	8"	½"horizontal bars, placement in the middle, and near the top & bottom – ½" bars @ 6' max. vertically	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter 18 IBC	½" bars 2' o.c. horizontally & 20" vertically o.c. (⅝" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC		See Chapter 18 IBC	Same as above

Table 404.1.3.2.3 Foundation walls for conventional light frame wood construction						
Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12′ span between corners and supporting cross walls.)	Type of Mortar
		Unit				
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry

*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7′ O.C. spacing -and/or- 2) full depth nominal 2"depth x 4"width keyway in footing

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of Chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.

NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

Add Code Section: IRC ~~R506.2.4~~R506.3.4

Insert the following language and Exception:

Section ~~R506.2.4~~R506.3.4. Reinforcement Support. Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

Exception: Non-structural slabs

Add Code Section: IRC R1305.1.1.1

Insert the following language:

~~**M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments.** Appliances installed within a closet, alcove or compartment: such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.~~

Add additional item to Code Section: IRC ~~M1602.3~~M1602.2

Insert the following language:

11.~~4.~~

Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

4. ~~Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.~~

Delete Code Section: IRC G2414.5.3 (403.5.4)

Replace with the following language:

~~**G2414.5.3 (403.5.4): Corrugated Stainless-Steel Tubing.**~~

~~Arc resistant corrugated stainless-steel tubing shall be listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26.~~

~~**Steel Tubing.**~~

Draft

~~Arc resistant corrugated stainless-steel tubing shall be listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26.~~

~~Delete Code Section: IRC G2415.5.2 (404.2)~~

~~Replace with the following language:~~

~~G2415.2 (404.2) CSST.~~

~~Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.~~

~~Add Code Section: IRC E3704.7.1~~

~~Insert the following language:~~

~~3704.7 Prohibited Locations.~~ ~~Feeders supplying a Townhome shall not cross a~~ ~~property~~ ~~line other than the individual unit served. For the purposes of this provision, the term Townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or~~ ~~public way~~ ~~on not less than two sides.~~

1. **Add Code Section: 327.2 – 327.14 is hereby instated with the following amendments:**
   A. Swimming Pools. No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provides for construction regulations and permit fees with regard to swimming pools.
   B. The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
   C. Permit Required. No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefor. Swimming pools shall be maintained in accordance with the provisions of this chapter.
   D. Application. A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.
   E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as specified in the City of Grimes Fee Schedule, shall be paid to the Development Services Department.
   F. Design Requirements. The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.
   G. Plumbing. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the ~~2018 UniformGrimes~~ Plumbing Code.
   H. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

Draft

I. ~~This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.~~

~~327.3 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 327.4 through 327.14.~~

~~Exceptions:~~

1. ~~Spas and hot tubs with a lockable safety cover that complies with ASTM F1346.~~
2. ~~Swimming pools with a powered safety cover that complies with ASTM F1346.~~

327.4 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 327.5 through 327.14.

327.5 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1,219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa.
2. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

327.6 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

327.7 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed ~~1 ¾~~2 1/4 inches (~~44~~57 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed ~~1 ¾~~2 1/4 inches (~~44~~57 mm) in width.

327.8 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed ~~1 ¾~~2 1/4 inches (~~44~~57 mm).

327.9 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 2 1/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall not exceed ~~1 ¾~~2 1/4 inches (~~44~~57 mm).

327.10 Gates. Access gates shall comply with the requirements of Sections 327.11 through 327.14 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

327.11 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

Draft

327.12 Double or multiple gates. Double gates or multiple gates shall have at least not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism.

327.13 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1,219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 326.3 and the pool manufacturer allows the wall to serve as a barrier.
2. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 327.5.
3. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
4. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

327.14 Prohibited locations.

Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.

(Ord. # 787, 05/28/2024)

11-8-3 Temporary Permit

The Building ~~Administrator~~Offical or Building Division Representative may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024)

11-8-4 Conflicts with State Law

Nothing in this chapter or in the ~~2021~~2024 International Residential Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024)

11-8-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

Draft

11-11 Building Code

Contents:

11-11-1 Adoption of International Building Code
11-11-2 Amendments, Modifications, and Deletions
11-11-3 Temporary Permit
11-11-4 Conflict with State Laws
11-11-5 Administration and Enforcement
11-11-6 Climate and Geographical Criteria:

11-11-1 Adoption of International Building Code

Pursuant to published notice and public hearing as required by law, the ~~2021~~2024 International Building Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Building Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-11-2 Amendments, Modifications, and Deletions

The following amendments, modifications, additions and deletions to the ~~2018~~2024 International Building Code are hereby made:

Delete Chapter 113 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Delete Code Section: IBC 308.5.4

Replace with and add the following language:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.

Delete Code Section: IBC 310.4.1

Replace with and add the following language:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

Modify Code Section: IBC 403.3.2 (correlation: IFC 914.3.1.2)

Replace with the following language:

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Draft

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Delete Code Section: IBC 423.45 (including subsections 432.4.123.5 and 423.4.2423.5.1)

Replace with and add the following language:

423.45 Group E occupanciesy. In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

423.45.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where *approved* by the *building official*, the actual number of occupants for whom each occupied space, floor or *building* is designed, although less than that determined by occupant load calculation, shall be permitted to be used in the determination of the required design occupant capacity for the *storm shelter*.
2. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
3. Where approved by the Code Official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

~~**423.4.2 Location.** Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet~~.

IBC Section Replace with the following:

Delete Code Section: IBC 502.1

Replace with the following language:

Draft

502.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *Fire Code Official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 502.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1
Minimum Height and Stroke Width[a] [b]

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	½
100	199	6	¾
200	299	8	1
For each additional 100		Increase 2	Increase ½

[a] Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.
[b] Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Add Exception to Code Section: IBC 707.5

Add the following language (Exception #~~3~~4):

707.5 covers fire barriers/continuity and this adds an exception for shaft enclosures to the section.

3. 4. Shafts required to be constructed as per Section 713.3.2 having exterior walls that are not required to be fire rated per Section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of Section 1023.7 shall be met.

Delete Code Section: IBC 713.3

Replace with the following language:

713.3 Materials. Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

Add Code Section: IBC 713.3.1

Add the following language:

713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

Add Code Section: IBC 713.3.2

Add the following language:

713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

~~Insert New Code Section: IBC 902.1.1.1 (correlation: IFC 901.4.6.1.1)~~ Delete Chapter 9 of the International Building Code. Refer to the Grimes Fire Code.

~~Language:~~

Draft

~~902.1.1.1 Fire Sprinkler Riser Room.~~

~~A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.~~

~~Delete Section 903.2 Fire Sprinkler requirements, inserted in the Fire Code Ordinance Chapter 154~~

~~903.4.2 Alarms.~~

~~*An approved weather-proof audible device suitable for outdoor use with* 110 candela visual signal shall be connected to every *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an *approved* location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.~~

~~Modify Code Section: IBC 903.3.1.2 (correlation: IFC 903.3.1.2)~~

~~Replace with the following language:~~

~~903.3.1.2 NFPA 13R sprinkler systems.~~ ~~*Automatic sprinkler systems* in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18,288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the *International Building Code.* The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the *International Building Code* shall be measured from the horizontal assembly creating separate buildings.~~

~~903.2.11.1.3 Basements~~

~~Where any portion of a *basement* is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the *basement* shall be equipped throughout with an *approved automatic sprinkler system*.~~

~~Insert Code Section: IBC 905.3.9 (correlation: IFC 905.3.9)~~

~~Language:~~

~~905.3.9 Building Footprint and Access~~

~~Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the Fire Code Official is authorized to require standpipes to be provided in *approved* locations. Class I manual standpipes shall be allowed.~~

~~Modify Code Section: IBC 907.2 (correlation: IFC 907.2)~~

~~Add the following exception:~~

3. ~~Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.~~

~~Insert Code Section: IBC 907.1.4 (correlation: IFC 907.1.4)~~

~~Language:~~

~~907.1.4 FACP (Fire Alarm Control Panels)~~

~~Each building shall have no more than 1 FACP.~~

~~Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.~~

~~Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.~~

~~Modify Code Section: IBC 907.6.6 (correlation: IFC 907.6.6)~~

~~Replace with the following language:~~

~~907.6.6 Monitoring~~

~~Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.~~

~~Exception:~~ ~~Monitoring station is not required for:~~

1. ~~Automatic sprinkler and fire alarm systems in one- and two- family dwellings.~~

~~Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:~~

~~907.2.9.4 Group R-4.~~ ~~Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.~~

~~907.2.9.4.1 Manual fire alarm system.~~ ~~A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.~~

~~Exceptions:~~

1. ~~A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.~~
2. ~~Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:~~
   - 2.1 ~~The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.~~
   - 2.2 ~~The notification appliances will activate upon sprinkler water flow.~~
   - 2.3 ~~Not fewer than one manual fire alarm box is installed at an *approved* location.~~
3. ~~Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.~~

~~907.2.10.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. Exceptions: 1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. 2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.~~

~~907.2.10.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.~~

~~Modify Code Section: IBC 910.2.1 (correlation: IFC 910.2.1)~~

~~Replace with the following language:~~

~~**910.2.1 Group F-1 or S-1.** Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than ***30,000*** square feet (2,787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.~~

Exception: Group S-1 aircraft repair hangars.

Modify Code Section: IBC 1008.3.~~3~~ (correlation: IFC 1008.3.~~3~~)

Replace Item # ~~5~~3 with the following language:

5.
~~Restrooms~~
~~containing at least one water closet/urinal or that are accessible.~~

5. ~~Restrooms containing at least one water closet/urinal or that are accessible.~~

1008.3.~~3~~

3. In Other Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. 3.1 Electrical equipment rooms.
2. 3.2 Fire command centers.
3. 3.3 Fire pump rooms.
4. 3.4 Generator rooms.
5. 3.5 Public restrooms that contain more than one water closet/urinal or that are accessible.
6. 3.6 Meeting/conference rooms with an area greater than 400 square feet.
7. 3.7 Classrooms in an E occupancy with an area greater than 400 square feet.

~~Modify Code Section: IBC 1009.2 (correlation: IFC 1009.2)~~

~~Add Item # 11 with the following language:~~

11. ~~Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.~~

Modify Code Section: IBC 1010.1.6 (correlation: IFC 1010.1.6.1)

Replace with the following language:

1010.1.~~6~~5.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1)

Replace with the following language:

~~1010.1.9.1~~1010.2.2 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Insert Code Section: IBC 1013.1.1 (correlation: IFC 1013.1.1)

Draft

Language:

1013.1. 1 Additional Exit Signs.

Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

Add Code Section: IBC 1015.9 (correlation: IFC 1015.9)

Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

~~Insert Code Section: IBC 1028.5.1 (correlation: IFC 1028.5.1)~~

~~Language:~~

~~**1028.5.1** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.~~

~~Insert Code Section: IBC 1030.4.3 (correlation: IFC 1030.4.3)~~

~~Language:~~

~~**1030.4.3 Window wells drainage.** All window wells shall be provided with approved drainage.~~

Modify Code Section: IBC 1301.1

Replace with the following language:

Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in Chapter 1 of the current State adoption of the IECC and these regulations shall be known as the **City of Grimes.**

Modify Code Section: IBC 1608.2

Replace with the following language:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at ~~30~~33 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

~~Delete~~Add Section 3109.~~1~~2 ~~replace~~ with the following amendments:

A. Swimming Pools. No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section is provided for construction regulations and permit fees with regard to swimming pools.
B. The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

Draft

C. Permit Required. No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

D. Application. A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as adopted by resolution by the Grimes City Council, shall be paid to the Development Services Department.

F. Design Requirements. The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.

G. Plumbing. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the ~~2018 UniformGrimes~~ Plumbing Code.

H. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

I. ~~This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.~~

~~For reference the IBC states the following:~~

~~3109.2 Residential swimming pools~~

~~Residential swimming pools shall comply with Sections~~ ~~**3109.2.1 through 3109.11**~~

~~3109.2.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.3 through 3109.11.~~

~~Exceptions:~~

1. ~~Spas and hot tubs with a lockable safety cover that complies with ASTM F1346.~~
2. ~~Swimming pools with a powered safety cover that complies with ASTM F1346.~~

~~3109.2.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.3 through 3109.11.~~

~~3109.3 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:~~

1. ~~The top of the barrier shall be not less than 48 inches (1,219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa.~~
2. ~~Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).~~

~~3109.4 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.~~

~~3109.5 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1 ¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 ¾ inches (44 mm) in width.~~

~~3109.6 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1 ¾ inches (44 mm).~~

~~3109.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1 ¾ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1 ¾ inches (44 mm).~~

~~3109.8 Gates. Access gates shall comply with the requirements of Sections 3109.9 through 3109.11 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.~~

~~3109.9 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.~~

~~3109.10 Double or multiple gates. Double gates or multiple gates shall have at least not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than ½ inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism.~~

~~3109.11 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:~~

1. ~~Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1,219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.3 and the pool manufacturer allows the wall to serve as a barrier.~~
2. ~~Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 3110.~~
3. ~~Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.~~
4. ~~Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.~~

~~**3109.12 Prohibited locations.**~~

~~**Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.**~~

(Ord. # 787, 05/28/2024)

11-11-3 Temporary Permit

The Building Administrator or Building Division Designee may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024)

11-11-4 Conflict with State Laws

Nothing in this chapter or in the ~~2021~~2024 International Building Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024)

11-11-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

11-11-6 Climate and Geographical Criteria

Amend IRC Table R301.2(1) to read as follows:

TABLE R301.2(1)
CLIMATE AND GEOGRAPHICAL CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topographic effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
~~30~~33 PSF	115	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

(Ord. # 787, 05/28/2024)

11-12 Existing Building Code

Contents:

11-12-1 Adoption of International Existing Building Code
11-12-2 Amendments, Modifications and Deletions
11-12-3 Conflicts with State Law

11-12-1 Adoption of International Existing Building Code

Pursuant to published notice and public hearing as required by law, the ~~2021~~2024 International Existing Building Code, and all the provisions of the International Existing Building Code Standards, published in the ~~2021~~2024 International Existing Building Code, are hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Existing Building Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024)

11-12-2 Amendments, Modifications and Deletions

The following amendments, modifications, additions and deletions to the ~~2021~~2024 Existing Building Code are hereby made:

Delete Chapter 112 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Delete Code Section: IEBC 303.2

Replace with the following language (Sections 303.2.1, 303.2.2, 303.2.3, and 303.2.4):

Section 303.2.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500 and the occupant load of the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

For the purposes of this section the installation of portable buildings for utilization on the campus or site for educational purposes shall be considered as an addition.

Exceptions:

1. Group E day care facilities.

2. Group E occupancies accessory to place of religious worship.

3. Additions meeting the requirements for shelter design in ICC 500.

4. Accessory structures and additions to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

The aggregate area of all additions within a 10 (ten) year period shall be factored when determining the requirements of this section.

303.2.2 Required occupant capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site, whichever is larger and shall be the greater of the following: 1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy. 2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

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Exceptions: 1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition. 2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

303.2.3 Location. Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

303.2.4 Occupancy Classification. The occupancy classification for storm shelters shall be determined in accordance with Section 423.3 of the International Building Code.

Modify Code Section: IEBC 1001.2

Add the following language: An application for Zoning Compliance Certification shall be submitted to the Development Services Department prior to the Building Division issuing a Change of Certificate of Occupancy.

(Ord. # 787, 05/28/2024)

11-12-3 Conflicts with State Law

Nothing in this chapter or in the International Existing Building Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

(Ord. # 787, 05/28/2024)

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11-13 Swimming Pool and Spa Code

11-13-1 Short Title

This chapter shall be known as the Grimes Swimming Pool and Spa Code, and may be cited as such, and may be referred to herein as this chapter.

11-13-2 Adoption of Swimming Pool and Spa Code

Pursuant to published notice and public hearing as required by law, the 2024 International Swimming Pool and Spa Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Swimming Pool and Spa Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

11-13-3 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.

The International Swimming Pool and Spa Code, 2024 Edition (hereinafter known as the ISPSC), is amended as hereinafter set out in Sections.

MODIFY SECTION 101.1 - TITLE.

Section 101.1, Title, of the ISPSC is hereby deleted and there is enacted in lieu thereof the following section:

Section 101.1 Title These regulations shall be known as the Grimes Swimming Pool and Spa Code, hereinafter known as "this code."

MODIFY SECTION 103.1 INSERTION - CREATION OF ENFORCEMENT AGENCY.

Section 103.1, Creation of Enforcement Agency, of the ISPSC is hereby modified by inserting the following:

Section 103.1 Creation of Enforcement Agency (insert): [Grimes Building Division].

DELETE SECTION 105.4.3 - EXPIRATION.

Section 105.4.3, Expiration, of the ISPSC, is hereby amended by deleting said section and all permits are to follow the City of Grimes Polices and Procedures Regarding Permits and Certificate of Occupancy as adopted by Resolution by the City of Grimes City Council.

Delete section 105.4.4 Extensions - Replace with:

City Ordinance Chapter 3-6 Building Regulations Board of Appeals

MODIFY SECTION 107.2 - RETENTION OF CONSTRUCTION DOCUMENTS.

Section 107.2, Retention of Construction Documents, of the ISPSC, is hereby amended by deleting the last sentence of said paragraph.

MODIFY SECTION 112 - MEANS OF APPEAL.

Section 112, Means of Appeal, of the ISPSC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 112 Building Regulations Board of Appeals Pursuant to the Grimes Code Ordinance Section 3-6, there is hereby created the Grimes Building Regulations Board of Appeals. Appeals shall be in accordance thereof.

MODIFY SECTION 113.4 - VIOLATION PENALTIES.

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Section 113.4, Violation penalties, of the ISPSC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs a pool or spa in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law under section 1-3 Municipal Infractions of the Grimes Code of Ordinance.

MODIFY SECTION 305.2.8 - CHAIN LINK DIMENSIONS.

Section 305.2.8, Chain Link Dimensions of the ISPSC, is hereby amended by striking 1-3/4 inches (44mm) and inserting in lieu thereof 2-1/4 inches (57mm).

MODIFY SECTION 305.3 - DOORS and GATES.

Section 305.3, Doors and Gates, of the ISPSC, is hereby amended by adding the following exception.

Section 305.3 exception Pedestrian access doors and gates in barriers for residential pools and spas shall be allowed to swing inward towards the pool or spa.

11-13-4 Conflicts with State Law

Nothing in this chapter or in the 2024 International Swimming Pool and Spa Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

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